

## Christina Rimes

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**From:** Jeff Shrum  
**Sent:** Friday, May 06, 2016 9:06 AM  
**To:** Peter Chant  
**Cc:** Christina Rimes  
**Subject:** RE: Toscana Isles

Mr. Chant,

I apologize, your email went to my junk mail which I seldom check. I will forward your request as part of the public comment received for this petition. I would however, indicate that the zoning (PUD) for this property, which establishes the type of structures including building height that may be constructed, was approved several years ago. That being the case, the developer may choose to exercise those rights in accordance with the approved PUD zoning. While you are certainly welcome to attend any/all public hearings on this to express your concerns on this matter and perhaps persuade the developer to consider your request, maximum building height has already been decided with the zoning approval. You may also reach out to the developer to discuss your concerns as well. Again I apologize that I did not respond earlier. Please let me know if you have any further questions.

Jeff Shrum, AICP  
Development Services Director  
City of Venice  
Venice FL, 34285

(941) 882-7431

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**From:** Peter Chant [mailto:prchant@fremco.com]  
**Sent:** Tuesday, February 02, 2016 8:57 AM  
**To:** Jeff Shrum <JShrum@Venicegov.com>  
**Subject:** Toscana Isles

Dear Mr. Shrum,

I am writing to you as a resident of Venetian Golf and River Club (VGRC) with regard to the new Toscana Isles development at the corner of Laurel Road and Knights Trail in North Venice. While the continued development of this general area for residential purposes is something I fully support, I do have one concern about this specific development which I hope will be something that can be easily addressed.

I am specifically concerned about that small portion of the development which backs directly onto the Venetian Golf and River Club and have one very small and, I think, reasonable request.

I understand that it is intended that the builder will be constructing a berm and a wall along this area as a barrier between the two properties which will help my concern but will not fully address it. One of the home designs that is offered by the builder is a 2-storey home and my concern is that if there are two story homes in this specific area, it will cause a major loss of privacy to those VGRC residents that would be facing these homes (including myself) even with a wall and berm in place. This concern is also expressed because I have been told ( although I have not actually seen it ) that the company literature related to this development mentions golf course view properties and this would apply to this section of the development. A golf view would only be possible with 2-storey homes viewing over the wall.

I would therefore respectfully ask if, when it comes time to approve the release of the homes that will be built in this area ( it is close to the back of the development so may well be one of the later releases ), there is a limitation placed on the few relevant homes that they can only be single storey homes and not 2-storey homes.

Overall, I do not believe this would place any limitations on the ability of the developer to complete the sale of homes in the development because it will only impact a very small number of lots ( likely 4 or 5 at most ) but it will bring significant peace of mind and remove a lot of stress from those VGRC residents that would otherwise have their privacy seriously impacted. The presence of 2-storey home in this area would also negatively impact the value of those VGRC homes when it came time to sell.

If there is anything further I would be advised to do to help gain acceptance for this, perhaps you would be kind enough to let me know.

I thank you for hopefully giving this minor but significant request your positive consideration.

Kind regards

Peter Chant  
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North Venice, FL 34275  
Tel: 941 – 484 - 9395