

**From:** [Sigrid Brodesser](#)  
**To:** [City Council](#)  
**Subject:** Application 22-26RZ Bird Bay PUD/Hawks Run Development  
**Date:** Thursday, December 15, 2022 1:37:55 PM

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Gentlemen:

This is the third time I am writing to you about this. I can't believe that I have been dealing with it the whole year.

I am a full time Bird Bay resident since 1997, 25 years! I am 87 years old and was looking forward to my retirement in our beautiful village. We had wonderful family gatherings here. My son Claude proposed on our boardwalk to his wife Taffy 17 years ago.

Now everything is unpleasant and upsetting. We have to fight for something that has been established in the 1992 Master Plan. Bird Bay was already at a density above the standard.

What will happen to our water, air, Wildlife ( the little bit that is left ) traffic, people cutting through Bird Bay to get to 41, accidents on our entrance to Bird Bay on 41? Does the Environmental Protection Agency know what is going on here?

Again, as stated in the Planning Commission Hearing, the property was bought as a golf course and should remain a golf course or open land.

Please protect our still beautiful Venice and my home in Bird Bay.  
Thank you.

Sincerely,  
Sigrid Brodesser

**From:** [Mary Sullivan](#)  
**To:** [City Council](#)  
**Subject:** Regarding Application 22-26 RZ Bird Bay PUD/Hawks Run Development  
**Date:** Thursday, December 15, 2022 1:31:52 PM

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Dear Venice City Councilors:

What makes Bird Bay a great place to live? We have been fortunate to have purchased a condo in Bird Bay, a development that provides so many amenities right at our fingertips! These amenities are nestled in the beauty of nature--green grass, mature trees, and palms all while being intertwined with Hawks Run Golf Course. We bought a place here with the understanding that the landscape wasn't going to have any major changes. We all have sustained losses due to the impact of Hurricane Ian, particularly many mature trees were uprooted and have resulted in a drastically changed visual landscape. We are concerned that the development plans will further landscape loss to the Bird Bay environment, causing property values to decline.

Despite what is presented in the Hawk's Run application, the 1992 Master Plan is the plan of record with a density of 5.17 units per acre (grandfathered in over the 4.5 standard), and 1026 units. This plan has been the approved plan for 30 years, and there are no "available" approved units for residential development within Bird Bay Village. On May 5, 1992, the Planning Commission voted unanimously to grandfather in that density ratio with a unanimous vote, which included Attorney Jeffrey Boone, who is now arguing that is not the density for the Bird Bay PUD.

Additionally, the application does not conform with the City's Comprehensive Plan. The Commissioners held that conformance with the below strategy was not clear, because the application did not provide enough detail. Largely on that point, they voted to recommend the City Council deny approval of this application. According to the Comprehensive Plan Strategy LU-PB 1.1.1: The City shall require that functional and conservation open spaces within existing residential developments including those zoned Planned Unit Development (PUD) be protected from redevelopment and infill development which may negatively affect their use.

Based on the historic actions of the Planning Commission and its recent vote against the proposed application by Hawks Run, we ask that you "protect the promises" that maintain our green space. Thank you for taking the time to read this email.

Sincerely,  
Mary Sullivan and Martha Duffy  
794 Bird Bay Way

**From:** [Doug Hinkley](#)  
**To:** [City Council](#)  
**Subject:** Hawks Run PUD, Amendment22-26RZ  
**Date:** Thursday, December 15, 2022 9:39:57 AM

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Douglas and Cathy Hinkley

720 Bird Bay Drive West, Venice Florida 34285

845-586-5601

We are writing in opposition of Hawks Run development to amend the PUD to allow for more residential units.

We purchased our unit in 2010 and are located on the second hole of the golf course. It was our understanding at the time that the golf course would always be open space and could not be developed for more housing. We will feel misled buy the Venice City Council if you allow this to happen.

We put our faith in your City Council to honor the original PUD.

Thank you

**From:** [Susan Widdis](#)  
**To:** [City Council](#)  
**Subject:** Bird Bay village golf course  
**Date:** Wednesday, December 14, 2022 4:03:47 PM

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As I previously emailed, I completely support the new proposal for condominium and golf course development! The committee trying to fight new development is not being realistic! I'm rather offended the committee actually have their group wear t-shirts, etc., that reduces the respect we should have for our elected officials, and this looks like a sports game or circus! What happens if your commission denies the development? The committee has no idea what will happen next. We as resident owners of Bird Bay do not own the golf course, therefore we do not have jurisdiction over what is to be developed. The new development will enhance Venice over all. Seems, the golf committee is living in the past, not present and future! Just the tax advantages for Venice should benefit us all. Hopefully the city commission will continue to endorse new developments to further make Venice the wonderful and beautiful city and community we love. Respectfully submitted,  
Susan Widdis, 700 Bird Bay Circle, Venice 34285

Sent from my iPhone

**From:** [gcollias941@aol.com](mailto:gcollias941@aol.com)  
**To:** [City Council](#)  
**Subject:** Hawk's Run Pending Decision  
**Date:** Wednesday, December 14, 2022 3:24:27 PM

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December 14, 2022

RE: Application 22-26 RZ, Objection To

Dear Council Members,

As the time approaches when a decision will be made by the City Council regarding the Hawks Run issue, we are writing once again with the hope that the plan requested by the owners of that property will be denied.

Melinda has lived in Venice since 1963, before the waterway was excavated to create the "Island". There were no bridges and no Tamiami Trail Bypass. At that time the land Bird Bay Condominiums now sit on was heavily wooded, as was most of the land around us now. Although I only moved to Venice in 2002, I am a native of Dade County and recall how this area looked when I accompanied my father on trips from Miami Springs to Tampa during the 1950s and 1960s. It is obvious we cannot bring back the fantastic green spaces and orange groves of those days. However, it is of utmost importance to us all that the present limited open spaces in Venice be preserved.

The legal reasons for denying the Hawk's Run plan have been, and continue to be, before you. The basic, factual reason, which is that of trying to preserve the small amount of green space left to us and our heirs, should be given equal consideration.

Sincerely,

George N. Collias  
Melinda Egglefield  
P.O. Box 842  
Venice, FL 34284  
(941) 488-2267  
[gcollias941@gmail.com](mailto:gcollias941@gmail.com)

**From:** [louandre88](#)  
**To:** [City Council](#)  
**Date:** Wednesday, December 14, 2022 3:34:12 PM

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As a resident of bird bay I object to people trying to cut corners with legal language. Building would disrupt EVERYTHING WE LOVE AT BIRD BAY. Please save our village. Thank you for listening.

Respectfully

Lou Andre

642 Bird Bay Dr East

#102

[Sent from the all new AOL app for iOS](#)

**From:** [Richard Vengroff](#)  
**To:** [City Council](#)  
**Date:** Monday, December 12, 2022 2:42:52 PM

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Mr. Mayor and City Council Members:

My wife Cindy and I are full time residents of Bird Bay Village for the past three years and hopefully for many years to come. We, as have many of our neighbors, moved to the beautiful Bird Bay Village Community with the understanding that the environmental space within which our residences are located would be preserved in perpetuity. It is one of the reasons we and many of our neighbors relocated to this wonderful community.

Based on the plans we have seen, we would like to voice our heartfelt opposition to the housing project being proposed to be built on the golf course, an area which serves an important function as greenspace. I would like to raise the following points for your consideration:

1. the proposed development would negatively affect the quality of life for the entire community;
2. the latest proposal presented to the planning commission would negatively impact not only current residents but the entire Venice Community. One of the jewels of Venice is the Legacy Bike Trail. This proposed development is designed to be built within several yards of the bike trail. This would negatively impact the quality and beauty of this landmark trail, both in terms of the vistas but also in accessibility challenges posed by potential flooding;
3. It should be noted that such a development requires community trust in the integrity and transparency of the builder and their plan implementation. Recall that the development firm has already committed serious violations of the process and has been fined for their inappropriate, unapproved actions on the property. Such violations so early in the process do not augur well for the future. Will promises made by the developer be as cavalierly violated?
4. Will the developer follow through with promises for the nature and quality of the golf facility they are promising to build without offering any guarantees? I have serious doubts about it and feel justified in my scepticism based on their past and on-going behavior.

I have confidence that you, our city representatives, will take the issues and concerns raised in this letter and by our fellow residents with the seriousness they deserve.

Thanks for your consideration.

--

Richard Vengroff, Ph.D.  
Professor Emeritus  
University of Connecticut  
Resident of Bird Bay Village  
680 White Pine Tree Road  
Venice, Fl 34285

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Richard Vengroff, Ph.D.  
Professor Emeritus of Political Science



University of Connecticut  
Accredited Immigration Advisor  
Immigration Resource Center,  
Falmouth, MA

**From:** [John MacLennan](#)  
**To:** [City Council](#)  
**Subject:** Regarding Application 22-26 RZ Bird Bay PUD/Hawks Run Development  
**Date:** Monday, December 12, 2022 1:30:26 PM

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Mayor Nick Pachota,  
Vice Mayor Jim Boldt,  
Madam Councillor Mitzie Friedler  
Madam Councillor Rachel Frank,  
Madam Councillor Helen Moore,  
Councillor Rick Howard,  
Councillor Dick Moore,

My wife, Jane, and I would have attended the City Council meeting on January 10, 2023 in person but for the fact that Hurricane Ian severely damaged our home at Bird Bay Village and is undergoing extensive repair and therefore is uninhabitable. Our plan is to spend at least six months in Florida but because of Hurricane Ian that will not be possible this year.

Speaking of the Hurricane; I am aware that many trees were lost as a result of the Hurricane. Further damage or removal of trees and greenery which would inevitably be the result of the Hawks Run development would take away the natural beauty we have enjoyed for years. My wife's family bought in Bird Bay in 1976. The attraction was the sense of community AND the feeling of openness in the area. My wife and I purchased the condominium from her parents' estate because we have enjoyed so many years of friendship there.

I am aware that one cannot stand in the way of "progress" but "progress" should be in tune with nature AND it should abide by the promise made to all of the owners at Bird Bay and that, as you are aware, was to keep the golf course as a golf course and to cap development at Bird Bay at 1026 units.

There is a lot of planned development in the city that I am aware of which is quickly removing green space/open space from our community at large. I appreciate that an increase in tax base is important to any city but quality of life for those of us already in the city is, I believe, of equal importance.

There are many ancillary issues that should lead one to vote against further development at Bird Bay. For example: traffic as a short cut from Albee Farm Road to the 41 bypass will increase with the development at Nokomis Groves. The Hawks Run plan would exacerbate that traffic and increase the danger to pedestrians and bicycle riders in our community.

I understand that Venice has stated, in the past, that; Reduction and or elimination of open spaces developed consistent with the underlying PUD zoning shall not be supported by the city. Hopefully you will maintain this line of thought as you deliberate on January 10.

***Please do not support the Hawks Run application in any form.***

I wish all of you Compliments of the Season, Merry Christmas and a very Happy New Year.

Yours truly,

John & Jane MacLennan  
612 Bird Bay Drive South #209  
Venice 34285

**From:** [David Smith](#)  
**To:** [City Council](#)  
**Subject:** Subject: Regarding Application 22-26 RZ Bird Bay PUD/Hawk's Run Development  
**Date:** Monday, December 12, 2022 1:35:11 PM

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Dear City of Venice Executives and Councilors:

We are writing you again to express our continuing great concern about and objection to the Hawk's Run Development, LLC proposal to convert the golf course within Bird Bay Village to commercial and residential properties.

We and our family have had a long association with Bird Bay Village. Members of our family have variously been year-round and seasonal residents in Bird Bay for nearly 40 years. For all that time, we have regarded the golf course as a defining feature of the community in the open space and amenity it has provided. That has been the case despite the fact that the golf course has been allowed to deteriorate considerably over the past several years.

The Hawk's Run Development, LLC application has continued to be an ever-changing, insubstantial, vague submission. There continues to be no detail included that specifies lot sizes, setbacks, utilities, buffer zones, drainage, easements, parking and traffic accommodations among other things. It is our understanding that the initial Hawk's Run proposal was deemed insufficient for its lack of specifics. The current version appears to be even more vague. Furthermore, there is abundant confusion about the developer's intentions regarding the introduction of a mini golf course facility. The developer's web site details plans to include such an enterprise but the prospect of doing so was emphatically denied at the planning commission public hearing by the developer's agent. Clearly, a mini golf facility (by whatever name they may assign) is inconsistent with the existing character and nature of Bird Bay.

In view of Hurricane Ian and its effects, it seems to us that drainage, water table and ground absorption have become even more important in considering any new land development. Hawk's Run, LLC has not addressed any of this in their current proposal.

As noted by many Bird Bay Community members and representatives, the 1992 Master Plan indicates that Bird Bay Village is built out to a density beyond current allowances. Furthermore, the warranty deed for the golf course property specifies its use as a golf course in perpetuity. We are simply asking that these standards be honored.

We are confident the vast majority of Bird Bay Village residents oppose this idea based on its predictable negative effect on our quality of life.

Sincerely,

Debbie and David Smith

642 Bird Bay Drive West, Venice, FL 34285

(315)391-4649 (cell)