

**From:** Ed Martin [<mailto:insidevenice@gmail.com>]

**Sent:** Monday, May 08, 2017 10:27 AM

**To:** Lori Stelzer <[LStelzer@Venicegov.com](mailto:LStelzer@Venicegov.com)>

**Subject:** Missing message for CC,PC

Caithness construction site. Notice what's missing? On the Island.

Below is wooded site where, if Venice approves, the developer is asking for nine homes, Caithness-built, on Harbor Drive, on the Island.

Question: Will the Venice Planning Commission and City Council insist on a plan that preserves some of these trees? They do not have a good record with Neal projects on Border Rd.





**CAITHNESS  
CONSTRUCTION**

*Custom Home Builders*

**941-918-2417**

LIC. CRC057109





**From:** John Holic

**Sent:** Thursday, April 20, 2017 8:26 PM

**To:** [lstelzel@venicegov.com](mailto:lstelzel@venicegov.com); City Council <[CityCouncil@Venicegov.com](mailto:CityCouncil@Venicegov.com)>; Edwin Martin <[insidevenice@gmail.com](mailto:insidevenice@gmail.com)>

**Cc:** Edward Lavallee <[ELavallee@Venicegov.com](mailto:ELavallee@Venicegov.com)>; David Persson <[dpersson@swflgovlaw.com](mailto:dpersson@swflgovlaw.com)>

**Subject:** Re: Harbor Drive lot recommended for 9 units last week.

Dear Mr. Martin,

On behalf of Venice City Council, thank you for your comments.

Sincerely,

John Holic

Mayor, City of Venice

Get [Outlook for iOS](#)

---

**From:** Edwin Martin <[insidevenice@gmail.com](mailto:insidevenice@gmail.com)>

**Sent:** Thursday, April 20, 2017 8:04:27 PM

**To:** City Council; [lstelzel@venicegov.com](mailto:lstelzel@venicegov.com)

**Subject:** Harbor Drive lot recommended for 9 units last week.

Dear Council and Planning Commission.

This wooded lot, the last on Harbor Drive, was recommended for nine acres over neighbors' recommendation for eight. Previously, I believe, it has been advertised for seven.

The builder, Caithness, has recently destroyed a Banyan tree and another lot's mature hardwood, rather than spare them. I know, at present, the City relies on County tree ordinances, but I hope in the site planning approval, pending, the City might negotiate saving some larger trees.

Thank you.

Ed Martin



**From:** John Holic  
**Sent:** Monday, May 22, 2017 9:47 AM  
**To:** Teresa Falsani <nxonagnew@aol.com>; City Council <CityCouncil@Venicegov.com>  
**Cc:** rcfalsani@falsanibalmer.com  
**Subject:** Re: Parcel ID #: 0178-09-0023 Zoning Map Amendment Petition 17-04RZ

Dear Mr. And Mrs. Falsani,  
On behalf of Venice City Council, thank you for your comments.  
Sincerely,  
John Holic  
Mayor, City of Venice

Get [Outlook for iOS](#)

---

**From:** Teresa Falsani <nxonagnew@aol.com>  
**Sent:** Monday, May 22, 2017 9:32:04 AM  
**To:** City Council  
**Cc:** [rcfalsani@falsanibalmer.com](mailto:rcfalsani@falsanibalmer.com)  
**Subject:** Re: Parcel ID #: 0178-09-0023 Zoning Map Amendment Petition 17-04RZ

For your convenience, this letter is also attached.

Re: Parcel ID #: 0178-09-0023  
Zoning Map Amendment Petition 17-04RZ

Dear Venice City Council Members:

In reference to the above Parcel and Southbridge Investments, LLC's request for approval of a RSV 3 Zoning and of their proposed plat plan: my husband and I, nearby residents of 404 Shore Road, Venice, **strongly object to both.**

**Most parcels in this area are zoned RSF 2, Venice City Code.** As this parcel is located in the middle of the Gulf Shores Association properties, we believe it would be detrimental to our neighborhood and property values to allow such re-zoning, which reduces lot size restrictions, particularly the 80 ft. wide frontage requirement in RSF 2. Although it is true that most of the lots as platted exceed both RSF 2 and RSF 3 square footage requirements, they are narrow and deep, and will likely require very close setback to setback, side by side construction.

We therefore also object to the plans as put forth by the developer, which call for the removal of all existing native vegetation along the creek. This parcel, one of the few residentially located natural areas in Venice, provides crucial habitat to many birds and other wildlife, and the tall slash pines contribute considerably to the beauty of our neighborhood. Perhaps more important,

**we believe to remove totally this stately canopy and all the other native vegetation in the parcel would also threaten the drainage of Deertown Creek into the Gulf.**

Further, the plan as put forth now calls for adding unsightly and un-tested drainage ditches between and in front of the proposed lots, and planting red maples (prolific leaf-dropping trees!) directly along the creek bed, which would further impede the free flow of drainage. This cannot be good, either for the land surrounding Deertown Creek, or for the fragile Gulf shoreline into which it flows.

We ask that you reconsider this development plan, restrict the entire parcel to the RSF 2 Venice City Code requirements and reject the plat plan as put forth by the developer. We believe that side-by-side “packed in like sardines” two-story homes on narrow lots bordered by drainage ditches will neither enhance the value of our nearby homes nor improve the visual ambience of the neighborhood. Further, we are sick to think of the displacement of wildlife due to the total destruction of their habitat.

Thank you all for your consideration of this plea.

Teresa B. Falsani--Cell: 218 390 6238  
Robert C. Falsani--Cell: 218 591 4227

404 Shore Road, Venice, FL 34285

Minnesota contact information:

4227 Crescent Drive  
Duluth, Minnesota 55803  
218 721 5152

Email:

[RCFalsani@falsanibalmer.com](mailto:RCFalsani@falsanibalmer.com)  
[tbfalsani@yahoo.com](mailto:tbfalsani@yahoo.com)