

From: [ctaitz2000](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Neal proposal - hearing on March 10, 2026
Date: Wednesday, March 4, 2026 11:42:41 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Members of the City Council,

I am writing to respectfully urge you to deny the request by Pat Neal to increase the height and density allowances for the Vistera development.

The Vistera development is reportedly only about one-quarter built at this time, and existing model homes remain on the market. This strongly suggests that the current approved density and scale have not yet been absorbed by the market. Approving an increase before the existing inventory is sold and the community is more fully established does not appear to be justified. Also, the proposed height increase of the planned assisted living is not justified without any proven data being set forth.

Increasing height and density at this stage would:

- Alter the character and original expectations of the surrounding community;
- Potentially strain infrastructure, traffic flow, and local resources;
- Set a concerning precedent of modifying approvals mid-development;
- Prioritize expansion over stability and responsible growth;
- Residents and neighboring homeowners relied on the originally approved plans when making their decisions to invest in this community changing those parameters now, before the project is even substantially complete, undermines that trust.

Growth should be thoughtful, data-driven, and responsive to actual demand — not speculative expansion while significant inventory remains unsold.

For these reasons, I respectfully request that the Council deny this proposal and require the developer to complete and demonstrate successful absorption of the project as originally approved before considering any future modifications.

Thank you for your time and consideration of this important matter.

Sincerely,

Carla Stumpo-Taitz
695 Allora Avenue
Nokomis, FL. 34275-3891

Sent from my Galaxy

From: [Darko Antevski](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] New development
Date: Wednesday, March 4, 2026 12:40:00 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To whom it may concern:

I am writing as a resident of the Vistera community in North Venice to respectfully ask that you vote NO on any request from developer Pat Neal to increase the building height and density for the Vistera development.

When I purchased my home in Vistera, I did so based on the approved development plan, including the originally proposed Phase Two layout. Like many residents, I made a significant financial and personal investment in this community with the understanding that the neighborhood would develop according to that approved plan.

Allowing a height and density increase now would fundamentally change the character of the community and significantly impact the residents who chose to live here based on the existing development agreement. Increased density would mean greater traffic, strain on infrastructure, and a level of congestion incompatible with the thoughtful planning that drew many of us to Vistera in the first place.

The City Council has already determined twice that the proposed increase was incompatible with the surrounding neighborhoods, and I respectfully ask that you stand by those decisions again.

Vistera is a beautiful, well-planned community, and many of us purchased homes here specifically because of that thoughtful design and scale. Changing the development parameters after residents have already invested their lives and resources here would be deeply disappointing and detrimental to the character of the neighborhood.

Please protect the integrity of the approved plan and the residents who trusted it by voting NO on any request to increase building height or density for the Vistera development.

Thank you for your time and for your continued service to the residents of Venice.

Sincerely,
Darko Antevski
648 Allora Ave
Vistera Resident
North Venice, FL

From: [Sally Barnes](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vistera community
Date: Wednesday, March 4, 2026 11:45:29 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello,

Thank you for your support of all of the good people here. Your work is vital to maintaining our way of life and we appreciate you.

Please Vote NO on Vistera Height and Density Increase Request

I am writing as a resident of the Vistera community in North Venice to respectfully ask that you vote NO on any request from developer Pat Neal to increase the building height and density for the Vistera development.

When I purchased my home in Vistera, I did so based on the approved development plan, including the originally proposed Phase Two layout. Like many residents, I made a significant financial and personal investment in this community with the understanding that the neighborhood would develop according to that approved plan.

Allowing a height and density increase now would fundamentally change the character of the community and significantly impact the residents who chose to live here based on the existing development agreement. Increased density would mean greater traffic, strain on infrastructure, and a level of congestion that is incompatible with the thoughtful planning that drew many of us to Vistera in the first place.

The City Council has already determined twice that the proposed increase was incompatible with the surrounding neighborhoods, and I respectfully ask that you stand by those decisions again.

Vistera is a beautiful, well-planned community, and many of us purchased homes here specifically because of that thoughtful design and scale. Changing the development parameters after residents have already invested their lives and resources here would be deeply disappointing and detrimental to the character of the neighborhood.

Please protect the integrity of the approved plan and the residents who trusted it by voting NO on any request to increase building height or density for the Vistera development.

Thank you for your time and for your continued service to the residents of Venice.

Sincerely,
Sally Barnes
Vistara Resident
North Venice, FL

Sent from my iPhone

From: [Diana](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vistera
Date: Wednesday, March 4, 2026 9:52:08 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Please stop the density and height changes to Vistera. Laurel Rd neighborhoods have already lost values with what is there already we don't need more. Willow Chase especially has been severely compromised with the site and entrance across the street from them and the new requests would only add insult to the already destruction. Please think of our residents for a change instead of the builders. These density and height additions are ruining the beauty of Venice. Thank you Diana Watters, Venetian Golf and River Club
Sent from my iPhone

From: [Jordan Cunningham](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vote NO on Vistera Height and Density Increase Request
Date: Wednesday, March 4, 2026 11:46:04 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am writing as a resident of the Vistera community in North Venice to respectfully ask that you vote NO on any request from developer Pat Neal to increase the building height and density for the Vistera development.

When I purchased my home in Vistera, I did so based on the approved development plan, including the originally proposed Phase Two layout. Like many residents, I made a significant financial and personal investment in this community with the understanding that the neighborhood would develop according to that approved plan.

Allowing a height and density increase now would fundamentally change the character of the community and significantly impact the residents who chose to live here based on the existing development agreement. Increased density would mean greater traffic, strain on infrastructure, and a level of congestion that is incompatible with the thoughtful planning that drew many of us to Vistera in the first place.

The City Council has already determined twice that the proposed increase was incompatible with the surrounding neighborhoods, and I respectfully ask that you stand by those decisions again.

Vistera is a beautiful, well-planned community, and many of us purchased homes here specifically because of that thoughtful design and scale. Changing the development parameters after residents have already invested their lives and resources here would be deeply disappointing and detrimental to the character of the neighborhood.

Please protect the integrity of the approved plan and the residents who trusted it by voting NO on any request to increase building height or density for the Vistera development.

Thank you for your time and for your continued service to the residents of Venice.

Sincerely,
Jordan Dacey
Vistera Resident
North Venice, FL

From: [Laurel Taylor](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vote No on Visteria Height and Density increase request
Date: Wednesday, March 4, 2026 9:57:58 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Please Vote NO on Vistera Height and Density Increase Request

I am writing as a resident of the Vistera community in North Venice to respectfully ask that you vote NO on any request from developer Pat Neal to increase the building height and density for the Vistera development.

When I purchased my home in Vistera, I did so based on the approved development plan, including the originally proposed Phase Two layout. Like many residents, I made a significant financial and personal investment in this community with the understanding that the neighborhood would develop according to that approved plan.

Allowing a height and density increase now would fundamentally change the character of the community and significantly impact the residents who chose to live here based on the existing development agreement. Increased density would mean greater traffic, strain on infrastructure, and a level of congestion that is incompatible with the thoughtful planning that drew many of us to Vistera in the first place.

The City Council has already determined twice that the proposed increase was incompatible with the surrounding neighborhoods, and I respectfully ask that you stand by those decisions again.

Vistera is a beautiful, well-planned community, and many of us purchased homes here specifically because of that thoughtful design and scale. Changing the development parameters after residents have already invested their lives and resources here would be deeply disappointing and detrimental to the character of the neighborhood.

Please protect the integrity of the approved plan and the residents who trusted it by voting NO on any request to increase building height or density for the Vistera development.

Thank you for your time and for your continued service to the residents of Venice.

Sincerely,
Laurel Taylor
Vistera Resident
North Venice, FL

From: [Amanda Tutor](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Amendment Petition No. 23-63RZ - Vistera of Venice
Date: Wednesday, March 4, 2026 8:06:54 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Council Members,

I am writing as a homeowner and resident of the neighborhood directly impacted by the proposed changes to the GCCF Planned Unit Development currently under review. I respectfully urge you not to approve the increase in residential density and building heights included in the amended proposal.

While I understand the need for responsible growth and diverse housing options, the scale of the requested changes goes far beyond what our area can reasonably accommodate. Our roads, schools, stormwater systems, and public safety services are already operating near or exceeding capacity. Adding a substantial number of new residential units - beyond what was originally outlined in the approved PUD - will exacerbate traffic congestion, increase wear on local streets, and intensify demand on utilities and emergency services. The increased number of residents and vehicles will bring more traffic to streets not designed for higher-volume flow. Many of these roads already struggle with speeding, limited sight lines, and inadequate pedestrian and bicycle infrastructure. Without meaningful improvements, the proposed density poses risks to children, pedestrians, and cyclists who use these routes daily.

Many of us purchased our homes with the understanding that future development would follow the size, scale, and density outlined in the original PUD. Significantly increasing height and density now feels inconsistent with those expectations and diminishes the predictability and transparency that homeowners rely on when making long-term decisions.

The City Council has already determined twice that the proposed increase was incompatible with the surrounding neighborhoods, and I respectfully ask that you stand by those decisions again. Changing the development parameters would be disappointing and detrimental to the character of the Vistera of Venice neighborhood. Please protect the integrity of the approved plan and the residents who trusted it by voting to **deny the proposed amendments to increase density and building height.**

Thank you for your time, your consideration, and your commitment to protecting the integrity of our neighborhoods. I hope you will stand with the residents directly affected by this proposal and safeguard the quality of life that makes our community special.

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Thank you,
Amanda Tutor
Homeowner, Vistera of Venice

From: [Pedro Alcantara](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Pat Neals Vistera heigh and density request
Date: Wednesday, March 4, 2026 7:52:28 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Please Vote NO on Vistera Height and Density Increase Request

I am writing as a resident of the Vistera community in North Venice to respectfully ask that you vote NO on any request from developer Pat Neal to increase the building height and density for the Vistera development.

When I purchased my home in Vistera, I did so based on the approved development plan, including the originally proposed Phase Two layout. Like many residents, I made a significant financial and personal investment in this community with the understanding that the neighborhood would develop according to that approved plan.

Allowing a height and density increase now would fundamentally change the character of the community and significantly impact the residents who chose to live here based on the existing development agreement. Increased density would mean greater traffic, strain on infrastructure, and a level of congestion that is incompatible with the thoughtful planning that drew many of us to Vistera in the first place.

The City Council has already determined twice that the proposed increase was incompatible with the surrounding neighborhoods, and I respectfully ask that you stand by those decisions again.

Vistera is a beautiful, well-planned community, and many of us purchased homes here specifically because of that thoughtful design and scale. Changing the development parameters after residents have already invested their lives and resources here would be deeply disappointing and detrimental to the character of the neighborhood.

Please protect the integrity of the approved plan and the residents who trusted it by voting NO on any request to increase building height or density for the Vistera development.

Thank you for your time and for your continued service to the residents of Venice.

Sincerely,
Pedro Alcantara
Vistera Resident
North Venice, FL

From: [Catherine Walsh](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Please Vote NO on Vistera Height and Density Increase Request
Date: Wednesday, March 4, 2026 8:13:29 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Please Vote NO on Vistera Height and Density Increase Request

I am writing as a resident of the Vistera community in North Venice to respectfully ask that you vote NO on any request from developer Pat Neal to increase the building height and density for the Vistera development.

When I purchased my home in Vistera, I did so based on the approved development plan, including the originally proposed Phase Two layout. Like many residents, I made a significant financial and personal investment in this community with the understanding that the neighborhood would develop according to that approved plan.

Allowing a height and density increase now would fundamentally change the character of the community and significantly impact the residents who chose to live here based on the existing development agreement. Increased density would mean greater traffic, strain on infrastructure, and a level of congestion that is incompatible with the thoughtful planning that drew many of us to Vistera in the first place.

The City Council has already determined twice that the proposed increase was incompatible with the surrounding neighborhoods, and I respectfully ask that you stand by those decisions again.

Vistera is a beautiful, well-planned community, and many of us purchased homes here specifically because of that thoughtful design and scale. Changing the development parameters after residents have already invested their lives and resources here would be deeply disappointing and detrimental to the character of the neighborhood.

Please protect the integrity of the approved plan and the residents who trusted it by voting NO on any request to increase building height or density for the Vistera development.

Thank you for your time and for your continued service to the residents of Venice.

Sincerely,
Catherine Kwekel
Vistera Resident
North Venice, FL

From: [Candi M](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Please Vote NO on Vistera Height and Density Increase Request
Date: Wednesday, March 4, 2026 1:02:04 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Venice City Council Members,

I am writing as a resident of the Vistera community in North Venice to respectfully ask that you vote **NO** on any request from developer Pat Neal to increase the building height and density for the Vistera development.

When we purchased our home in Vistera, we did so based on the **approved development plan**, including the originally proposed Phase Two layout. Like many residents, we made a significant financial and personal investment in this community with the understanding that the neighborhood would develop according to that approved plan.

Allowing a height and density increase now would fundamentally change the character of the community and significantly impact the residents who chose to live here based on the existing development agreement. Increased density would mean greater traffic, strain on infrastructure, and a level of congestion that is incompatible with the thoughtful planning that drew many of us to Vistera in the first place.

The City Council has already determined twice that the proposed increase was **incompatible with the surrounding neighborhoods**, and I respectfully ask that you stand by those decisions again.

Vistera is a beautiful, well-planned community, and many of us purchased homes here specifically because of that thoughtful design and scale. Changing the development parameters after residents have already invested their lives and resources here would be deeply disappointing and detrimental to the character of the neighborhood.

Please protect the integrity of the approved plan and the residents who trusted it by voting **NO** on any request to increase building height or density for the Vistera development.

Thank you for your time and for your continued service to the residents of Venice.

Sincerely,
Candice Mason
Vistera Resident
North Venice, FL

From: [RON PALDINO](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vistera Community
Date: Wednesday, March 4, 2026 7:31:51 AM

This Message Is From an External Sender

This message came from outside your organization.

My husband and I live in Vistera and are opposed to the Neal request to increase height and density in future building.

We vote NO.

Ron and Diane Paldino

From: jessmajeski.com@gmail.com
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vistera of Venice Proposal (March 10th, 2026 Hearing)
Date: Wednesday, March 4, 2026 9:20:57 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello,

Please Vote NO on Vistera Height and Density Increase Request

I am writing as a resident of the Vistera community in North Venice to respectfully ask that you vote NO on any request from developer Pat Neal to increase the building height and density for the Vistera of Venice development.

When I purchased my home in Vistera, I did so based on the approved development plan, including the originally proposed Phase Two layout. Like many residents, I made a significant financial and personal investment in this community with the understanding that the neighborhood would develop according to the approved plan.

Allowing a height and density increase now would fundamentally change the character of the community and significantly impact residents who chose to live here under the existing development agreement. Increased density would mean greater traffic, strain on infrastructure, and a level of congestion that is incompatible with the thoughtful planning that drew many of us to Vistera in the first place.

The City Council has already twice determined that the proposed increase was incompatible with the surrounding neighborhoods, and I respectfully ask that you continue to stand by those decisions.

Vistera is a beautiful, well-planned community, and many of us purchased homes here specifically because of that thoughtful design and scale. Changing the development parameters after residents have already invested their lives and resources here would be deeply disappointing and detrimental to the neighborhood's character.

Please protect the integrity of the approved plan and the residents who trusted it by **voting NO on any request to increase building height or density for the Vistera development.**

Thank you for your time and for your continued service to the residents of Venice.

Sincerely,
Jessica Majeski
Vistera of Venice Resident
North Venice, FL

From: [Dana Corson](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vistera of Venice Proposal (March 10th, 2026 Hearing)
Date: Wednesday, March 4, 2026 9:27:15 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello,

Please Vote NO on Vistera Height and Density Increase Request

I am writing as a resident of the Vistera community in North Venice to respectfully ask that you vote NO on any request from developer Pat Neal to increase the building height and density for the Vistera of Venice development.

When I purchased my home in Vistera, I did so based on the approved development plan, including the originally proposed Phase Two layout. Like many residents, I made a significant financial and personal investment in this community with the understanding that the neighborhood would develop according to the approved plan.

Allowing a height and density increase now would fundamentally change the character of the community and significantly impact residents who chose to live here under the existing development agreement. Increased density would mean greater traffic, strain on infrastructure, and a level of congestion that is incompatible with the thoughtful planning that drew many of us to Vistera in the first place.

The City Council has already twice determined that the proposed increase was incompatible with the surrounding neighborhoods, and I respectfully ask that you continue to stand by those decisions.

Vistera is a beautiful, well-planned community, and many of us purchased homes here specifically because of that thoughtful design and scale. Changing the development parameters after residents have already invested their lives and resources here would be deeply disappointing and detrimental to the neighborhood's character.

Please protect the integrity of the approved plan and the residents who trusted it by **voting NO on any request to increase building height or density for the Vistera development.**

Thank you for your time and for your continued service to the residents of Venice.

Sincerely,
Dana Corson
Vistera of Venice Resident
North Venice, FL