

From: [Kenneth Baron](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: ORD 2023-40 (FINAL READING) RESIDENT COMMENTS
Date: Sunday, October 22, 2023 6:54:42 PM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Mr. Mayor, Council members-

I am writing to you concerning the annexation of the property at 2114 Border Road and the subsequent zoning designation to commercial by the city of Venice. The applicant's plan is to build a 3-story, 214,000 square foot self-storage building, complete with parking lot and motion sensor lighting. The applicant further stated that patrons will have access 24/7. During his presentation before the city council, the applicant also stated that he held two neighborhood workshops (3:14 on video), which were poorly attended. I have several concerns with this project which I would like the city council to discuss and address at the second hearing.

First, I would like to address an issue which is related to development in this city, and that is that I could not find the city's Comprehensive Plan ANYWHERE on the city's website. This is a disservice to the residents of this city. It should be readily available for review on the city website on the page which discusses the comprehensive plan. I was able to find this document by looking through agendas of past City Council meetings.

I reviewed the JPA as well as Section III of the Comprehensive Plan, which addresses land use. Storage buildings are categorized as "INDUSTRIAL". This 5-acre parcel has now been zoned "COMMERCIAL", which in and of itself should prohibit a storage building. Further, the MUR matrix shows commercial as being "potentially incompatible" with the surrounding MUR. This enclave is virtually surrounded by PUDs. I am not happy that the planning commission and the city council approved this. I am not sure how much Kimley-Horn was paid to prepare the comprehensive plan. Judging by all the "deviations" I have seen this city take from this document, I cannot help to feel that this money could have been better spent elsewhere.

Something that I heard during the meeting struck a chord with me. What I heard was that "something will be built here, if not this, something else which may be much worse". Frankly, I would prefer that area stay in its present state...essentially a grove of trees. This is highly unlikely. I would much rather see a tastefully

designed self-storage building than a 35+ unit apartment building. After a meeting with my neighbors in Aria (several of whom will be writing to you), this seems to be the consensus. However, we do have several stipulations and/or provisions we would like added to this agreement. First, the profile of this building needs to be lowered from 3 stories to 2. Next, this should not be a 24/7 operation. It should have predetermined hours of access similar to many self-storage buildings in this city, especially in recognition of the entirely residential surrounding area. Further, boat and vehicle storage in the parking lot should be prohibited. Finally, the buffer between Aria and this project needs to be significantly enhanced. We would like to see a larger wall, if possible, and/or large-scale vegetation placed along the buffer. The residents of Bocelli Drive in Aria paid over \$1 million dollars for their homes. We do not want to see this structure nor do we want to hear it or have its light spilling into our neighborhood. That said, we are available for dialogue with the city and the applicant.

We heard several statements made by the applicant and the city council during this meeting. The first was that this developer wants to work with the city. I can respect that. Will he work with the residents in Aria? I question this because the developer stated that he held two workshops for the neighbors that was poorly attended. The family closest to this project, on Bocelli Drive, never heard a word about it until I told them in mid-September when it showed up on the planning commission agenda. In sum, the developers' willingness to dialogue with Aria residents is critical.

I heard a lot of talk about stipulations at the first reading of this property. I recall that the Milano PUD had several stipulations attached to it when it was approved by the city in 2017. I also recall that at least one key stipulation was not enforced. This is part of the reason that your decision to re-zone the Milano PUD property is before the courts for review. Given the unusual nature of the storage building project amid residents' homes, if stipulations are agreed between the city and the applicant, then the residents of this community demand that the city document, track and enforce every one of them, regardless of how much time passes.

We have not seen much cooperation between developers, the city of Venice, and the residents of this community. This is a golden opportunity to get all three parties on the same sheet of music before the music starts, and perhaps build some goodwill with the residents of this city.

Best regards,

Kenneth Baron for North Venice Neighborhood Alliance

443-867-4172

From: [Steven Green](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Border Road Storage Building
Date: Saturday, October 21, 2023 8:23:34 PM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

My name is Steve Green and we have recently built a new home in the Aria community. We made our decision based on the zoning requirements at the time.

We live on Bocelli Drive and are concerned about the potential of a 3 - story building in our line of sight.

I am concerned that this structure will have a negative impact on the value of our property.

That said, I am not against the development if certain modifications can be made.

If the building could be limited to two stories the site line would be less of a concern.

Since this is a residential area, it would also be nice if the hours of operation could be limited as well.

I respectfully request your consideration. We have made a substantial investment in this community.

We moved from another state and selected this property because we felt it would grow in value.

Thanks

Steve Green

284 Bocelli Drive

Nokomis, Florida

616-617-7903

From: merrylucas@yahoo.com
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: North Venice Storage Facility
Date: Monday, October 23, 2023 1:34:51 PM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

To: Mayor Nick Pachota
Vice Mayor Jim Boldt
Council Members: Mitzie Fiedler, Rachel Frank, Rick Howard,
Dick Longo, Helen Moore

From: Merry Lucas
325 Bocelli Drive
Nokomis, FL 34275
352-283-9501
merrylucas@yahoo.com

Re: North Venice Storage Facility

My husband, Michael, and I closed on our new home in Aria on May 4, 2023. We began our purchase of this partially finished “spec” home in mid-January of this year. The five homes on one side of us are either still under construction or closed within the last two weeks. On the other side the home next to us closed in August and that owner has not moved in yet. Beyond that there are only a few homes occupied on the entire block.

We were totally unaware of the plans to build a storage unit of any type until last month when someone in our community told us about it. Needless to say, we are not happy. These buildings are on the other side of the FPL easement

but then basically in our front yard. They are what I will see when I go out my front door.

I attended the October 10th City Council meeting where Pat Neal introduced me to the designer of the storage facility, Ron Sivitz. I spoke to Mr Sivitz for some time before the meeting began and expressed how upset I was with the plans to build a storage unit. He told me if not the storage unit it would probably be high density apartments. During the meeting, he came over to where I was sitting and continued that discussion. I asked him how he would like to have a storage unit in his front yard. He hesitated and then said “well it’s a beautiful building so I wouldn’t mind it.” Spoken like the designer. Unfortunately, I had a prior commitment and was unable to stay at the meeting after it broke for lunch. It wasn’t until I went online to review the afternoon portion of the meeting and saw the full design that I realized that it’s two buildings, not one.

I agree that the design is much better than the huge orange or green storage buildings you see everywhere. However, just because the law allows one to build 35’ high it doesn’t mean it has to be that high. And, on top of that, you’ll have two buildings with four 5’ cupolas on each, taking each or those eight corners up to 40’. If these storage units must be built, it would be much more palatable if they were two stories, not the proposed three stories.

Although there will be an 8’ wall and landscaping around the buildings it will not hide these looming buildings. I realize this is Florida and everything grows quickly, the trees shown in the rendering are palms. Palms will not “hide” a building. Lighting is factor. Lights will be on from dusk to dawn – another eyesore. Can the storage unit hours be limited to 6:00 a.m. to 9:00 p.m.? Will cars, boats, and campers be stored in the parking areas?

Mr. Sivitz said, at the October 10th City Council meeting, that there had been neighborhood workshops regarding this matter. I have yet to meet anyone who was aware of these workshops. We certainly were not.

I would hope there would actually be some workshops to discuss how we can

work together and the City Council will not give building approval until that is done.

Thank you for your consideration.

From: [Mark Scavetta](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Proposed Storage Unit Between Aria and Vistera
Date: Sunday, October 22, 2023 12:14:21 PM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

It's time the city council starts representing the people who elect them and what's in their best interests. It's bad enough we are getting a supermarket and other retail businesses in an area that was not supposed to be commercial, just to placate Pat Neal. No more zoning changes in a residential area. There is plenty of commercial space in town to build another storage unit.

Regards

Sent from my iPad

Mark Scavetta

From: [Mark Scavetta](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Storage facility proposal
Date: Sunday, October 22, 2023 11:45:32 AM

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

To who it may concern,

I thought the city council decisions was to protect the residents. By approving this only represents big developers. There is other land in a commercial or industrial zone area the storage units could be built. Why would anyone want a 3 story industrial building built in their back yard? This would affect everyone that lives in the area.

Please reconsider,

Gail Scavetta

Bocelli Drive

Sent from my iPhone

From: nvitti@aol.com
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: ORDs #2023-38, 2023-39, 2-023-40
Date: Monday, October 23, 2023 10:34:15 AM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

It is with great distress that we are again communicating with the members of the Common Council. My wife and I have been residents and taxpayers of Venice for seven years - the last year as residents of the Aria development.

Out of all the areas in Florida that we considered we were attracted to Venice due its small town ambience. We chose our lot in Aria with a western water view and paid a significant premium for our lot. We did this in order to enjoy the unobstructed view of the sun setting down over the lake. As residents of Aria we pay significant taxes to the city of Venice and we should be viewed as "friends of Venice" also.

We reviewed the video of the October 10 Council meeting in its entirety. During the hearing several Council members voiced concerns of the incompatibility of the proposed storage building in a residential area and voted against the use. We agreed and were glad that some members hear and abide by the wishes of their constituents.

During his presentation Mr. Lichterman stated that workshops were held for the Aria residents and the attendance was poor. Perhaps that is due to the fact that no such workshops were held with the Aria residents. If proper notice of the workshop was provided to the residents of Aria there would have been a large public outcry regarding the approval of the use of this parcel of land. We do not believe that the required regulatory notice was given to the Aria residents. Bocelli Dr. specifically is on the Eastern border of this proposed storage facility and the residents here would be greatly affected by this commercial development within this strictly residential zone.

Mr. Lichterman indicated that they (development team) consulted with Pat Neal and his associates and received input on the propose site plan as it impacts his new development Vistera. Homes have not even broken ground in Vistera. We find it deceiving that the presentation focused on the view from Vistera. The design plan, such as parking and landscape design, concentrated on the view from Vistera with no consideration regarding the view from the Aria development. Mr. Neal is solely interested in how this site plan will affect the sales in his new development Vistera giving no regard as to how it affects the homes he has already sold in the Aria development.

The Aria development will consist of a total of 182 homes. According to Mr. Neal 50 homes have yet to be sold. Homes in Vistera are listed as starting at \$500,000 and homes in Aria start at \$1,000,000. Yet Mr. Lichterman failed to address the impact on Aria. Currently there are large trees that buffer Aria from the 5 acre parcel. The site plan calls for the elimination of these large trees which will then expose two concrete

buildings (comprising 215,000 square feet with roof lines at 35 plus feet in height) to the Aria residents. The color photo in the presentation showed beautiful landscaping as seen by Vistera. The plan received the blessing of Mr. Neal and did not receive any input from the residents of Aria, nor their blessing.

With respect to the area that contains the FPL easement- Mr. Neal is transferring 26 acres from Aria to Vistera. This 26 acres serves as a buffer between Aria and Vistera. The deed has not been transferred and Aria is seeking legal counsel as to this transfer.

It was mentioned by Council members that this storage building would be more attractive than the FPL power lines. Aria residents who purchased the lots facing the power lines were well aware of them in advance of making their decision. The view of the power lines is offset by the large grove of trees. We are sure that purchasers on Bocelli Dr. would have thought twice before purchasing lots that would be impacted by this proposed project which will remove the grove of buffer trees and expose our view to a concrete building and parking lot. An eight foot wall will not make any impact on improving the view of a 35 ft high commercial building. The architect stated that over a couple of years the landscaping will grow to where the top of the buildings may not be visible. The retirees who live in the homes on Bocelli Dr. do not have twenty five years to wait as it will take significant time for this to occur, if ever.

This project requires further discussion. It is apparent that several of you want to push this along. Mr. Lichternan indicated that the developer is willing to hear residents of Aria and address their concerns. Concerns mentioned by Council members are as follows- removing the grove of trees as buffer to Aria, lowering the height of the buildings, limiting hours of operation, and the issue of light transmission onto Aria.

We, as residents of Aria, want to protect the value of our investment. We want to continue to enjoy the view from our home and the serenity that we deserve and have paid for. Mr. Pat Neal, nor any of the Council members would not want a commercial development on their neighborhood. No one would want to relax on their lanai or walk out their front door and look out at a 35 ft concrete building, even if it had pretty bushes around it. We are more than "friends of Venice" as we are residents of Venice and strongly oppose out of town developers looking to profit from changing the landscape of our community.

We request that the Council postpone the voting on the second reading of the commercial zoning request scheduled for Tuesday, October 24 until the entire Aria community is able to get a better understanding of how this change in zoning will impact their home values.

Nicholas Vitti
Elizabeth Vitti
277 Bocelli Dr

From: [Ron Walters](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: The Proposed Border Road Storage Facility is a Bad Idea
Date: Sunday, October 22, 2023 5:34:16 PM
Attachments: [image.png](#)

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Dear Mayor Pachota and Venice City Council Members,

I'm sitting on my lanai this morning enjoying the view and a cup of coffee and thought I would share with you... Pretty nice, right? The sunsets are amazing! Why am I sharing? Well I live on the east bank of "Lake Bocelli" in the Aria community. And if the City Council allows a certain developer to have his way, this view will be gone soon. Good by beautiful trees, hello giant industrial storage facility eyesore! Can't wait for it to be lit up all night. It will be like a perpetual sunset!



Pardon my sarcasm, but imagine if this were sprung on you and your community. Maybe I was naïve to think the trees would be there forever, but a 3-story storage facility? Right smack dab in the middle of 3 residential community's. Not another single industrial or commercial building in the vicinity. More homes in this space, sure... a school, ok, possible... how about a park? Now that's a great idea. There's not much park space in this part of town. No we get to stare at a n eyesore of a storage facility.

Is the City of Venice really in such dire need of storage facilities it has to be shoehorned one into this space? You might be able to sell the need to rezone residential to commercial for a Publix... But for a storage facility? I urge you, if you are still inclined to approve this project, please slow down and take a breath. Your decision will affect the daily lives and property values of dozens of constituents and tax payers. Please consider our needs and interests this time around.

I understand the developer claimed to have run a workshop which was poorly attended. I won't call anyone a liar, but I have to wonder how motivated he was? I was never contacted. Look at the picture. Would you consider me an interested party. None of my nearby neighbors were invited to a workshop either. Any workshop that might have occurred, certainly would not have included impacted "snow-birds". You know who else it wouldn't have included? Those who will likely be most affected. The many future residents who's homes are still under construction, (directly across the street from the facility on the west and south side of Lake Bocelli). Imagine, purchasing one of those million+ \$ homes. You show up one day to find the beautiful stand of trees across the street is now a 35 foot concrete eyesore.

Again, please slow down. Take some time to do just a little due diligence of your own. Consider the impact on ALL those affected. Be honest, aside from the developer and property owner, would any reasonable person think this concept a good idea for the surrounding community? I hope you will have an interest to see for yourself. I will personally open my door to any of you who wish to get a first hand look at how incompatible this building will be. You will see how important the tree line is to all the homes on the south end of the lake. You will see what an eyesore a 3-story industrial style building will be. You will see how disruptive a 24/7 lighted operation will be to this quiet area of North Venice.

Best Regards, Ron Walters