



# WINDWOOD

January 12, 2021

To: Mayor, City of Venice  
City Council, City of Venice

Cc: Planning Commission, City of Venice  
Roger Clark, Planning and Zoning Department  
Jeff Shrum, Planning and Zoning Department  
Nicole Tremblay, Planning and Zoning Department

My name is Steve Carr. I am the president of the Windwood Neighborhood Association. I'm contacting you once again on behalf of the Windwood Community. At this time, my statement is regarding two ordinances on the agenda of today's City Council meeting. They are City of Venice Ordinances 21-4844 and 21-4846: Pre-annexation Agreements for property East of Pinebrook Road between Curry Lane and R and F Ranch Road.

This land is directly across from the Windwood Community, is approximately 20 acres in size and is part of JPA/ILSBA (Area 6). While we do realize the property within the JPA/ILSBA (Area 6) is intended to be annexed into the City of Venice, it is the probable development of the land for apartments that is of concern. From previous communications, it is our understanding that the planned development for the area will be several single and multi-story buildings totaling approximately 260 multi-family units.

There are several concerns: 1. the incompatibility of apartments with nearby single-family neighborhoods, 2. land use density at a proposed level much higher than currently zoned, 3. an increase in traffic in an already congested area, 4. a negative impact on existing city infrastructure (water and roads), 5. a negative impact on already overcrowded area schools, 6. an adverse impact on natural resources and ecosystems, and 7. contributing to the proliferation of urban sprawl.

At this time, we would also like to question the need for more apartments in the area. A review of development in our vicinity determined a minimum of seven (7) apartment and multi-family communities have been recently completed, are under construction or are being considered either by Sarasota County or the City of Venice. All totaled, these seven (7) communities will result in approximately 1800 apartments and multi-family homes being available in our area for rent or lease. The communities are Treviso Grand Apartments, Generation of Venice, Sage at Palmer Ranch, The Reserve at Venice, Seaside Springs Retirement Community, The Floridian Club and Venice Isles Luxury Apartments.

The review of development also determined the City of Venice currently has at least five (5) ordinances (2021-01, 2020-34, 2020-37, 2020-38 and 2020-40) recently approved or under consideration where the Land Use or Zoning designations of property in the vicinity was or has been requested to be changed to Residential Multi-Family 3, Moderate Density Residential, Mixed Use Transitional or have a PUD Amended. The total number of acres involved is approximately 380. With the new designations, some type residential housing will be allowed on all respective properties. Again, we question the need for more apartments.

In our opinion, in lieu of apartments, a better and more desirable use of the Curry Lane/R and F Ranch property would be for single-family homes, condominiums, villas or medical office buildings. Apartments, retail stores and industrial uses of the land are our least preferred.

Another concern is the lack of planned improvements for Pinebrook Road from Center Road up to Laurel Road, including all connecting intersections. The current bottleneck conditions that frequently exist will only increase with additional traffic resulting from the new hospital, proposed medical buildings and proposed residences. Conditions will also worsen with approval of apartment development.

With the development of single-family homes, condominiums, villas or medical office buildings instead of apartments, less overall traffic and easier access to the new hospital will be possible, property values will remain high and attractive to hospital employees and others moving into the area and residents of existing neighborhoods will have less congestion when traveling to shop and patronize local businesses. We look forward to seeing how our concerns will be addressed for the benefit of our community, neighboring communities and City of Venice residents.

Thank you for the opportunity to offer this statement. Please feel free to contact me at 315-679-0177 or [presidentwindwood@gmail.com](mailto:presidentwindwood@gmail.com) if you have any questions.

Sincerely,  
Steve Carr  
President, Windwood Neighborhood Association