

**From:** Ed Clark [mailto:eclark60@yahoo.com]

**Sent:** Monday, June 26, 2017 7:22 AM

**To:** City Council <CityCouncil@Venicegov.com>

**Subject:** Proposed "Affordable Housing" in the North Venice area

To All Concerned Council Members,

As a resident, tax payer and voter of North Venice, I am voicing my opinion as being TOTALLY OPPOSED to the misconceived idea of permitting Affordable Housing to built in North Venice. Such a proposition would irreparably damage the quality of the surrounding North Venice communities.

I will be watching these matters closely and monitoring how each member of the council votes. The results will, without question, impact the outcome of the next election.

Regards

Ed Clark

**From:** Jerry Jasper [mailto:jjaspernc@gmail.com]  
**Sent:** Saturday, June 24, 2017 5:27 PM  
**To:** Deborah Anderson <DAnderson@Venicegov.com>  
**Cc:** City Council <CityCouncil@Venicegov.com>  
**Subject:** Fwd: Workforce Housing \_ Knights Trail and Laurel Road Neighborhoods

Council Member Anderson,

On Friday, June 23, at the conclusion of my Audience Participation presentation, you ask a question regarding my statement; “Based on draft Comp Plan population growth projections, we calculate the remaining 2,814 multifamily units would be sufficient to meet North Venice’s present “affordable housing” needs, as well as those needs for many years to come.”

It had been several months since I had arrived at that conclusion and did not have the exact figures at hand to fully support my response, which went something like this:

“ The number of “workforce housing “ rental units already planned for the area is certainly sufficient to handle the existing needs for the Knights Trail and Laurel Road Neighborhoods”. I used John Nolen Gardens as an example.

I went on to say; “The future needs, based on draft Comp Plan population projections, would amount to about 50 workforce apartment units per year for the whole of Venice”. I further stated this number was based on the assumptions that; (1) no one over 65 years of age would be in the market for Workforce Housing, (2) there are 1.75 individuals per household and (3) only a given percentage of new residents under 65 would be in the market for affordable housing, a number

I could not recall at the time.

I have now had the opportunity to review my calculations and can provide you with more details as to how I arrived at my conclusions. As for meeting the “cooped up” present needs, there are presently three apartment complexes planned for the Knights Trail and Laurel Road Neighborhoods; one that recently received rezoning approval and two with Site and Development Plans applications

are  
presently in fro  
nt  
of the City Planning Department. They are:

S&J Properties	306 Units
Treviso Grand Apartments	272 Units
John Nolen Gardens	510 Units
Total	1,088 Units

I am certainly not an expert on workforce housing demand in the North Venice area, but earlier conversations with the developer of John Nolen Gardens led me to believe that he would be pleased if it was half the total above as that would be sufficient to

immediately  
fill his proposed apartment complex  
on day one!

You will no doubt  
have the opportunity to ask him that directly on Tuesday should you wish to do so.

Concerning future needs, below is a chart showing how I arrived at the additional 50(actually 49) workforce housing units per year to meet the demands within the City of Venice.

	Yr. 2015	Yr. 2030	Increase /Yr.
Resident Population	22,325	27,020	313
Number Under 65 (41%)			128
Number Households @1.75 P/HH			73
H'holds Needing Workforce Housing ( 67%)			49

Assumptions made:

- Venice population growth projections, individuals per household and percentage of population under 65 years of age all per demographic data presented in the draft Comp Plan.
- Those requiring workforce housing would take up residency in the City should affordable accommodations be available.
- No one 65 years of age and over would be in the market for Workforce Housing
- Two-thirds of the increase in the residential population would take advantage of Workforce Housing, if available.

Based on these assumptions and after fulfilling initial needs, the number of additional workforce housing apartment units required for ALL OF VENICE would on average, be approximately 49 per year. Note---this is for all of Venice. The need for the Knights Trail and Laurel Road areas would certainly be

something less. The potential 2,814 units available in these Neighborhoods, the number after the possible 471 units are removed from The Bridges should it be reclassified as MUR rather than MUC, seems more than sufficient to meet the initial needs plus something less than the additional 49 unit demand in the North Venice area. In summary, the above supports my premise that removing the potential workforce housing units from The Bridges property would have no impact on successfully fulfilling the workforce housing needs in the North Venice area.

Again, while I am certainly not a demographer nor do I pretend to be, I am sufficiently comfortable with my calculations as should they be "light" by one, two, or three or

even five times, the conclusion remains the same.

I apologize for not having all this information available

at Friday's meeting but hopefully the above will help you understand why I made the statements that I did.

Thanks for listening!

Jerry Jasper

**From:** Evan Duke [mailto:ccdgevan@gmail.com]

**Sent:** Friday, June 23, 2017 12:13 PM

**To:** City Council <CityCouncil@Venicegov.com>

**Subject:** John Nolan Gardens

Council, I do apologize for using the word Subsidized, not a good choice on my part.

As I read back on my email I rethought that,

Thanks again for your time and consideration of the project, I know that you all agree it is a necessity!

With Best Regards,

Evan

**From:** Evan Duke [mailto:[ccdgevan@gmail.com](mailto:ccdgevan@gmail.com)]

**Sent:** Friday, June 23, 2017 11:22 AM

**To:** City Council <CityCouncil@Venicegov.com>

**Subject:** Subsidized Housing

Dear Council Members,

Just a quick note to say that I support the idea of the rezoning of the property on Knight Trail for the John Nolan Gardens Project.

Best of luck in your decision, I am happy to discuss this further if necessary,

Very Sincerely ,

Evan Duke

Please update your contact info

my new email [ccdgevan@gmail.com](mailto:ccdgevan@gmail.com)

[www.classiccreationsjewelers.com](http://www.classiccreationsjewelers.com)

**From:** Carol and Igor Bishko [mailto:ibishko@aol.com]  
**Sent:** Thursday, June 22, 2017 9:22 AM  
**To:** City Council <CityCouncil@Venicegov.com>  
**Cc:** Lori Stelzer <LStelzer@Venicegov.com>  
**Subject:** Proposed "Affordable Housing" in the North Venice area

**Subject: Proposed "Affordable Housing" in the North Venice area**

To All Concerned Council Members,

As a resident, tax payer and voter of North Venice, I am voicing my opinion as being TOTALLY OPPOSED to the misconceived idea of permitting Affordable Housing to built in North Venice. Such a proposition would irreparably damage the quality of the surrounding North Venice communities.

I will be watching these matters closely and monitoring how each member of the council votes. The results will, without question, impact the outcome of the next election.

Sincerely,  
Igor Bishko

265 Martellago Dr.  
N. Venice

Sent from my iPad



From: Caitlyn Milios [mailto:caitlyn.milios@icloud.com]

Sent: Thursday, June 22, 2017 12:01 PM

To: City Council <CityCouncil@Venicegov.com>

Subject: Affordable housing

This email is to let you know that I, as well as many other residents, support the move to put more affordable housing in Venice. The types of disgusting comments sent to you by other residents is honestly appalling and a poor representation of how the LOCALS feel. Families need housing too. We can't have a town of entirely retirees trying to protect their investments. We need balance in the community.

Thanks.

Sent from my iPhone

From: Sally Markey [mailto:markeysally@yahoo.com]  
Sent: Thursday, June 22, 2017 12:02 PM  
To: City Council <CityCouncil@Venicegov.com>  
Subject: Affordable housing

I Am Totally Opposed of this crazy Idea

Sincerely Sally

From: John Thackray [mailto:jcthackray@gmail.com]  
Sent: Wednesday, June 21, 2017 4:46 PM  
To: City Council <CityCouncil@Venicegov.com>  
Cc: Lori Stelzer <LStelzer@Venicegov.com>  
Subject: Proposed "Affordable Housing" in the North Venice area

To All Concerned Council Members,

As a resident, tax payer and voter of North Venice, I am voicing my opinion as being TOTALLY OPPOSED to the misconceived idea of permitting Affordable Housing to built in North Venice. Such a proposition would irreparably damage the quality of the surrounding North Venice communities.

I will be watching these matters closely and monitoring how each member of the council votes. The results will, without question, impact the outcome of the next election.

John Thackray

**From:** John L. DelNegro [mailto:delnegro@verizon.net]

**Sent:** Wednesday, June 21, 2017 3:42 PM

**To:** City Council <CityCouncil@Venicegov.com>; Lori Stelzer <LStelzer@Venicegov.com>; John Holic <JHolic@Venicegov.com>; Kit McKeon <KMCKEON@venicegov.com>; Richard Cautero <RCautero@Venicegov.com>; Robert Daniels <RDaniels@Venicegov.com>; Fred Fraize <FFraize@Venicegov.com>; Jeanette Gates <JGates@Venicegov.com>; Deborah Anderson <DAnderson@Venicegov.com>

**Subject:** New Comprehensive Plan, John Nolen Gardens

Dear Mayor and Council:

I am writing you to urge you reconsider the proposed New Comprehensive Plan proposed for North Venice over the next several years. The extensive amount of land dedicated to Affordable Housing is excessive, without just consideration of existing properties in which several years ago the City was pleased to have development east of interstate 75 which then did not have the same appeal as land on the western side. Developers speculated and buyers paid large sums of money for a life style that your potential decision will have a detrimental impact on home values for an untold period of time. Why at this time has the City decided to turn an area that has benefited their grand list and created a gate way to historic Venice with industrial property and Affordable Housing. Why have you not allocated proportionally to the areas of Venice where land now exists or redevelopment would be acceptable on the interior side of I-75? You have placed an industrial plant in proximity of two communities that no one purchased homes in to have a cement plant be there neighbor. Your development plans seem to me to be after the 'fact', the fact being that you are ten years late in now deciding the North Venice area will now become your industrial plant and Affordable Income capital.

If Tervis and PGT need housing for their work force they should consider putting it on their property. If you truly want to integrate all socioeconomic categories in the City then disperse Affordable Housing candidates throughout the City. Use property and land that need rehabilitation for these structures.

I am in support of my community in not supporting your proposal and will follow their logic and candor in opposing the New Comprehensive Plan in which our concerns are still at large.

Thank you.

John L. Del Negro  
157 Bella Vista Tr  
Venice, FL 34275

**From:** Tish Del Negro <[tishpdel@yahoo.com](mailto:tishpdel@yahoo.com)>

**Sent:** Wednesday, June 21, 2017 5:32:48 PM

**To:** City Council

**Cc:** Tish Del Negro

**Subject:** "Affordable Housing" off Knights Trail Road or anywhere in Venice/North Venice

Dear Mayor & Council Persons,  
If you want your city to continue to be ranked amongst some of the finest places to live, work and/or retire, it is imperative that you find another location for affordable housing outside and away from the North Venice corridor.

After numerous trips to Florida to find the most perfect place for my husband and I to live, we selected Venice, that's North Venice in the Venetian Golf & River Club community. In fact, we influenced two other families to chose Venice, as well. We found Venice to be quaint, picturesque, inviting and safe. We love the "On Island" town of Venice with its performing arts, art shows, open air music festivals as well as easy access to beaches.

We have worked and lived in Boston, Massachusetts. We have experienced what "affordable housing/rental" looks like in the commonwealth and it is not pretty. In all cases, "affordable housing/rental" was proposed and promoted by city officials like yourselves to help those less fortunate to live closer to there employment. While "intent" for affordable housing is honorable, it does not work! This has been proven over & over again. The reality of "affordable housing/rental" complexes is that they attract & incubate Undesirables...drug

addicts, thugs, thieves and prostitutes. Typically known as the "Hood" or Ghetto", these areas only get worse as time marches forward.

It is our hope and prayer that we can count of you (our "elected" officials) to protect the great and prestigious City of Venice from having to support, in any way, Low Cost Housing, Affordable Housing/Rental, 'Hood, and/or Ghetto communities. We are confident John Nolen would be most disappointed to have his name associated with such a disastrous development/community. It will be no Garden! Remember, it's only the developer(s) who profit from these developments, not your constituents.

Most Sincerely,

Patricia Powell Del Negro  
157 Bella Vista Ter  
North Venice, Florida 34275

Tish Powell Del Negro

**From:** Ed Martin <[insidevenice@gmail.com](mailto:insidevenice@gmail.com)>  
**Sent:** Wednesday, June 14, 2017 9:10:28 PM  
**To:** John Holic  
**Cc:** City Council; Edward Lavalley; Jeff Shrum  
**Subject:** Affordable Housing Discussion

Dear Mayor and Council,

During the busy Council Meeting on the Comp Plan, the subject of affordable housing drew some comment.

I support affordable housing and think the City will benefit from apartments available, not only to the workers on Knights Trail, but for police, firefighters and other public service workers, private and government.

The provision for only a ten year period of guaranteed affordable rents seems ill-advised and I would like to see staff report on the experiences of other cities presented in some detail. I imagine a young policeman, (or any of the other eligible people), taking a job here, beginning to raise a family and then in ten years having to move or possibly be priced out. A 20-25 year service to Venice might well be interrupted.

As was noted, the maximum densities seem excessive. My reading, while by no means expert, has suggested that smaller developments, with diverse income levels, have fewer problems. For that reason many cities, I have read, prefer to set-aside a percentage of units in various housing forms, rental apartments, attached houses, smaller and larger homes and condos- offering a variety of choices in what might be called communities with diverse income levels. Density and other incentives are given to developers in each case, based on numbers served. I believe one city is Santa Clara, California, which, by code, has set asides in all or most new development ranging generally 10 or 15 percent, up to 25 in specific situations.

I hope you and Council will explore various options now in place elsewhere to guide your selections.

Ed Martin

From: Carl De aloe [mailto:carldealoe@yahoo.com]

Sent: Tuesday, June 20, 2017 6:57 PM

To: City Council <CityCouncil@Venicegov.com>

Cc: Istelzer@venicegov.com

Subject: Re: Affordable Housing

I have just received noticed that there are some upcoming meetings next week regarding the comprehensive plan including "affordable housing" proposals. My fiancé' and myself will be out of town and not able to attend the meetings but I am attaching a letter I previously sent to Ms. Stelzer. Again, we are very disturbed at the prospect of the sheer amount of Low Income dwellings proposed for our immediate area. North Venice will be the dumping ground for people who "cannot afford to live in Venice". May I suggest that younger people who cannot afford to live in certain areas should not be artificially placed in those areas. Instead the incentive to work hard, further one's training and education should be the motivation to eventually raise oneself up. Then and only then can they move into the area of their choice. By Subsidizing and offering incentives to the builders of these types of dwellings, the mayor and city council are placing the burden on the taxpayers of Venice to fund Impact Fees and waive building restrictions. We vehemently oppose any such actions.

Sincerely,

Carl De Aloe

> On Mar 21, 2017, at 12:22 PM, Carl De aloe <carldealoe@yahoo.com> wrote:

>

> Dear Ms. Stelzer;

> We here at Venetian Golf and River Club are very disturbed by any plans to build affordable low income housing in our North Venice area. Whether it be called work force housing or low income housing a rose by any other name is still a rose. Today's Herald Tribune posted a letter I wrote to the editor suggesting that the housing be built on Venice Island where low income service people and other low income earners can take full advantage of the beaches, stores, restaurants and parks.

> Please realize that after working very hard for many years I and my fiancé thought we had found a place we we could live comfortably with our peers during our retirement. By inundating us with high density low income housing in our immediate area we foresee the quality of our lifestyle deteriorating. The value of our homes will go down as well as the quality of life. We do not want to see North Venice as the Low Income area of Venice to avoid and thus I have written to the editor suggesting that affordable housing be placed on the Island itself if it's such a grandiose idea. The mayor and his board can then boast that they themselves do not ascribe to the NIMBY philosophy (not in my back yard).

> Sincerely,

> Carl De Aloe



**From:** Deb Moir [mailto:dmoir@chambersinsurance.com]  
**Sent:** Wednesday, June 21, 2017 11:30 AM  
**To:** City Council <CityCouncil@Venicegov.com>  
**Cc:** Istelzer@venicegov.com  
**Subject:** FW: The John Nolan Gardens "Workforce Housing" Complex

**From:** Deb Moir  
**Sent:** Wednesday, June 21, 2017 11:26 AM  
**To:** 'citycouncil@venicegov.com' <[citycouncil@venicegov.com](mailto:citycouncil@venicegov.com)>  
**Cc:** 'Istelzer@venicegov.com' <[Istelzer@venicegov.com](mailto:Istelzer@venicegov.com)>  
**Subject:** FW: The John Nolan Gardens "Workforce Housing" Complex

**From:** Deb Moir  
**Sent:** Wednesday, June 21, 2017 11:24 AM  
**To:** 'citycouncil@venicegove.com' <[citycouncil@venicegove.com](mailto:citycouncil@venicegove.com)>  
**Cc:** 'Istelzer@venicegov.com' <[Istelzer@venicegov.com](mailto:Istelzer@venicegov.com)>  
**Subject:** The John Nolan Gardens "Workforce Housing" Complex

To Whom This May Concern:

I live in the Venetian Golf and Country Club and I am not in favor of The John Nolan Gardens "Workforce Housing" Complex. I have made a big investment and want to keep the value of my property to either remain the same or increase.

My vote is NO for the complex.

Any questions please do not hesitate to contact me.

Deborah Moir

**From:** John Holic

**Sent:** Wednesday, June 21, 2017 2:48 PM

**To:** Ronni Shulman Mallozzi <ronnshul@gmail.com>; City Council <CityCouncil@Venicegov.com>

**Cc:** Lori Stelzer <LStelzer@Venicegov.com>

**Subject:** Re: John Nolen Gardens workforce housing

Dear Ms. Mallozzi,

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

Just a few points of clarification that I need, I know of no impact fees that have been waived by council; please let me know which ones you have information on that have been waived and I will be happy to bring those up to council for discussion.

Please let me know which council members you are referring to that have had their campaigns funded by developers and we can check to see if anything unethical or illegal occurred.

At the last Comprehensive Plan meeting the City Staff updated everyone on the Plan and that was followed by one question from each council member. After the break, a vote of the audience was taken with the vote of an overwhelming majority of the residents at the meeting requesting a presentation by the attorneys before audience participation. After the attorneys' presentation, audience participation opened and continued until all who signed up had a chance to speak.

Speaking for myself, but I think applies to all, we listened very closely to the concerns of residents and that is one of the reasons why we are having another meeting this Friday.

Finally, I think it safe to say that all of council is concerned about the northeast portion of the city and that we listen and act in the interest of all citizens of Venice. When acting in the interest of all citizens, it also means that the decisions will not be what all citizens want but rather what the perception is that most people want.

Thank you for your comments and I hope this addresses some of the concerns.

Sincerely,

John Holic

Mayor, City of Venice

**From:** Ronni Shulman Mallozzi [mailto:ronnshul@gmail.com]  
**Sent:** Wednesday, June 21, 2017 1:12 PM  
**To:** City Council <CityCouncil@Venicegov.com>  
**Cc:** Lori Stelzer <LStelzer@Venicegov.com>  
**Subject:** John Nolen Gardens workforce housing

It is apparent to the citizens of northeast Venice that we are a “dumping ground” for all the facilities the island doesn’t want in their own backyard. The city council, with a majority of island residents, does not seem to care about the residents here. NIMBY is the prevailing attitude, it seems.

As far as workforce housing, the concept seems fine. The density - 510 units - is preposterous. And the notion that residents will not own cars is absurd. I’m sure PJT and Tervis Tumbler do not believe that, and they’re hoping we will.

What about the impact on our roads, schools, police and fire departments of those 510 units? It’s interesting that the developers, who fund the campaigns of many council members, expect that the financial and other burdens will be borne by the taxpayers - not themselves. Look at all the instances where impact fees were waived. Follow the money and it’s obvious who holds all the cards in Venice.

Everyone seems afraid to offend PJT and Tervis because they provide a large tax base in Venice. They get what they want. Interestingly, when we held a sold-out charity fundraiser right up the road, both PJT or Tervis denied our request for a donation. Not even a set of plastic tumblers. (Virtually every merchant on West Venice Avenue and Miami Avenue donated).

Are you just going through the motions of opening your meeting to citizens? Seems that way. The developers and the lawyers run the show, and the practice of seeking citizen input (for a few minutes) is simply a guise.

Northeast Venice is the fastest growing part of Venice. Right now, we don’t have the big money of PGT and Tervis, the developers and their lawyers, but we will have votes.

We are very concerned about the overly dense proposal of John Nolen Gardens. Do you care to listen and act in the interest of all citizens of Venice? Your actions will answer that question.

Ronni Shulman Mallozzi

**From:** Cos Mallozzi [mailto:cmm871@yahoo.com]

**Sent:** Wednesday, June 21, 2017 12:45 PM

**To:** City Council <CityCouncil@Venicegov.com>

**Cc:** Istelzer@venicegov.com; Cos Mallozzi <cmm871@yahoo.com>

**Subject:** Proposed John Nolan Apartment Complex, LongTerm Comp Plan concerns re Affordable Housing in N. Venice

Mayor Holic and all Venice Council Members,

I try my best to stay up to date with all of the goings-on with the Venice City Council and in short I can honestly say there appears to be no logical master plan for our community.

I have attended hearings and my take-away is that all matters of concern to which the public can address the Council fall on deaf ears. In other words, I like many, many Venice residents believe all discussions and concerns by us are for naught as that final decisions appear to be made with no consideration of such public comments. In large part, its because of the attorneys representing the developers who (1) wear you all down with argument after argument until you give in and vote for them or (2) and, I almost hate to think this but I am realistic, that the council is in the pocket of these very same developers and their attorneys.

Frustrated I am for sure. **My concerns re Affordable Housing on Knights Trail:**

- > the **proposal's density is uncalled for with 510 units** and I believe is not in keeping with the proposed comp plan's density proposal.
- > to think that residents **will not require a car is ludicrous!** Will they walk and bike to doctor appointments, grocery shopping, recreational facilities and the beach? Who are they kidding? I do support affordable/workforce housing but not with this density.
- > the developer wants significant **waivers in impact fees** from Venice and Sarasota County --- which ultimately will be paid for by the **Venice taxpayers with no benefit to us**. Why not have Tervis and PGT pay for these; they are the ones benefitting from the project.
- > I'm told many employees of Tervis and PGT commute from Northport and can't afford to live here in Venice. **Perhaps, PGT and Tervis should pay their employees better** so they can afford living here and/or their commuting costs while at the same time getting the more of the best employees in the area. And who's to say that these very same Northport employees want to live here, a community that's basically surrounded by upscale gated communities with corresponding services that they won't be able to afford not to mention socially interact with.

> will the waived fees come out of our reserves which have been tapped for over \$6.8 million+ since 2014, this data according to City of Venice General Fund Expenditure Summary Adopted Budget Fiscal year 2016 including the amended 2016 budget. That's est. average of \$2.26 million/year for the past three budget years (2014-2016) or roughly 10% of the general fund. In 2016, it was more like 12%.

#### Re Long Term Comp Plan:

I applaud the efforts of the Planning Commission to develop this document (no easy task) and I urge the Council to look at each and every item within the plan for the benefit of today's residents and future resident of Venice. Please do not cater to the interests of developers etc. at our expense. I support growth but it must be managed growth.

> i am concerned about past lack of planning efforts. For example, getting the voters of Venice to approve a public safety bond issue and only after it's voted for tell us where to locate the facility. Think through everything, all details of proposed projects. There needs be be a long term detailed plan re capital improvements, public safety, community services, housing and virtually all other initiatives.

> after passing two bonds which the voters will pay for via increased taxes, you then raise our waste pickup fees, and are entertaining a fire fee (tax). Re the latter, sure your public message is "it will be offset by a reduction in the mil rate." I'd bet a year from now the mil rate will then be increased too. Who are you trying to fool?

> And now Saratoga County is discussing a potential tax increase.

Council members: I can go on and on but I won't so to be somewhat brief. Please do the job the residents of Venice voted you to do. Put your political agendas and egos to the side. The residents are watching closely and when re-election comes, I for one will participate in any and all efforts to support those of you who clearly have us as your priority; those of you who continue to vote in support of your egos and your political future depending how you read the leaves or without taking any positions prior to the actual vote won't get my support.

Thanks you for the opportunity to share my thoughts with each and every one of you.

Cos Mallozzi

**From:** susan [mailto:ontheporch4231@comcast.net]  
**Sent:** Tuesday, June 20, 2017 7:04 PM  
**To:** City Council <CityCouncil@Venicegov.com>; Istelzer@venicegov.com  
**Subject:** affordable housing

With the unavailability to attend the upcoming meetings, I have drafted the following for you to review with open minds and thoughts:

I am enclosing a letter I drafted sharing my feelings about the glut of housing that is proposed to be put in North Venice.... Not near the Island of course. Please take a serious read as it is important to all of us out of the way of the city folk on the North part of town...out of sight next to workforce housing at PGT, the every growing cement crushing plant and continued traffic onto Knights Trail.

I express the unfairness to give any builder a "break" to make Mr. Holic's dream come true... this all may sound rather strained but it is out of concern that I voice my opinion... ask any realtor what will happen to our values in North Venice and how, when the sell of many of homes hit the market, the impact of loss revenue as we flee to Sarasota... I see where there is already money needed from tax funds to complete the senior housing project ..... just a shame that there are so many blinders with the only view being that of North Venice. The number of homes proposed at the meeting was unreal and the comment that only approx. 500 homes are needed added up to ... no logic at all

be kind to all you meet... you never know the burden they carry.... Susan

**From:**

**Sent:** Friday, March 17, 2017 2:08 PM

**To:** earle.kimel@heraldtribunecom; jholic@venicegov.com; rcautero@venicegov.com; rdaniels@venicegov.com; jgates@venicegov.com; danderson@venicegov.com; kmckeon@venicegov.com; ffraize@venicegov.com; jshrum@venicegov.com; spickett@venicegov.com

**Subject:** Affordable Housing- The Test

**Importance:** High

Mr. Kimel, I thought your article in the Herald today was very detailed and interesting on the proposed affordable housing **test case** in Venice. But I also thought it should be Part 1 of several articles showing all sides to this "**test case**" in our backyard. Mr. Pinto started his message at the meeting by showing us "dots" of housing and the % of housing in metro areas. Well, I am also a dot and I chose not to live in a metro area. Please read this rather long point by point message showing concerns of so many. ***I also addressed this to our council and mayor. Debates are healthy and perhaps each side can learn from the other when done with an open mind.*** Some of the glaring comments made at the meeting by the visionary for this project Mr. Pinto (who also stated he has never done a project like this) has left many thoughts to ponder and questions to be answered:

- Although it was stated that this is not government subsidized *it is* employer subsidized. So, if you are fired what happens to your "break in the rent"? Would this be a tool for the employer to hold over the employee? Make your employees beholding to the company?
- If this "**test case**" doesn't work and employers pull out of the deal, what happens to the apartments?
- Isn't lowering the impact fees a government subsidy just under another name?
- The statements that workers have to take a bus or drive round trip 21 miles to get to work is a hollow argument as we all worked hard, commuted to work without the need of our company to put are homes in their backyard. Employees took jobs knowing they have a commute.
- I would love to live on Lido Key or sit on my patio and look at the ocean, but I live where I can afford to live, in a neighborhood where I am comfortable with the lifestyle. A small life off the "island" but one which took many years to accomplish. And yes, I started with entry level positions.
- Due to the fact that workers get a break living in one of the apartments subsidized by their company, would it not discourage workers to find better, high paying jobs because they lose this "break"? Would they have to move to make room for a subsidized employee to have the apartment?
- At the meeting, Mr. Pinto's constant comparison to affordable motels and Northport's problems were a waste of time better spent on answering questions without becoming a heated argument. I stayed at affordable hotels that would never be in my future again. If I wanted to live in Northport, I would have moved to Northport. But I moved to North Venice which now seems like a smoke and mirror deal with no knowledge of the changing population that has been in the planning.
- With the discouragement of renters to own cars (stated many times), isn't it unfair for any working person who is not privileged to work at any of the surrounding Knight Trail companies that would live there (if any apartments would be left from Tervis and PGT) to own a car to get to work? What happens if you realize you need a car, your rate goes up?
- The use of Uber for workers to get "around town" and do errands was laughable.

- How do workers and families go to the library, beaches, restaurants downtown festivals and shopping? How does one say that they “discourage” people to have the right to a car by giving them a lower rate for rent or make them pay for parking (the same thing just phrased differently)? Seems a little “big brother” to make that kind of statement. Has anyone looked into the legality of this type of thinking?
- There was a double sided comment when Mr. Pinto kept speaking of all the restaurant workers, nurses and teachers in the area who can’t afford housing yet stated that they were trying to generate enough support from PGT, Tervis, and Knights Trail companies that the housing would be filled with area workers on Knight Trails. So his broad scope just narrowed!
- What about the service people working on the “Island”? The entire gist of the meeting was service workers, nurses and teachers.... Perhaps affordable housing on the Island is a better test case. Workers would be closer to the beach (after a long week of work who doesn’t love the beach?), close to their work (restaurants, city workers and hospital employees, and can walk to Publix and downtown festivals without the need for Uber or a bus to downtown. (ok you can all stop smiling at that one)
- **If this is a test case why not stay with the lower density and see if the test passes or fails?**
- Has anyone done a study on the impact it would have for home values in the area (not a pleasant subject but all the same a truthful one). How many of the people voting for this higher density rezoning live in the area? Or are the studies done for the benefit of the companies on Knights Trail without regard to the surrounding population?
- The figure of 35 children entering into the nearby schools was based on what? How do you know who is going to live there? Have plans already been made without the rezoning or is the rezoning already a done deal and just a public formality? The comment they could go to private schools (made by Mr. Pinto) was again laughable if were not so wrong. Building playgrounds on site means more children. With the discouragement of their parents owning cars, how do they get to after school practices? Birthday parties? Dentist and Doctor appointments? Libraries? Beaches? A quick run to the store for milk? Oh I forgot they can Uber! Or will this company compound offer a grocery as well?
- Really and honestly, Isn’t this just the first step in changing zoning in North Venice? Isn’t the meeting on March 22 in the town council concerning more “extremely” low income being granted zone changes? Is it just a piggyback onto this rezoning? Is the meeting for voting going to be scheduled when our population of snowbirds head home?
- Will you publish, in the paper and perhaps on television, the date of the vote so more citizens can voice their opinion? For and against! Isn’t that why council is there? **To hear the concerns of the people they represent vs. the companies whose vested interest is making profits. By the way, where do the CEO’s live?**
- *With the major impact to our area, I believe all sides should be heard. The weight of the taxes from companies into the city coffers should not over shadow the needs of the citizens living in “North” Venice and enjoying our area. It took a lot of years to get here to our beautiful town and the changes are concerning. I don’t want to be on the losing side if this “test” case fails in my own backyard*
- 
- Cc: D.R. Horton Homes, Neal Homes, Venetia Golf and River Club, Lennar Homes, WCI, Toscana Isles HOA,



**From:** John Holic

**Sent:** Sunday, May 21, 2017 11:02 AM

**To:** John Minder <jminder@verizon.net>

**Cc:** David Persson <dpersson@swflgovlaw.com>; City Council <CityCouncil@Venicegov.com>

**Subject:** Re: Deliberate Flooding of the Private Property at 1615 Pocatello Street and 1606 Travis Lane by Sarasota County Planning and Development Services Sarasota County Administrator Manager Mark Loveridge and the Sarasota County Attorney's Office Attorneys Dav

Dear Mr. Minder,

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

Sincerely,

John Holic

Mayor, City of Venice

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**From:** John Minder <jminder@verizon.net>

**Sent:** Sunday, May 21, 2017 8:42:22 AM

**To:** 'John Minder'; 'Alan Meadows'; 'Charles D. Hines'; 'Tom Harmer'; [eolson@cohenlaw.com](mailto:eolson@cohenlaw.com); 'paul caraguilo'; 'Alan Maio'; 'Nancy C. Detert'; 'Michael Moran'; 'Alan Meadows'; 'Terri Riordan'; [DavidBoyette@arlaw.com](mailto:DavidBoyette@arlaw.com); 'Sheriff Knight'; 'Karen Rushing'

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**Subject:** RE: Deliberate Flooding of the Private Property at 1615 Pocatello Street and 1606 Travis Lane by Sarasota County Planning and Development Services Sarasota County Administrator Manager Mark Loveridge and the Sarasota County Attorney's Office Attorneys Dav

Mayor John Holic'  
City of Venice, FL  
401 West Venice Avenue  
Venice, FL 34285

Re: THE START OF RETURN OF AFFORDABLE HOUSING TO SARASOTA  
COUNTY-PROJECT JOHN NOLEN GARDENS-ZONING MAP AMENDMENT  
PETITION No. 17-08RZ

Good Morning John:

Thank you and the City of Venice for supporting and starting the return of Affordable Housing to Sarasota County. Had it not been for your initiating the discussions on Affordable Housing and then the Developer ROWCO, LLC of John Nolen Gardens Application of 538 Apartment Units with Affordable Rentals Sarasota County would have still have continued with no Affordable Housing since 2006 when they changed the Zoning Ordinances and the Construction of Affordable Housing in Sarasota County stopped.

In my opinion the Approval of John Nolan Gardens by the City of Venice Planning Commission was what can happen when we all work together. You started the discussion on the need for Affordable Housing in the City of Venice, ROWCO, LLC made an Application for what I consider Affordable Housing, The Sarasota Herald Tribune Published a story on the Front Page on Monday of the ROWCO, LLC Affordable Housing Rental Rates and the Management Concept of "You live where you work" and from that story I found out the Application was going before the City of Venice Planning Commission on Tuesday Afternoon. The Sarasota Herald Tribune followed up with an Editorial on Tuesday on the ROWCO,LLC Application and I made the decision to attend the meeting on Tuesday Afternoon.

At the City of Venice Planning Commission on Tuesday Afternoon at approximately 4:00 PM City of Venice Senior Planner Roger Clark made a presentation of the City of Venice Review of the ROWCO,LLC Application. Then Attorney Jeffery Boone made a presentation of the ROWCO, LLC Application which was followed by questions from very Attentive Members of the Planning Commission.

The Chairman of the City of Venice Planning Commission then asked for Comments from the Public. In Summary I introduced myself, my qualifications, the fact that I had lived in Sarasota County for past 36 years and that I was the Sole Owner of Minder & Associates Engineering Corporation (M&A) that had been located in Sarasota County for the past 31 years which has hired employees from clerical to rodman on Survey

Parties to Registered Professionals and over the 31 years our employees that really would have been looking for Affordable Housing usually lived in either Bradenton or North Port and when you add in the transportation costs it is no longer Affordable Housing. The Planning Commission Members listened very carefully and I knew I had made my point and they were very receptive to it.

I was followed by another employer who made his point that there is no Affordable Housing in Sarasota County for our young Professionals in Sarasota County.

Attorney Jeff Boone then talked about his son that was assisting him Tuesday Afternoon and the fact that even though he was a young Professional there was no Affordable Housing in Sarasota County. I could have made the same point. I have four children. When I moved to Sarasota County 36 years ago my oldest son was starting his Junior Year in High School and my youngest daughter was starting in the Fifth Grade. All of my children are College Graduates and my two youngest children have Masters Degrees. Although my children were all educated in the Sarasota County Schools with two of them Pine View Graduates and two of them Riverview Graduates none of them live in Sarasota County and never have lived in Sarasota County for two reasons and those two reasons are Salaries and no Affordable Housing.

My thank you to the City of Venice Planning Commission Members for their listening to the Comments from the Public relating those Comments to their Previous Experience of a calls or pleading for Affordable Housing in Sarasota County and answering that call or pleading with a positive vote for Zoning Map Amendment Petition No. 17-08RZ.

Have a great day!

John

**John C. Minder P. E., P. S. M.  
Qualified Concerned Citizen  
Sarasota County Republican Candidate for  
Sarasota County Commissioner for District 4  
In November, 2018.  
I Phone: 941-321-9242**

***Minder & Associates Engineering Corporation  
John C. Minder, P.E., P.S.M.***



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