

Christina Rimes

From: Elaine Lawson <elainefullawson5@gmail.com>
Sent: Tuesday, March 27, 2018 11:13 AM
To: Christina Rimes
Subject: Affected party status

Hello, Ms. Rimes:

My husband Roger and I are hereby claiming our affected party status in the rezoning issue being brought before the Board on April 3rd.

We live at 1350 Lucaya Avenue, our property being hardly feet away from the boundary with the lot impacted by this proposal.

Roger A. Lawson
Elaine F. Lawson

Thank you.
Elaine F. Lawson
(802) 999-5389

Christina Rimes

From: Christina Rimes
Sent: Tuesday, March 27, 2018 12:52 PM
To: 'Elaine Lawson'
Cc: Jeff Shrum; Roger Clark; Scott Pickett
Subject: RE: Affected party status

Any documents/information that you are presenting, including the statements you plan to make. I have your email request for the affected party status, so that and anything else you provide I will include on the agenda.

The written correspondence received up until 4 PM on Thursday will be provided to the Planning Commissioners prior to the meeting for their review. After that time, the written correspondence will be compiled and placed at each Planning Commissioners seat on the dais. I have correspondence dating back to March 2016, so yes all of that will be included in the agenda.

Christina Rimes
Planning and Zoning Division
City of Venice
401 W. Venice Ave.
Venice, FL 34285
941-882-7434
crimes@venicegov.com

-----Original Message-----

From: Elaine Lawson <elainefullawson5@gmail.com>
Sent: Tuesday, March 27, 2018 12:14 PM
To: Christina Rimes <CRimes@Venicegov.com>
Cc: Jeff Shrum <JShrum@Venicegov.com>; Roger Clark <RClark@Venicegov.com>; Scott Pickett <SPickett@Venicegov.com>
Subject: Re: Affected party status

What might those documents be, other than copies of the statements we plan to make for ourselves and for Jackie and Steve Rouff?

Do the committee members have the emails sent by many Pinebrook HOA residents last year? I wouldn't think they'd be disregarded, seeing as how this petition was put on hold for a long while and is now active again. I can make copies of all of those letters if need be, but would rather not have to. Just let me know if they are still active, thank you.

Elaine Lawson

> On Mar 27, 2018, at 11:33 AM, Christina Rimes <CRimes@Venicegov.com> wrote:
I will add your request to the Planning Commission agenda. Do you have any documents that
you would like to provide to me as well? If you do, I need to have the documents by
Wednesday at 12. If not, you can bring the documentation to the meeting on 4/3.
Christina Rimes
> Planning and Zoning Division
> City of Venice
> 401 W. Venice Ave.
> Venice, FL 34285
> 941-882-7434
> crimes@venicegov.com
> -----Original Message-----
> From: Elaine Lawson <elainefullawson5@gmail.com>
> Sent: Tuesday, March 27, 2018 11:13 AM
> To: Christina Rimes <CRimes@Venicegov.com>
> Subject: Affected party status
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> Roger A. Lawson
> Elaine F. Lawson
>
> Thank you.
> Elaine F. Lawson
> (802) 999-5389

JoAnne Crown-Brewer

From: Elaine Lawson <elawson@gmavt.net>
Sent: Sunday, May 14, 2017 1:29 PM
To: City Council
Cc: Jeff Shrum; Planning Commission; hlairdpbs@gmail.com; lstrange47@gmail.com; cmaguire65@verizon.net; kathleendecono@gmail.com; vanhelsing1945@yahoo.com; rscurek@yahoo.com; radooley13@yahoo.com; philhamlin@philhamlin22.com; oconnor_bob@msn.com; codcapejohn@aol.com; brattysue@aol.com; jed136231@gmail.com; Roger Lawson; beverlyfk40@gmail.com; dlobeck@lobeckhanson.com; srouff@intmar.com; Margaret and Kay Fallon; blair823@yahoo.com
Subject: Proposed rezoning of Pinebrook 1220

To members of the Venice City Planning and Zoning Commission and to the Venice City Council:

Having just received the Public Workshop Notice forwarded to us from our Venice address, I hereby stand in anger and opposition to the proposed rezoning of the property at 1220 Pinebrook Road. Venice FL.

Clearly the timing of this "workshop," to inform and "discuss" the proposed project was chosen to be held May 24, 2017, once the firm of Boone, Boone, Boone & Koda were certain that those parties and residents who were most impacted by the unfortunate high-density proposal would be "out of their hair," so to speak, since my husband and I and others in the Pinebrook HOA are not able to attend.

Roger and I, as well as several others most active in collecting neighborhood signatures against the proposal and in attending many meetings, are not able to be present on May 24th, as the Boone firm is surely aware. We did attend the first time this workshop was held, when we were blindsided by the plan, having not received the warning letter advising us of it. I felt like the proverbial deer in the headlights.

To allow the rezoning of that 2.4-acre lot to high density and thereby allow the cramming in of some 43 rental units in 7 2-story buildings with provision for some 93 parking spaces is anathema. It will ruin our lives some eight feet from the proposal no matter the mitigation.

We are most upset, angry, and saddened to think that the Planning Commission and/or the City Council would do this to us, a community of quiet, home-loving members of the Pinebrook HOA. Never mind the increased noise, continual incoming and outgoing tenancy, and increased traffic on a road already overburdened. We doubt we would be able to stay in our current home there should this proposal be checked off as okay in a cavalier manner by the councils we depend on for our protection as residents of Venice. We are truly upset to have been closed out of this meeting knowingly and to have all the opposition we have striven to collect, write, and say disregarded. Can nothing be said or done to halt this kind of ruination of the lives of older locals when the financial advantages gained by the developers and lawyers overrule or take precedence over us?

Frustrated and angry,
Elaine F. Lawson
1350 Lucaya Avenue 34285

Christina Rimes

From: John Holic
Sent: Tuesday, December 06, 2016 11:42 AM
To: Elaine Lawson; Jeff Shrum
Cc: Planning Commission; City Council
Subject: Re: Proposed rezoning request for 2.39 acres abutting Lucaya Ave.

Dear Ms. Lawson,
On behalf of Venice City Council, thank you for your comments.
Sincerely,
John Holic
Mayor, City of Venice

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From: Elaine Lawson <elawson@gmavt.net>
Sent: Tuesday, December 6, 2016 11:12:23 AM
To: Jeff Shrum
Cc: City Council; Planning Commission
Subject: Proposed rezoning request for 2.39 acres abutting Lucaya Ave.

Dear Venice City Council members:

As a Venice resident at 1350 Lucaya Avenue, I am extremely concerned to learn that the proposal to develop the 2.39 acres between us and the Pinebrook Center Nursing Home is going forward in the form of a request to change the current medical/professional zoning to residential zoning, making way for a project which has absolutely no place in the current environment.

Imagine, if you will, being a patient in rehabilitation at the Pinebrook Center, needing quality sleep and restful recuperation, but experiencing instead the horrendous noise and pollution associated with excavation, building, and eventually, the inhabitation of some 44 packed-together apartments, some with families whose children will necessarily play and run about the area. Just the 24/7 comings and goings of the new residents, the horns of their cars being locked, the exhaust, the increased traffic on Pinebrook Road and in and out of the neighborhood, will put far too much stress on established residences.

On the other side, Lucaya Avenue homes, especially the six single-family dwellings sitting on the south side of that plot since 1983, will have no protection from this pressure. We also will be subject to the 93 parking spaces and their attendant noise and pollution, the two-story residences proposed, packed cheek by jowl and looking down at us across our fence.

Dumping the additional traffic out onto Pinebrook Road will create additional congestion and hazard to our neighborhood. Across the street we have Pinebrook Park and the Wellfield Playing fields, used by countless senior citizens, other walkers, and students from our schools and their guests and families, placing such congestion on the street as to become a frustration for all of us. Already we have the new Honore traffic adding to the Pinebrook Road use, a condition which will increase as more people become aware of the "shortcut" provided from Sarasota to, say, Venice Avenue. This is a potential safety nightmare. Already those leaving Lucaya Avenue or the fields across are frustrated by long waits to safely merge onto Pinebrook at certain times.

Yes, I am aware that the population density argument on our side of the conflict is not going to "fly," but when you take it into account for this sensitive environment, it simply has to be part of the consideration. And imagine, if these are 44 apartments rented by non-owners, the potential vandalism, substance abuse, disturbances, etc., especially with a nursing home abutting on the north side, the drain on our police, fire, emergency services will necessarily increase, and in doing so, create far more disturbance.

All this to provide a developer a win in speculation for that bottom dollar? I hope not, with your help.

Sincerely yours,
Elaine F. Lawson

1350 Lucaya Avenue
Venice, FL 34285
802 999-5389

Christina Rimes

From: Roger Lawson <roger.lawson@uvm.edu>
Sent: Tuesday, December 06, 2016 9:01 AM
To: Planning Commission; City Council
Subject: The lot next to the Pinebrook Nursing Home must NOT be rezoned.

Why rezone?

Clearly, the proposed rezoning is incompatible with the existing neighborhood properties. The proposed rezoning represents a struggle between profit-motivated developers and residents seeking to maintain their quality of life and property values. While land speculators prefer to reap the greatest profit from their investment, affected residents should not have to experience the substantial added noise, traffic, and pollution associated with inserting high-density housing in the midst of an area designated for low-density neighborhood and a nursing home. In addition to damaging the quality of life for the nursing home and private home residents, this rezoning will surely reduce the attendant home values.

The Venice City Comprehensive Plan calls for the “protection of single-family neighborhoods from the intrusion of incompatible uses and activities.” [Objective 2; Policy 2.2 F] Pinebrook South single-family homes are predominantly owned by older citizens who have purchased homes in this desirable low-density neighborhood expecting a peaceful quality of life. Allowing multi-story rental units in the middle of a long-established single-family neighborhood would clearly present an incompatible intrusion. Also rezoning would greatly increase the value of the lot in question making it too expensive to be used for its intended purpose, additional nursing home space for example.

While there are a few medium-density condos within Pinebrook South, a lake separates them from the single family homes. In the case of this proposed high-density zoning, no separation from the high-density multi-story apartments and proposed parking lots is possible.

Rezoning Impact on Adjacent Property.

The lot proposed for rezoning to high-density residential is within the area of Pinebrook South Deeded Community homes, one of Venice’s nicer family neighborhoods. Residents take pride in their homes and neighborhood. The proposed housing density would permit 46 living units within 7 multi-story buildings, with 92 parking spaces, all on 2.39 acres. Of these parking spaces, 47 could be inches from neighboring private home lots on Lucaya Avenue. This will naturally result in additional noise, traffic congestion and exhaust pollution. Every time someone locks their car, the beeping the horn a few feet away from nearby bedrooms. Apartment residents who arrive or depart at night will disturb adjacent homeowners’ sleep. Common sense and common courtesy would suggest that the space adjacent to a nursing home continue to be a quiet zone, and not for high-density rental housing. Also, that space should be available for expansion of related medical facilities. The proposed housing density is an affront to the existing Pinebrook South planned urban development. This would surely damage the property values we have strived to maintain.

Ongoing Need for Medical Facilities

Three years ago the median age in Venice was 66.7 (according to 12/2013 SHT article). It is currently 69 years old (Wikipedia). The demand for more nursing home space can be expected to increase. Fortunately, early Venice planners zoned the lot to meet the now incipient need for medical/professional facilities. Rezoning would result in a windfall profit for the land speculator, while making the lot unaffordable for its intended purpose.

Traffic, Safety and Roadway Plans

Pinebrook Road has become more heavily traveled. With the opening of Honore Avenue, the traffic will continue to increase as more people discover the shortcut. The proposed apartment complex is directly across the road from athletic field and the Pinebrook Nature Park which are used mostly by school children, their families and senior citizens. This part of Pinebrook Road is already dangerous, with many speeders and no crosswalk. No additional development should be allowed in this area until the Pinebrook Road traffic, noise and safety issues have been addressed. Venice has plans to increase Pinebrook Road to four lanes. While it is not clear where the land to accommodate extra lanes, drainage, sidewalks and bike lanes will come from, it is likely that some would come out of the vacant Pinebrook lot. Does it make sense to facilitate development that would need to be condemned to make way for road widening?

Imagine, if you will, nearly 100 daily workers heading to work by exiting onto Pinebrook Road. Cars will be backed up especially during the morning commute. Some drivers will surely be tempted to use the emergency exit onto Sleepy Hollow Road but will likely be forced to exit onto Pinebrook Road. Venice already has traffic issues during peak season — why intentionally create new ones?

Christina Rimes

From: Jeff Shrum
Sent: Wednesday, March 30, 2016 12:49 PM
To: Christina Rimes
Subject: FW: Proposed development of the 2.93-acre lot behind Lucaya Avenue

Christina,

Keep this should we get an application on this project. Thanks.

-Jeff Shrum

From: Robert Daniels
Sent: Wednesday, March 30, 2016 12:46 PM
To: Edward Lavallee <ELavallee@Venicegov.com>
Cc: Jeff Shrum <JShrum@Venicegov.com>
Subject: Fwd: Proposed development of the 2.93-acre lot behind Lucaya Avenue

Sent from [Outlook Mobile](#)

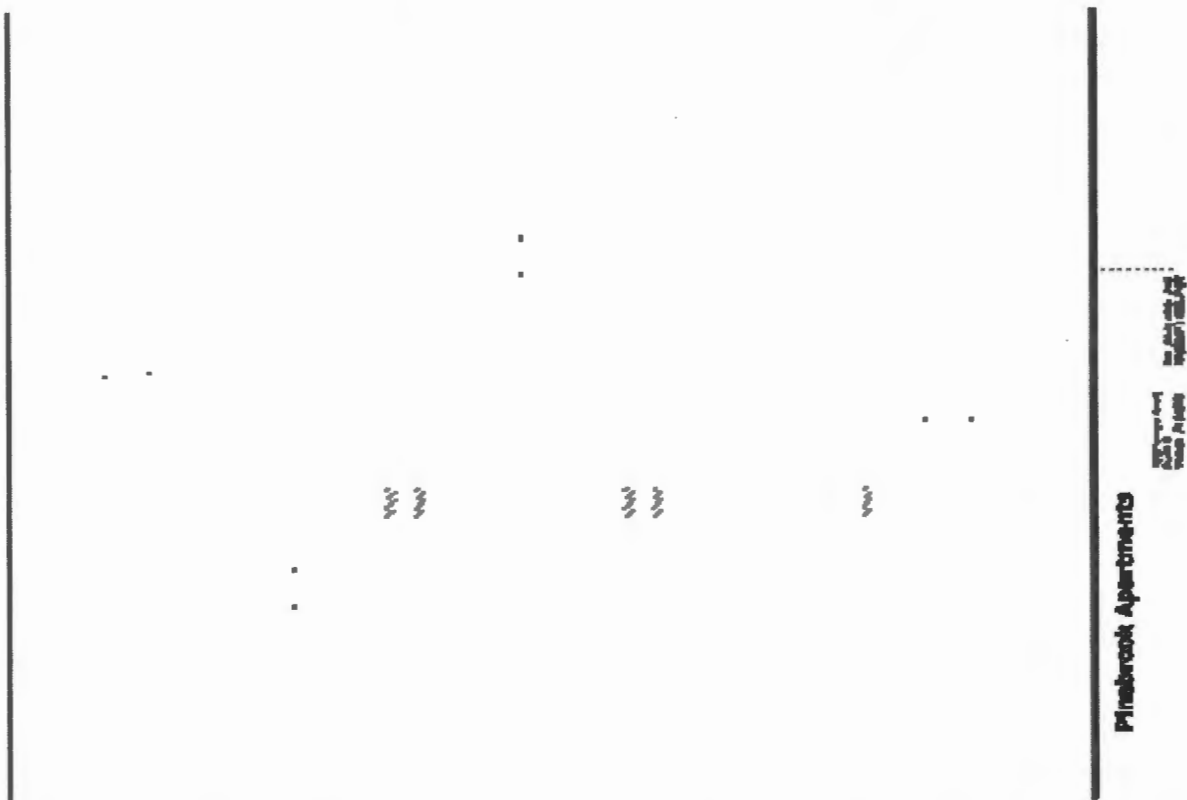
----- Forwarded message -----

From: "Elaine Lawson" <elawson@gmavt.net>
Date: Wed, Mar 30, 2016 at 8:37 AM -0700
Subject: Proposed development of the 2.93-acre lot behind Lucaya Avenue
To: "Holly Laird" <hollmarcl@verizon.net>
Cc: "Kay & Margaret Fallon" <kaymar719@aol.com>, "Beverly koczersut" <daisysdancewear@yahoo.com>, "Mick koczersut" <mbkcozz@aol.com>, "Ted Koszarski" <tedko2@gmail.com>, "Edward Lavallee" <ELavallee@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>, "Roger Lawson" <roger.lawson@uvm.edu>

To the Venice City Council, members of the Pinebrook HOA, and interested others:

My husband Roger and I have put together many of our concerns regarding the proposed 46-unit apartment building complex planned for the vacant lot behind our home at 1350 Lucaya Avenue.

Some of you may not even know of this seemingly underhanded proposal to pack seven two-story buildings, 46 apartments, and 93 parking spaces into a lot no bigger than 2.39 acres. Here is the proposed plan:



We learned of a supposed "neighborhood planning meeting" at City Hall only via an email from Steve Rouff, who owns the property next to us. Canvassing the immediate neighborhood, we learned that only Steve and one other person, Doug Thorpe, apparently received warning notices. In the course of that meeting, Roger and I were the only neighbors in attendance; for ten minutes preceding it, we heard references to Boone, Boone, Boone, et al having "sent all those letters," etc., as if they were surprised at the low attendance. We personally feel that the letters were never sent. Jeff Boone spoke to our anger with comments such as "What would you like it to be?," etc.

We have subsequently visited Genesis' Pinebrook Nursing Home to provide a copy of the plan; they had not been notified.

It is perhaps not astonishing that a developer would attempt to bypass the HOA in order to get zoning within the area of our HOA overridden. This property has not been sold yet; we believe that to be contingent upon a zoning change from the current "commercial" to "residential."

The proposed apartment complex is surrounded by the Pinebrook Center nursing home and one of Venice's nicest family neighborhoods (Pinebrook South). Common sense and common courtesy would suggest that the space adjacent to a nursing home be a quiet zone, not used for high-density rental housing. These parking spaces would be within a few feet of our bedrooms!

The proposed housing density is an affront to the existing Pinebrook South planned urban development. Such a change would surely damage our property values. If the lot must be developed, it should be for single family homes (maybe 8 to 10) or something compatible with the nursing home.

For a variety of reasons Pinebrook Road is already a very busy road. The proposed apartment complex is directly across the road from athletic fields, basketball & tennis courts, and the Pinebrook Nature Park which are used mostly by school children and senior citizens. This part of Pinebrook Road is dangerous with many speeders, no crosswalk and no bicycle lanes. When Honore Avenue opens, traffic will likely be worse, much worse. No additional development should be allowed in this area until the Pinebrook traffic, noise and safety have been addressed.

Roger and I are committed to keeping all of you informed and up-to-date and hope that you will access the Venice City website links for any further upcoming rezoning proposals, etc.

On a side note, what will happen to the very mature trees on that lot? Is there any protection for them?

Stay strong and united!

Elaine and Roger Lawson
1350 Lucaya Avenue
elawson@gmavt.net
roger.lawson@uvm.edu

PLEASE NOTE: This agency is a public entity and is subject to Chapter 119, Florida Statutes, concerning public records. Email communications are covered under such laws; therefore, email sent or received on this entity's computer system, including your email address, may be disclosed to the public and media upon request. If you do not want your email address released to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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