

May 10, 2022

To: Venice City Council

Re: Land Development Regulations – Draft presented by City Planning Commission

My name is Jill Pozarek. I have lived in the Venetian Golf & River Club, which is off Laurel Road, for over four years. I am also a member of the North Venice Neighborhood Alliance, which was formed last month to bring together concerned residents across neighborhoods in northeast Venice including Milano, Aria, Cielo, Willow Chase and Venetian.

First, I would like to thank the Planning Commission for what I understand was four years of very hard work to overhaul Venice's land development regulations and ensure they align with the City's Comprehensive Plan.

I am here today to talk about the public's urgent need for adequate time to review and understand the implications of the new LDR presented to you today. I understand you have latitude to decide the process and the timeline to review the LDR, and respectfully ask you to take this process slowly enough to give the voters time to understand the changes and what it means for them. Now that Mother's Day is behind us, many Venice voters have headed north, and that is where their attention will be until they return.

Projects like the new LDR are never easy to bring to conclusion with a firm belief the public has had its say: we can agree that in the best of times, less than a majority of the electorate would be interested in what's happening with changes to regulations and their opportunity to weigh in. That was in normal times.

However, as we all know, more than half of the past four years - while the Planning Commission has been working - have been very strange times; unprecedented times. We can all agree that Covid resulted in many people focusing inwardly, worried about their safety, their livelihoods, their families and friends and their future. Pair that with the breakneck speed of new developments in Venice to accommodate new residents, as well as "new Floridians" who transitioned from snowbird to full time. We have had the perfect storm of development and concomitant change at hyperspeed while the public's attention understandably was focused on other things.

So: we have many new residents as well as an electorate that has had a very full plate since early 2020.

The magnitude and speed of change in Venice is impacting how residents see development. Many are feeling wary and under siege. As an example, when Neal Communities announced its intention to build a regional shopping center on a 12-acre parcel in the Milano PUD, a number of things came out of that:

- Neal's marketing material shifted from showing "preserve" at the corner of Jacaranda in 2020 to "future commercial" in the current brochure, two years later. What changed? How can this parcel be labeled commercial when there is NO commercial in the Milano Master Plan? For your information, detail from both the 2020 and 2020 Neal Cielo brochures is appended to this email.
- Further, at what was to be the last meeting of the Planning Commission to review the final draft of the LDR, Neal's attorney spoke for over an hour, and then scheduled a subsequent offline meeting with planning staff after that. This was the meeting for the final draft. This observation is not intended to cast anything negative on what was said by any party in those meetings, merely to point out that the need for such a large amount of time at the "Eleventh Hour" indicates Neal's attorney needed more time too.
- An online petition against the proposed shopping center in North Venice has already generated 1500 signatures, with the majority confirmed to be residents of that area. The shopping center as proposed – regional size and perimeter location - falls outside the current regulations. The groundswell against it indicates many residents don't want to see North Venice – or any Venice neighborhood – exposed to the incompatibility of large commercial buildings in our PUDs. The new LDR makes this a real possibility.

I ask you very respectfully to consider the above when setting the timeframe for bringing the new LDR to a final vote by Council. People are very concerned at what they are seeing around them. The voters need time to understand the ramifications of the potential LDR changes, and the Council needs to hear from its constituents.

Very respectfully,

Jill Pozarek
161 Portofino Drive
North Venice FL 34275

Excerpted from Neal Cielo marketing brochure accessed from internet on Feb 1, 2020
Neal's file name at web address is: Cielo-E-Brochure_20200124.pdf (Jan 24, 2020)
<https://37efkf1o8ypb9axxnt69ty81-wpengine.netdna-ssl.com/wp->

HOME SITES

CIELO

Neal Brochure
January 2020
shows "preserve"
at corner of Laurel
and Jacaranda. Insert
shows text detail.



Excerpt from Neal online
Brochure May 2022
shows "future commercial"
at corner of Laurel
and Jacaranda.

Accessed May 9, 2022 at
[https://www.nealcommunities.com/
new-homes/cielo/#Master](https://www.nealcommunities.com/new-homes/cielo/#Master)



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This site plan is not intended as a legal description of the property or to constitute an undertaking by any party to develop the subject property exactly as shown herein. Rather, it is for general reference only and the actual details shown herein may vary depending upon actual field conditions and other factors. Plans to build this project as proposed are subject to change without notice.

From: [Kelly Michaels](#)
To: [City Council](#)
Subject: FW: Pinebrook and Ridgewood
Date: Tuesday, May 10, 2022 1:54:51 PM

-----Original Message-----

From: James and Nancy Martin <nm.jm@sbcglobal.net>
Sent: Monday, May 9, 2022 5:49 PM
To: City Council <CityCouncil@Venicefl.gov>
Subject: Pinebrook and Ridgewood

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I am not able to attend the meeting on 5/10/22, but want to share an idea about the traffic and safety issues at the Pinebrook and Ridgewood intersection.

I believe most of the accidents that occur at this intersection happens when a driver on Ridgewood wants to cross Pinebrook or make a left turn on to Pinebrook.

The problems be solved or improved by preventing Ridgewood traffic from crossing Pinebrook Road. (Most destinations on Ridgewood are very local and can be easily accessed without crossing or using Pinebrook Road) Further, traffic on Ridgewood could be restricted to making only a Right Turn at Pinebrook Road. (Heading west on Ridgewood, a driver could only turn Right (North) on Pinebrook, and heading east on Ridgewood, a driver could only turn Right (South). Traffic would flow more efficiently without Ridgewood drivers waiting to cross or make left turns at Pinebrook.

This may be a viable alternative to a roundabout, because it is doubtful that there is sufficient space for a roundabout at this location, or for one to work well given the short distance to E. Venice Ave.

Thank you for considering this idea.

Also, I hope the council will give careful consideration to recommendations of the Central Venice Coalition members who understand the strategic and quality-of-life issues at stake for so many Venice residents along and around this primarily residential and recreational corridor.

Thank you,
Jim Martin
Pinebrook South resident

Sent from my iPhone