

Christina Rimes

From: Linda Strange <lastrange47@gmail.com>
Sent: Wednesday, April 04, 2018 11:06 AM
To: Scott Pickett
Cc: Christina Rimes; JoAnne Crawn-Brewer
Subject: Next Steps - Pinebrook

Good morning Scott - We survived the mtg. and the neighborhood is elated there was a denial....of course, we have the city council hurdle next....do you have any indication about when it might be on their agenda?? We sure would like a bit of advance notice....Thanks much for your help....Linda

Christina Rimes

From: Ellen Ostroth <elle21796@gmail.com>
Sent: Wednesday, April 04, 2018 6:49 PM
To: Planning Commission
Subject: Our Thanks To the Planning Commission

Dear Venice Planning Commission;

April 4, 2018

My name is Ellen Ostroth. My husband (who is a Pinebrook South HOA Board member), and I attended the April 3, 2018 meeting set to review the rezoning application for High Density rental units being proposed in our community.

We wish to thank you for patiently hearing our side and making site visits. Those efforts are greatly appreciated. We were also delighted, obviously, with your denial of the rezoning project.

I wrote to say **“thank you”**, so you may wish stop reading here. If you are wondering why compromise fell apart, below is my firsthand experience to some of the problems.

We have been involved with this HOA and attending all the High Density meetings since the second one. I can tell you, initially, we were very interested in compromise. We all believed something would be built, and it was in our best interests to be part of that vision.

We proposed condos that residents would invest in and have ownership of. Being snowbirds was no factor for us.

I know this, because I was the one who stood up in the meeting and proposed these new condo residents should become part of our HOA, allowing them to use our clubhouse, pool and other facilities. It seemed unlikely that 2.39 acres was going to have much room for green spaces and walkways, let alone amenities. Mr. Boone said he'd bring it to his client. Apparently, the answer was *no*.

Furthermore, yesterday was the first time we heard *market price*. Mr. Boone has repeatedly referred to these units as *working folk*, *working class*. He defined that as nurses, teachers and police (the same people who own homes here) but also added *seasonal help*, *like wait staff*. He further stated they would be the *kind of employees that would require 3-6-9 month rentals*, in addition to 12 month leases. This is where the “transient” part of this project took hold in our communal minds. We felt lease turnovers would be exceptionally frequent.

When asked if his client would be keeping rental control, Mr. Boone replied *probably not*. Apparently, this mysterious owner builds, and then sells out. We felt this would mean the apartments could become any type of rentals, including subsidized, as our community would not have any agreements with any future owners.

We have repeatedly asked Mr. Boone who the owner, now buried under Pinebrook Park, LLC, is. Mr. Boone was very offensive. He said he would not tell us because we would be *very prejudiced against his client because of his client's nationality*. One of our more senior residents stood up and eloquently debunked Mr. Boone's statement. The truth is, we are quite proud of our ever increasing diversity, and warmly welcome it.

Then there was the statement, (which may be hearsay in that it was presented at a meeting but I am not sure by whom), that Mr. Boone's group had measured Sleepy Hollow Road and determined it allowed 107 parking places. We know legally we cannot stop people from parking on our streets, but it has been upsetting that our walking-biking-

vehicular roads, that are without sidewalks, could be the *parking solution* for these apartments that may well have 3-4 cars per unit. The street allows double-sided parking. Conversely, we have no cars parked in our neighborhood from the nursing facility.

Final ingress/egress is a big concern, for our committee was told (by someone downtown, so I got this second hand from our committee) that Pinebrook Rd. has maximum driveways in this area. No entrance onto Pinebrook can be built without a variance (or whatever the Planning Commission would call that exception.) If not received, we are all fearful that the only viable ingress/egress would be from Sleepy Hollow Rd.

We live on Waterside Lane, and are personally near the subject property. Waterside Lane begins at one end of Sleepy Hollow Rd and exits at the other end. Our street cannot ingress/egress in this neighborhood without Sleepy Hollow access. Moreover, Waterside Lane is close enough for High Density residents to park on, if street parking is intended. It's a curvy street, and any street parking gets visually tricky.

It is reasonable that those of us who live in this enviable neighborhood 1) would like to retain our PUD integrity & vision or make an amenable compromise; 2) have been extremely leery of this High Density rental project. The biggest problem has been not our unwillingness to compromise, but Mr. Boone's failure to be more forthcoming. He has failed to allow a review of a revised site plan. We also feel he has not been very transparent. Therefore, we moved to a position to hold fast to the original PUD and MUR.

In the name of transparency, we do feel this rezoning is an economic cash cow to a greedy, mysterious builder, who is indifferent to the existing members of this neighborhood and wishes to set a devastating precedent that will threaten other established neighborhoods in Venice.

Chairman Snyder, we truly commend you for taking the position that, while residential may be compatible (and we agree!), **transient rental residential** is not. The rest of us have invested our resources and lives by owning in this fine community. We love the quiet enjoyment, communal friendships and activities, and the rising home values of our lovely Pinebrook South neighborhood.

Tuesday was an admirable and much appreciated hearing. Again, we thank you for denying the rezoning request on this High Density project in Pinebrook South.

Best Regards,

Ellen Ostroth

elle21796@gmail.com

(248) 703-4772

1216 Waterside Lane

Venice, FLA. 34285

Christina Rimes

From: Elaine Lawson <elainefullawson5@gmail.com>
Sent: Wednesday, April 04, 2018 11:58 AM
To: Planning Commission
Cc: Roger Lawson
Subject: Venice Planning Commission

Dear Planning Commission:

I am so very grateful for your unanimous decision yesterday to deny the petition to rezone the 2.4 - acre lot behind my home on Lucaya Avenue. I don't know if you can imagine the great joy and relief the neighborhood feels at this time.

We are aware that your decision does not preclude actions that the City Council may take. We are also aware that a different petition may be forthcoming. However, this gives some of us a well-earned break from the continual meeting and argument - drafting that our committee have done over the past nearly two years.

Again, my personal thanks for hearing it all through and for your deliberations.

Sincerely,
Elaine F Lawson
1350 Lucaya Avenue
Pinebrook HOA

Christina Rimes

From: James and Nancy Martin <nm.jm@sbcglobal.net>
Sent: Tuesday, April 03, 2018 5:34 PM
To: Planning Commission
Subject: Venice Planning Commission

Honorable Commission members, Regarding the zoning change request (1220 Pinebrook), I agree with all the objections stated by my neighbors and Mr Lobeck to the request by Mr Boone's client to change the zoning to residential. However, I have an additional observation to share. The zoning change request is just the beginning of a LONG list of exceptions that Mr Boone's client is prepared to request for this property. Next will come requests for exceptions and exemptions for density and compatibility, then exemptions for setbacks and buffers, then exemptions for green space requirements.

It seems to me when you amass such a long list of exceptions, you are trying to fit a square peg into a round hole. It's just a bad fit.

Please respect the views and needs of the existing 500+ homeowners and residents of Pinebrook South and deny this request for a zoning change by one speculator. To do otherwise violates common sense. The proposed project is just a bad fit

Thank you, James Martin 1278 Lakeside Woods Dr. 34285

Sent from my iPhone

Christina Rimes

From: Christina Rimes
Sent: Tuesday, March 27, 2018 11:13 AM
To: jackie rouff
Cc: Jeff Shrum; Scott Pickett; Roger Clark
Subject: RE: Request Affected Person Status

Thank you for letting me know. The correspondence that you have sent to date will also be attached as written correspondence on the Planning Commission agenda.

Thank you,

Christina Rimes

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

From: jackie rouff <jjrouff@gmail.com>
Sent: Tuesday, March 27, 2018 11:05 AM
To: Christina Rimes <CRimes@Venicegov.com>
Subject: Re: Request Affected Person Status

Dear Ms.Rimes,

Unfortunately, it is not possible for us to attend the meeting in person. However, we have asked our neighbors, Elaine and Roger Lawson, to read a brief statement to the commission members at the meeting in our absence.

It should be obvious to the planning commission members that such a high density development that is in direct contact with our property will very much affect our property value and quality of life.

Thank you very much for your assistance.

Jacqueline Rouff

On Mon, Mar 26, 2018 at 3:20 PM, Christina Rimes <CRimes@venicegov.com> wrote:

Mrs. Rouff:

I just wanted to confirm your request for affected party status so that I can 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.

Thank you,

Christina Rimes

Planning and Zoning Division

City of Venice

401 W. Venice Ave.

Venice, FL 34285

941-882-7434

crimes@venicegov.com

From: Jeff Shrum
Sent: Wednesday, March 21, 2018 7:14 AM
To: Jacqueline Rouff <jjrouff@gmail.com>
Cc: Christina Rimes <CRimes@Venicegov.com>
Subject: RE: Request Affected Person Status

Ms. Rouff,

Affected party status is granted by the board and not by staff. You and your husband will need to attend the meeting and be prepared to explain in detail why you feel you are an affected party. If you have any questions about the meeting please contact Christina Rimes in our office. Have a good day.

Jeff Shrum, AICP

Development Services Director

City of Venice

[\(941\) 882-7431](tel:(941)882-7431)

jshrum@venicegov.com



From: venicegov@venicegov.com <venicegov@venicegov.com>
Sent: Tuesday, March 20, 2018 4:40 PM
To: Jeff Shrum <JShrum@Venicegov.com>
Subject: Request Affected Person Status

Message submitted from the <Venice, FL> website.

Site Visitor Name: Jacqueline Rouff
Site Visitor Email: jjrouff@gmail.com

Dear Mr. Shrum,

My husband Steve and I are both requesting "Affected Person Status". Our home at [1354 Lucaya Avenue](#) is adjacent to the proposed development on Pinebrook Road represented by the Boone law firm. We understand that this proposal is again under consideration by the Planning and Zoning Commission. Any development with a higher density or different character than that currently in our neighborhood will certainly impact our property value.

Best regards,
Jacqueline Rouff
jjrouff@gmail.com
[636-675-3867](tel:636-675-3867)

From: **Jackie rouff** jjrouff@gmail.com
Subject: Comments on rezoning petition
Date: March 22, 2018 at 5:39 PM
To: elainefullawson5@gmail.com



I will send this email to the members of the planning committee. Please read at the meeting if appropriate.

Dear Planning and Zoning Commission Board,

We own a home at 1354 Lucaya Avenue, which is adjacent to the property for which the Boone Law firm has submitted Rezone Petition NO. 16-04RZ. Such a high density development of multi-story rental units is inappropriate for this narrow strip of land bordered by single family, single story homes and an extended care facility. The Venice City Comprehensive Plan calls for the “protection of single family neighborhoods from the intrusion of incompatible uses” and for consideration of “densities and intensities of proposed uses as compared to the densities and intensities of existing uses” (Elements – Land Use, Section III, Policy 8.2 E and H).

Placing multi-story rental units in the middle of a long-established single-family neighborhood would clearly present an incompatible intrusion and too abrupt a transition to constitute responsible zoning. In addition, it will most certainly decrease the property value of existing homes in Pinebrook South.

We realize that the owners of this property have the right to develop it. The fact that high density rental units enhance the developer’s economic interest is not a sufficient reason to approve this change. If a change to residential zoning is considered, the only appropriate change would be to low density single family homes consistent with the existing long established neighborhoods.

We hope that you will respect the wishes and well-being of the residents of Pinebrook South and the wisdom of the Venice City Comprehensive Plan . Please deny the change of zoning to high density multi-family rental units requested in Rezone Petition NO. 16-04RZ.

Respectfully,

Jacqueline and Steven Rouff

My name is Kathleen Economides and I am a resident of Pinebrook South. I am here today to express my concern with the rezoning request for 1220 Pinebrook Road.

At the outset, I must say I am dismayed and appalled by this request to amend the Pinebrook South PUD to allow residential use up to 18 dwelling units per acre on a small parcel of 2.4 acres. Our neighborhood is built to a much lower density than 18 units per acre and this was by design. Despite several meetings and the expressed sentiment of Pinebrook South residents, Pinebrook Park LLC has made no changes to its original application.

This project is too dense for the tract of land. Even the two story condominiums in Pinebrook Lake Club are not built to this density and they have extensive green space or are buffered by a lake. People interested in living in Pinebrook South are attracted by its green space and quiet. This proposal works against that. There will be inadequate green space with the number of proposed units.

The applicant states that the property is ideal because of its walkability to nearby commercial retail, office and recreational use. The truth is the specific site has a low walkability score and a traffic light will be needed to access Wellfield Park. Walkscore.com states that the walkability score is 34 out of 100 and rated car dependent. Pinebrook Road is currently dangerous with many speeders, no crosswalk, or traffic light. The traffic on Pinebrook Road is heavy since the opening of Honore and will be even greater when the road is widened and new developments are built on Honore.

The proposed rental apartment complex will be an isolated unit within the PUD of single family residences, condominium homes and a quiet skilled nursing facility. A “home for the aged” is more compatible on this lot than an apartment complex. Space next to a skilled nursing facility should be a quiet zone not high density rental housing.

To say that this complex is necessary is misleading. Data shows that rental apartment complexes in the Venice area have vacancies now and during season both this year and last. Many of these complexes have extensive green

space and other amenities something a complex of this size on this tract of land will not. Most complexes do not abut single family homes. Advenir of Monterrey Apartments on Center Road has approximately 130 feet between its buildings and single family homes. Venetian and Clubside Apartments in Capri Isles do not abut single family homes. To envision a 43 apartment complex on this small tract of land backing up to six single family homes is untenable. It will violate resident privacy not to mention the quiet enjoyment of residents.

The proposed apartment complex will definitely affect living conditions in the PUD especially for the houses adjacent to 1220 Pinebrook Road. Traffic from moving vans, lights shining in private yards, noise and increased traffic up and down Lucaya Avenue will be problematic.

To say that there will be a positive impact on property values is a misstatement. People who live in Pinebrook settle here for the green space and peace and quiet. This will no longer exist if a 43 unit rental apartment complex is built on this lot. Such a complex is especially bound to affect property values for the adjacent properties to the complex.

Should the City truly believe that additional apartment complexes are needed in Venice, there are other appropriate sites that do not abut private homes. There is land for sale on East Venice Avenue and the other end of Pinebrook Road that is not next to private residences. Land is also vacant on Jacaranda Blvd., Center Road, Laurel Road, and Knights Trail. None of these sites is adjacent to private residences and a skilled nursing facility.

It is clear that Pinebrook Park LLC seeks to build something inappropriate for this tract of land. I ask that you deny this zoning request to add residential use to the current permitted nonresidential use and keep this tract of land zoned as it is. The Venice City Comprehensive Plan calls for the protection of neighborhoods from the intrusion of incompatible use. Allowing 43 rental units in the middle of the Pinebrook South PUD is an incompatible intrusion that will only benefit the developer.

I am James Economides, a resident of Pinebrook South and Vice President of the Pinebrook South HOA.

In reviewing the application and associated material for this rezone petition, I was left with a number of questions.

1. Can this infill project which increases the density of the immediate neighborhood nearly 5 fold be rationally found to relate to the context of the neighborhood?

The subject parcel is some 2.4 +/- acres and is proposed to have 43 units; the 6 adjoining single family homes on Lucaya Avenue and the three single family homes across Sleepy Hollow Road facing the project occupy approximately 1.98 +/- acres and have 9 units.

2. Can this project which would be the first ever permitted residential use of the parcel as well as the first ever permitted high density residential apartment complex on Pinebrook Road between East Venice Avenue and Edmondson Road be found not to constitute a special privilege? Only if the public benefit outweighs the privilege. And on that point, nothing is included in the application.

3. Can this project be found to be consistent with the Comprehensive Plan when the project: requests 18 du/ac despite the comp plan limit of 5 du/ac; does not comply with the existing Pinebrook South PUD development standard for single and multi-family residential lots of 60 percent permeable ground; is not compatible with the neighborhood under Policy 8.2 (transitional) Intent LU 4.1, since evaluation criteria E protection of single family neighborhoods and H comparison of densities and intensities do not favor the proposal; does not meet, and in fact, runs counter to, Intent HG1.2 regarding intermixing residential and nonresidential uses.

4. Can an affirmative finding be made on each of the 16 rezone considerations? The Association believes the answer is no because: the proposed change is not in conformity with the Comprehensive Plan; there would be an adverse impact on the neighborhood due to the introduction of rental apartment dwellers with attendant increases in activity levels and transiency.

The applicant's response on the question of why the property cannot be used as presently zoned is a purely economic one and is not substantiated by any data or studies. Further, the Association believes that the response is tantamount to a non-answer since it does not address the main issue; why can't the property be used as currently zoned? The applicant desires to change the current zoning without explaining what is problematic about the current zoning.

The applicant in replying to the question of whether changed or changing conditions make the amendment necessary cites the need for more rental apartments without any supporting data. The Association does not believe that is sufficient and has investigated vacancies in existing apartments. As to the property itself, the only change noticed by the association is the erection of a fence. Otherwise, the property is what it has always been, a vacant lot.

5. Why does the staff report assert that the Pinebrook South PUD was approved without a master plan when the terms and conditions of Resolution 518-74 were incorporated by reference in Ordinance 626-74? The owners within Pinebrook South have lived by those terms and conditions for nearly three quarters of a century. The footprint limitation and front and backyard requirements are what make Pinebrook, Pinebrook. They are the essence of our community. The Association does not want them to be in any way questioned, especially since they are contained within the ordinance establishing our PUD.

For all of these reasons, the Association believes that the rezone petition should be denied.

Linda Strange.

Presentation to the Planning Commission April 3, 2018

Read and Submitted for the Record
by Linda Strange
1247 Lucaya Ave.

Good afternoon. My name is Linda Strange, and I have been a year-round resident in Pinebrook South since 2002. I have also been one of a group of residents who were asked by our HOA Board to participate on a committee to learn how a proposal for a high density 43-unit apartment complex could even be proposed for the vacant lot in our neighborhood.

We learned of the proposal from Elaine and Roger Lawson who attended the first neighborhood meeting held by the applicant in March, 2016. The neighborhood in general became aware of the proposal, and to say they were absolutely opposed to the project is quite an under statement.

Committee members began looking for information about Comp Plan and Zoning regulations that would govern the proposed development.

At the outset, let me say that Planning staff: Jeff, Roger, Scott, Christina, and JoAnne as well as Lori, City Clerk, have been very patient and helpful with our many visits to City Hall, our many requests for documents, and our many

"how can that be" questions during the committee's learning curve over the past two years. We thank each and every one of them very, very much.

We have learned a few things: the components of the MUR/PUD designations-varying housing types and densities, green space requirements, and the non-residential space permitted. We've learned how density is calculated for a PUD and why the applicant as well as staff believe there is excess density in our neighborhood that can be transferred and used to eventually build 43 apartments on this lot. **The applicant is requesting a density that is the highest density permitted in the city, 18 u/a. The overall density of our built homes is 2.36 u/a. The request also includes adding residential use to our non-residential parcel.**

(Display maps distributed to Commission)

I'm using two of the applicant's maps. One which indicates the number of units built in various portions of our PUD.

Note the area surrounding the vacant lot is developed with 41 homes at a residential density of 2.83 u/c. Single-family low-density homes are here and the single-family homes with higher density here and here; the multi-family medium-density homes are here. **A lake buffers the higher density from lower density areas, and our residents feel no negative impacts from the density changes between them.** Up in the northeast corner are

18+/- acres of the Curry Creek property. (That acreage remains in our PUD and was slated for 136 residential units. When the acreage is correctly removed, the available dwelling units, excess density, for our neighborhood will be reduced.) Here is the 6-acre parcel and half of it is already used as designated -- for a nursing home. **"No portion of the six (6) acres may be devoted to residential use" is the specific language in Resolution 518-74.** The vacant lot is part of our neighborhood's non-residential 6-acre parcel, and it should remain non-residential.

The smaller map is an example, a concept plan, of what the vacant lot could look like if developed with 43 apartments and associated parking. This is the concept plan presented to Elaine and Roger at the first neighborhood meeting in March, 2016. **Deficiencies of the proposal include incompatible density, lack of the ability to properly buffer density change, and violation of stipulated use. The proposal, in essence, is a case study in over development. We suggest that a change of use and a transfer of residential density to the vacant lot -- a lot that was and is designated for non-residential use -- is inappropriate.**

PLEASE DENY THIS APPLICATION.

Strategies LU 1.2.10 through 1.2.15 apply to all Mixed Use categories excluding MUR

Strategy LU 1.2.10 - Mixed Use Category – Minimum thresholds.

Development and or redevelopment projects within the Mixed Use designations shall not be denied solely because the individual project does not meet the overall minimum dwelling units or minimum square feet required by the category.

Strategy LU 1.2.11 - Mixed Use Development Principles.

Mixed use developments should generally provide non-residential (such as retail, eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form. All uses permitted internal/within a mixed use category shall be deemed to be compatible.

Strategy LU 1.2.12 - Form Based Code.

The City shall adopt a Form Based Code for the Mixed Use designations to achieve context sensitive design.

Strategy LU 1.2.13 - Mixed Use Development Transitions.

Mixed Use land use designations are deemed to be compatible with the adjacent land use designations. Through the update to the City's Land Development Code, Form Based Codes shall be developed for the Mixed Use designations that provide for perimeter compatibility standards. For the purpose of this Strategy, perimeter is deemed to include the Future Land Use designation boundary only.

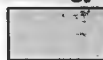
Strategy LU 1.2.14 - Mixed Use Development Connectivity.

A Mixed Use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area.

Strategy LU 1.2.15 - Mixed Use Designations – Government Uses.

Government uses shall be permitted within the Mixed Use Designations.

Strategy LU 1.2.16 - Mixed Use Residential (MUR)



1. Limited to existing and proposed properties zoned or proposed to be zoned PUD.
2. Consistent with the PUD Zoning, conservation and functional open spaces are required. See also Strategy OS 1.11.1 – Mixed Use Residential District Requirements.
3. Development standards including bulk development standards and housing types are designated at the PUD Zoning level.
4. A variety of residential density ranges are envisioned providing the overall density does not exceed 5.0 dwelling units per gross acre for [REDACTED]
5. Previously approved PUD developments exceeding the standards of this



Strategy shall be permitted to retain their [REDACTED], open space percentage provisions, and other previously approved development standards.

6. Min/Max Percentages as follows:
 - a) Residential: 95% / 100%
 - b) Non-Residential: 0% / 5%
 - c) Open Space (including both Functional and Conservation): 50% (min). Open Space shall be comprised of a mix of Functional and Conservation Open Space to achieve 50%, with either type being no less than 10%. For the purposes of this Strategy, Functional Open Space may include public and or private open space.
7. Intensity/Density:
 - a) Residential Density: 1.0 – 5.0
 - b) Non-Residential Intensity (FAR): 0.4 (average) Designation-Wide; 0.5 maximum per individual property. Non-Residential Intensity is based on the gross acreage of the non-residential portion of the MUR. The intent of the non-residential portion of the MUR is to provide for neighborhood scale and serving uses; not for regional purposes.
8. Figure LU-9 (below) establishes the Compatibility Review Matrix between the MUR and existing Future Land Use categories. See Strategy LU 1.2.8

Figure LU-9: FLU Compatibility Review Matrix for MUR

		Adjacent (Existing) FLU									
MUR		LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C

Presumed Compatible
 Potentially Incompatible

Strategy LU 1.2.17 - Mixed Use Residential Open Space Connectivity

Within the MUR land use designations, new development shall provide open space connectivity by means of either functional and or conservation uses. Open space connectivity shall be a minimum of 25 feet wide.

Strategy LU 1.2.18 - Mixed Use Categories, Monitoring and Reporting (applies to all Mixed Use Categories)

The City Planning and Development Services staff shall produce at a minimum an annual report on development activity within the Mixed Use Categories or when 75 percent of the applicable development threshold (max) has been achieved. Staff shall develop a tracking mechanism and include the percent development in conjunction with the thresholds of development established within the Mixed Use land use designations.

Strategy LU 1.2.19 - Thresholds Applied

The minimum and maximum thresholds in each of the Mixed Use categories are not intended to be an allocation of land but are used as a mechanism to determine the maximum density and intensity within each Mixed Use area and Neighborhood from which existing and future development will be deducted. The intent of this strategy is to eliminate the need to calculate/allocate a vertical mixed use development as a percentage of acreage. This strategy also recognizes that applications



	maximum height will not exceed the maximum building height previously approved through such rezoning.	architectural design style will be consistent with designs previously approved through such rezoning.
Shakett Creek Neighborhood (Planning Area J)	42'	Northern Italian Renaissance or Northern Mediterranean
Knights Trail Neighborhood (Planning Area K)	SubAreas 1, 2, 3: 42' SubArea 4: 45'	Northern Italian Renaissance or Northern Mediterranean
Gene Green Neighborhood (Planning Area L)	N/A	N/A

Note: See Appendix for Planning Area Maps. The 2010 Future Land Use Map is provided for the identification and location of the Planning Areas only.

- Policy 8.2** Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:
- A. Land use density and intensity.
 - B. Building heights and setbacks.
 - C. Character or type of use proposed.
 - D. Site and architectural mitigation design techniques.

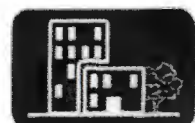
Considerations for determining compatibility shall include, but are not limited to, the following:

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
- G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

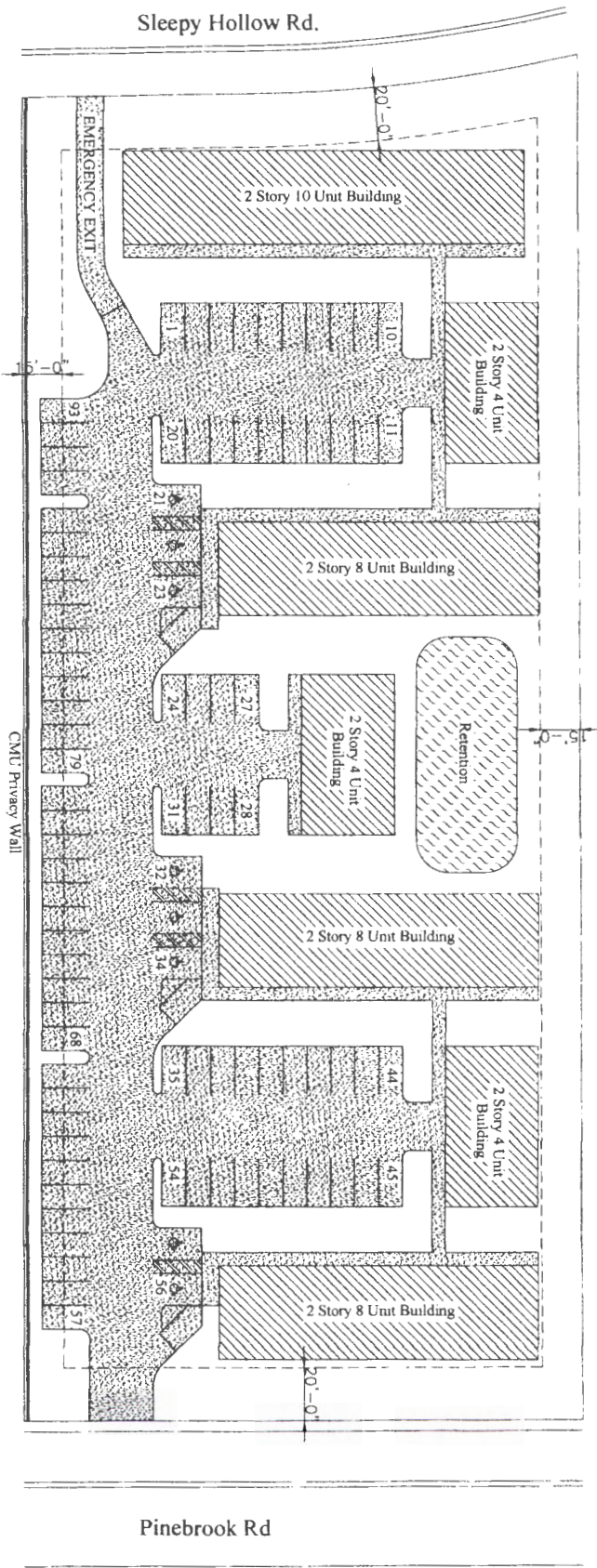
Potential incompatibility shall be mitigated through techniques including, but not limited to:

- I. Providing open space, perimeter buffers, landscaping and berms.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
- K. Locating road access to minimize adverse impacts.
- L. Adjusting building setbacks to transition between different uses.
- M. Applying step-down or tiered building heights to transition between different uses.
- N. Lowering density or intensity of land uses to transition between different uses.

- Policy 8.5** Site Plan Design and Architectural Review Procedures. Implement the City's architectural and design standards by working with the applicant to ensure that



PERMITTED TO RESIDENTS AT FIRST
WEIGHTBOULDER MTD.



Proposed Building Footprint 11,550 sqft (11%)
 Proposed Asphalt Parking & Walkways 37,714 sqft (36%)
 Subject Property 104,258 sqft

Owner/Location Pinebrook Apartments Pinebrook Road Venice, FL 34285		VDG VENICE DESIGN GROUP 738 Venice Ave E LLC Suite D Venice, FL 34285 PH (941) 486-1212 FAX (941) 486-4107		Seal Jeff Matthews A R 93020 Date 11-13-18	
DRAWN BY DATE 2-13-18 SP	CHECKED BY DATE 2-13-18	NO. 1 DATE 11-13-18	REVISIONS (READ UP)	BY	DATE



deley

WELLFIELD RD



PINEBROOK RD

LUCAYA AVE

SLEEPY HOLLOW CT

SLEEPY HOLLOW RD

KAREN D

SOUTH AVE



0.065 0.13 Miles

Bill Furst

Sarasota County Property Appraiser



This map is a product of, and prepared for use by the
Sarasota County Property Appraiser's Office
No warranties are expressed or implied

My name is Dr. Thane Ostroth. I am speaking as a resident and an Officer of Board of Directors of Pinebrook South Homeowners Association which includes Pinebrook South, Pinebrook Lake Club, Lakeside Woods South and Lakeside Woods. I appreciate the opportunity to address the Commission on the concerns regarding the Petition before you today submitted by Pinebrook Park, LLC.

It is the understanding of the Board and members of the Pinebrook South Homeowners Association that the petition submitted by the owner of the 2.39 acres of vacant land located at 1220 Pinebrook Road requests the Planning Commission to approve an amendment of the Pinebrook PUD to allow up to 18 units per acre and to add "residential use". We have a great deal of concern regarding the negative impact that an approval of the Petition to allow such an extreme change in density, this proposed development, will have on the Pinebrook South Community.

The residents of Pinebrook South moved to this community for specific reasons: location, large lots, preservation of nature areas, greenery, peacefulness, safety and security are just a few. Pinebrook South has a current quality of life which allows our young families and senior citizens to be outside and active. We walk, ride bicycles, use wheelchairs, both manual and motorized. Mothers and fathers use strollers for their young children, we walk our dogs and socialize with our neighbors. If you were to visit our neighborhood, you will see that great care was taken in the planning of Pinebrook South. We very much want to retain that character of our neighborhood and we can do that by keeping this parcel with its original designation as nonresidential.

Pinebrook South is very concerned that the petition before you today which, if approved, would allow up to 18 units per acre, is excessive, unreasonable and extremely incompatible with our community PUD of 2.5 units per acre. It would create an isolated high density district within our community. We are not only concerned about the negative effect on the six homes that are directly adjacent to the property and the homes that are across the street on Sleepy Hollow Road, we know the negative effects will extend to our entire community. This petition to rezone to high density (18 units per acre) is extremely incompatible with surrounding low density homes. **We are very concerned it will cause increased traffic and congestion 24 hours versus nursing home traffic which is limited to specific daytime hours. I have lived in apartments, and that more transient lifestyle is totally different from Pinebrook South.**

Pinebrook South residents strongly object to the applicant's rezoning application. We respectfully request that you deny the current application. Thank you for the opportunity to be heard.

Lowell Beatty

I moved here, 8 years ago because Pinebrook South seemed the ideal spot to retire after many years of hard work.

In talking to others who lived here, they confirmed **what** I was looking for quiet, peaceful and safe neighborhood. My neighbors and I are quite astounded that the City is now considering putting a high density apartment complex in our low density backyards. 18 units per acre is an incredible increase compared to our current density of 3.25 units. Why would the City even consider that proposal, the proposal to allow 43 residential apartments in a residential neighborhood designated Mixed Use Residential sounds good on paper.

The apt complex is not compatible with our single family neighborhood.

That greater activity may also negatively effect the elderly, infirm residents of the nursing home immediately next door to the apartment complex. I am suggesting that the proposal is utterly incompatible with its immediate neighbors or for that matter with the wider surrounding 41 homes (as shown on the applicant's map which indicates the number of homes in each of the Pinebrook South neighborhood areas.

Presentation to the Planning/Zoning Board,
Venice City
April 3, 2018

Read and submitted by:

Elaine F. Lawson

1350 Lucaya Avenue, Venice, FL 34285

Good afternoon. My name is Elaine Lawson. My husband Roger and I are Florida residents. Our primary home is at 1350 Lucaya Avenue, located in Unit 2 of the Pinebrook HOA. This location makes our property, along with the 5 others on Lucaya and three homes on Sleepy Hollow Road, the most affected properties in this rezoning petition.

I am here to ask the Commission to deny the application. Approval would mean the potential for a maximum density rental complex which could accommodate up to 18 units per acre. This property is a 2.39-acre parcel, which would, with your rezoning approval, allow up to 44 rental units, a gross incompatibility with the surrounding established homes in our neighborhood.

If one plays out the potential infill, we could be looking at their need for 90 - 120 parking spaces, some 37 possibly lined up along the north side of our Lucaya back yards, 8 feet from our pool cage and patio.

Rental units allow for an ever-shifting population who likely care less about their neighbors' privacy than do our current neighbors here on Lucaya and in the Pinebrook HOA in general. Shifting populations require moving companies, vans, trailers, etc. This is very hard to envision given the tight spacing required within the 2.39 acres, should it be developed to 43 potential units, to say nothing about concern regarding emergency vehicle access. For us, such an infill would provide for no setback or protections from noise, light, or constant commotion whatsoever. All homes surrounding the subject property are single-story, as is the Pinebrook Nursing Home on the north side. I can't help but wonder how many of you, considering the plan first

submitted by the petitioner, would like to entertain the prospect of having that development 8- 10 feet from your property line, wall or no wall.

The current zoning for a nursing home or a home for the aged should remain intact. Our home looks across the 209.63 feet to the Genesis Nursing Home. We experience the coming and going of visitors and caregivers and attendant vehicles already, a mere 210 feet away and do not consider these an invasion of privacy. Residents and their attendants, as well as necessary emergency vehicles there are quiet and respectful neighbors. Another such building in the adjacent lot would be far less intrusive than a high-density, 2-story, 43 - unit possibility that a rezoning to residential would permit. A nursing home or home for the aged does not operate in large part with 24/7 comings and goings, other than shift changes and ambulances, etc., which, when arriving at night, run lights easily blocked by our shutters. They do not run sirens. There is no attendant noise. An extension of such a facility, or an additional care facility of a similar type would be far more welcomed here than would the potential infill residential use which is simply incompatible with its surroundings.

Minutes from the Sept. 6, 1988 Planning Commission discussion clearly reflect Chairman Timothy Gaus's thinking that "housing for the aged produces less impact on roads and utilities and other types of infrastructures" .. "than multifamily housing."

Again, I respectfully ask the Council to deny the application for the rezoning of the property in question. Please protect your current residents against the onslaught that such a zoning change would likely bring into our lives. Thank you.

FRAN NELSON
04/03/2018
Guidance Part.

Facts regarding Rezoning of Pinebrook South

Pinebrook South Development was designed and built in the 1970s and 1980s compatible with the designs of John Nolan's plan for Venice. It is deed restricted. Layout of the community allows for reasonable entry or egress of the development to and from Pinebrook Road, Albee Farm Road and East Venice Avenue. The entire development is zoned for Single Family Homes, condominiums and villas across the lake from Sleepy Hollow Road.

There are two lots facing Sleepy Hollow Road that are zoned to complete the street by the building of two single family homes. The land facing Pinebrook Road is zoned for Small Commercial or Professional space with parking.

Rezoning of the area of land which is only a 2.4 acres to a high density, affordable apartment complex is not only non compatible, it constitutes a guarantee of irreversible devaluation of the entire development. The residents of Pinebrook South do not accept the rhetoric that states the apartments will be rented to young professionals and seniors. By their nature, apartments renters are transient in nature. There is no way to discriminate against potential renters eligible to pay rent. The proposed increased traffic in the development is ridiculous to even consider.

The Pinebrook South campus includes our Clubhouse, Pool and dock at Curry Creek. It is for the use of dues paying members of our Home Owners Association. The Pinebrook HOA is ill equipped to monitor persons not belonging to the Association and keep them from trespass on our campus. Residents of our community have no desire to become security guards in order to assure our private use of our property.

The last vacant lot on Waterside Lane was purchased and a single family home was built in 2017. There is one other vacant lot on Pine Needle Road, owned by a current resident who hopes one day to build a home there. The two vacant lots on Sleepy Hollow Road should, and must be preserved as single family home properties, which will complete the proper use of the current zoning.

My name is Roger Lawson. My wife Elaine and I live on Lucaya Avenue in Pinebrook South. We are Florida residents; we pay taxes and we vote.

Eight years ago, after considerable research, we chose to live in Venice because of its history of thoughtful urban planning with its emphasis on green space and quality of life. When we were shopping for a home, we were told that Venice was different from most Florida cities in that it was planned to optimize quality of life - and not designed by developers to maximize profit.

We purchased in Pinebrook South because we liked the peaceful, friendly, beautiful, and safe neighborhood of amiable people and their well-maintained homes and gorgeous landscapes. Deed restrictions have ensured that this pleasant ambiance has been maintained. And our neighbors are wonderful.

While the vacant lot behind our house initially worried us, our concerns were allayed when subsequent research revealed that the zoning was for a nursing home. Also, the existing nursing facility has been very quiet with only a modicum of traffic.

Furthermore, the vacant lot had been zoned institutional-professional for many years — precisely as it was when it was purchased by Pinebrook Park LLC in 2004. Appropriate uses were allowed under this zoning, but the owner failed to market the lot successfully.

Rezone?

Now the lot owner wants to change the zoning to high-density residential. Rezoning would be a gift to the lot owner, but, in turn, would unfairly change the character of our neighborhood thereby damaging the value of existing Pinebrook South homes, especially those abutting the vacant lot. [photo of back yard]

In our case the proposed high-density apartment complex would be directly on our boundary, a mere 8 feet from our patio, compromising our privacy and eroding our quality of life.

This would constitute, as real estate agents term it, an “incurable defect”. I know that we would never have purchased our Lucaya Avenue home had it bordered on a high-density rental housing complex — nor would any of our friends. The looming threat of an adjacent apartment complex already makes the our properties harder to market.

Incompatible intrusion

The Comprehensive Plan calls for the “protection of single-family neighborhoods from the intrusion of incompatible uses and activities.”

Pinebrook South single-family homes are predominantly owned by older citizens who have purchased homes in this desirable low-density neighborhood expecting a peaceful, relaxed life. Allowing high-density multi-story rental units to be forced into a long-established single-family neighborhood would clearly present an incompatible intrusion.

While there are a few medium-density condos within Pinebrook South, a lake separates them from the single family homes. None of the condos abut single-family homes. In the case of this proposed high-density rezone, no separation from the high-density multi-story apartments would be feasible.

Contrary to the statement of the applicant, nowhere in PBS are single family homes abutted by multi-family condos let alone high-density rental housing. In multiple meetings we were assured by Planning Commission members that the protection of low-density housing against high-density incursion would be sustained. Given the small size of the lot, we believe that NO amount of buffering could adequately protect us from such high-density development.

Common sense, and common courtesy, would suggest that the space adjacent to a nursing home be a quiet zone, and not for high-density rental housing. Also, that space should be available for nursing home expansion or related medical facilities.

Managed Growth and Quality of Life

We have seen discussion of the need to control growth in the papers and occasionally on the Venice City website. We are not against growth, just against poorly managed, thoughtless growth. Already Venice is suffering from poorly managed growth — albeit much of it coming from outside the City. But what about Venice City's role in controlling our own growth or in preserving residents' quality of life? Allowing high-density rental housing in the midst of a low-density PUD will feed, not control, growth; will damage, not preserve, quality of life.

The Pinebrook South PUD has been a well managed deed-restricted neighborhood for over 40 years. Overriding the thoughtful PUD planning to suit the needs of a land speculator would be contrary to good planning. The lot was intended for, and zoned for, a nursing home and related expansion. To change the zoning now would effectively throw the growing population of senior citizens under the bus for the benefit of the lot owner.

Why has the lot not been used for its intended purpose? It's hard to know, but it appears from the for-sale signs posted on the property, that the owner had been improperly marketing the lot for commercial or high-density residential (which were not permitted) and seeking a price higher than the market will bear for institutional-professional use. (3.8 times what they paid in 2004).

Who will require housing — Everyone.

While there may well be a need for workforce housing, trying to shoehorn multiple apartment buildings into the midst of a well-managed, deed-restricted neighborhood would be a unwise, unfair, and not consistent with Venice's Comprehensive Plan.

Ongoing Need for Skilled Nursing Facilities

Currently the Venice median age is over 69 and rising. The demand for more nursing home space can surely be expected to increase. Fortunately, early planners zoned the lot to meet the now incipient need for skilled nursing facilities. Rezoning would result in a windfall profit for the land speculator, while likely making the lot unaffordable for its intended purpose.

Planning for Suitable Housing

While the onus is not on us to determine how to best meet this need, we would suggest that serving various housing needs could part of a larger, unified planning effort. It should not be determined by the ad hoc pressure from a land speculator. New developments could be designed with adequate space to meet a range of economic needs while incorporating appropriate setbacks, green space, and quality of life for all the residents.

Pinebrook Road

Traffic on Pinebrook Road already exceeds its design capacity. Recently, we have observed traffic backed up from Venice Avenue to Edmundson Rd (1.5 mile). The proposed apartment complex is directly across the road from the Wellfield and the Pinebrook Nature Parks which are used mostly by school children, their families and senior citizens. This part of Pinebrook Road is already dangerous, with speeders, reckless drivers, and no crosswalk. No additional residential development should be allowed in this area until the Pinebrook Road traffic and safety issues have been addressed. Venice already has traffic issues during peak season — why intentionally create new ones?

Venice has plans to increase Pinebrook Road to four lanes. While it is not clear where the extra land will come from, it is likely that some would be carved out of the vacant lot. Does it make sense to facilitate development that would need to be condemned to make way for road widening?

Parking space?

Already visitors to the Pinebrook Center nursing home park on the verge and on the side of Pinebrook Rd. They need more parking space. What will happen when the parking demand for 43 units exceeds their space? We fear that they will park along Sleepy Hollow and other Pinebrook South streets.

Conclusion/Suggestion

Land speculators will be speculators; developers will be developers. We can't fault them for doing what comes naturally, but planners must still be able to plan. Our civic leaders' role is to serve the needs of the residents, NOT to be servants to developers, speculators, or their legal counsel.

We need to honor Venice's exceptional urban planning legacy and maintain the original thoughtful PUD planning; we must reject this attempt to damage a long established neighborhood. ***We're relying on you to do the right thing.***

I'll leave you with a few quotes from
John Nolen (Venice's planning patron saint):

*"Venice offers an inspiration to those
who would make this world a better place to live."*

*Nolen's plans rest on the
"adequate control of private development."*

*"It has been said, and with reason, that man is the only animal
who desecrates the surroundings of his own habitation."*

*"Venice, [is] an opportunity better...than any other in Florida
to apply the most advanced and most practical ideas of regional
planning."*

*"It was not to be a new Utopia. But it was to be a convenient,
practical, and beautiful town; practical from the point of view of
use; beautiful from the point of view of appearance."
(about another Nolen project)*

1350 Lucaya Ave



1354 Lucaya Ave.



Boundary fence behind 1350 Lucaya (8 feet from pool cage / patio)



Vacant lot+Nursing Home from boundary fence behind 1350 Lucaya



1131 Sleepy Hollow viewed from vacant lot



Vacant lot viewed between 1332 & 1336 Lucaya Ave



1328 Lucaya home viewed from vacant lot



1332 Lucaya Ave.



1340 Lucaya Ave



View of lot from Sleepy Hollow



Vacant lot viewed from Pinebrook Road (through chainlink fence)



1336 Lucaya Ave.

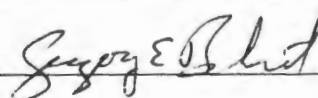
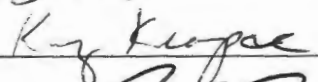

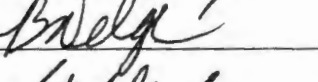
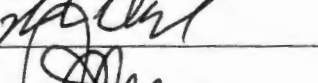
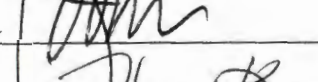
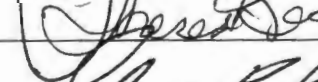
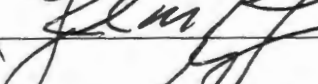
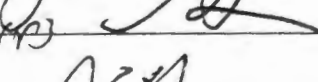
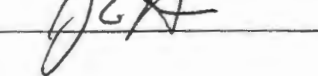


1344 Lucaya Ave

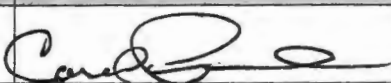


Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p style="text-align: center;">WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
Greg Bahret		1209 Sleepy Hollow Rd	34285	12-15-16
Kay Kropac		1209 Sleepy Hollow Rd	34285	12-15-16
JOSHUA WELGE		1251 SLEEPY HOLLOW RD	34285	12-17-16
Bransi Welge		1251 Sleepy Hollow	34285	12/17/16
Rob DeFase		1241 Sleepy Hollow Rd	34285	12/02/16
JAMES MOTZENBECKER		1235 Sleepy Hollow Rd	34285	12-17-16
Teri Kennedy		1233 Sleepy Hollow Rd	34285	2-17-16
John Kennedy		12	2	12
Mark Higgins		1280 SLEEPY HOLLOW	34285	2-17-16
John Higgins		1280 SLEEPY HOLLOW Rd	34285	2-17-16

Printed Name	Signature	Address	Zip Code	Date
Joanne Bertke	Joanne Bertke	1228 Sleepy Hollow Rd	34285	12/17/16
Ken Gustafson	Ken Gustafson	1219 Sleepy Hollow Rd	34285	12/17/16
Brenda Gustafson	Brenda Gustafson	1219 Sleepy Hollow	34285	12/17/16
Joe Francisco	Joe Francisco	1209 Waterside Ln	34285	12/17/16
GARY HILLIS	GARY HILLIS	1207 Waterside Ln	34285	12/17/16
Michaelle Colley	Michaelle Colley	1237 Water Side Lane	34285	12/17/16
Kayden	Kayden	1237 Water Side Lane	34285	12/17/16
SCOTT DANIELS	SCOTT DANIELS	1251 WATERSIDE LN	34285	12/17/16
Wanda Toppeny	Wanda Toppeny	1247 Waterside Lane	34285	12/19/16
Russ Cuccia	Russ Cuccia	1227 Sleepy Hollow Rd	34285	12/19/16
Mary Cuccia	M. Cuccia	1227 Sleepy Hollow Rd	34285	12/19/2016
George Rach	George Rach	1236 Pine Meadow	34285	12/22/2016
William Rhodes	William Rhodes	1255 Sleepy Hollow Rd.	34285	12-29-16
Joel Holloway	Joel Holloway	1236 Sleepy Hollow Road	34285	12/29/16
Erin Holloway	Erin Holloway	1236 Sleepy Hollow Rd	34285	12-29-16
Pamela Hudson	Pamela Hudson	1319 Lucaya Ave	34285	12-29-16

Printed Name	Signature	Address	Zip Code	Date
Carol Potochnick		1252 Waterside Ln.	34285	1/1/17

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p style="text-align: center;">WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
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Printed Name	Signature	Address	Zip Code	Date
DAVID WILKIE	<i>David Wilkie</i>	1241 SCHOONER LN, VENICE	34285	12/13/16
Wayne Robbins	<i>Wayne Robbins</i>	1201 Schooner Lane, Venice	34285	12/13/16
Roberta Clark	<i>Roberta Clark</i>	1204 Schooner Lane	34285	12/13/16
Wm Clark	<i>Wm Clark</i>	1204 Schooner Lane	34285	12/13/16
Jenifer Robbins	<i>Jenifer Robbins</i>	1201 Schooner Lane	34285	12/14/16
Kathy Wilkie	<i>Kathy Wilkie</i>	1241 Schooner Ln	34285	12/14/16
MARK Schuldiger	<i>Mr. Schuldiger</i>	1226 Schooner Ln	34285	12/16/16
WALLACE APPEL	<i>Wm Appel</i>	1229 SCHOONER LN	34285	12/16/16
William Madigan	<i>William Madigan</i>	1131 Ketch Ln	34285	12/13/16
Leora Bailey	<i>Leora Bailey</i>	1131 Ketch Lane	34285	12/18/16

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16 – 1CP and 16-4Z

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Printed Name	Signature	Address	Zip Code	Date
ELEANORE GERBEN	<i>Eleanore Gerben</i>	1235 Pine Needle Rd	34285	12-9-16
Richard Palmer	<i>Richard Palmer</i>	1332 Whispering Lane	34285	12-9-16
Mary Swasey	<i>Mary Swasey</i>	1332 Whispering Ln	34285	12/9/16
RAFATLA MYERS	<i>Rafaela Myers</i>	1235 Waterside Dr	34285	12-9-16
HEIDE JOHNSON	<i>Heide Johnson</i>	1362 BROOKSIDE DR	34285	12/9/16
MILTON JOHNSON	<i>Milton Johnson</i>	1362 BROOKSIDE DR	34285	12/9/16

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16 – 1CP and 16-4Z

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Printed Name	Signature	Address	Zip Code	Date
JANE RIGGS	Jane Riggs	1222 PARADISE WAY	34285	12/9/16
Robert Riggs	Robert Riggs	1222 Paradise Way	34285	"
Janet Quinn	Janet Quinn	1354 Brookside Dr	34285-6401	12/9/16
FLOYD QUINN	Floyd Quinn	1354 BROOKSIDE DR	34285-6401	12-9-16
JAMES A. ECONOMIDES	James A. Economides	1322 Whispering Lane	34285	12/9/16
Kathleen Economides	Kathleen Economides	1322 Whispering Lane	34285	12/9/16

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Printed Name	Signature	Address	Zip Code	Date
Judy Greenwood	Judy Greenwood	1317 Pinebrook Way	34285	12/9/16
Robt. O'Connor	Robert O'Connor	1226 Waterside Ln.	Venice 34285	12/9/16
Arlene O'Connor	Arlene O'Connor	1226 Waterside, LN	Venice 34285	12/9/16
Richard Greenwood	Richard Greenwood	1317 Pinebrook Way Ct.	Venice 34285	12/9/16
Ronald J. Scurek	Ron Scurek	1257 Waterside Ln	Venice 34285	12-9-16
Linda Strange	Linda STRANGE	1247 Lucaya Ave	Venice 34285	12/12/16
Barbara Deaton	Barbara Deaton	1328 Lucaya Ave	Venice 34285	12/12/16
Joelle Beatty	Joelle Beatty	1328 LUCAYA AVE	Venice 34285	12/12/16
Carol Anne	Carol Anne			
Carole Maguire	Carole Maguire	1438 Puckett Ln	Venice 34285	12/12/16

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Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

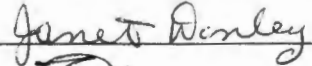

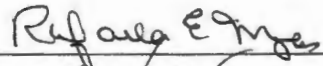


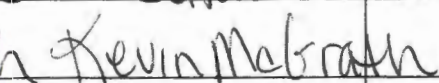
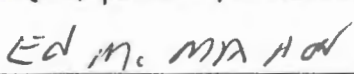
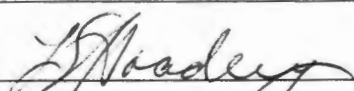
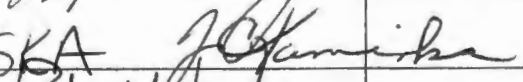
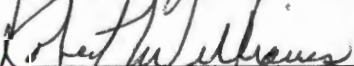
Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p style="text-align: center;">WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
MARY EVANS	Mary Evans	1254 Waterside Ln	34285	12/13/16
Philip EVANS	Philip Evans	1254 Waterside Ln.	34285	12/13/16
MARGARET SCUREK	Margaret Scurek	1257 Waterside Ln	34285	12/13/16
KRZYSZTOF CIERNIAK	Krzysztof Cierniak	1267 Waterside Ln	34285	12/13/16
URSULA CIERNIAK	Ursula Cierniak	1267 Waterside Ln	34285	12/13/16
MARYBETH CATIZONE	Marybeth Catizone	1265 Waterside Ln	34285	12/13/16
Toni McMahon	Toni McMahon	1261 Waterside Ln	34285	12/13/16
R DUKAS	R Dukas	1347 Lucca	34285	12/13/16
Marilyn J. Williams	Marilyn J. Williams	1250 Waterside Ln.	34285	12/13/16
BRIAN KAISER	Brian Kaiser	1248 WATERSIDE LN.	34285	12-13-16

Printed Name	Signature	Address	Zip Code	Date
Kesa Gardini	<i>Kesa Gardini</i>	1248 Waterside Ln	34285	12-13-16
SHARSHITE MARSHALL	<i>M. Marshall</i>	1240 Waterside LN	34286	12/13/16
Kathleen Haslag's	<i>Kathleen Haslag's</i>	1238 Waterside LN	34285	12/13/16
JOSEPH MASON	<i>Joe Mason</i>	1233 Waterside LN	34285	12/13/16
Howard Rice	<i>Howard Rice</i>	1231 Waterside Ln	34285	12/13/16
CHARLE PRICE	<i>Charles Price</i>	1231 Waterside Ln.	34285	12/13/16
George Abosama	<i>George Abosama</i>	1229 Waterside Ln.	34285	12/13/16
Dave Abosama	<i>Dave Abosama</i>	1229 Waterside Lane	34285	12-13-16
Jill Nickell	<i>Jill Nickell</i>	1222 Waterside Ln	34285	12/13/16
Robert L. RNS	<i>Robert L. RNS</i>	1213 Waterside Ln	34285	12/13/16
Jirka Futek	<i>Jirka Futek</i>	1215 Waterside Ln.	34285	12/13/16
Jeri Donovan	<i>Jeri Donovan</i>	1209 Waterside Lane	34285	12/13/16

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16 – 1CP and 16-4Z

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven– 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p style="text-align: center;">WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
JANET DONLEY		1245 WATERSIDE LANE	34285	12/13/16
FRANQUE E. NELSON		1245 WATERSIDE LANE	34285	12-13-2016
RAPHAEL MYERS		1235 WATERSIDE LANE	34285	12-13-2016
Martha Chen		1236 Waterside Lane	34285	12/13/16
Tina DeHaven		1263 WATERSIDE LN	34285	12/13/16
Kevin McBrath		1263 Waterside Ln	34285	12/13/16
Ed McMan		1262 Waterside	34285	12/13/16
LINDA HODDER		1259 Waterside	34285	12/13
JOHN KAMINSKA		1259 WATERSIDE	34285	12/13
Robert L. Williams		1250 Waterside Lane	34285	12/13

Printed Name	Signature	Address	Zip Code	Date
Jacob Daniels	Jacob Daniels	1251 Waterside Lane	34285	12/13/16
Jo Ann McGrath	J McGrath	1246 Waterside Lane	34285	12/13/16
James McGrath	James McGrath	1246 Waterside Lane	34285	12/13/16
Ginny MAIZE	Ginny Maize	1241 WATERSIDE LN	34285	12/13/16
Alan Sorin	Alan Sorin	1238 Waterside Ln	34285	12/13/16
Ann Reed	Ann E. Reed	1233 Waterside Ln.	34285	12/13/16
Robert Benovich	Robert Benovich	1223 Waterside	34285	12/13/16
Debbie Ross	Debbie Ross	1221 Waterside	23485	12/13/16
VERONIKA TUDOR	Veronika Tudor	1219 WATERSIDE LN	34285	12/13/16
Jim FULLER	James Fuller	1215 WATERSIDE LN	34285	12/13/16
Joe McDonald	Joe McDonald	1213 Waterside	34285	12/13/16
ROMAN ZIELINSKI	R. Zielinski	1211 Waterville Ln	34285	12/13/16
Lou Mastro	Louis Mastro	1205 Waterside Lane	34285	13 Dec 2016
PRZYBYLSKI	Przybylski	1239 Waterside Lane	34285	13/12/2016
Rajan Risoldi	Rajan Risoldi	1242 Waterside	34285	12/13/16
Joan Risoldi	Joan Risoldi	1242 Waterside Ln	34285	12/13/16

Printed Name	Signature	Address	Zip Code	Date
Wendy Tenzer-Davids	Wendy Tenzer-Davids	1251 Waterside Lane, Venice, FL	34285	12/13/16

**Petition to The Venice City Council, Venice FL 34285 & Planning Commission in
Opposition To Application Nos. 16 – 1CP and 16-4Z**

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven— 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p style="text-align: center;">WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	<p>We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.</p>

[illegible]

**Petition to The Venice City Council, Venice FL 34285 & Planning Commission in
Opposition To Application Nos. 16-1CP and 16-4Z**

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven– 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p style="text-align: center;">WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	<p>We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.</p>

[illegible]

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Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p style="text-align: center;">WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	<p>We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.</p>

Printed Name	Signature	Address	Zip Code	Date
Rose Valenti	Rose Valenti	1262 Lakeside Woods Dr	34285	12/29/16
Peter Valenti	Peter Valenti	1262 Lakeside Woods Dr	34285	12/28/16
Richard McKee	Richard McKee	1339 Brookside Dr	34285	1/2/17
Kat Obendorf	Kat Obendorf	1343 Brookside Dr	34285	1/2/17
Mark Obendorf	Mark Obendorf	1343 Brookside Dr	34285	1/2/17
KATHLEEN LIEBERMAN	Kathleen Lieberman	1351 Brookside Dr	34285	1/2/17
Raymond Lieberman	Raymond R. Lieberman	1353 Brookside Dr	34285	1/2/17
Tina M. Tine	Tina M. Tine	1359 Brookside Dr	34285	1/2/17

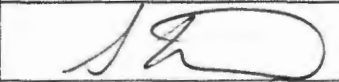
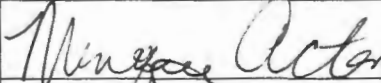

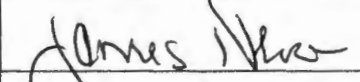
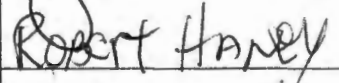
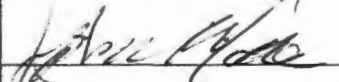
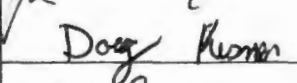
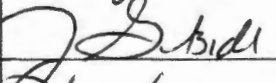
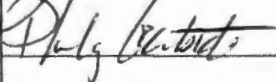
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Rd 8

Rd 8

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p>WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	<p>We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.</p>

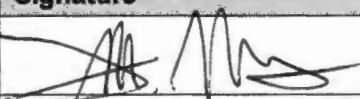
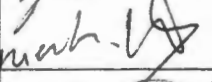

Printed Name	Signature	Address	Zip Code	Date
Scott Acton		1344 Brookside	34285	1-2-17
Monique Acton		1344 Brookside Dr	34285	1-2-17
Sue Heron		1348 Brookside Dr	34285	1-2-17
James Heron		1348 Brookside Dr	34285	1-2-17
Robert Haney		1350 Brookside Dr	34285	1-2-17
Robert Haney		1368 Brookside Dr	34285	1-2-17
Doug Kisser		1370 Brookside Dr	34285	1/2/17
Jennifer Guibide		1371 Brookside Dr	34285	1-2/17
Philip Guibide		1391 Brookside Dr	34285	1/2/2017

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Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p>WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	<p>We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.</p>

Printed Name	Signature	Address	Zip Code	Date
Tina Martino		1222 Sleepy Hollow Rd	34285	12/14/16
Joyce Rach	Joyce Rach	1236 Pine Needle Rd	34285	12/15/16
Jason Willis	Jason Willis	1232 Waterside Lane	34285	12/15/16
41/CA BOSLEY	Alia Bosley	1210 Sleepy Hollow Rd	34285	12/15/16
Robert Bosley	Robert Bosley	1210 Sleepy Hollow Rd	34285	12/15/16
DONALD ROBERT	Donald Roberts	1212 Sleepy Hollow Rd	34285	12/15/16
Arrey Roberts	Cindy Roberts	1212 Sleepy Hollow Rd	34285	12/15/16
Jessica Buchanan	Jessica W. Bucha	1214 Sleepy Hollow Rd	34285	12/15/16
Harvey Dymally		1216 Sleepy Hollow Rd	34285	12/15/16
Jennifer Hamlin		1220 Sleepy Hollow Rd	34285	12/15/16

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Printed Name	Signature	Address	Zip Code	Date
Phil Hamlin	Phil Hamlin	1220 Sleepy Hollow Rd	34285	12/15/16
LINDA REECE	Linda Reece	1225 SLEEPY Hollow RD	34285	12-15-16
ROBERT REECE	Robert T Reece	" " " "	"	12-15-16
MARTHA SWENSON	Martha Swenson	1229 Sleepy Hollow Rd.	34285	12/15/16
ARTHUR SWENSON	Arthur Swenson	" " "	"	12/15/16
ROBERT BARTANOWICZ	Robert S Bartanowicz	1237 Sleepy Hollow Rd	34285	12/15/16
CHARMAINE BARTANOWICZ	Charmaine Bartanowicz	1237 Sleepy Hollow Rd	34285	12/15/16
Mary Richardson	Mary Richardson	1245 Sleepy Hollow Rd	34285	12-15-16
GAETAN E HAMILTON	G Hamilton	1240 Sleepy Hollow	34285	12-15-16
Elizabeth Byrnes	Elizabeth Byrnes	1247 Sleepy Hollow	34285	12-15-16
DICK HAMILTON	D Hamilton	1240 SLEEPY HOLLOW	34285	12/15/16
RICHARD MILLER	Rich B. Miller	1242 Sleepy Hollow	34285	12/15/16
JIM & BETTY DUVAL	Jim Duval	" "	"	"
BETTY DUVAL	Betty Duval	1249 Sleepy Hollow	34285	12/15/16
Be & Duval	Betty	1249 Sleepy Hollow	34285	12/15/16
LOIS COLBY	Lois Colby	1257 Sleepy Hollow Rd	34285	12/15/16

J+M

Printed Name	Signature	Address	Zip Code	Date
Russell Dink	Russell Dink	1253 WATERSIDE LN	34285	12-15-16
OTILIE JOHNSON	Otilie Johnson	1248 Water Side Ln	34285	12-16-16

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Petition to The Venice City Council, Venice FL 34285 & Planning Commission In Opposition To Application Nos. 16 – 1CP and 16-4Z

Petition summary and background	The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes <u>44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces</u> on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers. WE ASK YOU TO DENY THESE APPLICATIONS !!!
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
Kristine Brennan	Kristine Brennan	1127 Ketch Lane	34285	12/19/16
Maida Nichols	Maida Nichols	1123 Ketch lane	34285	12/19/16
Carol Cobb	Carol Cobb	1333 Whispering Ln.	34285	12/19/16
MARY Lewis	Mary Lewis	1119 Ketch Ln.	34285	12/19/16
Denise Gesteineau	Denise Gesteineau	1115 Ketch Ln.	34285	12/19/16
Ruth Nelson	Ruth Nelson	1101 Ketch Ln	34285	12/19/16
Tanner Hilton	Tanner Hilton	1151 Ketch Ln.	34285	12/19/16
ROB VITTHANSE	Rob Vitthanse	1324 Whispering Lane 1120 S. MAIN RD	34285	15/15/16
James Cobb	James Cobb	1120 S. MAIN RD	34285	12/19/16
JAMES COBB	James Cobb	1333 WHISPERING LN	34285	12-20-2016

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Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p>WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	<p>We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.</p>

Printed Name	Signature	Address	Zip Code	Date
Dolores Clarke	<i>Dolores Clarke</i>	1238 Pinebrook Way	34285	12/13/16
Mary Ann Schatz	<i>M. Schatz</i>	1320 Pinebrook Way	34285	12/15/16
Richard Ratta	Richard Ratta	" "	" "	" "
RICHARD RATTA	<i>Richard Ratta</i>	1320 PINEBROOK WAY	34285	12/15/16
Richard White	<i>Richard White</i>	1322	34285	12/15/16
John Marge	<i>Kotkiewicz</i>	1326 Pinebrook Way	34285	12/15/16
Kerth Osburn	<i>Kerth Osburn</i>	1334 Pinebrook Way	34285	12/15/16
Carol Collier	<i>Carol J. Collier</i>	1337 Pinebrook Way	34285	12/15/16
LENNY KAISER	<i>Lenny Kaiser</i>	1345 PINEBROOK WAY	34285	12/15/16
PETE HINMAN	<i>Pete Hinman</i>	1347 PINEBROOK WAY	34285	12/15/16

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Printed Name	Signature	Address	Zip Code	Date
JENNIFER MOTES	JMotes	1341 PINEBROOK WAY	34285	12/15/16
CAROL NARGI	Carol Nargi	1329 PINEBROOK WAY	34285	12-15-16
Donna Hewitt	Donna Hewitt	1338 Featherbed Lane	34285	12-15-16
Maureen Normile	Maureen Normile	1342 Featherbed Lane	34285	
FRANK BUCK	Frank Buck	1244 LUCAS HWY	34285	12-15-16
Judy Clements	Judy Clements	1241 Pinebrook Way	34285	12-15-16
Mike Clements	Mike Clements	" "	34285	12-15-16
LARRY STEWART	Larry Stewart	1235 Pinebrook Way	34285	12-15-16
RON DICKENS	Ron Dickens	1230 PINEBROOK WAY	34285	12-15-16
David Clarke	David Clarke	1238 Pinebrook Way	34285	12-16-16
GARY WETHERALD	Gary Wetherald	1239 PINEBROOK WAY	34285	12-16-16
Sue Wetherald	Sue Wetherald	1239 Pinebrook Way	34285	12-16-16
William Fairbank	William Fairbank	1237 Pinebrook Way	34285	12/16/16
FREAL PERRY	Freal Perry	1229 PINEBROOK WAY	34285	12/16/16
Lorraine Cooper	LORRAINE COOPER	1236 PINEBROOK WAY	34285	12/14/16
GEORGE COOPER	George Cooper	1236 PINEBROOK WAY	34285	12/14/16 (26)

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers. WE ASK YOU TO DENY THESE APPLICATIONS !!!
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
Tom Laird	<i>Tom Laird</i>	1312 Whispering Ln	34285	12/13/16
Holly Laird	<i>Holly Laird</i>	" " "	"	"
Anthony Laspad	<i>Anthony Laspad</i>	1332 Pine Needle Rd	34285	12/13/16
Nancy Laspad	<i>NANCY LASPADA</i>	" "	"	"
Ron Feswick	<i>Ron Feswick</i>	1115 KETCH LN	34285	12/13/16
JOAN WORGAN	<i>Joan Worgan</i>	1348 PINE NEEDLE RD	34285	12/13/16
DAVID AGGERHOLM	<i>David Aggerholm</i>	1121 SOUTHLAKE CRT	34285	12/13/16
BETTY AGGERHOLM	<i>Betty Aggerholm</i>	1121 Southlake Crt.	34285	12/13/16
WILLIAM MEYER	<i>William Meyer</i>	405 PINEBROOK CRESCENT	34285	12-14-16
Ruth MEYER	<i>Ruth Meyer</i>	" " "	"	12-14-16

And
INERID ZASTEROVA *Inerid Zasterova* 1307 PINEBROOK WAY 34285

12-17-16

④

Printed Name	Signature	Address	Zip Code	Date
Thomas (Vis)	<i>Thomas</i>	1304 Pinebrook Way	34285	12-14-16
Susan Kling	<i>Susan Kling</i>	1304 Pinebrook Way	34285	12-14-16
Grace Ashford	<i>Grace Ashford</i>	1311 Pinebrook Way	34285	12-14-16
Walt Leisner	<i>Walt Leisner</i>	1311 Pinebrook Way	34285	12-14-16
Dennis Dillon	<i>Dennis Dillon</i>	1304 Pinebrook Way	34285	12-14-16
Lynne Fleming	<i>Lynne Fleming</i>	1310 Pinebrook Way	34285	12-14-16
Jennifer Meeks	<i>Jennifer Meeks</i>	1337 Brookside Dr	34285	12-14-16
Linda McKee	<i>Linda McKee</i>	1339 Brookside Dr	34285	12-14-16
Richard McKee	<i>Richard McKee</i>	1339 Brookside Dr	34285	12-14-16
Michael Woody	<i>Michael A. Woody</i>	1345 Brookside Dr.	34285	12-14-16
Natalie Woody	<i>Natalie Woody</i>	1345 Brookside Dr.	34285	12-14-16
Steve Garret	<i>Steve Garret</i>	1349 Brookside	34285	12-14
Kelley Garret	<i>Kelley Garret</i>	"	"	12-14
Elaine Garret	<i>Elaine Garret</i>	"	"	12-14
Elaine Garret	<i>Elaine Garret</i>	1349 Brookside	34285	12-14
Tom K. Kauriz	<i>Tom K. Kauriz</i>	1352 Brookside	34285	12-14-16

⑨ Barbara Ballard 1309 Pinebrook Way 34285

2/17/2016

(A)

Printed Name	Signature	Address	Zip Code	Date
Margaret Kotkiewicz	Margaret Kotkiewicz	1226 Pinebrook Way	34285	12/18/16
Barbara				

RAYMOND BOLSKAY	Raymond Bolskay	1238 Pine Needle Rd	34285	12/18/16
THOMAS YACCA	Thomas Yacca	1324 WHISPERING LN	34285	12/18/16
BARBARA FERRONI	Barbara Ferroni	1336 Pine Needle	34285	12/18/16
Margaret Idelberger	Margaret Idelberger	1339 Pine Needle	34285	12/18/16
Chuck IDELBERGER	Chuck Idelberger	1339 Pine Needle Rd	34285	12/18/16

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

(145) 306
12/24/16

(A)
F
B
7

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p style="text-align: center;">WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	<p>We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.</p>

Printed Name	Signature	Address	Zip Code	Date
Louise Grandos	Louise E. Grandos	1216 Yawl Way	34285	12/20/16
Joseph Grandos	Joseph R. Grandos	1216 Yawl Way	34285	12/20/16
Barbara Whelan	Barbara	1270 Lakeside Woods	34285	12/20/16
Wendy Cannizzaro	Wendy Cannizzaro	1208 Lucaya Ave	34285	12/20/16
Simon Cannizzaro	Simon Cannizzaro	1208 Lucaya Ave.	34285	12/29/16
CAROL THOMAS	Carol Thomas	1330 Pine Needle Rd	34285	12/30/16
GARY LOZIER	Gary Lozier	1330 PINE NEEDLE RD	34285	12/30/16
BONNIE FERNS	Bonnie Ferns	1330 Pine Needle Rd	34285	12/30/16
TERRY KUEGER	Terry Kueger	1335 Pine Needle Rd	34285	12/30/16
Theresa Kueger	Theresa Kueger	1335 Pine Needle Rd	34285	12/30/16

we missed seeing you as we concurred in your neighborhood. (A)
Please sign this petition! Call me at 485-6492 - Aileen Dwyer
and we will pick it up.
Petition to The Venice City Council, Venice FL 34285 & Planning Commission in *OR*
Opposition To Application Nos. 16-1CP and 16-4Z Pinebrook
SO very important!!!! *Bring it to clubhouse between 11:00 A.M. & 4:00 P.M.*

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p style="text-align: center;">WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	<p>We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.</p>

Printed Name	Signature	Address	Zip Code	Date
Miller	<i>[Signature]</i>	1135 Ketch Ln.	34285	12/28
Dyer	<i>[Signature]</i>	1340 Pine Needle Rd	34285	12/28
Dyer	<i>[Signature]</i>	1340 Pine Needle Rd	34285	12/28
Simpson	<i>[Signature]</i>	1328 Pine Needle Rd	34285	12/30
Simpson	<i>[Signature]</i>	1328 Pine Needle Rd	34285	12/30

"United We Stand" - We need to fight hard as a Community!!!!

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16 – 1CP and 16-4Z

(A) 18
on

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p style="text-align: center;">WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

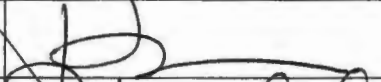
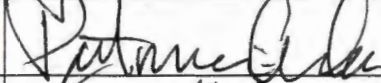
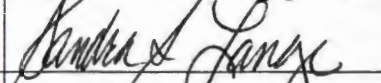
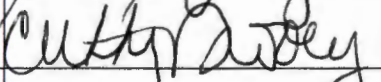
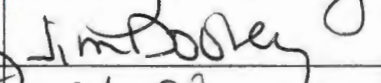
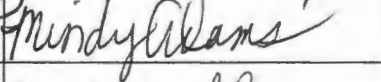
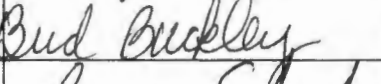
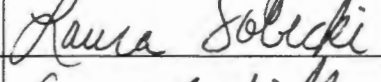
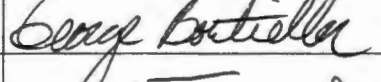
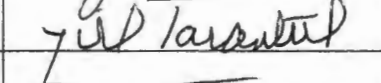
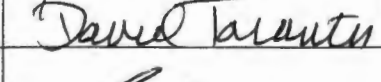
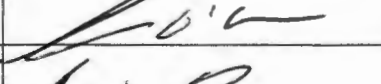
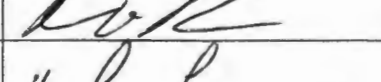
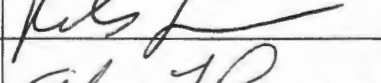


Printed Name	Signature	Address	Zip Code	Date
1 Jane B. Bate	Jane B. Bate	1227 Pinebrook Way	34285-6430	12/20/16
1 John E. Metzger	John E. Metzger	"	" "	11
2 LADDIE + MARY SARKIS	Laddie + Mary Sarkis	1221 Pinebrook Way	34285	12/20/16
2 Susan + James Clark	Susan Clark	1230 Pinebrook Rd	34285	12/20/16
1 Billie Hillier	Billie Hillier	1207 Waterside Ln	34285	12/20/16
1 MARSHA FRENCH	Marsha French	1227 Paradise way	34285	12/21/16
1 Margaret Wells	Margaret Wells	1333 Pinebrook Way	34285	12/20/16
1 Forrest Wells	Forrest Wells	1333 Pinebrook Way	34285	12/20/16
10 Emilio Marrello	Emilio Marrello	1405 PINE LAKE DR.	34285	12/21/16
RITA MARRELLO	Rita Marrello	1405 PINE LAKE DR.	34285	12/21/16
GARNELLA TOMICH	Garnella Tomich	1301 PINE LAKE DR	34285	12/27/16

(A) 34
35
43
49

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6+ families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p style="text-align: center;">WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	<p>We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.</p>

Printed Name	Signature	Address	Zip Code	Date
Arlene Dooley	Arlene Dooley	1315 Pinebrook Way Ct.	34285	12/11/16
ROGER DOOLEY	Roger Dooley	1315 PINEBROOK WAY CT.	34285	12/11/16
DON GUCCIARDO	Don Gucciardo	1301 Pine Needle Rd	34285	12/13/16
MARY GUCCIARDO	Mary Gucciardo	1301 Pine Needle Rd	34285	12/13/16
JUDITH MULLER	Judith Muller	1314 Whispering Ln	34285	12/13/16
William Muller	William Muller	1314 Whispering Lane	34285	12/13/16
JOANNA DELKA	Joanna Delka	1318 Whispering Ln	34285	12/13/16
Kristi & Dan Delka	Kristi & Dan Delka	1318 WHISPERING LN	34285	12/13/16
NANCY HEART	Nancy Heart	1327 Pinebrook Way	34285	12-13-16
PATTI VACANTI	Patti Vacanti	1325 Pine Needle	34285	12-13-16
JOHN SNYDER	John Snyder	1314 PINEBROOK WAY	34285	12-13-16
MAUREEN SNYDER	Maureen Snyder	1314 PINEBROOK WAY	34285	12-13-16

Printed Name	Signature	Address	Zip Code	Date
RON ADAMS		1301 PINEBROOK	34285	12/13
POSS @ me		1305 PINEBROOK	34285	12/13
SANDRA S. LANGE		1318 PINEBROOK WAY	34285	12/13
CATHY DOOLEY		1325 PINEBROOKWAY	34285	12/13
JAMES DOOLY		1325 PINEBROOKWAY	34285	12/13
MINDY ADAMS		1323 PINEBROOK WAY	34285	12/13
BUD BUCKLEY		1323 PINEBROOK WAY	34285	12/13
LAURA SOBECKI		1303 PINEBROOK WAY	34285	12/13
GEORGE BOUTIELLER		1303 PINEBROOK WAY	34285	12/13
JILL TARANTUL		1305 PINE NEEDLE RD	34285	12/13
DAVID TARANTUL		1305 PINE NEEDLE	34285	12/13
SUSAN O'BRIEN		1317 PINE NEEDLE RD	34285	12/13
RON O'BRIEN		1317 PINE NEEDLE RD	34285	12/13
MELISSA LANGON		1317 PINE NEEDLE RD	34285	12/13
ALMA RANCART		1319 PINE NEEDLE RD	34285	12/13
DEBORAH RANCART		1319 PINE NEEDLE RD	34285	12/13

④

Printed Name	Signature	Address	Zip Code	Date
Robert Tomkins	Mary	1321 Pine Needle	34285	12-13-16
Katherine Tomkins	Km Tr			

Jim Hays Jim Hays
 Susan Madrak Susan Madrak
 Marie D. Martino Marie D. Martino
 Alfred D. Martino Alfred D. Martino
 12/13/16 12/13/16 12/13/16 12/13/16

Richard Rees	Lisa Rees	1248 Pine Needle	34285	12/19/14
Jane Wellman	Jane Wellman	1229 Pine Needle	34285	12/19/16
William R. Figg	William R. Figg	1346 Pine Needle	34285	12/27/16
Sarah Jackson	Sarah Jackson	1348 Pine Needle	34285	12/27/16
Simon Morgan	Simon Morgan	1348 Pine Needle		
Craig Woodard	Craig Woodard			
John Morgan	John Morgan	1348 Pine Needle		12/27/16

John Kilbin

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

(13)

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p>WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	<p>We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.</p>

Printed Name	Signature	Address	Zip Code	Date
Peter Wolff	Peter Wolff	1106 Southlake Ct	34285	12/26/16
Catherine DeSante	C DeSante	1106 Southlake CT	34285	12/26/16
Lucy A. Denler	Lucy A. Denler	1102 Southlake Ct.	34285	12/26/16
Robert A. Denler	Robert A. Denler	1102 Southlake Ct	34285	12/26/2016
MARIANNE HANCOCK	Marianne Hancock	1117 Southeast Ct	34285	12/26/16
Francine Strait	Francine Strait	1114 Southlake Ct.	34285	12/26/16
Paul Huber	Paul Huber	1125 Southlake Ct	34285	12/26/16
Mary Wilcox	Mary Wilcox	1129 Southlake Ct	34285	12/26/16
Hugh Wilcox	Hugh Wilcox	1129 Southlake Ct	34285	12/26/16
RON LIXEN	Ron Lixen	1149 Southlake CT.	34285	12/26/16

John

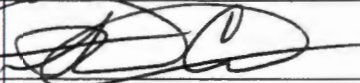

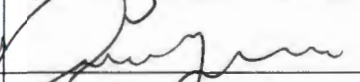
[illegible]

Please sign the petition (we missed seeing you as we canvassed the neighborhood.) Take it to the clubhouse or call me - Elaine Lawson - at (802) 999-5389 or Roger Lawson (802) 999-5390 and we'll pick it up. So important! Thanks!

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers. WE ASK YOU TO DENY THESE APPLICATIONS !!!
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
Elaine F. Lawson	Elaine F. Lawson	1350 Lucaya Ave.	34285	12/12/2016
JOHN KILBURN	John Kilburn	1924 Lucaya Ave	34285	12/14/2016
FRANK MARVIS	Frank Marvis	1308 LUCAYA AVE	34285	12/14/2016
Dorothy Moore	Dorothy Moore	1258 Lucaya Ave.	34285	12/14/16
Dick Harshman	Dick Harshman	1248 Lucaya Ave	34285	12/14/16
PAT CLOUTIER	Patricia Cloutier	1240 LUCAYA AVE	34285	12/14/16
ROBERT CLOUTIER	Robert Cloutier	1240 Lucaya Ave	34285	12/14/16
BILL OXFORD	Bill Oxford	1234 LUCAYA AVE	34285	12/14/16
KATE C SCHULTZ	Kate C Schultz	1226 LUCAYA AVE.	34285	12/14/16
JOHN MELVILLE	John Melville	1224 LUCAYA AVE	34285	12/14/16

Printed Name	Signature	Address	Zip Code	Date
Carole Melville	Carole Melville	1214 Lagaya Ave	34285	12/14
Riste Cider		1214 Lucaya Ave	34285	12/14
Joan Stebe	Joan Stebe	1206 Lucaya Ave	34285	12/14
Danell Cortez	Danell Cortez	1209 Lucaya Ave	34285	12/14
PAT ADAMS		1200 LUCAYA AVE	34285	12/14
Mark Adams	Mark C. Adams	1200 Lucaya Ave.	34285	12/14
Judy Conlon	Judy Conlon	1215 Sleepy Hollow Rd	34285	12/15
GARY Conlon	Gary Conlon	1215 Sleepy Hollow	34285	12-15
Annmarie DePaulis		1229 Lucaya Ave	34285	12-15
Nicola V. DePaulis	Nicola V. DePaulis	1229 Lucaya Ave	34285	12-15
Julie Ferguson	Julie Ferguson	1257 Lucaya Ave	34285	12-15
MARGARET FALLON	Margaret Fallon	1351 LUCAYA AVE	34285	12/15
KATHLEEN FALLON	Kathleen Fallon	1351 LUCAYA AVE	34285	12/15
DAVID BUCK	David Buck	1353 LUCAYA, AVE	34285	12-15
BONNIE COCCA	Bonnie K. Cocca	1347 Lucaya, Ave	34285	12/15
Beverly Koczerski	Beverly Koczerski	1344 Lucaya Ave	34285	12/15

we missed seeing you as we can't access the neighborhood.
Please sign this petition! Call me at 485-6992 - Arlene Dooley
and we will pick it up.
Petition to The Venice City Council, Venice FL 34285 & Planning Commission in
Opposition To Application Nos. 16-1CP and 16-4Z Pinebrook
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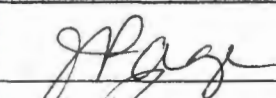
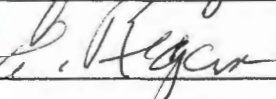
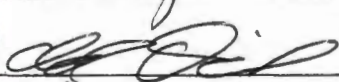
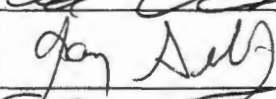
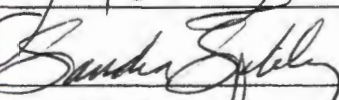
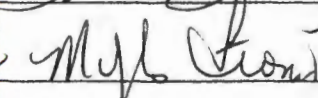
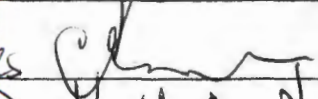
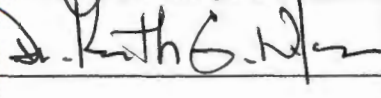
Printed Name	Signature	Address	Zip Code	Date
Paul O'Meara	<i>Paul O'Meara</i>	1337 Pine Needle Rd.	34285	1/2/2017
Suzanne O'Meara	<i>Suzanne O'Meara</i>	1337 Pine Needle Rd.	34285	1/2/2017
Zach O'Meara	<i>Zach O'Meara</i>	1337 Pine Needle Rd.	34285	1/2/2017
KENNA LEWIS	<i>Kenna Lewis</i>	1343 PINE NEEDLE RD	34285	1-2-17
Vicki Lewis	<i>Vicki Lewis</i>	1343 Pine Needle Rd.	34285	1-2-17
Tom Higgs	<i>Thomas F. Higgs</i>	1345 PINE NEEDLE RD.	34285	1-2-17

"United We Stand" - We need to fight hard as a Community!!!!

Please sign this petition (we missed seeing you as we canvassed the neighborhood. Take to the Clubhouse or call me at (802) 999-5389 (Elaine) or at (802) 999-5390 (Roger Lawson) and we will pick it up. So important!

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p>WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	<p>We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.</p>

Printed Name	Signature	Address	Zip Code	Date
Jo Page		1231 Pine Needle Rd Venice	34285	12-31-16
C. Regan		1228 Pine Needle Rd	VENICE 34285	12/31/16
Chad Davidson		1226 Pine Needle Rd	Venice 34285	12/31/16
Gary Sibley		1224 Pine Needle Rd	Venice 34285	12-31-16
SANDRA SIBLEY		1224 Pine Needle Rd	Venice 34285	12-31-16
Mylee Frommer		1218 Pine Needle Rd	Venice 34285	12-31-16
Charlin Dammuz		1218 Pine Needle Rd	Venice 34285	12-31-16
DR. K.G. WILSON		1220 Pinebrook Wy	Venice 34285	12-31-16

Please sign the petition (we missed seeing you as we canvassed the neighborhood. Take it to the clubhouse or call me - Elaine Lawson - at (802) 999-5389 or Roger Lawson (802) 999-5390 and we'll pick it up. So important! Thanks.

**Petition to The Venice City Council, Venice FL 34285 & Planning Commission in
Opposition To Application Nos. 16-1CP and 16-4Z**

Petition summary and background	The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers. WE ASK YOU TO DENY THESE APPLICATIONS !!!
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
Elaine F. Lawson	Elaine F. Lawson	1350 Arroyo Ave.	34285	12/12/2016
KAREN HALL	Karen Hall	1224 Yawl Way	34285	12-29-16
JOE BUNCIK	Joe Buncik	1214 Pine Needle Rd	34285	12-31-16
PHYLLIS BUNCIK	Phyllis D Buncik	1214 PINE NEEDLE RD	34285	12/31/16
Madeline Dolleman	Madeline Dolleman	1221 Pine Needle Rd	34285	12/31/16
WILLIAM BROWN	William Brown	1223 Pine Needle Rd	34285	12/31/16
Gail Merrick	Gail Merrick	1223 Pine Needle Rd.	34285	12/31/16
SUSAN SMITH	Susan Smith	1227 Pine Needle Rd.	34285	12/31/16
Michael Wellman	Michael Wellman	1229 Pine Needle Rd	34285	12/31/16
DAVID GREENOUGH	David Greenough	1231 PINE NEEDLE RD.	34285	12/31/16

Cheryl Dell - Thank you


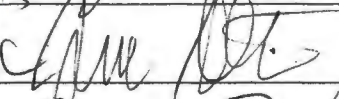
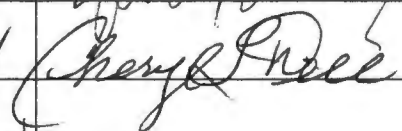
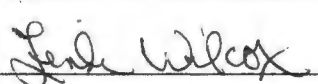
JK

**Petition to The Venice City Council, Venice FL 34285 & Planning Commission in
Opposition To Application Nos. 16-1CP and 16-4Z**

Phone 485-6992

5

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p>WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	<p>We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.</p>

Printed Name	Signature	Address	Zip Code	Date
SOKIA VUKOSIC		1101 Southlake Ct	34285	12/27/16
Frank VUKOSIC		1101 Southlake Ct	34285	12/27/16
Cheryl Dell		1118 Southlake Ct	34285	1/2/17
Sabrina Oppen		11 - 11	11	11
Linda Wilcox		1180 Southlake Ct	34285	1-2-17

Please sign the petition (we missed seeing you as we canvassed the neighborhood). Take it to the clubhouse or call me - Elaine Lawson - at (802) 999-5389 or Roger Lawson (802) 999-5390 and we'll pick it up. So important! Thanks.

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in
Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers. WE ASK YOU TO DENY THESE APPLICATIONS !!!
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
Elaine F. Lawson	Elaine F. Lawson	1350 Acucayaltn.	34285	12/12/2016
RICHARD E KENNEY	Richard E Kenney	1245 SCHOONER LN	34285	12-20-16
Rachel Kenney	Rachel Kenney	1245 Schooner	34285	12-20-16
Jon Hart	Jon Hart	1215 Yawl Way	34285	12/23/16
Carolyn Hart	Carolyn Hart	1215 Yawl Way	34285	12/23/16
Dianna Hicks	Dianna Hicks	1205 Yawl Way	34285	12/23/16
Richard Humphish	Richard Humphish	1205 Yawl Way	34285	12/23/16
Lynla Carver	Lynla F. Carver	1201 Yawl Way	34285	12/23/16
William Wolf	William Wolf	1201 Yawl Way	34285	12-23-16
NANCY Silvia	Nancy L. Silvia	1204 Yawl Way	34238	12-23-16

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Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
Elaine T. Lawson	Elaine T. Lawson	1250 S. GOLFVIEW	34285	12/15/16
Jean MacFerrin	J MacFerrin	1228 Lucaya Ave	34285	12-15-16
Gillian Kenney	Gillian Kenney	1245 Schooner Lane	34285	12-20-16
Jay Gallagher	FERRY GALLAGHER	1231 SCHOONER LN	34285	12/20/16
Linda Engle	Linda Engle	1229 N. Schooner Ln	34285	12-20-16
ROBERT ERIKSEN	Robt W. E	1200 SCHOONER LN.	34285	12-20-16
Anna Sand Lambert	Anna Sand Lambert	1220 Schooner Ln	34285	12-20-16
Tassy Selby	Tassy Selby	1240 Schooner Ln	34285	12-20-16

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Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

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Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
Elaine F. Lawson	Elaine F. Lawson	1350 Lucaya Ave.	34285	12/12/2016
Betty C. Childers	Betty C. Childers	1219 Lucaya Ave	34285	12/15/16
Kristine Fumagalli	Kristine Fumagalli	1353 Lucaya Ave	34285	12/15/16
Guy Daylin		1141 Sleepy Hollow Ct	34285	12/16/16
Cortseja Baerninger		1149 Sleepy Hollow Ct	34285	12/16/2016
Donna Pierce	Donna Pierce	1151 Sleepy Hollow Ct	34285	12/16/16
Robert Childers	R Childers	1135 Sleepy Hollow Ct	34285	12/16/16
Richard Kozlowski	R. Kozlowski	1335 LUCAYA AVE	34285	12/16/16

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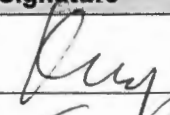
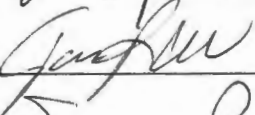
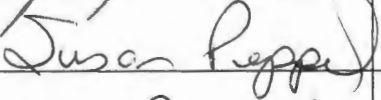
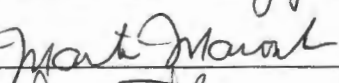
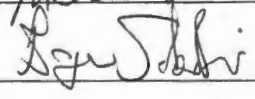
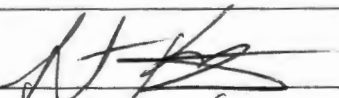
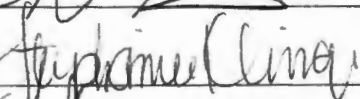
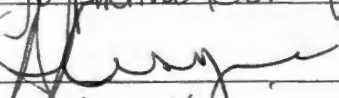
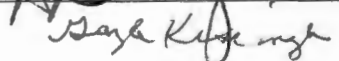
Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers. WE ASK YOU TO DENY THESE APPLICATIONS !!!
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
Elaine F. Lawson	Elaine F. Lawson	1352 Freya Ave.	34285	12/12/2016
Cathleen O'Brien	Cathleen O'Brien	1249 Schooner Lane	34285	12/20/16
MICHAEL OBRIEN	[Signature]	1249 SCHOONER LN	34285	12/20/16
KENNETH WIGGINS	[Signature]	1237 PINE NEEDLE RD	34285	12/31/16
DOROTHY BELLIA	Dorothy Bellia	1239 Pine Needle Rd	34285	12/31/16
SHARON DEBAERE	Sharon Debaere	1250 Pine Needle Rd.	34285	12/31/16
Debi Davidson	Debi Davidson	1246 Pine Needle Rd	34285	12/31/16
ANDREW FLOCK	Andrew Flock	1242 PINE NEEDLE	34285	12/31/16
EILEEN FLOCK	Eileen Flock	1242 PINE NEEDLE RD	34285	12/31/16
James Clark	James Clark	1230 Pine Needle Rd	34285	12/31/2016


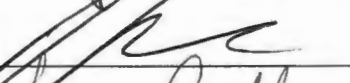
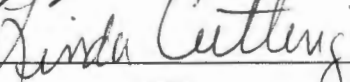
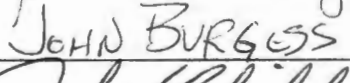
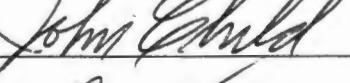
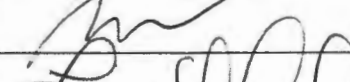
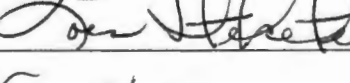
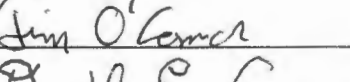
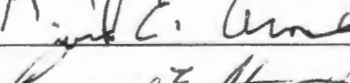
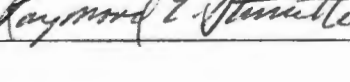
Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p style="text-align: center;">WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
F. HERSLEY.		1213 PARADISE WAY	34285	12/15/16
JAMES WILLIE.		1215 " "	34285	12/15/16
Susan Peppet		1217 " "	34285	12-15-16
MARTIN MAROSZAK		1221 " " 1219	34285	"
ROBERT SAKONSKI		1223 " "	"	"
		1225 " "	"	
		1227	"	
STEVE KLINGE		1229 " "	"	12-15-16
Stephane Klinge		1229 " "	"	12-15-16
Art Kessinger		1233 " "	"	12-15-16
GAYLE KESSINGER		1233 " "	"	12-15-16

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16 – 1CP and 16-4Z

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Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
Kimberly Knoch		1231 Pinebrook Way	34285	12/15/16
James Knoch		1231 PINEBROOK WAY	34285	12/15/16
Linda Cutting		1230 Paradise Way	34285	12/15/16
John Burgess		1230 Paradise Way	34285	12/15/16
JOHN CHILD		1235 PARADISE WAY	34285	12/15/16
* Robert Wueyer		1239 " "	34285	12/15/16
LOIS STEKETEE		1241 " "	34285	12/15/16
Tim O'Connor		1245 " "	34285	12/15/16
DAVID E.		1247 " "	"	12/15/16
Raymond E. Stennette		1249 " "	"	12-15-16

[illegible]

(A)

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers. WE ASK YOU TO DENY THESE APPLICATIONS !!!
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
Thane & Ellen O'Smith	Ellen O'Smith	1216 Waterside Lane	34285	1-4-17
ED KOEHLER	[Signature]	1330 Pinebrook Wy	34285	1/4/17
Angela KOEHLER	[Signature]	1330 Pinebrook Wy	34285	1/4/17
JAMES MARTIN	[Signature]	1278 Lakeside Woods	34285	
Nancy Martin	Nancy A. Martin	1278 Lakeside Woods	34285	
DEAN CALAMARIS	Dean Calamaris	13 Gulf Manor Dr	34285	
Barbara Calamaris	Barbara J. Calamaris	13 Gulf Manor Dr	34285	

Cathy Jim

Cathy Jim

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers. WE ASK YOU TO DENY THESE APPLICATIONS !!!
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
Lea LaRocque	Lea LaRocque	1223 Pinebrook way	34285	1/2/17
Rick LaRocque	Rick LaRocque	"	"	1/2/17
BRONEST WARR	BRONEST WARR	1224 Pinebrook way	34285	1/2/17
GEORGE SLATER	George Slater	1240 Pinebrook way	3-4285-	1-2-17
Elizabeth Malia	E. Malia	1244 Pinebrook way	34285	1/2/17

PB Lake Club Bill 27
 Nicholas

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

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Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
Joan Schneider	Joan Schneider	303 Pinebrook Club Dr.	34285	12/14/16
Bill Nicholson	Bill Nicholson	302 Pinebrook Club Dr.	34285	12/14/16
Rick Schneider	Rick Schneider	303 Pinebrook Club Dr.	34285	12/14/16
CLAIRE A. NICHOLSON Claire A. Nicholson	Claire A. Nicholson	302 PINEBROOK Club Dr.	34285	12/14/16
HELEN HAKES	Helen Hakes	304 PINEBROOK CLUB DR	34285	12/15/16
LARRY HAKES, SR	Larry Hakes, Sr.	304 PINEBROOK CLUB DR	34285	12/15/16
ROLLY MIDDLETON	Rolly Middleton	403 PINEBROOK CRESENT	34285	12/15/16
WENDY MIDDLETON	Wendy Middleton	403 PINEBROOK CRESENT	34285	12/15/16
KAY SVOBODA	Kay Svoboda	504 Pinebrook Crescent	34285	12/15/16
Jo A. Love	Jo A. Love	1504 Pinebrook R.	34285	12/15/16
DULCE CATALAN	Dulce Catalan	1210 PINE LAKE DR	34285	12/15/16

Bill N

Printed Name	Signature	Address	Zip Code	Date
Walter Loisel	Walter Loisel	610 Pinebrook Cres	34285	12/17/16
Elizabeth Loisel	Elizabeth Loisel	610 Pinebrook Crescent	34285	12/17/16
Paul Kingsley	Paul Kingsley	505 Pinebrook Crescent	34285	12/17/16
Richard Miller	Richard Miller	1402 Pinebrook Dr	34285	12/17/16
Tom GRAHER	Tom Grasher	603 Pinebrook Cr.	34285	12/17/16
MATTHEW TOMICH	Matthew Tomich	1301 PINE LAKE DR	34285	12/17/16
John B. Smith	John B. Smith	1603 Pine Lake Dr	34285	12/17/16
Robert Reigh	Robert Reigh	328 CAULET. DR	34292	12-17-16
Marie Kilkeny	MARIE KILKENY	917 50 GONDOLA DR	39293	12-17-16
SEAN F. DEVLIN	Sean F. Devlin	306 PINEBROOK CLUB DR.	34285	12/17/16
Patricia Devlin	Patricia Devlin	306 Pinebrook Club Dr.	34285	12-17-16
Judy Miller	Judy Miller	1402 Pine Lake Dr	34285	12-17-16
Pauline Pouliot	PAULINE POULIOT	1403 " " "	34285	"
Normand Pouliot	NORMAND POULIOT	1403 " "	34285	"
DOROTHY GRAHER	Dorothy Grasher	603 Pinebrook Cres	34285	12/17-16
Bernie Kingsley	Bernie Kingsley	505 Pinebrook Cres	34285	12/17/16

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p style="text-align: center;">WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
IRMA Y HUNTER	<i>Irma Y Hunter</i>	1320 Whispering Ln	34285	12/7/16
CHARLES FERRONI	<i>Charles Ferroni</i>	1336 Pino Noodle Rd	34285	12/18/16
BROOKE ELIAS	<i>Brooke Elias</i>	1330 WHISPERING LN	34285	12/30/16
JEFF FISHER	<i>Jeff</i>	1327 WHISPERING LN	34285	12/30/16
Sara Ferris	<i>Sara Ferris</i>	1337 whispering Ln	34285	12/31/16
Dennis Fitzpatrick	<i>Dennis</i>	1325 Whispering Ln	34285	12/31/16
Melissa Van Sant	<i>Melissa</i>	1325 Whispering Lane	34285	12/31/16
Ben Shaffer	<i>Benjamin B. Shaffer</i>	1334 Whispering Ln	34285	1/3/17
Pat Shaffer	<i>Patricia Shaffer</i>	1334 Whispering Ln	34285	1-3-17
Lisa Corn	<i>Lisa O. Corn</i>	1331 whispering lane	34285	1/8/17

[illegible]

Please sign the petition (we missed seeing you as we canvassed the neighborhood). Take it to the clubhouse or call me - Elaine Lawson - at (802) 999-5389 or Roger Lawson (802) 999-5390 and we'll pick it up. So important! Thanks!

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

Petition summary and background	The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers. WE ASK YOU TO DENY THESE APPLICATIONS !!!
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Printed Name	Signature	Address	Zip Code	Date
Elaine F. Lawson	Elaine F. Lawson	1350 Lucaya Ave.	34285	12/12/2016
Michael Koczinski	Michael Koczinski	1344 Lucaya Ave	34285	12/15/16
Joan Thyra	Joan Thyra	1281 Lakeside Woods Dr	34285	12/17/16
Carol Kilban	Carol Kilban	1324 Lucaya Ave	34285	12/17/16
Lynn Golden	Lynn Golden	1320 Lucaya Ave	34285	12/17/16
William V. Golden	William V. Golden	1320 LUCAYA AVE	34285	12-17-16
Harriet Tywoniw	Harriet Tywoniw	1316 Lucaya Ave	34285	12-17-16
JACK Tywoniw	Jack Tywoniw	1316 LUCAYA AVE.	34285	12-17-16
Ron Gail	Ron Gail	1312 LUCAYA AVE	3285	12/17/16
Michael Koczinski	Michael Koczinski	1300 LUCAYA AVE	34285	12/17/16

Please sign the petition (we missed seeing you as we canvassed to neighborhood. Take it to the clubhouse or call me - Elaine Lawson - at (802) 999-5389 or Roger Lawson (802) 999-5390 and we'll pick it up. So important! Thanks!

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

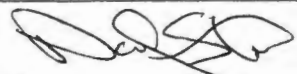
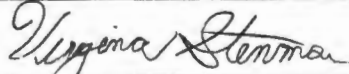
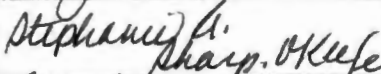
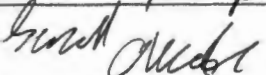

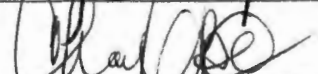
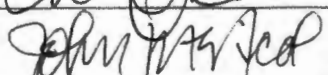
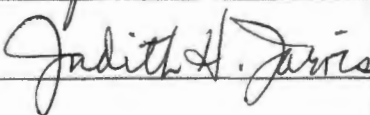
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Printed Name	Signature	Address	Zip Code	Date
Elaine F. Lawson	Elaine F. Lawson	1350 Lucaya Ave.	34285	12/12/2016
HAZEL KROU, L	Hazel Kroul	1300 LUCAYA AVE	34285	12-17-16
BETH YOUNG	Beth Young	1303 LUCAYA AVE	34285	12-17-16
Lynn Miller	Lynn Miller	1327 Lucaya Ave	34285	
Lloyd C. Miller	Lloyd C. Miller	1327 Lucaya Ave	34285	

Please sign the petition (we missed seeing you as we canvassed to neighborhood. Take it to the clubhouse or call me - Elaine Lawson - at (802) 999-5389 or Roger Lawson (802) 999-5390 and we'll pick it up. So important! Thanks!

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

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Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
Elaine F. Lawson	Elaine F. Lawson	1358 Lucaya Ave.	34285	12/12/2016
Daniel Stenman		1218 Lucaya Ave	34285	12/14/16
Virginia Stenman		1218 Lucaya Ave.	34285	12/14/16
Stephanie Sharp-O'Keefe		1340 Lucaya Ave	34285	12/14/16
Daniel O'Keefe		1340 Lucaya Ave	34285	12/14/16
Doug Thorpe		1336 Lucaya AVE	34285	12/16/16
Charles Bowen		1332 Lucaya Ave	34285	12/16/16
John McNICOL		1131 SLEEPY HOLLOW RD.	34285	12/16/16
Judith JARVIS		1135 SLEEPY Hollow Ct.	34285	12/16/16

Please copy this petition to the Venice City Council, Venice FL 34285 & F
Opposition To Application Nos 16-1021 &

Petition summary and background

Action petitioned for

We the undersigned are

of the Pinebrook South Comm

Printed Name	Signature	Address	Zip
Charles F.
Jacqueline Raiff	<i>Jacqueline Raiff</i>	1354 Lucayer Ave	3.
Steven Routh	<i>Steven Routh</i>	1354 Lucayer Ave	3.

Opposition To Application Nos. 16-1CP and 16-4Z *it up, so important! Thanks.*

[illegible]

Please sign the petition (we missed seeing you as we canvassed the neighborhood). Take it to the clubhouse or call me - Elaine Lawson - at (802) 999-5389 or Roger Lawson (802) 999-5390 and we'll pick it up. So important! Thanks.

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Printed Name	Signature	Address	Zip Code	Date
Elaine T. Lawson	Elaine T. Lawson	1350 Sucaya Ave.	34285	12/12/2016
HAROLD J. KAPLAN	H. Kaplan	1331 Sucaya Ave	34285	12/22/16
Dan Contento	D. Contento	1208 Yawl Way	34285	12/22/16
Marie Contento	Marie Contento	1208 Yawl Way	34285	12/23/16
JAMES HASK	J. Hask	1224 Yawl Way	34285	12/23/16
Paula Thomas	Paula Thomas	1234 Yawl Way	34285	12/23/16
DONALD THOMAS	D. Thomas	1234 Yawl Way	34285	12/23/16

Please sign the petition (we missed seeing you as we canvassed the neighborhood). Take it to the clubhouse or call me - Elaine Lawson - at (802) 999-5389 or Roger Lawson (802) 999-5390 and we'll pick it up. So important! Thanks.

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in Opposition To Application Nos. 16-1CP and 16-4Z

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Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
Elaine F. Lawson	Elaine F. Lawson	1350 Lacy Lane.	34285	12/12/2016
ROBERT A. STORR	Robert A. Storr	1145 SLEEPY Hollow CT	34285	12-19-16
NANCY L. STORR	Nancy L. Storr	1145 SLEEPY HOLLOW CT.	34285	12-19-16
Regina Vincent	[Signature]	1225 Pinebrook Way	34285	12-27-16
Bruce Vincent	Bruce Vincent	" "	"	12-27-16

Opposition To Application Nos. 16-1CP and 16-4Z *it up, So impor-
tant! Thanks.*

[illegible]

Opposition To Application Nos. 16-1CP and 16-4Z *it up, so impor-
tant! Thanks.*

[illegible]

**Petition to The Venice City Council, Venice FL 34285 & Planning Commission in
Opposition To Application Nos. 16-1CP and 16-4Z *it up, so on***

Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.
------------------------------	--

Elaine F. Lawson	Elaine P. Lawson	1350 Lucrecia Ave	34285	12/12/2016
BETTE SEWARDS	Bette P. Seward	1320 Lucrecia Ave	34285	12/19/2016

Please sign This petition / Call me at 485-6992 ^{a the neighborhood. Don't} and we will pick it up. _{between}
Petition to The Venice City Council, Venice FL 34285 & Planning Commission in
Opposition To Application Nos. 16-1CP and 16-4Z Pinebrook
SO very important!!!! Bring it to clubhouse 11:00 A.M. & \$4.00p

Petition summary and background	The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers. WE ASK YOU TO DENY THESE APPLICATIONS !!!
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
BRUCE STEINBERG	Bruce Steinberg	1355 Brookside Dr.	34285	1/2/17
Nancy Steinberg	Nancy Steinberg	1355 Brookside Dr	34285	1/3/17

"United We Stand" - We need to fight hard as a Community !!!

**Petition to The Venice City Council, Venice FL 34285 & Planning Commission in
Opposition To Application Nos. 16-1CP and 16-4Z**

[illegible]

**Petition to The Venice City Council, Venice FL 34285 & Planning Commission in
Opposition To Application Nos. 16-1CP and 16-4Z**

[illegible]

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in

Elaine & Roger
Rowson

The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.

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[illegible]

Please sign this petition / Call me at 485-6992 *and we will pick it up.* *Dooly*
 Petition to The Venice City Council, Venice FL 34285 & Planning Commission in *OR*
 Opposition To Application Nos. 16-1CP and 16-4Z *Pinebrook* *between*
So very important!!!! *Bring it to clubhouse 11:00 A.M.*

Petition summary and background	The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers. WE ASK YOU TO DENY THESE APPLICATIONS !!!
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Printed Name	Signature	Address	Zip Code	Date
Juliana T Devine	<i>Juliana T Devine</i>	1234 Pinebrook Way	34285	1-2-17
Timothy J Devine	<i>Timothy J Devine</i>	1034 Pinebrook Way	34285	1-3-17

"United We Stand"- We need to fight hard as a community !!!

we missed having you as we canvassed the neighborhood
 Please sign this petition / Call me at 485-6992-Adrienne
 and we will pick it up.
Petition to The Venice City Council, Venice FL 34285 & Planning Commission in
Opposition To Application Nos. 16-1CP and 16-4Z Pinebrook
so very important!!!! *Bring it to clubhouse between 11:00 A.M. & 4:00 P.M.*

Petition summary and background	The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers. <p style="text-align: center;">WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

3

Printed Name	Signature	Address	Zip Code	Date
Carol Feieras <i>FEIERAS</i>	<i>[Signature]</i>	1105 KETCH LANE VENICE FL 34285	34285	12/27/16
DAVID FEIERAS	<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>
Gary Wemmer	<i>[Signature]</i>	1101 Venice Ketch Lane	34285	12/27/16

'United We Stand' - We need to fight hard as a Community!!!

we missed seeing you as we canvassed the neighborhood. Please sign this petition! Call me at 485-6992 and we will pick it up. ^{(A) Dooley}

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in

Opposition To Application Nos. 16-1CP and 16-4Z Pinebrook

SO very important!!!!

Bring it to clubhouse between 11:00 A.M. & 4:00 P.M.

Petition summary and background	The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers. WE ASK YOU TO DENY THESE APPLICATIONS !!!
Action petitioned for	We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.

Printed Name	Signature	Address	Zip Code	Date
JOHN ROBINSON	<i>[Signature]</i>	1309 PINE NEEDLE RD	34285	12-30-16
MARICYN ROBINSON	<i>[Signature]</i>	" "	"	"

"United We Stand" - We need to fight hard as a community!!!

we missed seeing you as we canvassed the neighborhood. (A)
 Please sign this petition / Call me at 485-6992 Arlene Dorley
 and we will pick it up.

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in

SO very important !!! Bring it to clubhouse between 11:00 A.M. & 4:00 P.M.
Opposition To Application Nos. 16-1CP and 16-4Z Pinebrook

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Printed Name	Signature	Address	Zip Code	Date
WILLIAM H. GROSSMAN	<i>William H. Grossman</i>	1315 PINE NEEDLE RD	34285-6418	12/31/16

"United We Stand" - We need to fight hard as a Community !!!

we missed seeing you as we canvassed the neighborhood.
Please sign this petition! Call me at JOHN - 941 486-0425
and we will pick it up.

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in
Opposition To Application Nos. 16-1CP and 16-4Z Pinebrook

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Printed Name	Signature	Address	Zip Code	Date
SUE RICH	Sue Rich	1113 Southlake Ct	34285	1-3-17
JOHN E. RICH	John E Rich	11 Venice	FL 34285	1-3-17

"United We Stand" - We need to fight hard as a community!!!

we missed seeing you as we canvassed the neighborhood.
 Please sign this petition / Call me at JOHN 941 486 0425
 and we will pick it up.

Petition to The Venice City Council, Venice FL 34285 & Planning Commission in

Opposition To Application Nos. 16-1CP and 16-4Z Pinebrook

So very important!!!!

Bring it to clubhouse between 11:00 A.M. & 5:00 P.M.

John

John

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Printed Name	Signature	Address	Zip Code	Date
Michael J. Parise	Michael J. Parise	153 South lake Ct	34285	1-2-17
Mary Rossi	Mary Rossi	1153 South lake Ct	34285	1-2-17
SAL Sirignano	Sal Sirignano	1153 South lake Ct	34285	1-2-17

"United We Stand" - We need to fight hard as a Community !!!

Please sign this petition! Call me at 485-6992 ^{the neighborhood. Don't} and we will pick it up. ^{between}
Petition to The Venice City Council, Venice FL 34285 & Planning Commission in
Opposition To Application Nos. 16-1CP and 16-4Z Pinebrook
SO very important!!!! Bring it to clubhouse 11:00 A.

Petition summary and background	<p>The undersigned residents of the Pinebrook South HOA STRONGLY OPPOSE the applications to change the Comprehensive Plan and Zoning Designations of one 2.4 +/- acre lot located in our neighborhood. The Applicant Proposes 44 rental apartments in seven- 2 story buildings with 90 +/- parking spaces on 2.4 acres. This lot is located between a 120 bed skilled nursing facility and 6 single-family homes. This infill project will surely create incompatible living conditions for 6 families, 120 convalescents, and potentially 88 apartment dwellers.</p> <p style="text-align: center;">WE ASK YOU TO DENY THESE APPLICATIONS !!!</p>
Action petitioned for	<p>We, the undersigned, are Concerned Residents of the Pinebrook South Community who urge our leaders to act now to Deny The Above Referenced Applications.</p>

Printed Name	Signature	Address	Zip Code	Date
MARY J PARENTI	Mary Jane Parenti	1341 BROOKSIDE DR	34285	1/3/17

"United We Stand"- We need to fight hard as a Community !!!

Please sign this petition / Call me at 485-6992 ^{and we will pick it up.} ^{the neighborhood} ^{between} ^{11:00 A.M. & 4:00 P.}
 Petition to The Venice City Council, Venice FL 34285 & Planning Commission in ^{OK}
 Opposition To Application Nos. 16-1CP and 16-4Z Pinebrook ^{Bring it to clubhouse}
 SO very important!!!!

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Printed Name	Signature	Address	Zip Code	Date
GIORGINA R. POGANY		1342, Pine Needle Rd.		
		Venice, FL. 34285 34285		
		Pinebrook South		
	Giorgina R. Pogle			01.01.2017

'United We Stand' - We need to fight hard as a Community!!!

Please sign *this petition* / *Call me at 485-6992* *and we will pick it up.*
 Petition to The Venice City Council, Venice FL 34285 & Planning Commission in *Opposition To Application Nos. 16-1CP and 16-4Z Pinebrook*
So very important!!!! *Bring it to clubhouse* *between 11:00 A.M. & 4:00 P.M.*

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Printed Name	Signature	Address	Zip Code	Date
Josephine Gunther	<i>Josephine Gunther</i>	<i>1367 Brookside Drive, Venice</i>	<i>34285</i>	<i>1/2/17</i>
Ted M. Gunther	<i>Ted M. Gunther</i>	<i>1367 Brookside Dr, Venice</i>	<i>34285</i>	<i>1/2/17</i>
Linda A Russo	<i>Linda A Russo</i>	<i>1365 Brookside ^{Venice}</i>	<i>34285</i>	<i>1/2/17</i>

'United We Stand' - We need to fight hard as a Community !!!

Christina Rimes

From: jackie rouff <jjrouff@gmail.com>
Sent: Friday, March 23, 2018 11:23 AM
To: Planning Commission
Subject: Proposal NO. 16-04NZ

Dear Planning Commission Members,

My husband and I will be out of town and unable to attend the meeting on April 3rd. The comments that we would make if we were able to attend the meeting are below. Thank you for considering the negative effect that the current proposal will have on our neighborhood.

Our comments on Proposal NO. 16-04NZ

We own a home at 1354 Lucaya Avenue, which is adjacent to the property for which the Boone Law firm has submitted Rezone Petition NO. 16-04RZ. Such a high density development of multi-story rental units is inappropriate for this narrow strip of land bordered by single family, single story homes and an extended care facility. The Venice City Comprehensive Plan calls for the “protection of single family neighborhoods from the intrusion of incompatible uses” and for consideration of “densities and intensities of proposed uses as compared to the densities and intensities of existing uses” (Elements – Land Use, Section III, Policy 8.2 E and H).

Placing multi-story rental units in the middle of a long-established single-family neighborhood would clearly present an incompatible intrusion and too abrupt a transition to constitute responsible zoning. In addition, it will most certainly decrease the property value of existing homes in Pinebrook South.

We realize that the owners of this property have the right to develop it. The fact that high density rental units enhance the developer’s economic interest is not a sufficient reason to approve this change. If a change to residential zoning is considered, the only appropriate change would be to low density single family homes consistent with the existing long established neighborhoods.

We hope that you will respect the wishes and well-being of the residents of Pinebrook South and the wisdom of the Venice City Comprehensive Plan . Please deny the change of zoning to high density multi-family rental units requested in Rezone Petition NO. 16-04RZ.

Respectfully,

Jacqueline and Steven Rouff

Dear Sirs,

I am writing to voice my strong opposition to the proposed rezoning petition number 16 – 04RZ of the 2.39 acre parcel located at 1220 Pinebrook Rd.

Pinebrook South has been a quality, stable community since its inception, circa 1980. It has been a strong supporter in the growth of the city of Venice. It has a good mix of working families, retirees and, with some snowbirds.

The thrusting of this project into the Pinebrook South community would have a very destabilizing effect upon land values, traffic patterns and safety of its homeowners. The volume of tenants trying to get in and out of this project onto an already crowded Pinebrook Road with the opening of the Honoré Road, the development of the new apartment project by the school on Laurel Road, the proposed maintenance facility on Laurel Road and the possibility of a new hospital at Pinebrook Road and Laurel Road will make this road way over its capacity to handle this kind of increased volume. No one seems concerned about the coming gridlock. We should know the long-range infrastructure requires before approving this petition

The congestion at Pinebrook Road and Venice Avenue at many times is already gridlock. A number of fender benders at this juncture are rapidly increasing. Some traffic volume going south on Pinebrook Road is already starting to cut through our community to bypass that clogged corner.

I can see if this construction was completed that shortly thereafter, the managers would petition the city for relief by opening a full time entrance to the project via sleepy Hollow Avenue. This would be the final straw to start the disintegration of the quality of life in Pinebrook South. Who would want to have a nice home next to a high density complex that is spewing high volumes of traffic through their community?

Is the financial projection of this project capable of handling a full-time on premise manager? This person would have to screen requirements for applicants into this project. Are people with criminal records or drug abuse convictions going to be eligible to rent in this project? A qualified person rents a unit and at some point and unauthorized person moves in as a roommate. How you control this?

If high density usage is a concern why don't any of the new approved building projects in Venice have any space allocated for their construction?

With all these concerns I strongly oppose this petition.

I thank you for the opportunity to voice my concerns.

Milton Johnson BS, MBA, CPA

1362 Brookside Dr., Venice, FL, 34285

March 26, 2018

RECEIVED

MAR 26 2018

PLANNING & ZONING

JoAnne Crawn-Brewer

From: Linda Strange <lastrange47@gmail.com>
Sent: Friday, May 26, 2017 3:16 PM
To: Roger Clark; JoAnne Crawn-Brewer
Cc: hollmarc1@verizon.net
Subject: Neighborhood mtg w/Boone

Hi Roger and JoAnne -

I don't know if Holly, President of our HOA Board, has been in touch with you, but I thought I should let you know that the notice Boone sent for last Wednesday's mtg. was not received by our Board (our HOA is registered with the City now), although residents within 250 ft. did get the notice by mail.

Also, we will periodically check with you to learn whether the Pinebrook Park applications will move forward.

Thanks for all your help to date....Have a great Memorial Day weekend....Linda

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MAY 23 2017

City of Venice Comprehensive Plan Update 2017-2027 PLANNING & ZONING

Please share your comments with us

We are residents of Pinebrook South, we live on Sleepy Hollow Ct., a cul-de-sac that ends at the lot where high density housing is being proposed. This is a residential neighborhood that is low density, adding this density to our neighborhood is not appropriate. Traffic will increase tremendously, as well as noise.

Opening up Pinebrook to Honore Ave, has already greatly increased traffic on Pinebrook. It is hard to get out of the neighborhood during the busy season. Adding a high density project just adds to that traffic.

Please do not allow a change to high density.

Mail your comments to: Planning and Zoning, City of Venice, 401 W. Venice Ave., Venice FL, 34285

Email your comments to: jbrewer@venicegov.com

Bob & Nancy Storr
1145 Sleepy Hollow Ct.

Tear this page out and post it on your refrigerator:

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AND WEAR GREEN SHIRTS**

<u>City Division/HOA:</u>	<u>Date:</u>	<u>Time:</u>	<u>Location:</u>	<u>Issues of Interest:</u>
Planning Commission	05/02/2017	1:30 p.m.	Council Chambers	Comprehensive Plan
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City Council Meeting	05/09/2017	9:00 a.m.	Council Chambers	Comprehensive Plan

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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

JoAnne Crown-Brewer

From: bob OC <oconnor_bob@msn.com>
Sent: Sunday, May 14, 2017 8:42 PM
To: John Holic; Elaine Lawson; City Council
Cc: jed136231@gmail.com; hlairdpbs@gmail.com; beverlyfk40@gmail.com; Planning Commission; radooley13@yahoo.com; blair823@yahoo.com; rscurek@yahoo.com; lstrange47@gmail.com; brattysue@aol.com; codcapejohn@aol.com; kathleendecono@gmail.com; srouff@intmar.com; Roger Lawson; philhamlin@philhamlin22.com; dlobeck@lobeckhanson.com; Jeff Shrum; vanhelsing1945@yahoo.com; Margaret and Kay Fallon; cmaguire65@verizon.net
Subject: Re: Proposed rezoning of Pinebrook 1220

Mayor Holic,

I am outraged and disappointed at the total disregard of the city council and the planning commission for the safety and welfare of the residents of Pinebrook South sub-division. When we face the total disregard of our feelings, neighborhood property values, and our input regarding this issue, we feel abandoned, and left in the dust. The total disregard of Mr. Boone et-al for our community and it's residents is utterly shameful. This is totally unacceptable for us and for that matter even if proposed project were to be built elsewhere. Anytime you build 44 apartment units with 90+ parking spaces in 7 two story buildings on 2.43 acres. That Mr. Mayor is unacceptable, disgraceful, and downright unethical. If you ever ask for our support for a special project, think twice and better still, three times. It will not be there.

Bob O'Connor
Past President,
Pinebrook South HOA.

Sent from my Verizon Samsung Galaxy smartphone

City of Venice Comprehensive Plan Update 2017-2027

Please share your comments with us

The project you are proposing is NOT compatible with Pinebrook Community.

Permanent single story residence is much better plan.

I have lived here 23 years, backed up to proposed area. No barrier will be enough for higher apartments.

This project has already cost residence a sale of property. Our values will drop.

Please think about the people here trying to deal with excess traffic already

Thank you

Beverly Koger

1344 Lucerne Ave

Ven FL 34285

Lot 2 Block 3

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Mail your comments to: Planning and Zoning, City of Venice, 401 W. Venice Ave., Venice FL, 34285
Email your comments to: jbrewer@venicegov.com

MAY 12 2017

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JoAnne Brewer

From: James Dooley <cj1362@verizon.net>
Sent: Monday, May 8, 2017 12:56 PM
To: Planning Commission; Jeff Shrum
Subject: Traffic, speeding and observed reckless behavior

Dear Chairman Snyder, the Planning Commission Members and Mr. Shrum,

I am writing to make you aware that even though it is May, I am still observing traffic related issues. The following are some examples witnessed recently:

1. During rush hour the Northbound traffic on Pinebrook road awaiting the light at Venice avenue often backs up to Aston Gardens. The Southbound traffic often backs up to Ridgewood Rd during the same period.
2. Last week, at approximately 5:45pm I was traveling south on Pinebrook Rd. just below Edmonson Rd. The speed limit there drops from 40 mph to 30 mph alongside Waterford. I was still traveling at 37 mph (decelerating into the 30 zone) when a Ford Excursion crossed the double yellow line and passed me moving at close to 50 mph.
3. On Pinebrook Way at 6:45am I backed out of my driveway and accelerated to 30mph. The speed limit on Pinebrook Way is 25mph. A vehicle began tailgating me so I pulled over and let them pass. They sped up to the Pinebrook Rd stop sign and continued north toward Laurel Rd. It appears that Pinebrook Way is becoming a cut-through for people looking for alternates to the main streets.
4. It is getting more difficult to get out onto Pinebrook Rd. from Pinebrook Way and my wife has seen three to four cars waiting to turn onto Pinebrook Rd.
5. I have heard that you are considering widening Pinebrook Road to four lanes. If this comes to pass, I implore you to keep the speed limit on Pinebrook Rd at 30 mph between Edmonson and Venice Ave. At the current limit of 30mph, drivers are doing 40+. If you raise it to 40, they will be doing 50+ it will increase the likelihood of severe accidents for anyone entering Pinebrook road at these locations. We also have Wellfield athletic fields, the children and their traffic, the skilled care and assisted living facilities and bicyclists to consider.

The County agreed to keep Jacaranda at 30mph I believe for similar safety reasons.

I appreciate your attention and consideration in this matter.

Sincerely,

James Dooley
1325 Pinebrook Way
Venice FL, 34285

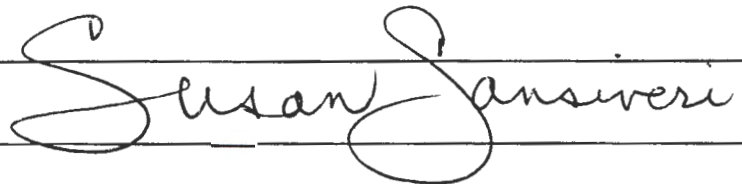
City of Venice Comprehensive Plan Update 2017-2027

Please share your comments with us

5.2.17

I live at 1211 Lucaya Ave at the intersection of Pinebrook Way and have since 1999. Pinebrook South used to be a quiet subdivision. Now the traffic on Lucaya Ave is constant, and it is always noisy. To exit my driveway, I have to back out onto the street. It is almost impossible much of the time due to the heavy traffic. Lucaya is a busy and dangerous street now and one of the worst maintained streets in the city.. Adding a high density apartment complex will only increase the traffic problem. Our right to peaceful enjoyment is almost gone already. Lucaya will become a main through street. The school bus stops at my corner. It is barely safe for kids. Pinebrook Road is even busier. Traffic is constant. Making a left turn there is difficult too. Please let us keep Pinebrook South the neighborhood that it is

Susan Sansiveri



Sansiveri@comcast.net

Mail your comments to: Planning and Zoning, City of Venice, 401 W. Venice Ave., Venice FL, 34285
Email your comments to: jbrewer@venicegov.com

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JoAnne Brewer

From: Linda Strange <lastrange47@gmail.com>
Sent: Tuesday, April 25, 2017 3:30 PM
To: Jeff Shrum; Roger Clark
Cc: JoAnne Brewer; econolaw@aol.com; hlairdpbs@gmail.com
Subject: 4/19/17 Letter from Boone re Pinebrook applications

Hi Jeff, Roger - Could you forward a copy of Mr. Boone's letter, regarding an additional meeting with our neighborhood, to me and to Holly Laird and Jim Economides of our Pinebrook HOA Board....Thanks much....Linda

JoAnne Brewer

From: J. Economides <econolaw@aol.com>
Sent: Monday, April 24, 2017 8:01 PM
To: Jeff Shrum
Cc: Planning Commission; City Council
Subject: comp plan update-pinebrook neighborhood

Dear Mr. Shrum:

I write on behalf of the Pinebrook South Homeowners Association, Inc. to address an issue that the Association feels is misleading and unclear. Specifically, LU-PB 1.1.2 Mixed Use Residential. The Association first notes that the text miscaptions this as NE instead of PB and should be corrected.

Our first concern is with the acreage figure. The number used is 1,267+/- acres. The Association feels that this figure should be reduced by 17+/- acres to account for the acreage that was originally part of Pinebrook South, but is now part of Curry Creek Nature Preserve and thus undevelopable.

Our next concern is with the doubling of the allowable residential units from 3,168 to 6,335. Since the maximum du/ac permitted by the MUR designation is 5, and the total MUR acreage is 1,250, the total number of dwelling units is 6,250 before adjustment for the 50% Open Space requirement. The maximum dwelling units allowable is thus $6,250 \times .50 = 3,125$.

The Association also notes a decrease in the number of existing homes from 4,550 units to 4,424 units.

The Association is at a loss to understand:

- (1) the rationale for the decrease in the number of existing homes;
- (2) the reason why the 50% adjustment for open space was not used in the second calculation after having been used in the first calculation;
- (3) why 17+/- acres of Curry Creek Nature Preserve are included.

Your response to these inquiries would be appreciated.

The Association recommends that the text be modified to reflect the corrections above enumerated.

Sincerely yours,

JAMES A. ECONOMIDES
Vice-President, Pinebrook South Neighborhood Association

JoAnne Brewer

16-0422

From: Linda Strange <lastrange47@gmail.com>
Sent: Saturday, April 15, 2017 6:47 PM
To: Jeff Shrum
Cc: JoAnne Brewer
Subject: Boone/Pinebrook Park applications

Hi - Hope you had a good weekend...wondering if you have heard from Boone re whether they will move forward with their Pinebrook applications....if I remember correctly the deadline given them is April 20th....Let me know...thanks much.....Linda

City of Venice Comprehensive Plan Update 2017-2027

Please share your comments with us

Since 1992, my husband & I have owned a home on Lakeside Woods Drive, and we were pleased to know that across the street on Pinebrook Road was designated as "former wild" acreage. So far so good, is the promise to keep this area the same as it was when we first bought here. Venice was full of open spaces with lots of woodland and animal and bird life, however, it has become over populated, and our beautiful natural habitat is vanishing quickly. The city council does ^{not} represent us! (The people of Venice) - they are interested in tourism and businesses in town. This is a shame!

We are losing our identity as a small, quaint village to visit when coming during the winter months. It has become traffic heavy and not the friendly town we used to be. Oh by the way, do they feel building and building and building is the answer to making Venice more attractive - Save our open spaces!!

1285 Lakeside Woods Dr.
Venice, Florida
34285

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APR 11 2017

Mail your comments to: Planning and Zoning, City of Venice, 401 W. Venice Ave., Venice FL, 34285
Email your comments to: jbrewer@venicegov.com

PLANNING & ZONING

JoAnne Brewer

From: Linda Strange <lastrange47@gmail.com>
Sent: Thursday, April 06, 2017 8:01 PM
To: JoAnne Brewer
Cc: Roger Clark
Subject: Pinebrook applications

Hi JoAnne - It's coming to April 20, the deadline for the applicant to go forward with their applications or withdraw them....could you let me know when they advise the city about they will do....thanks much....Linda

City of Venice Comprehensive Plan Update 2017-2027

Please share your comments with us

We are very concerned about the property on Sleepy Hollow where high density use is being proposed.

Pinebrook South is a quiet residential area. That's why we bought a home in Pinebrook South.

Pinebrook already has increased traffic due to the opening of Honora Ave. all the way to Pinebrook. There are days it takes a lot of time to enter Pinebrook with all the traffic.

It is unreasonable to put a high density development in a residential neighborhood.

Please keep this property as low density.

Bob & Nancy Storr
1145 Sleepy Hollow Ct.
Venice, FL 34285

Mail your comments to: Planning and Zoning, City of Venice, 401 W. Venice Ave., Venice, FL 34285
Email your comments to: jbrewer@venicegov.com

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APR 06 2017

PLANNING & ZONING

JoAnne Brewer

From: Keeley Garris <keeleygarris@giffordheidenins.com>
Sent: Monday, April 03, 2017 11:24 AM
To: JoAnne Brewer
Subject: Pinebrook South

I am a resident of the Pinebrook South subdivision.

I'm writing in regard to the proposed high-density project that is being considered in this area.

We have lived in Pinebrook for 20 years and have seen the area become more and more busy.

Pinebrook Road is like a highway now with the "extension" to Sarasota. Traffic is backed up most of the day.

There have been several accidents due to the congestion.

I want to voice my opinion that any more projects, housing, population would be very detrimental to this neighborhood.

My family votes no to the proposed high-density project.

Thank you for your consideration.

Keeley

Keeley Garris AIAM
Gifford-Heiden Insurance
111 E Venice Ave
Venice FL 34285
(941)484-0681
FAX (941) 484-5082

JoAnne Brewer

From: Milton Johnson <johnmclark@comcast.net>
Sent: Tuesday, February 28, 2017 11:31 AM
To: Jeff Shrum
Cc: City Council; Planning Commission
Subject: pinebrook south project
Attachments: Pinebrook subject.docx

Dear Sirs,

please open my attached statement concerning this high density project.

Thank you

Milton Johnson

Subject: proposed high density project in Pinebrook South

Dear Sirs:

This proposed project and Pinebrook Road are closely intertwined. Since Pinebrook road has been connected to Honoré road, the traffic volume has tremendously increased. Many times there are steady streams of traffic going between Edmonson's road and Venice Avenue,(where a four-lane boulevard road squeezes down into a local two-lane road) inhibiting cars from turning left into Pinebrook South. These lengthy wait times before there is a break in the traffic causes cars going north on Pinebrook to be backed up from Lucaya to Venice Avenue. This causes complete gridlock. Ridgewood Avenue is blocked and getting in and out of the strip mall by Angelos and the dollar store is impossible. At times, entering Pinebrook road from the Soccer Park and croquet parking area is extremely difficult.

A detailed traffic analysis on Pinebrook road and the intersection and Venice Avenue should be completed before there is any consideration of changing the comprehensive plan. There has been all kinds of studies and considerable money spent at the jacaranda roundabout while Pinebrook road and the Venice interchange have been completely ignored. Changing the plan before this is a traffic analysis, is like putting the cart before the horse.

In addition putting the high density project into an established community would be disastrous. It would have a negative effect on property values. It wouldn't be long before this project would be asking for traffic relief by requesting an entrance onto sleepy Hollow Road. This type of traffic volume through a quiet neighborhood would be intolerable.

I am strongly against changing the comprehensive plan.

I thank you for the opportunity to voice my concerns.

Milton Johnson BS,MBA, CPA

1362 Brookside Dr., Venice, FL 34285

February 28, 2017

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FEB 28 2017
PLANNING & ZONING

JoAnne Brewer

From: Scott Pickett
Sent: Monday, February 27, 2017 8:53 AM
To: JoAnne Brewer
Subject: FW: 2016 Comprehensive Plan Update

Filing Date: February 27 2017

Applicants Name:

I am the: Resident, ,

Phone Number: 941-374-1207

Email Address: jimmotz@verizon.net

Additional Comments: As a City resident and a Pinebrook South homeowner, I would like to voice my opposition to changing the comprehensive plan where this would allow High Density use of the property at 1220 Pinebrook Road.

This has always been deemed as fit for a small office park (Doctors office for example), not another 100 parking spaces and 40 or more apartments.

Thank you for your consideration.

James Motzenbecker

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JoAnne Brewer

From: Jeff Shrum
Sent: Friday, February 24, 2017 11:41 AM
To: Linda Strange
Cc: Roger Clark; JoAnne Brewer
Subject: RE: Pinebrook applications

Ms. Strange,

Depending on how the Comprehensive Plan ends up for an adopted version, there is potential for the comprehensive plan amendment to not be required but a rezoning would still be necessary in association with the proposed use/site and development plan. I hope that helps.

*Jeff Shrum, AICP
Development Services Director
City of Venice
(941) 882-7431*

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

*From: Linda Strange [mailto:lastrange47@gmail.com]
Sent: Friday, February 24, 2017 11:02 AM
To: Jeff Shrum <JShrum@Venicegov.com>
Subject: Pinebrook applications*

Hi Jeff - Following up on my phone call....if the applicant waits for the new Comp Plan to go into effect, could they abandon their current 2 applications and just submit a site plan application? I know you're busy, just shoot an email to me when you can...thanks much, Linda

JoAnne Brewer

From: Denise Gastineau <denisegastineau@gmail.com>
Sent: Tuesday, February 14, 2017 11:34 AM
To: Jeff Shrum
Cc: City Council; Planning Commission
Subject: Proposed High Density Development on Pinebrook Road

This development cannot go forward. It will increase traffic and cause congestion, overcrowding, noise, crime, and strain on our infrastructure.

--

Denise Gastineau

JoAnne Brewer

From: Rich <mckeer@comcast.net>
Sent: Thursday, February 02, 2017 5:09 PM
To: Jeff Shrum
Cc: City Council; Planning Commission
Subject: high density development on Pinebrook Road

Venice Officials:

I am strongly opposed to the outrageous development plans for Pinebrook Road. Such a move will cause numerous problems for current Pinebrook residents by bringing increased traffic and congestion, putting a strain on current water and sewer systems, and reducing property values. All this can only benefit the wallets of the greedy developers involved. Please reject this plan.

Richard McKee
Pinebrook Resident

JoAnne Brewer

From: Jeff Shrum
Sent: Tuesday, January 31, 2017 11:31 AM
To: JoAnne Brewer
Cc: Roger Clark
Subject: FW: Pinebrook South/ Pinebrook Park Comp Plan Amendment and Rezoning

JoAnne,

Make a copy of this for the Pinebrook comp. plan amendment and rezoning folders. Thanks.

-Jeff Shrum

From: Dan Lobeck [mailto:dlobeck@lobeckhanson.com]
Sent: Tuesday, January 31, 2017 10:09 AM
To: 'Jeffery A. Boone' <JBoone@boone-law.com>
Cc: Jeff Shrum <JShrum@Venicegov.com>; 'Laird' <hollmarc1@verizon.net>
Subject: Pinebrook South/ Pinebrook Park Comp Plan Amendment and Rezoning

Jeff:

This follows my phone message to you this morning.

I and my firm represent Pinebrook South Homeowners' Association, Inc. (and have for many years). Recently, the Association engaged us to represent the interests of the Association and its homeowners in the matter of your proposed Comprehensive Plan Amendment and Rezoning for Pinebrook Park, LLC, with regard to its parcel adjoining Pinebrook South, for a high-density multi-family housing development to be known as Pinebrook Park. I will also be representing individual homeowners in Pinebrook South, as well as the Association, as affected persons in the consideration of those land use changes by the Venice Planning Commission and City Council.

The Association recently became aware of your January 19 letter to Venice Community Development Director Jeff Shrum, putting the land use changes "on hold" in order to allow you time to meet with Pinebrook residents about them.

The Association accepts your offer of a meeting, and thanks you and your client for that. As you may know, notice of the official workshop for the land use changes was very limited and as such many homeowners and Association representatives were not aware of that meeting, and participation was not what it should have been. Perhaps that can be corrected now.

We suggest a meeting at 7 pm at the Pinebrook South Clubhouse, on a date from February 13 through 24, excluding February 14, 15, 20 and 21. The meeting would be hosted and controlled by the Association Board of Directors, which may want to direct questions and comments in writing by homeowners through the Board, in order to make the meeting as orderly, respectful and productive as possible and to keep it to a reasonable length.

Please let me know at your earliest opportunity if we may schedule the meeting.

Thank you for your considerations and those of your client.

Dan Lobeck, Esq.

Lobeck & Hanson, P.A.
2033 Main Street, Suite 403
Sarasota, FL 34237
Telephone: (941) 955-5622
Facsimile: (941) 951-1469
E-mail: dlobeck@lobeckhanson.com
Website: www.lobeckhanson.com

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JoAnne Brewer

From: Heather Taylor
Sent: Monday, January 30, 2017 7:59 AM
To: JoAnne Brewer; Christina Rimes
Cc: Jeff Shrum; Scott Pickett
Subject: FW: Pinebrook Park

From: Chris tucker <tuckermarine@fuse.net>
Sent: Friday, January 27, 2017 8:00:18 PM
To: City Council
Subject: Pinebrook Park

This email is to communicate my concern about the rezoning of Pinebrook Park. Please keep it as a nature preserve. Do not rezone for any other purpose.
Sent from my iPhone

Need to Report an Issue? SeeClickFix Venice Connect is available as an app for Android and iPhone. Select SeeClickFix from your app store on your device and choose Venice, Florida. There is also a link to the program on the city's website, www.venicegov.com, or go directly to SeeClickFix at <http://www.seeclickfix.com/Venice>

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JoAnne Brewer

From: Heather Taylor
Sent: Monday, January 30, 2017 7:58 AM
To: JoAnne Brewer; Christina Rimes
Cc: Jeff Shrum; Scott Pickett
Subject: FW:

From: annsuperko@aol.com <annsuperko@aol.com>

Sent: Saturday, January 28, 2017 4:55:56 PM

To: City Council

Subject:

To: Mayor Holic and Council Members

From: Ann Superko annsuperko@aol.com

Re: Use of northern portion of Wellfield Park, north of Curry Creek, Pinebrook Park

Date: January 28, 2017

Thank you so much for listening to our concerns at the Council Meeting last Tuesday. It appeared you would be looking at an alternative site along Ridgewood between Pinebrook and Capri Isle. This seems to be a better choice and still fits the description of being centralized location within the city, as well as 8-10 acres. However, I did want to point out additional concerns re: the Pinebrook Site.

1. As of Nov. 4 it is designated as AE Flood Zone
2. Road entry would have to go over Curry Creek
3. Future plans are to widen Pinebrook to 4 lanes and re-build the Curry Creek Bridge.

I am encouraged by your interest in Wellfield Park South as a more appropriate site for a Public Safety Complex.

Need to Report an Issue? SeeClickFix Venice Connect is available as an app for Android and iPhone. Select SeeClickFix from your app store on your device and choose Venice, Florida. There is also a link to the program on the city's website, www.venicegov.com, or go directly to SeeClickFix at <http://www.seeclickfix.com/Venice>

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JoAnne Brewer

From: William Bartlett <venice1224@verizon.net>
Sent: Friday, January 27, 2017 2:34 PM
To: Jeff Shrum; City Council; Planning Commission
Subject: High density Housing Proposed project on Pinebrook Road

Barbara Bartlett
venice1224@verizon.net

My husband William and I are residents of Pinebrook South at 1224 Paradise Way and wish to voice our objection to a proposed plan to construct seven two story buildings with 46 units and 93 parking spaces on 2.39 acres with an emergency exit located on Sleepy Hollow Road. Pinebrook South is one of Venice's oldest developments in Venice near the island. There is no conceivable reason why current map designation from Institutional/Professional should be changed to High Density. The impact of this change would not only affect the peaceful surroundings of our community but would increase traffic, noise and safety to many of our older residents. Please be advised of our objection to this unreasonable plan.

Barbara Bartlett

January 27, 2017

City of Venice Community Dev.
401 West Venice Ave.
Venice, IL 34285

RECEIVED

JAN 27 2017

PLANNING & ZONING

To Whom It May Concern:

As a resident of Pinebrook for 30 years I have witnessed much growth in the city of Venice. Much of it has been very positive. However, the promotion of developing multi housing on the mini tract of property on Pinebrook Road is highly unconventional.

The traffic pattern, if you have observed it, is growing daily and lines at Venice Avenue increased. Are you contemplating more traffic lights on Pinebrook Road until the flow decreases to a severe problem. Many currently use Pinebrook Rd. as a faster route to U.S. 41 Bypass and South Venice.

When I moved here in 1986 Lucaya had no stop signs until a few years later. They were needed. Today even the signs are not seen or ignored occasionally. With the increased traffic from development our neighborhood will be inundated with traffic.

I inquired in 1989 why our Development was opened on from Venice Avenue and Bay Indies west on Lucaya. City officials said it was needed for fire prevention and police cars when needed. So Pinebrook did not become a closed, gated community which is so popular today. Please do not destroy a community of approximately 500 residences as the location for highly congested apartment dwellings and car traffic. Seven bldgs., 46 units, and 13 parking spaces! Where are the green areas, play facilities, and cultivated amenities? It may destroy our community as a friendly, family area with sidewalks and safe streets. Many have said such a drastic change will encourage moving, housing prices altered and Venice's tax base will feel the consequences.

The croquet courts, playing fields, and regular park activities are stretched for parking but that could change drastically. The open area is used well but multiply that as a "play" center for youngsters, often unattended, and the beautiful park may be altered.

Sincerely,
Mrs. Dorothy A. Moore

JoAnne Brewer

From: Mark Scott <MarkScott@vipsm.com>
Sent: Wednesday, January 25, 2017 3:23 PM
To: Jeff Shrum
Cc: Planning Commission; City Council
Subject: Proposed High Density Rental Complex on Pinebrook Road (City Application Nos. 16-1CP and 16-4RZ)

Jeff,

The proposed Comprehensive Pal Amendment and accompanying rezone amendment pose a great deal of concern to myself, my family and to the entire Pinebrook community. I urge you to deny this amendment. The Pinebrook community does not need this project to continue and does not want it to continue. One of the reasons my family and I chose this area to live in was we knew with The Diocese of Venice, Wellfield Park and everything associated with it and the open green space in the area, we knew (or at least hoped) the area would stay a quite yet thriving area and not be overrun by high density housing that would only serve to downgrade one of the best areas of Venice.

High traffic, more noise and decreased property values is not what anyone in the immediate area wants. This project would not only be an eyesore, it would take away everything that residents of the area cherish. The nursing home next door would be affected in a negative way. The recreation areas in Wellfield would be negatively affected. Property values of not just the homes immediately abutting the project would be negatively affected but so would the entire Pinebrook community.

I urge you to please deny these applications. They represent a full creation of incompatible uses and violate the City of Venice's own standards to ensure the character of neighborhoods and to protect them and their residents from incompatible infill development.

Thank you for your service to The City of Venice.

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Mark Scott
Vice President of Sales
VIP Sports Marketing, Inc.
(941) 486-4274 (Office)
(859) 492-7101 (Cell)
MarkScott@vipsm.com
www.vipsm.com



Roger Clark

From: Roger Clark
Sent: Monday, January 23, 2017 12:14 PM
To: 'Linda Strange'
Cc: JoAnne Brewer; Jeff Shrum
Subject: Pinebrook Park
Attachments: Agent Letter Requesting Petition Hold.pdf

Linda,
Attached is the letter with attachments we received last Friday, January 20th from the Boone Law Firm regarding the submitted applications for the Pinebrook Park project.

Thanks,

Roger Clark
Senior Planner
City of Venice
401 W. Venice Ave.
Venice, FL 34285
941-882-7432, Ext. 7432

JoAnne Brewer

From: Linda Strange <lastrange47@gmail.com>
Sent: Monday, January 23, 2017 9:08 AM
To: JoAnne Brewer
Subject: Boone ltr. to delay

Morning JoAnne - A reminder only....to send Boone's letter by email when you get it...we much appreciate the help you, Roger, Jeff have have given us...hope your weekend was great! Linda

JoAnne Brewer

From: Heather Taylor
Sent: Tuesday, January 17, 2017 8:22 AM
To: JoAnne Brewer; Christina Rimes
Subject: FW: PROPOSED HIGH DENSITY RENTAL APARTMENT COMPLEX ON PINEBROOK ROAD

From: rbenko5676@aol.com
Sent: Monday, January 16, 2017 11:50 AM
Subject: PROPOSED HIGH DENSITY RENTAL APARTMENT COMPLEX ON PINEBROOK ROAD
To: <jshruum@venice.gov>, City Council <citycouncil@venicegov.com>,
<planningcommision@venicegov.com>

Pinebrook South residents are quite concerned about the rezoning amendment to the Comprehensive Plan (from Institutional-Professional to High Density Residential). This amendment would cause a drastic change in quality of life for residents on Lucaya Avenue and Sleepy Hollow, due to increased noise, traffic and light due the close proximity to their homes. Would members of the Council be in favor of this if indeed this proposed complex was going to be built basically in their back yards?

Also, what impact would this proposed complex have on the 120 bed nursing home abutting the project to the north? Those residents are at the nursing home to convalesce in a peaceful environment. What will happen to that peaceful environment with potentially 44 families living next door to them? We believe NO amount of buffering or lowering of density or intensity of this project could provide an acceptable transition to the nursing home or the single family homes abutting it.

Please DENY these applications They represent the creation of INCOMPATIBLE uses and VIOLATE the City's OWN STANDARDS to ensure the character of neighborhoods and to PROTECT THEM FROM INCOMPATIBLE INFILL DEVELOPMENT.

Raymond Benkosky
1238 Pine Needle Road

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JoAnne Brewer

From: Lynn Miller <LMILLER333@msn.com>
Sent: Monday, January 16, 2017 6:35 PM
To: Jeff Shrum; City Council; Planning Commission
Subject: Future Land Use Map Designation to High Density amendment

Dear Sirs, I am a concerned Pinebrook South resident and would like to bring to your attention that a bald eagle nests in the Curry Creek Preserve and uses the surrounding land and waterways as home and feeding area. I have seen this majestic bird several time atop the the tall Norfolk Pines found on Pinebrook Way and feasting in the spillway near the East Entrance to the Preserve, off of the Pinebrook and Water Street intersection.

Please keep this National Treasure in mind when considering this rezoning.

Thank you for taking this into consideration.

Lynn Miller

**Lucaya Ave
Pinebrook South**

Non-nesting Period for Bald Eagles

Bald eagles are not as sensitive to human disturbance during migration and the winter period as they are during the nesting period. However, wintering bald eagles congregate at specific sites year-after-year for purposes of feeding and sheltering. Bald eagles rely on these established roost sites because of their proximity to sufficient food sources. Permanent landscape changes may eliminate these "relied upon" areas and force bald eagles to seek out other wintering roost and foraging areas. Depending on the proximity of other suitable roost or foraging areas and the condition of the affected eagles, loss of these areas can harm bald eagles. In addition, human activities near or within communal roost sites may—although not physically alter the habitat—prevent eagles from feeding or taking shelter. In either case, the action may violate the Eagle Act and a permit may be needed. If your activities may disturb roosting or foraging eagles, you should contact your local [U.S. Fish and Wildlife Service eagle biologist](#) for advice and recommendations for how to avoid disturbance or harm and whether a permit is necessary.

JoAnne Brewer

From: Ellen Ostroth <elle21796@gmail.com>
Sent: Friday, January 13, 2017 3:46 PM
To: Jeff Shrum
Cc: citycouncil@venice.com; Planning Commission
Subject: Pinebrook High Density Development

To Whom It May Concern,

We recently purchased in Pinebrook South, just a few houses from the back ingress/egress of the lot under discussion. There are many compromises for that owner to utilize a handsome profit without decimating the quiet enjoyment of my neighborhood.

I would ask you to visit the site, and try to conceptualize the (vague and over reaching building proposals) on what is actually a smallish, surrounded plot.

In the short time we have owned here, we have seen great increases on our neighborhood roads and difficulty at crossroads, especially Lucaya at Pinebrook. As you know, this property is immediately north of that intersection. Traffic from Lucaya out to Venice is already problematic.

It seems unreasonable to "dump" the traffic from this high density project into our neighborhood. In fact, as you stand and look at the property, you will be unable to envision adequate parking for high density residents.

Likewise, no room for amenities such as might otherwise entertain youth who will have nothing to do but wander our neighborhood. While Pinebrook South is very safe, we have had teen property harassment issues and worked with Venice police to resolve.

It was mind-boggling to hear the proposed rezoning plans after seeing the small, tight space. I would be happy to meet you on the location to further discuss this. It is truly necessary that you personally "eyeball" what you are talking about before you can, with any integrity, make a decision.

Sincerely,

Ellen Ostroth
elle21796@gmail.com

JoAnne Brewer

From: SMADRAK@aol.com
Sent: Wednesday, January 11, 2017 9:34 AM
To: jshrum@venice.gov
Cc: Planning Commission; City Council
Subject: PROPOSED HIGH DENSITY RENTAL APARTMENT COMPLEX ON PINEBROOK ROAD

PROPOSED HIGH DENSITY RENTAL APARTMENT COMPLEX ON PINEBROOK ROAD
City Application Nos. 16-1CP and 16-4RZ

January 11, 2017

The proposed Comprehensive Plan Amendment (from Institution-Professional to High Density Residential) and accompanying rezone amendment pose a great deal of concern to our neighborhood residents.

If approved, seven 2 story buildings consisting of 44 rental apartments (potentially 88 people) and +/- 90 parking spaces would be constructed on a +/- 2.4 acre lot. This would represent a dramatic change in quality of life for our neighbors on Lucaya Avenue and Sleepy Hollow Road. The most dramatic impacts (traffic, noise, light) would be felt by people in the existing 120-bed nursing home abutting the project to the north and by the 6 families in single-family homes abutting the project to the south.

We believe NO amount of perimeter buffering or lowering of density or intensity of this project could provide and acceptable transition to the nursing home or the single-family homes abutting it.

Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to ensure the character of the neighborhoods and to protect them from incompatible infill development.

Sincerely,

Jim Hays

JoAnne Brewer

16-04BZ

From: Heather Taylor
Sent: Monday, January 09, 2017 8:46 AM
To: Christina Rimes
Cc: JoAnne Brewer
Subject: FW: Pinebrook Road High Density Development

From: David Wilkie <WilkieD@firstweber.com>
Sent: Saturday, January 7, 2017 8:28:32 AM
To: Jeff Shrum
Cc: City Council
Subject: Pinebrook Road High Density Development

To All It May Concern,

I am voicing my objections to this project as a resident of the immediate area, and user of the surrounding facilities. My wife and I moved from the Midwest in late 2015. We, like most of our neighbors, love the Pinebrook South subdivision because of the access to the facilities that seniors need. We, like our neighbors, use Lucaya Ave. to access the outside world. The traffic has already increased in our short tenure here. With the increased activities involved with the expansion of the park facilities, it has become very dangerous. Watching school buses unload there is a real queasy event.

I understand the need for housing, but to TOTALLY disregard the neighborhood qualities that all the Pinebrook South residents moved here for is UNACCEPTABLE! We moved our assets here to become community members, in our cozy, comfy subdivision. PLEASE do not take away our lifestyles and safety!

Thank You,

David & Kathleen Wilkie
1241 Schooner Ln.

Email Security Advisory: Do not send funds or nonpublic personal information, such as credit card or debit card numbers or bank account and/or routing numbers, by email. First Weber, Inc. will never request that you send funds or such nonpublic personal information by email. If you receive an email message directly or forwarded concerning any transaction involving First Weber, Inc., and the email requests that you send funds or provide nonpublic personal information, do not respond to the email and immediately contact First Weber, Inc. at 608-443.2255, and please forward any suspected email fraud to antifraud@firstweber.com.

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JoAnne Brewer

16-04RZ

From: David Zimmerman <dzimmie@verizon.net>
Sent: Sunday, January 08, 2017 6:30 PM
To: Planning Commission
Subject: Proposed Housing on Pinebrook

Dear Planning commission members,
Wouldn't there be more services available to the residents of this proposed building if it were located on the Island? Perhaps on the corner of Ave. Del Circo and Airport Ave. where an existing abandoned housing structure is presently located.

David Zimmerman
dzimmie@verizon.net

JoAnne Brewer

16-04RZ

From: Shirley Griffin <grifshi5@hotmail.com>
Sent: Sunday, January 08, 2017 4:25 PM
To: Planning Commission
Subject: Proposed High Density Rental Property on Pinebrook Road.

To Whom It May Concern: the proposal to build high density rental properties on Pinebrook Road in Venice would be a very bad idea. Mainly because that type of property would attract younger people. As this area is lined with older residences, nursing homes and assisted living facilities, the amount of traffic would be of grave concern for the residents living in the area. Not to mention that the younger generation is much more active which would cause noise and activities that could interfere with the older generation expectation of quiet and serene community. I understand that no one likes change, but change in this case would be a disaster. Please do not allow this project to go forward. Sincerely, Shirley Griffin, Pinebrook Lake Club Condominiums, Venice, FL (561) 245 1381

JoAnne Brewer

116-04R2

From: Jack Moore <jackm5131@gmail.com>
Sent: Sunday, January 08, 2017 3:54 PM
To: Jeff Shrum; Planning Commission; City Council
Subject: Proposed High Density Rental Apartments on Pinebrook Road

As a Twenty Plus year resident of Pinebrook South I have deep reservations on establishing a high density complex in a community such as ours. We are now an established community in a residential area. We bought and improved our property believing we were protected from actions such as this. If it were known at the time of purchase that the area would be close to rental apartments and the resultant traffic and possible drug and theft I'm sure we wouldn't be calling Venice home.

**Jack and Nam Moore
1356 Brookside Drive
Venice, Florida 34285**

From: [Carol Mason Geoffroy](#)
To: [Planning Commission](#)
Subject: Apartment complex on Pinebook Road
Date: Saturday, January 07, 2017 1:29:41 PM

16-04R2

I live in Venice and would like to express my dislike for putting a large apartment complex on Pinebook Road. The traffic there is already bad from the cars coming off Rt 75. It would totally change the feel of the homes in the Pinebook area. Put it somewhere else!

Carol Geoffroy
957 Orinoco East
Venice

JoAnne Brewer

16-04RZ

From: Linda Sturm <lindasturm.sturm@gmail.com>
Sent: Saturday, January 07, 2017 12:47 PM
To: Planning Commission
Subject: Pinebrook Development

Please add my voice to the many who oppose the Pinebrook development.

Venice is already adding too many homes , thus changing the character of a place I have been visiting since the 70's and where I now live. We moved here because it is s quiet, safe environment. Please say no to this concept.

Sent from my iPhone

JoAnne Brewer

116-04BZ

From: Jerry <jft3620@verizon.net>
Sent: Saturday, January 07, 2017 12:22 PM
To: Planning Commission
Subject: No new building

I oppose a proposed project slated to be built on a small 2 acre plot on Pinebrook road.



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: rgoltsch@fdgranite.com
To: [Jeff Shrum](#)
Cc: [Planning Commission](#)
Subject: PROPOSED HIGH DENSITY APARTMENT COMPLEX
Date: Friday, January 06, 2017 11:29:46 AM

16-04RZ

SUBJECT: City application #16-1CP and 16-4RZ

The proposed Comprehensive Plan Amendment (from Institutional-Professional to High Density Residential) and accompanying rezone amendment pose a great deal of concern to our neighborhood residents.

If approved, seven 2-story buildings consisting of 44 rental apartments (potentially 88 people) and 90 or more parking.

This would represent a dramatic change in quality of life for us. We purchased and renovated our home with the expectation to remain there for many years.

We choose to invest at this location for the quite and safe neighborhood.

We live on Sleepy Hollow Ct. and the impact of traffic and noise of this plan will impact us directly.

Please Deny the application for the overbuilding of our neighborhood!

Thank you.
Rosanna Goltsch
1143 Sleepy Hollow Ct.
Venice, FL 34285
941.244.2455

JoAnne Brewer

From: ronald.doering@gmail.com
Sent: Thursday, January 05, 2017 10:06 PM
To: jshrum@venicegov.com..planningcommission@venicegov.com.citycouncil@venicegov.com..
Cc: City Council; Planning Commission
Subject: Proposed High Density rental apartment on pinebrook Rd. Application 16-ICP and 16-4RZ

I live in Pinebrook South and was shocked to learn of this proposed rezoning. This is nothing but greed. When we bought here we were entitled to assume the city would not allow such an extreme deviation as this. This proposed development is wrong for several reasons:

- (1) Pinebrook is already too busy. Honore extension and proposed new hospital will already put too much stress on Pinebrook.
- (2) those of us with single family homes already pay too high taxes; will we get tax reduction as the value of our homes decrease?
- (3) this is incompatible infill that I thought the city opposed
- (4). We border on Sleepy Hollow. How are you going to monitor that it is only used for emergency?
- (5). 7 buildings on 2.4 acres must represent one of the highest densities in the city. This is just greed without concern for the surrounding neighbours and our quality of life. Rezoning like this is expropriation without compensation. You are not protecting the quality of life in our neighbourhood.

Ron and Elizabeth Doering

Lakeside Woods, Pinebrook South.

Sent from my BlackBerry 10 smartphone on the Bell network.

JoAnne Brewer

From: Alan Sorin <alansorin@gmail.com>
Sent: Thursday, January 05, 2017 3:58 PM
To: Jeff Shrum; City Council; Planning Commission
Subject: Proposed high density rental apt. complex on Pinebrook Rd.

As a resident of Pinebrook South, I strongly oppose the rezoning of the 2.4 acre parcel on Pinebrook Rd. from Institutional-Professional to High Density Residential (city application# 16-1CP and 16-4RZ).

I believe the proposed apartment complex is incompatible with the character of our neighborhood and that the traffic, noise, and light that would result would be damaging to the quality of life for the adjacent residents and that property values in Pinebrook South in general would be impacted negatively as a result of the increased density. We are already seeing increased traffic through our development as a result of the Honore Rd. extension and more cars using Pinebrook Rd. as an alternative to Route 41. As the population continues to increase with the large new communities such as Milano and Grand Palm, etc. traffic on Pinebrook Rd. which narrows to one lane south of Edmondson Rd. will continue to increase. An exit from the proposed apartments onto Sleepy Hollow Rd. would concern us greatly, regardless of whether it is designated for emergency only. Sleepy Hollow Rd. does not have sidewalks and many Pinebrook residents walk, often with children and pets, on the road. It has been my observation that non residents that cut through the neighborhood often exceed a safe speed and we worry about the added risk imposed by additional vehicles driving to and from the proposed apartments.

Please deny these applications. Many people bought property in Pinebrook South with the expectation that City of Venice officials would honor their standards to ensure the character of neighborhoods and to protect them from incompatible infill development.

I would further argue that there is an existing need that will continue to grow for the type of development that the property is currently zoned for. I am employed by the property management company for the St Andrews Medical Office Park close by on E Venice Ave. and based on the number of times I have shown the vacant office that was recently leased, I can say with certainty that there is demand for medical office space. This need will increase as the population of Venice continues to increase. The city does not have a mandate to maximize profit for developers, which in my opinion is the primary reason for the rezoning application.

Alan Sorin, Kathleen Haskins
1238 Waterside Lane
Venice, FL 34285

JoAnne Brewer

16-04RZ

From: Kay Kropac <kay@cafeveniceontheisland.com>
Sent: Thursday, January 05, 2017 11:44 AM
To: Jeff Shrum; Planning Commission; City Council
Subject: Proposed High Density Rental Apartment Complex on Pinebrook Rd

The proposed Comprehensive Plan Amendment and accompanying rezone amendment pose a great deal of concern for the neighborhood residents.

If approved, seven 2-story buildings consisting of 44 rental apartments, (potentially 88 people) and +/- 90 parking spaces would be constructed on a +/- 2.4 acre lot. This would represent a dramatic change in quality of life for our neighbors on Lucaya Ave and Sleepy Hollow Rd. The most dramatic impacts would be traffic, noise and light would be felt by people in existing 120 bed nursing home abutting the project north and by the 6 families in the single family homes abutting the project to the south.

We believe no amount of perimeter buffering or lowering of the density or intensity of this project could provide an acceptable transition to the nursing home or the single family homes abutting it.

Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to ensure character of neighborhoods and to protect them from the incompatible infill development.

Thank you.

--

KayAnn Kropac-Owner
Cafe Venice Restaurant & Wine Bar
116 W. Venice Ave. Venice, FL 34285
Phone: 941-484-1855/Fax 941-484-1508

JoAnne Brewer

From: John Kilban <codcapejohn@aol.com>
Sent: Tuesday, January 03, 2017 7:41 PM
To: Jeff Shrum; City Council; Planning Commission
Subject: Proposed High Density Rental Apartment Complex on Pinebrook Rd.(city application nos. 16-1CP and 16-4RZ)

Gentlemen:

My wife and I are twelve year residents living on Lucaya Avenue in Pinebrook South. With the extension of Pinebrook Rd. to Center St. and the latest extension of Honore Avenue to the intersection of Laurel and Pinebrook Roads there has been a dramatic increase in traffic on Lucaya Ave., with no regards to the 25 mph speed limit.

Now there is a proposal to rezone the property at 1220 Pinebrook Rd. for High Density Development and construct seven(7) apartment buildings with forty-six(46) units and over eighty-five(85) parking spaces for cars, trucks and motorcycles. This will only increase traffic volume, and in addition, impact our immediate area with parking lot lights, vehicular noise, more sewerage, dumpsters which bring rodents, etc.

Pinebrook South is a single family/condominium development. Rented apartment units are the most incompatible solution to this parcel of land. It is currently zoned as Low Density. The Future Land Use Map designates this 2.39 acre parcel as INSTITUTIONAL-PROFESSIONAL which includes business and professional offices, educational, government, religious, health facilities and other NON-RESIDENTIAL uses. IT CANNOT BE ANY CLEARER.

What would this do for the quality of life for the clients of Pinebrook Rehab/Nursing Center? So much for a peaceful, restful existence for our Senior Citizens! Where is the compatibility with the Nursing Center?

The majority of Pinebrook South residents are longtime homeowners who are not anxious to see their properties devalued. NO amount of perimeter buffering or raising of density or intensity of this project would be acceptable to the abutters, namely, eight(8) single-family homes and the Nursing Center, nor to the ENTIRE PINEBROOK SOUTH COMMUNITY.

We need you to DENY THESE APPLICATIONS. Please ensure the character of our neighborhood and protect them from incompatible development.

Your consideration for our concerns will be very, very much appreciated.

Respectfully yours,

John J. Kilban
1324 Lucaya Avenue

Venice, Fl. 34285
941-486-0425
codcapejohn@aol.com

cc: Barry Snyder, Chairman/Planning Commission
Kit McKeon, Vice-Mayor

JoAnne Brewer

16-04RZ

From: Ron Feinsod <roninvenice@gmail.com>
Sent: Tuesday, January 03, 2017 7:34 PM
To: Jeff Shrum; Planning Commission; City Council
Subject: Proposed high density rental apartment complex on Pinebrook Rd.

The proposed Comprehensive plan Amendment and accompanying rezone amendment are of great concern to our neighborhood residents. Having seven 2 story buildings that could house up to 88 people and 90+ parking spaces crammed into a lot that is only 2+ acres is going to impact not only the residents of Pine Brook but also the 120 bed nursing home on the north side of the property.

Pinebrook Rd. is only two lanes and this would put a significant burden on the existing roadway. Add another driveway for the proposed 90+ parking spots and you magnify the problem. Considering that the sports fields directly across the street often brings in hundred of additional cars this proposal has serious safety implications. Please DENY these applications as they violate the City of Venice's own standards that insure the character of our neighborhoods. The city of Venice was founded on principals of building neighborhoods that worked for it's residents...this plan is in direct opposition to those principals.

Ron Feinsod

JoAnne Brewer

From: cmaguire65@verizon.net
Sent: Tuesday, January 03, 2017 1:07 PM
To: Jeff Shrum; Planning Commission; City Council
Subject: Proposed High Density Rental Apartment Complex on Pinebrook Road

(16-01CP & 16-04RZ)

The proposed Comprehensive Plan Amendment (from Institutional-Professional to High Density Residential) and accompanying rezone amendment pose a great deal of concern to our neighborhood residents. The proposed plan consisting of 44 rental apartments with plus or minus 90 parking spaces to be constructed on a plus or minus 2.4 acre lot would cause a dramatic change in the quality of life for our neighbors living on Lucaya Avenue and Sleepy Hollow Road. We chose Pinebrook South within beautiful Venice because of its peaceful and serene environment. Why would you even consider such a proposal for this residential area? Also, please consider those people who are living in the nursing home. Do you not believe they should be allowed to convalesce within a peaceful environment? Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to ensure the character of neighborhoods and to PROTECT them from INCOMPATIBLE infill development.

Candace Maguire

JoAnne Brewer

From: Denise Gastineau <denisegastineau@gmail.com>
Sent: Tuesday, January 03, 2017 9:50 AM
To: Jeff Shrum; Planning Commission; City Council
Subject: Proposed High Density Rental Apartment Complex on Pinebrook Rd. (City Application Nos. 16-1CP and 16-4RZ)

I oppose the subject amendment (from Institutional-Professional to High Density Residential). The number of proposed units, the increased population and accompanying traffic and noise would adversely affect the calm, peaceful, and quiet now enjoyed in Pinebrook South.

Please deny these applications.

--

Denise Gastineau
1115 Ketch Lane,
Venice, FL 34285

Mr. Barry Snyder

City of Venice Community Development

401 West Venice Ave.

Venice, Florida 34285

November 2016

Mr. Chairman,

My name is James Motzenbecker. I have been a resident of Venice since 1980.

My Wife Elizabeth and I became homeowners at 1235 Sleepy Hollow Road in the Pinebrook South Subdivision in 1994.

As you might imagine, we love both our home and our neighborhood. We have consistently upgraded our home, both interior and exterior over the past 22 years.

We are alarmed to say the least, that consideration is being given to change the land use designation for the property located at 1220 Pinebrook Road. We feel very strongly that a 'high density' use designation would severely impact our peaceful neighborhood in a negative way.

We implore you: please, DO NOT ALLOW a 'high density' designation change for that property!

We thank you for your thoughtful consideration in this matter.

A handwritten signature in black ink, appearing to read 'James Motzenbecker', enclosed within a large, loopy circular flourish.

James Motzenbecker

1235 Sleepy Hollow Road

Venice, Florida 34285

RECEIVED
JAN 03 2017
PLANNING & ZONING

Mr. Kit McKeon

Vice Mayor, Venice City Council

401 West Venice Ave.

Venice, Florida 34285

November 2016

Honorable Vice Mayor,

My name is John Farina. I have been a resident of Venice since 1998.

I am a homeowner in the Pinebrook South Subdivision.

I, along with my neighbors, are alarmed that the planning commission and the City Council, would consider changing the land use designation for the property located at 1220 Pinebrook Road.

Please add my voice to those who are asking you: DO NOT ALLOW a high density, affordable housing designation for this property!

Thank you for your consideration in this matter.



John Farina

12/1/16

1232 Sleepy Hollow Road

Venice, Florida 34285

RECEIVED

JAN 03 2017

PLANNING & ZONING

JoAnne Brewer

From: Howard Price <howard_p@write.me.com>
Sent: Sunday, January 01, 2017 11:32 AM
To: Jeff Shrum
Cc: Planning Commission; City Council
Subject: Proposed Rental Apts. on Pinebrook Rd. (App. 16-1CP & 16-4RZ)

Please Vote to DENY this request to rezone subject land. I live in the Pinebrook South subdivision and am concerned that it would negatively impact people residing in the area, and the established quiet neighborhood generally. The proposed High Density Residential use is incompatible with the single-family homes, and nursing home in the area. Again please deny these applications.
Signed: Howard Price

JoAnne Brewer

From: C Price <carolepr@gmail.com>
Sent: Saturday, December 31, 2016 9:09 PM
To: Jeff Shrum; Planning Commission; City Council
Subject: Proposed High Density Rental Apt. Complex on Pinebrook Road (City App. 16-1CP and 16-4RZ)

Dear Sirs,

I am writing to request the denial of the applications to rezone the land on Pinebrook Road from Institutional-Professional to High Density Residential.

As an owner and resident of Pinebrook South, I oppose the proposed change in zoning to allow seven 2-story buildings on the lot. The density of this project is incompatible with, and will adversely impact, our established, quiet, neighborhood of single-family homes.

Please deny these applications, which violate the City's standards to protect existing neighborhoods from incompatible infill development.

Thank you,
Carole Price

Proposed High Density Rental Apartment Complex on Pinebrook Rd. (City application #. 16-1CP and 16-4RZ)

From: John Kilban <codcapejohn@aol.com>

To: jshrum <jshrum@enicegov.com>; planningcommission <planningcommission@venice.gov>; citycouncil <citycouncil@venice.gov>

Date: Fri, Dec 30, 2016 3:57 pm

Gentlemen:

I and my wife are twelve year residents living on Lucaya Avenue in the Pinebrook South development. With the extension of Pinebrook Rd. to Center St. and the latest extension of Honore Avenue to the intersection of Laurel and Pinebrook Roads there has been a dramatic increase in traffic on Lucaya Avenue with no regards to the 25 mph speed limit.

Now there is a proposal to rezone the property at 1220 Pinebrook Road for High Density Development and construct seven(7) apartment buildings with 46 units and over 90 parking spaces for cars, trucks and/or motorcycles. This will only increase traffic volume and in addition, impact our immediate area with parking area lighting, noise, more sewerage, dumpsters which bring rodents, etc.

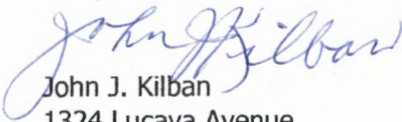
Pinebrook South is a single family/condominium development. Rented apartment units are the most incompatible solution to this parcel of land. It is currently zoned as Low Density. The Future Land Use map designates this 2.39 acre parcel as INSTITUTIONAL-PROFESSIONAL which includes business and professional offices, educational, government, religious, health facilities and other NON-RESIDENTIAL uses. IT CANNOT BE ANY CLEARER.

What would this do for the quality of life for the clients of Pinebrook Rehab/Nursing Center? So much for a peaceful, restful existence? Where is the compatibility with the Nursing Center?

The majority of Pinebrook South people are long time homeowners who will not be pleased to see their residences devalued. NO amount of perimeter buffering or lowering of density or intensity of this project would be acceptable to the nursing home or the single-family homes abutting it.

We need you to DENY THESE APPLICATIONS. Please ensure the character of our neighborhoods and protect them from incompatible development.

Respectfully,



John J. Kilban
1324 Lucaya Avenue
Venice, Fl. 34285
941-486-0425
codcapejohn@aol.com

cc: Barry Snyder, Chairman/Planning Commission
Kit McKeon, Vice-Mayor

RECEIVED

JAN 03 2017

PLANNING & ZONING

JoAnne Brewer

From: Christina Rimes
Sent: Thursday, December 22, 2016 8:20 AM
To: JoAnne Brewer
Subject: FW: Please deny zoning change in Rezone Petition No. 16-4RZ

From: jackie rouff [mailto:jjrouff@gmail.com]
Sent: Tuesday, December 20, 2016 2:39 PM
To: Planning Commission <PlanningCommission@venicegov.com>
Subject: Please deny zoning change in Rezone Petition No. 16-4RZ

Dear Planning Commission Members,

We own a home at 1354 Lucaya Avenue, which is adjacent to the property for which the Boone Law firm has submitted Rezone Petition NO. 16-4RZ. Such a high density development of multi-zoning chstory rental units is inappropriate for this narrow strip of land bordered by single family, single story homes and an extended care facility. 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]. Placing multi-story rental units in the middle of a long-established single-family neighborhood would clearly present an incompatible intrusion and too abrupt a transition to constitute responsible zoning. In addition, it will most certainly decrease the property value of existing homes in Pinebrook South.

We realize that the owners of this property have the right to develop it. The fact that high density rental units enhance the developer's economic interest is not a sufficient reason to approve this change. If a change to residential zoning is considered, the only appropriate change would be to low density single family homes consistent with the existing long established neighborhoods.

We hope that you will respect the wishes and well-being of the residents of Pinebrook South and the wisdom of the Venice City Comprehensive Plan . Please deny the change of zoning to high density multi-family rental units requested in Rezone Petition NO. 16-4RZ.

Respectfully,

Jacqueline and Steven Rouff

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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.

From: Christina Rimes
Sent: Thursday, December 22, 2016 8:05 AM
To: JoAnne Brewer
Subject: FW: Property 1220 Pinebrook Road - rezoning proposal

From: Bob [mailto:bnstorr@aol.com]
Sent: Tuesday, December 20, 2016 9:47 PM
To: Jeff Shrum <JShrum@Venicegov.com>; City Council <CityCouncil@Venicegov.com>; Planning Commission <PlanningCommission@venicegov.com>
Subject: Property 1220 Pinebrook Road - rezoning proposal

We live at 1145 Sleeping Hollow Court in Pinebrook South. The proposed zoning change to 1220 Pinebrook Road to high density is of great concern to us. Pinebrook South is a quiet neighborhood with a low traffic pattern. This property backs up to some of our neighbors houses and is at the end of our street. Adding a high density property in this area will have several negative effects:

1. Increased traffic and noise
2. Negative effect on our property values to have such a high density property in our backyard
3. Change a quiet neighborhood into a commercial neighborhood
4. Since Honore has connected to Pinebrook, we have already seen a great deal of increased traffic on Pinebrook.
5. This is a deed restricted neighborhood. Will the proposed property have such restrictions...no commercial trucks, vans, boats, trailers, rv's, etc.

I would also like to know if this is government subsidized housing as that would impact the type of neighbors we would be adding to our neighborhood.

This type of high density property is not suitable for a quiet neighborhood such as Pinebrook South. We hope you will take our concerns under consideration.

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JoAnne Brewer

16-04R2

From: Christina Rimes
Sent: Thursday, December 22, 2016 7:53 AM
To: JoAnne Brewer
Subject: FW: Rezoning application on Pinebrook Road

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

From: CHUCK IDELBERGER [mailto:angelfish72@msn.com]
Sent: Wednesday, December 21, 2016 5:27 PM
To: Jeff Shrum <JShrum@Venicegov.com>; City Council <CityCouncil@Venicegov.com>; Planning Commission <PlanningCommission@venicegov.com>
Subject: Rezoning application on Pinebrook Road

Greetings-

My wife and I would like to express our opinions regarding a proposal for rezoning and subsequent high-density development of a parcel on Pinebrook Road adjacent to the Pinebrook South subdivision.

As with most of our neighbors, we strongly object to this proposal for several reasons:

1) High-density development such as the proposed apartment complex is out of character with the surrounding neighborhood of single-family houses and nursing facilities. As long-time residents of Pinebrook South, we appreciate the relative quietness and openness of our neighborhood. The addition of such a large number of people and cars directly adjacent to this neighborhood would have a large negative impact on our quality of life. The original planners got it right when they zoned this parcel as institutional/professional, a use that is compatible with the character of this area.

2) Traffic congestion on Pinebrook Road in this area has rapidly become a problem, especially at the intersections of Venice Avenue, Ridgewood Avenue, and Lucaya Avenue. Bringing a large number of additional vehicles into the area would surely exacerbate this problem and create safety issues for those living here or using the recreational facilities across the street.

We're relying on you to do the right thing. The concerns and welfare of hundreds of Venice residents deserve more consideration than the increased profits of Mr. Boone and his clients.

Thank you.
Chuck and Peggy Idelberger
1339 Pine Needle Rd
Venice, FL 34285

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

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Dear Sirs,

I am writing to voice my strong opposition to the proposed changes to the future land use designation of the 2.39 acre parcel located at 1220 Pinebrook Rd. to high density.

Pinebrook South has been a quality, stable community since its inception, circa 1980. It has been a strong supporter in the growth of the city of Venice. It has a good mix of working families, retirees and, with some snowbirds.

The thrusting of this project into the Pinebrook South community would have a very destabilizing effect upon land values, traffic patterns and safety of its homeowners. The volume of tenants trying to get in and out of this project onto an already crowded Pinebrook Road with the opening of the Honoré Road, the development of the new apartment project by the school on Laurel Road, the proposed maintenance facility on Laurel Road and the possibility of a new hospital at Pinebrook Road and Laurel Road will make this highway way over its capacity to handle this kind of increased volume. No one seems concerned about the coming gridlock.

The congestion at Pinebrook Road and Venice Avenue at many times is already gridlock. A number of fender benders at this juncture are rapidly increasing. Some traffic volume going south on Pinebrook Road is already starting to cut through our community to bypass that clogged corner.

I can see if this construction was completed that shortly thereafter, the managers would petition the city for relief by opening a full time entrance to the project via sleepy Hollow Avenue. This would be the final straw to start the disintegration of the quality of life in Pinebrook South. Who would want to have a nice home next to a high density complex that is spewing high volumes of traffic through their community?

I strongly oppose the reclassification of the land-use map to high density.

I thank you for the opportunity to voice my concerns.

Milton Johnson BS, MBA, CPA

1362 Brookside Dr., Venice, FL, 34285

December 19, 2016.

Christina Rimes

From: Jennifer <jenzjazz@aol.com>
Sent: Sunday, December 18, 2016 11:46 AM
To: Jeff Shrum
Cc: City Council; Planning Commission
Subject: PROPOSED PINEBROOK ZONING CHANE.

The proposed zoning change for 1220 PINEBROOK Road to High Density residential IS NOT compatible with the existing rehabilitation center and the wellfield CHILDRENS playing park and the PINEBROOK SOUTH, A Deed Restricted COMMUNITY.

As a resident of a PINEBROOK South this will greatly impact property values as well as increase the traffic on Lucaya AND PINEBROOK which has already had tremendous increase due to Windwood development, the opening of Honore which extends to PINEBROOK as well as the shopping center on Laurel and PINEBROOK.

I urge you to refuse this rezoning application for 1220 PINEBROOK as it is Not Compatible with the existing rehabilitation center, Wellfield Park and PINEBROOK South.

Sincerely,

Jennifer Hamlin

Christina Rimes

From: Denise Gastineau <denisegastineau@gmail.com>
Sent: Wednesday, December 14, 2016 10:43 AM
To: Planning Commission
Subject: Subject: Proposed High Density Rental Apartment Complex on Pinebrook Rd. (City Application Nos. 16-1CP and 16-4RZ)

The proposed Comprehensive Plan Amendment (from Institutional-Professional to High Density Residential) and accompanying rezone amendment pose a great deal of concern to our neighborhood residents.

If approved, seven 2-story buildings consisting of 44 rental apartments (potentially 88 people) and +/- 90 parking spaces would be constructed on a +/- 2.4 acre lot. This would represent a dramatic change in quality of life for our neighbors on Lucaya Ave. and Sleepy Hollow Rd. The most dramatic impacts (traffic, noise, light) would be felt by people in the existing 120-bed nursing home abutting the project to the north and by the 6 families in single-family homes abutting the project to the south.

We believe NO amount of perimeter buffering or lowering of density or intensity of this project could provide an acceptable transition to the nursing home or the single-family homes abutting it.

Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to ensure the character of neighborhoods and to protect them from incompatible infill development.

Respectfully,

Denise Gastineau

Christina Rimes

From: Heather Taylor
Sent: Friday, December 16, 2016 10:08 AM
To: Christina Rimes
Subject: FW: Proposed High Density Rental Apartment Complex on Pinebrook Road

Heather Taylor

*City Clerk's Office
401 W. Venice Ave
Venice, FL 34285
(941) 486-2626 Ext. 7391
(941) 480-3031 Fax*

htaylor@venicegov.com



From: John Holic
Sent: Tuesday, December 13, 2016 12:26 PM
To: Paula Thomas <paulathomas1978@gmail.com>; City Council <CityCouncil@Venicegov.com>
Cc: dpersson@swflgovlaw.com; Lori Stelzer <LStelzer@Venicegov.com>
Subject: Re: Proposed High Density Rental Apartment Complex on Pinebrook Road

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

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From: Paula Thomas <paulathomas1978@gmail.com>
Sent: Tuesday, December 13, 2016 12:22:10 PM
To: City Council
Subject: Proposed High Density Rental Apartment Complex on Pinebrook Road

December 13, 2016

Subject: Proposed High Density Rental Apartment Complex on Pinebrook R

City Application Nos. 16-1CP and 16-4RZ)

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If approved, seven 2-story buildings consisting of 44 rental apartments (potentially 88 people) and +/- 90 parking spaces would be constructed on a +/- 2.4 acre lot. This would represent a dramatic change in quality of life for our neighbors on Lucaya Ave. and Sleepy Hollow Rd. The most dramatic impacts (traffic, noise, light) would be felt by people in the existing 120-bed nursing home abutting the project to the north and by the 6 families in single-family homes abutting the project to the south.

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Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to ensure the character of neighborhoods and to protect them from incompatible infill development.

Respectfully,

Don and Paula Thomas

1234 Yawl Way

Venice, FL 34285

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Christina Rimes

From: Heather Taylor
Sent: Friday, December 16, 2016 10:08 AM
To: Christina Rimes
Subject: FW: Proposed High Density Rental Apartment Complex on Pinebrook Road (City Application Nos. 16-1CP and 16-4RZ)

Heather Taylor

*City Clerk's Office
401 W. Venice Ave
Venice, FL 34285
(941) 486-2626 Ext. 7391
(941) 480-3031 Fax*

htaylor@venicegov.com



From: John Holic
Sent: Tuesday, December 13, 2016 1:04 PM
To: Jed136231 Dooley <jed136231@gmail.com>; City Council <CityCouncil@Venicegov.com>
Cc: dpersson@swflgovlaw.com
Subject: Re: Proposed High Density Rental Apartment Complex on Pinebrook Road (City Application Nos. 16-1CP and 16-4RZ)

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

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From: Jed136231 Dooley <jed136231@gmail.com>
Sent: Tuesday, December 13, 2016 12:27 PM
Subject: Re: Proposed High Density Rental Apartment Complex on Pinebrook Road (City Application Nos. 16-1CP and 16-4RZ)
To: City Council <citycouncil@venicegov.com>

Dear City Council Representative,

The proposed Comprehensive Plan Amendment (from Institutional-Professional to High Density Residential) and accompanying rezone amendment pose a great deal of concern to our neighborhood residents.

If approved, seven 2-story buildings consisting of 44 rental apartments (potentially 88 people) and +/- 90 parking spaces would be constructed on a +/- 2.4 acre lot. This would represent a dramatic change in quality of life for our neighbors on Lucaya Ave. and Sleepy Hollow Rd. The most dramatic impacts (traffic, noise, light) would be felt by people in the existing 120-bed nursing home abutting the project to the north and by the 6 families in single-family homes abutting the project to the south.

We believe NO amount of perimeter buffering or lowering of density or intensity of this project could provide an acceptable transition to the nursing home or the single-family homes abutting it.

Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to ensure the character of neighborhoods and to protect them from incompatible infill development.

Respectfully,

James Dooley
1325 Pinebrook Way
Venice, FL. 34285

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Christina Rimes

From: Lori Stelzer
Sent: Tuesday, December 13, 2016 12:36 PM
To: Jeff Shrum; Christina Rimes
Subject: FW: Proposed High Density Rental Apartment Complex on Pinebrook Road

This one was not copied to you for planning commission files. Thanks.

Lori Stelzer, MMC
City Clerk
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7390
941-480-3031 (FAX)

From: John Holic
Sent: Tuesday, December 13, 2016 12:26 PM
To: Paula Thomas <paulathomas1978@gmail.com>; City Council <CityCouncil@Venicegov.com>
Cc: dpersson@swflgovlaw.com; Lori Stelzer <LStelzer@Venicegov.com>
Subject: Re: Proposed High Density Rental Apartment Complex on Pinebrook Road

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

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From: Paula Thomas <paulathomas1978@gmail.com>
Sent: Tuesday, December 13, 2016 12:22:10 PM
To: City Council
Subject: Proposed High Density Rental Apartment Complex on Pinebrook Road

December 13, 2016

Subject: Proposed High Density Rental Apartment Complex on Pinebrook R
City Application Nos. 16-1CP and 16-4RZ)

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Respectfully,

Don and Paula Thomas

1234 Yawl Way

Venice, FL 34285

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Christina Rimes

From: Diana Throckmorton <elle@lesprit.com>
Sent: Tuesday, December 13, 2016 12:05 PM
To: Planning Commission
Subject: Proposed High Density Housing

Subject: Proposed High Density Rental Apartment Complex on Pinebrook Rd.
(City Application Nos. 16-1CP and 16-4RZ)

The proposed Comprehensive Plan Amendment (from Institutional-Professional to High Density Residential) and accompanying rezone amendment pose a great deal of concern to our neighborhood residents.

If approved, seven 2-story buildings consisting of 44 rental apartments (potentially 88 people) and +/- 90 parking spaces would be constructed on a +/- 2.4 acre lot. This would represent a dramatic change in quality of life for our neighbors on Lucaya Ave. and Sleepy Hollow Rd. The most dramatic impacts (traffic, noise, light) would be felt by people in the existing 120-bed nursing home abutting the project to the north and by the 6 families in single-family homes abutting the project to the south.

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Respectfully,

Diana Throckmorton
1267 Lakeside Woods Drive
Venice, Florida 34285

Christina Rimes

From: ed throckmorton <ethrock48@gmail.com>
Sent: Tuesday, December 13, 2016 11:47 AM
To: Planning Commission
Subject: Proposed High Density Rental Apartment Complex on Pinebrook Rd.
(City Application Nos. 16-1CP and 16-4RZ)

To Whom it may Concern,

Subject: Proposed High Density Rental Apartment Complex on Pinebrook Rd.
(City Application Nos. 16-1CP and 16-4RZ)

The proposed Comprehensive Plan Amendment (from Institutional-Professional to High Density Residential) and accompanying rezone amendment pose a great deal of concern to our neighborhood residents.

If approved, seven 2-story buildings consisting of 44 rental apartments (potentially 88 people) and +/- 90 parking spaces would be constructed on a +/- 2.4 acre lot. This would represent a dramatic change in quality of life for our neighbors on Lucaya Ave. and Sleepy Hollow Rd. The most dramatic impacts (traffic, noise, light) would be felt by people in the existing 120-bed nursing home abutting the project to the north and by the 6 families in single-family homes abutting the project to the south.

Pine brook Rd. is already very busy and with the addition of the medical center on Laurel Rd. it promises to get even busier. Modifying the bridge across Curry Creek would certainly be a necessity in the not too distant future.

Another negative impact to this proposal would be the almost certain reduction in property values for the existing homes in the area. It is my understanding that because of the nature of the complex it would be very difficult to obtain competitive financing for the purchase of a home within a certain radius of such a complex.

We believe NO amount of perimeter buffering or lowering of density or intensity of this project could provide an acceptable transition to the nursing home or the single-family homes abutting it.

Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to ensure the character of neighborhoods and to protect them from incompatible infill development.

Respectfully,

Ed Throckmorton
1267 Lakeside Woods Dr.
Venice, FL 34285

Christina Rimes

From: Paula Thomas <paulathomas1978@gmail.com>
Sent: Tuesday, December 13, 2016 12:20 PM
To: Planning Commission
Subject: Proposed High Density Rental Apartment Complex on Pinebrook Road

December 13, 2016

Subject: Proposed High Density Rental Apartment Complex on Pinebrook R
City Application Nos. 16-1CP and 16-4RZ)

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Respectfully,

Don and Paula Thomas

1234 Yawl Way

Venice, FL 34285

Christina Rimes

From: Jed136231 Dooley <jed136231@gmail.com>
Sent: Tuesday, December 13, 2016 12:27 PM
To: Planning Commission
Subject: Re: Proposed High Density Rental Apartment Complex on Pinebrook Road (City Application Nos. 16-1CP and 16-4RZ)

Dear Planning Commission Representative,

The proposed Comprehensive Plan Amendment (from Institutional-Professional to High Density Residential) and accompanying rezone amendment pose a great deal of concern to our neighborhood residents.

If approved, seven 2-story buildings consisting of 44 rental apartments (potentially 88 people) and +/- 90 parking spaces would be constructed on a +/- 2.4 acre lot. This would represent a dramatic change in quality of life for our neighbors on Lucaya Ave. and Sleepy Hollow Rd. The most dramatic impacts (traffic, noise, light) would be felt by people in the existing 120-bed nursing home abutting the project to the north and by the 6 families in single-family homes abutting the project to the south.

We believe NO amount of perimeter buffering or lowering of density or intensity of this project could provide an acceptable transition to the nursing home or the single-family homes abutting it.

Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to ensure the character of neighborhoods and to protect them from incompatible infill development.

Respectfully,

James Dooley
1325 Pinebrook Way
Venice, FL. 34285

Christina Rimes

From: John Holic
Sent: Tuesday, December 13, 2016 3:43 AM
To: mary ann sclafani; Jeff Shrum; Planning Commission; City Council
Cc: Edward Lavalley; Lori Stelzer; dpersson@swflgovlaw.com
Subject: Re: High Density Apartment Rental Complex Pinebrook Road

Dear Ms. Sclafani and Mr. Ratta,
On behalf of Venice City Council, thank you for your comments.
Sincerely,
John Holic
Mayor, City of Venice

From: mary ann sclafani <maryanndoob@gmail.com>
Sent: Monday, December 12, 2016 11:21 PM
To: Jeff Shrum; Planning Commission; City Council
Subject: High Density Apartment Rental Complex Pinebrook Road

This email is in regard to the proposed apartment rental complex on Pinebrook Road

(City Application Nos. 16-1CP and 16-4RZ)

The proposed Comprehensive Plan Amendment (from Institutional-Professional to High Density Residential) and accompanying rezone amendment pose a great deal of concern to our neighborhood residents.

If approved, seven 2-story buildings consisting of 44 rental apartments (potentially 88 people) and +/- 90 parking spaces would be constructed on a +/- 2.4 acre lot. This would represent a dramatic change in quality of life for our neighbors on Lucaya Ave. and Sleepy Hollow Rd. The most dramatic impacts (traffic, noise, light) would be felt by people in the existing 120-bed nursing home abutting the project to the north and by the 6 families in single-family homes abutting the project to the south.

We believe NO amount of perimeter buffering or lowering of density or intensity of this project could provide an acceptable transition to the nursing home or the single-family homes abutting it.

Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to ensure the character of neighborhoods and to protect them from incompatible infill development.

Respectfully,

Mary Ann Sclafani and Richard Ratta
1320 Pinebrook Way
Venice FL, 34285

Sent from my iPad

Christina Rimes

From: John Holic
Sent: Monday, December 12, 2016 5:34 PM
To: April Green; Jeff Shrum; Planning Commission; City Council
Subject: RE: Proposed High Density Apartment complex on Pinebrook Rd.

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

From: April Green [mailto:rivertop21@gmail.com]
Sent: Monday, December 12, 2016 5:14 PM
To: Jeff Shrum <JShrum@Venicegov.com>; Planning Commission <PlanningCommission@venicegov.com>; City Council <CityCouncil@Venicegov.com>
Subject: Proposed High Density Apartment complex on Pinebrook Rd.

Hello,

My name is April Green and I am a resident of Pinebrook South neighborhood. We moved here a short distance from Albee Farm Rd. because Pinebrook South offers a quiet residential single-home environment for us and our two children, aged 9 and 17. I believe that adding the proposed 7 building, 44 unit and 90 +/- parking space complex on a 2.4 +/- acre lot would forever and irrevocably change the character of this neighborhood which should be protected by the city of Venice. The city of Venice should protect our neighborhood from this drastic change which will abut several of our neighbors' properties.

There is NO amount of buffering that will change the fact that our neighborhood will be forever changed in a negative way by this development. There is NO amount of lowering of the density or other changes to this project that would make it acceptable.

We all deserve quiet enjoyment of our properties and this can especially be said for the 120-bed Nursing Facility which would be adjacent to the proposed development. The **noise, lights and increased car and foot traffic** will most definitely be an unwanted result if the city were to choose to build this proposed complex.

This potentially home value-lowering complex would be unfortunate and unfair to us, our neighbors, and especially those who would be adjacent to the complex, especially the nursing home residents who deserve the respect of the city by denying this proposed development. These older people deserve the best quality of living. And the residents of Pinebrook South, as taxpayers, deserve to have a say in what will be adjacent to their homes.

I hope the city will consider its mandate to retain the character of its neighborhoods and not allow this development to continue. Thank you for your time in reading my email and considering our family's opinion.

Sincerely,

April Green

1329 Whispering Lane
Venice, FL 34285

Christina Rimes

From: John Holic
Sent: Monday, December 12, 2016 3:45 PM
To: Steve Wallace; Jeff Shrum; Planning Commission; City Council
Cc: pinebrooksouthclubhouse@gmail.com
Subject: Re: No to High Density Rental Apt. Complex on Pinebrook Road!

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

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From: Steve Wallace <swallace35@comcast.net>
Sent: Monday, December 12, 2016 3:12 PM
Subject: No to High Density Rental Apt. Complex on Pinebrook Road!
To: Jeff Shrum <jshrum@venicegov.com>, City Council <citycouncil@venicegov.com>, Planning Commission <planningcommission@venicegov.com>
Cc: <pinebrooksouthclubhouse@gmail.com>

The proposal to rezone the 2.39 acres on Pinebrook Rd. to "high density" housing is incompatible with the serenity of the adjacent Pinebrook South community, long distinguished by its verdant lots, graceful homes, and expansive lakes. Cramming 46 housing units and 93 parking spaces into such a small patch encourages the development of blighted overcrowding, noise, litter, illegal parking, traffic congestion, crime, drugs, and a general decline in the neighborhood's quality of life and property values.

Rapacious greed is the major motive behind this outlandish rezoning request which the city council should deny outright for total lack of merit. Just as you would not permit such a corrupting enclave into your own neighborhood, the 1000 Pinebrook South residents should not be sacrificed on the altar of profiteering chicanery; and the city council would rue the day it was suckered into a such haunting precedent.

Respectfully,

**Stephen F. Wallace
Pinebrook South Homeowner**

Christina Rimes

From: John Holic
Sent: Monday, December 12, 2016 3:33 PM
To: Jeff Shrum; Planning Commission; johnkut@comcast.net; City Council
Subject: Re: Please deny Apartment Complex Application in Pinebrook South

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

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From: johnkut@comcast.net
Sent: Monday, December 12, 2016 2:09 PM
Subject: Please deny Apartment Complex Application in Pinebrook South
To: Jeff Shrum <jshrum@venicegov.com>, Planning Commission <planningcommission@venicegov.com>, City Council <citycouncil@venicegov.com>

Subject: Proposed High Density Rental Apartment Complex on Pinebrook Rd.
(City Application Nos. 16-1CP and 16-4RZ)

The proposed Comprehensive Plan Amendment (from Institutional-Professional to High Density Residential) and accompanying rezone amendment pose a great deal of concern to our neighborhood residents.

If approved, seven 2-story buildings consisting of 44 rental apartments (potentially 88 people) and +/- 90 parking spaces would be constructed on a +/- 2.4 acre lot. This would represent a dramatic change in quality of life for our neighbors on Lucaya Ave. and Sleepy Hollow Rd. The most dramatic impacts (traffic, noise, light) would be felt by people in the existing 120-bed nursing home abutting the project to the north and by the 6 families in single-family homes abutting the project to the south.

We believe NO amount of perimeter buffering or lowering of density or intensity of this project could provide an acceptable transition to the nursing home or the single-family homes abutting it.

Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to ensure the character of neighborhoods and to protect them from incompatible infill development.

Respectfully,

John & Margaret Kotkiewicz
1326 Pinebrook Way
Venice, FL 34285
(941) 786-2400

Christina Rimes

From: glbl17@yahoo.com
Sent: Monday, December 12, 2016 1:22 PM
To: Jeff Shrum
Cc: Planning Commission; City Council
Subject: Proposed High Density Rental Apartment Complex on Pinebrook Rd.
Attachments: doc00193520161212132025.pdf

Subject: Proposed High Density Rental Apartment Complex on Pinebrook Rd.

(City Application Nos. 16-1CP and 16-4RZ)

The proposed Comprehensive Plan Amendment (from Institutional-Professional to High Density Residential) and accompanying rezone amendment pose a great deal of concern to our neighborhood residents.

If approved, seven 2-story buildings consisting of 44 rental apartments (potentially 88 people) and +/- 90 parking spaces would be constructed on a +/- 2.4 acre lot. This would represent a dramatic change in quality of life for our neighbors on Lucaya Ave. and Sleepy Hollow Rd. The most dramatic impacts (traffic, noise, light) would be felt by people in the existing 120-bed nursing home abutting the project to the north and by the 6 families in single-family homes abutting the project to the south.

We believe NO amount of perimeter buffering or lowering of density or intensity of this project could provide an acceptable transition to the nursing home or the single-family homes abutting it.

Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to ensure the character of neighborhoods and to protect them from incompatible infill development.

Respectfully,

Barbara Lepunnesse

Christina Rimes

From: Steve Hartley <SHartley@BBUmail.com>
Sent: Monday, December 12, 2016 12:49 PM
To: Planning Commission
Subject: RE: Proposed Rental on Pinebrook Rd

Subject: Proposed High Density Rental Apartment Complex on Pinebrook Rd.

(City Application Nos. 16-1CP and 16-4RZ)

The proposed Comprehensive Plan Amendment (from Institutional-Professional to High Density Residential) and accompanying rezone amendment pose a great deal of concern to our neighborhood residents.

If approved, seven 2-story buildings consisting of 44 rental apartments (potentially 88 people) and +/- 90 parking spaces would be constructed on a +/- 2.4 acre lot. This would represent a dramatic change in quality of life for our neighbors on Lucaya Ave. and Sleepy Hollow Rd. The most dramatic impacts (traffic, noise, light) would be felt by people in the existing 120-bed nursing home abutting the project to the north and by the 6 families in single-family homes abutting the project to the south.

We believe NO amount of perimeter buffering or lowering of density or intensity of this project could provide an acceptable transition to the nursing home or the single-family homes abutting it.

Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to ensure the character of neighborhoods and to protect them from incompatible infill development.

Respectfully,

Stephen Hartley, Homeowner

Aviso de Privacidad y Confidencialidad // Privacy and Confidentiality Notice // Avis de confidentialité: <http://privacy.grupobimbo.com/>

Christina Rimes

From: kathleendecono@gmail.com
Sent: Monday, December 12, 2016 12:49 PM
To: Jeff Shrum
Cc: City Council; Planning Commission
Subject: Proposed High Density Project a 1220 Pinebrook Rd., Venice

I am sending this email to voice my objection to this project as proposed. I believe it is incompatible with the privately owned residences in Pinebrook South, Pinebrook Lake Club, and Lakeside Woods.

The development of a high density rental apartment complex next to these residences and a nursing home is problematic. This area should remain zoned as institutional/professional.

I am concerned that this development will severely impact the character of the neighborhood and cause many health and safety issues for residents. The sidewalks here are used by residents of the two nursing homes in motorized wheelchairs and by those walking frequently throughout the day.

There are other areas on Venice Avenue and the Tamiami Trail more conducive to such development and more convenient for public transportation. This developer should look elsewhere for this proposed high density rental apartment complex.

Sent from my iPad

Christina Rimes

From: Linda Ryan <lryan814@comcast.net>
Sent: Monday, December 12, 2016 12:43 PM
To: Planning Commission
Subject: Proposed Rental on Pinebrook Rd

Subject: Proposed High Density Rental Apartment Complex on Pinebrook Rd.

(City Application Nos. 16-1CP and 16-4RZ)

The proposed Comprehensive Plan Amendment (from Institutional-Professional to High Density Residential) and accompanying rezone amendment pose a great deal of concern to our neighborhood residents.

If approved, seven 2-story buildings consisting of 44 rental apartments (potentially 88 people) and +/- 90 parking spaces would be constructed on a +/- 2.4 acre lot. This would represent a dramatic change in quality of life for our neighbors on Lucaya Ave. and Sleepy Hollow Rd. The most dramatic impacts (traffic, noise, light) would be felt by people in the existing 120-bed nursing home abutting the project to the north and by the 6 families in single-family homes abutting the project to the south.

We believe NO amount of perimeter buffering or lowering of density or intensity of this project could provide an acceptable transition to the nursing home or the single-family homes abutting it.

Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to ensure the character of neighborhoods and to protect them from incompatible infill development.

Respectfully,

Linda Ryan, Homeowner

Christina Rimes

From: John Holic
Sent: Monday, December 12, 2016 12:08 PM
To: Jeff Shrum; sandy@sibster.com
Cc: Planning Commission; City Council
Subject: Re: Proposed High Density Apt. Rental on Pinebrook Rd.

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

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From: sandy@sibster.com
Sent: Monday, December 12, 2016 11:53 AM
Subject: Proposed High Density Apt. Rental on Pinebrook Rd.
To: Jeff Shrum <jshrum@venicegov.com>
Cc: Planning Commission <planningcommission@venicegov.com>, City Council <citycouncil@venicegov.com>

Hello,

With regard to City applications 16-1CP and 16-4RZ, I'm writing in opposition to the high density apartment rental on Pinebrook Rd. As a resident of Pinebrook South I feel the added traffic would have a direct negative impact on the residents who live in this wonderful neighborhood. As a Realtor of 15 years, the financial impact on Pinebrook South as a whole would be an immediate decrease in values to those homeowners, specifically on Sleepy Hollow Rd, Sleepy Hollow Ct., Lucaya Ave & Pinebrook Way. A homeowner has already contacted me about listing his home because he feels that if he doesn't sell before this change possibly takes place, he won't realize the full value of his home.

I believe that no amount of perimeter buffering or lowering of density or intensity of this project could provide an acceptable transition to the nursing home or the residential homes abutting it. The traffic and noise accompanying this project would no longer make Pinebrook South a "quiet neighborhood" as it is currently considered.

Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to insure the character of neighborhoods and to protect them from incompatible infill development.

Respectfully,
Sandra Sibley

1224 Pine Needle Rd.,
Venice, FL 34285
941-525-4377

Christina Rimes

From: John Holic
Sent: Monday, December 12, 2016 12:04 PM
To: gemwink2016@yahoo.com; Jeff Shrum
Cc: Planning Commission; City Council
Subject: Re: Proposed high density project for Pinebrook South Community

Dear Winfield-Beatty,
On behalf of Venice City Council, thank you for your comments.
Sincerely,
John Holic
Mayor, City of Venice

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From: gemwink2016@yahoo.com
Sent: Monday, December 12, 2016 11:16 AM
Subject: Proposed high density project for Pinebrook South Community
To: Jeff Shrum <jshrum@venicegov.com>
Cc: City Council <citycouncil@venicegov.com>, Planning Commission <planningcommission@venicegov.com>

We live in Pinebrook South and object to the proposed high density project being reviewed by the City of Venice Community Development Board. This property is a 2.39 acre parcel located at 1220 Pinebrook Road. Our concerns are the noise , parking lights, rubbish, people coming and going all hours of the day and night and no interest in this community because they are only renters. Our quality of life here at Pinebrook South will be change for sure. Please help us stop this project.

Thank you Winkfield-Beatty
1328 Lucaya Ave
Venice, Fl 34285

Christina Rimes

From: John Holic
Sent: Monday, December 12, 2016 12:02 PM
To: City Council; Planning Commission; Linda Strange
Cc: Jeff Shrum
Subject: Re: Proposed High Density Rental Apartment Complex on Pinebrook Road

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

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From: Linda Strange <lastrange47@gmail.com>
Sent: Monday, December 12, 2016 10:49:29 AM
To: Planning Commission; City Council
Cc: Jeff Shrum
Subject: Proposed High Density Rental Apartment Complex on Pinebrook Road

Attn: Planning Commission and City Council Members

Subject: Proposed High Density Rental Apartment Complex on Pinebrook Rd.

(City Application Nos. 16-1CP and 16-4RZ)

The proposed Comprehensive Plan Amendment (from Institutional-Professional to High Density Residential) and accompanying rezone amendment pose a great deal of concern to our neighborhood residents.

If approved, seven 2-story buildings consisting of 44 rental apartments (potentially 88 people) and +/- 90 parking spaces would be constructed on a +/- 2.4 acre lot. This would represent a dramatic change in quality of life for our neighbors on Lucaya Ave. and Sleepy Hollow Rd. The most dramatic impacts (traffic, noise, light) would be felt by people in the existing 120-bed nursing home abutting the project to the north and by the 6 families in single-family homes abutting the project to the south.

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Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to ensure the character of neighborhoods and to protect them from incompatible infill development.

Respectfully,

Linda Strange, 1247 Lucaya Avenue, Venice

Christina Rimes

From: Scott Pickett
Sent: Monday, December 12, 2016 7:43 AM
To: Christina Rimes
Subject: FW: Re Zoning issue

Pinebrook public comment.

From: Bruce Vincent [mailto:brucevin@live.com]
Sent: Saturday, December 10, 2016 9:54 AM
To: Scott Pickett <SPickett@Venicegov.com>
Subject: Re Zoning issue

I live in the pinebrook neighborhood and am against the rezone of the commercial property to high density. It was zoned for commercial for a reason. We have already seen a big traffic impact with the connection of honor to pinebrook. People cutting thr Dont change the zoning of this propertyough pineberook way and lucaya to albee and 41. The person who owns this property knew it was a commercial zoned property. The impact on our and Bay Indies residential neighborhood will be tremendous. Maybe its time for us and bay indies to vote in more concerned and responsible people into our city government. This zoning decision in the pastt was made for a reason, or is more taxes the driving force today.

Need to Report an Issue? SeeClickFix Venice Connect is available as an app for Android and iPhone. Select SeeClickFix from your app store on your device and choose Venice, Florida. There is also a link to the program on the city's website, www.venicegov.com, or go directly to SeeClickFix at <http://www.seeclickfix.com/Venice>

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.

Christina Rimes

From: Roger Clark
Sent: Monday, December 12, 2016 7:41 AM
To: Christina Rimes
Subject: FW: Re rezone on pinebrook

For file.

From: Bruce Vincent [mailto:brucevin@live.com]
Sent: Saturday, December 10, 2016 9:46 AM
To: Roger Clark <RClark@Venicegov.com>
Subject: Re rezone on pinebrook

I live on Lucaya in Bay Indies. Rezoning commercial property to High density residential will increase our traffic as well as pinebrook way and that community. Honor road put through to pinebrook our traffic has increased 100% I thought we were residential. Has anyone done a study on this, I remember when pinebrook was closed off. We dont need more traffic or apartments in this area it needs to stay residential. On Lucaya in Bay Indies there are currently 10 homes for sale 6 because of increase traffic, Ive talk to those people selling, but because were just trailer people I guess it dosent matter. Maybe we should get together with pinebrook hoa and vote people out of office. This land was zoned commercial and should not be changed.

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Christina Rimes

From: gemwink2016@yahoo.com
Sent: Monday, December 12, 2016 11:13 AM
To: Jeff Shrum
Cc: City Council; Planning Commission
Subject: Proposed high density project for Pinebrook South Community

We live in Pinebrook South and object to the proposed high density project being reviewed by the City of Venice Community Development Board. This property is a 2.39 acre parcel located at 1220 Pinebrook Road. Our concerns are the noise , parking lights, rubbish, people coming and going all hours of the day and night and no interest in this community because they are only renters. Our quality of life here at Pinebrook South will be change for sure. Please help us stop this project.

Thank you Winkfield-Beatty
1328 Lucaya Ave
Venice, FI 34285

Christina Rimes

From: Linda Strange <lastrange47@gmail.com>
Sent: Monday, December 12, 2016 10:49 AM
To: Planning Commission; City Council
Cc: Jeff Shrum
Subject: Proposed High Density Rental Apartment Complex on Pinebrook Road

Attn: Planning Commission and City Council Members

Subject: Proposed High Density Rental Apartment Complex on Pinebrook Rd.

(City Application Nos. 16-1CP and 16-4RZ)

The proposed Comprehensive Plan Amendment (from Institutional-Professional to High Density Residential) and accompanying rezone amendment pose a great deal of concern to our neighborhood residents.

If approved, seven 2-story buildings consisting of 44 rental apartments (potentially 88 people) and +/- 90 parking spaces would be constructed on a +/- 2.4 acre lot. This would represent a dramatic change in quality of life for our neighbors on Lucaya Ave. and Sleepy Hollow Rd. The most dramatic impacts (traffic, noise, light) would be felt by people in the existing 120-bed nursing home abutting the project to the north and by the 6 families in single-family homes abutting the project to the south.

We believe NO amount of perimeter buffering or lowering of density or intensity of this project could provide an acceptable transition to the nursing home or the single-family homes abutting it.

Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to ensure the character of neighborhoods and to protect them from incompatible infill development.

Respectfully,

Linda Strange, 1247 Lucaya Avenue, Venice

Christina Rimes

From: sandy@sibster.com
Sent: Monday, December 12, 2016 11:54 AM
To: Jeff Shrum
Cc: Planning Commission; City Council
Subject: Proposed High Density Apt. Rental on Pinebrook Rd.

Categories: Printed/Added to File

Hello,

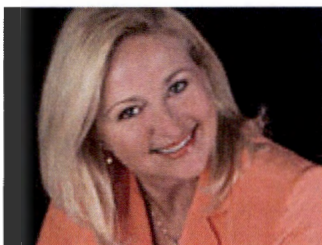
With regard to City applications 16-1CP and 16-4RZ, I'm writing in opposition to the high density apartment rental on Pinebrook Rd. As a resident of Pinebrook South I feel the added traffic would have a direct negative impact on the residents who live in this wonderful neighborhood. As a Realtor of 15 years, the financial impact on Pinebrook South as a whole would be an immediate decrease in values to those homeowners, specifically on Sleepy Hollow Rd, Sleepy Hollow Ct., Lucaya Ave & Pinebrook Way. A homeowner has already contacted me about listing his home because he feels that if he doesn't sell before this change possibly takes place, he won't realize the full value of his home.

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Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to insure the character of neighborhoods and to protect them from incompatible infill development.

Respectfully,
Sandra Sibley

1224 Pine Needle Rd.,
Venice, Fl. 34285
941-525-4377



Christina Rimes

From: franvan3 <franvan3@comcast.net>
Sent: Saturday, December 10, 2016 11:29 AM
To: Jeff Shrum
Cc: City Council; Planning Commission
Subject: High density designation

I want to go on record as apposing the rezoning of the parcel of land located at 1220 Pinebrook Rd.

I am well aware of the need for such apartments as designed, but certainly a larger plot, that will not affect such a busy intersection must be available somewhere.

There is the Park on the North side of Pinebrook Road which is used heavily and adds to the congestion.

Because there are two health care facilities on Pinebrook, ambulances are frequent.

As a resident of Pinebrook South I am very aware of the traffic on Pinebrook Road. There have been times when the intersection of Pinebrook Road and Venice Avenue is backed up for several light changes because of the amount of traffic. Adding such a large number of apartments to an already densely travelled road will cause increased traffic and the increased possibility of accidents.

Please consider the safety of the children who use the park, the many people who traverse Pinebrook Road, and the age of the majority of residents in the area, and vote 'no' to the developer's request.

Frances V. Vanecek,
Board member of the Lakeside Woods Association.

Christina Rimes

From: John Holic
Sent: Friday, December 09, 2016 3:45 PM
To: richard greenwood; Jeff Shrum; City Council; Planning Commission
Cc: Lori Stelzer; Heather Taylor; Edward Lavallee
Subject: RE: Proposed High Density Rental Apartment Complex on Pinebrook Road

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

From: richard greenwood [mailto:richardgreenwood67@gmail.com]
Sent: Friday, December 09, 2016 2:54 PM
To: Jeff Shrum <JShrum@Venicegov.com>; City Council <CityCouncil@Venicegov.com>; Planning Commission <PlanningCommission@venicegov.com>
Subject: Proposed High Density Rental Apartment Complex on Pinebrook Road

To whom it may concern:

I am a resident of the Pinebrook South Community attached to this proposed project. The Amendment to change from low density to high density gives me and my wife great concern. We Are Against It!

The reason for making it Low Density in the master plan was due to the type of construction already built on surrounding properties. This Amendment is incompatible with the residential and otherwise Low Density structures in the immediate vicinity.

In addition, the completion of the Honore Ave. extension onto the two lane Pinebrook Road has already increased traffic volume. Ninety three more parking spaces in this new proposed project increases the amount of vehicles coming and going at any given time.

I am requesting that you consider no project of High Density on this particular property.

Thank you for your consideration in this matter.

Richard and Judy Greenwood

Christina Rimes

From: Ben Shaffer <benjis49@aol.com>
Sent: Friday, December 09, 2016 2:30 PM
To: Scott Pickett
Cc: Roger Clark; Christina Rimes
Subject: Proposed High Density Rental Apartment Complex on Pinebrook Road, (City Application Nos. 16-1CP and 16-4RZ)

To Whom It Concerns:

The proposed Comprehensive Plan Amendment (from Institutional-Professional to High Density Residential) and accompanying rezone amendment pose a great deal of concern to our neighborhood residents.

If approved, seven 2-story buildings consisting of 44 rental apartments (potentially 88 people) and +/- 90 parking spaces would be constructed on a +/- 2.4 acre lot. This would represent a dramatic change in quality of life for our neighbors on Lucaya Ave. and Sleepy Hollow Rd. The most dramatic impacts (traffic, noise, light) would be felt by people in the existing 120-bed nursing home abutting the project to the north and by the 6 families in single-family homes abutting the project to the south.

We believe NO amount of perimeter buffering or lowering of density or intensity of this project could provide an acceptable transition to the nursing home or the single-family homes abutting it.

Please DENY these applications. They represent the creation of incompatible uses and violate the City's own standards to ensure the character of neighborhoods and to protect them from incompatible infill development.

Respectfully,
Benjamin B. Shaffer
Pinebrook South Resident

Christina Rimes

From: John Holic
Sent: Wednesday, December 07, 2016 10:02 AM
To: r.risoldi@verizon.net; Jeff Shrum; City Council; Planning Commission
Subject: RE: proposed changing of land use located at 1220 pingebrook road

Dear Roger and Joan Risoldi,
On behalf of Venice City Council, thank you for your comments.
Sincerely,
John Holic
Mayor, City of Venice

From: r.risoldi@verizon.net [mailto:r.risoldi@verizon.net]
Sent: Wednesday, December 07, 2016 9:57 AM
To: Jeff Shrum <JShrum@Venicegov.com>; City Council <CityCouncil@Venicegov.com>; Planning Commission <PlanningCommission@venicegov.com>
Subject: proposed changing of land use located at 1220 pingebrook road

I am a resident of Pinebrook South who is very much in opposition of the development of several two story buildings with multiple parking spaces on a parcel of land located at 1220 Pinebrook Road. The reasons for my opposition are:

- 1-The quality of life for Pinebrook residents
- 2-The increased traffic volume
- 3-The increased amount of noise it would create
- 4-The increased amount of lighting it would create especially at night
- 5-The increased strain it would put on the Water, Sewer system(there is a pumping station located on Sleepy Hollow Rd)

My other concern is that in the event this proposal is approved, how would access be gained to the property for construction vehicles. Would they use Sleepy Hollow Rd which would create a total nightmare for the surrounding residents. and where would the tie ins be made for Water, Sewer Pinebrook Rd or Sleepy Hollow. You need to seriously consider the impact that this project would have on the residents of Pinebrook South especially the home owners the directly abut the land.

Hopefully the zoning will not be changed from Institutional, Professional to High Density. Please inform me when there will be public meetings regarding this matter.

You

Risoldi

Thank

Roger, Joan

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: Marty & Art Swenson <art-marty@verizon.net>
Sent: Monday, December 05, 2016 4:28 PM
To: Jeff Shrum
Cc: City Council; Planning Commission
Subject: 2.39 acre parcel of land at 1220 Pinebrook Rd.

I respectfully request that rezoning for above parcel of land be DENIED for high density development. In my opinion seven two story buildings with 46 units and 93 parking spaces are too much construction on this small acreage. The traffic on Sleepy Hollow Road would be very disruptive to the present neighborhood. Please, this property should NOT be designated HIGH DENSITY.

Arthur and Martha Swenson
1229 Sleepy Hollow Road
Venice, Fl.

Christina Rimes

From: John Holic
Sent: Monday, December 05, 2016 2:43 PM
To: john, john mcnicol, mcnicol; Jeff Shrum
Cc: City Council; Planning Commission
Subject: RE: Rezoning of the parcel at 1220 Pinebrook Road.

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

From: john, john mcnicol, mcnicol [mailto:jzmcnicol2000@yahoo.com]
Sent: Monday, December 05, 2016 8:57 AM
To: Jeff Shrum <JShrum@Venicegov.com>
Cc: City Council <CityCouncil@Venicegov.com>; Planning Commission <PlanningCommission@venicegov.com>
Subject: Rezoning of the parcel at 1220 Pinebrook Road.

I am writing to express my concerns about the proposed rezoning of a property located at 1220 Pinebrook road. Our home is located at 1131 Sleepy Hollow Road at the exact location of a proposed exit. We have owned property in Venice for 25 years and a few years ago relocated from the island to Pinebrook in order to experience a more tranquil and stress free retirement. We previously owned a home in Pinebrook and enjoyed the peaceful aura of the community. We made a conscious and informed decision to return due to our ages and medical conditions. I was aware of the current zoning of that parcel and accepted the possibilities of an institutional-professional facility being constructed there in the future.

I believe that rezoning this parcel to high density is not an appropriate fit for this location for some of the following reasons.

The area is quite busy due to the community sport facility and the development of businesses at South and North ends of Pinebrook Road.

The residents are going to lose a considerable portion of home value with "high density affordable housing" in close proximity to our community.

My peaceful existence will be completely obliterated with, in effect, one hundred people living in my front yard. My wife is a heart patient currently undergoing chemotherapy for cancer and I am in the late stages of COPD. Our respective physicians have strongly advocated reducing stress and our currently peaceful home is conducive to that goal. Further more moving to another home would also be stressful and a financial burden at this point in our lives. I do not look forward to installing cameras, motion detectors, and having the police on speed dial because of an urban application in the suburbs ! Thanks in advance for your consideration to preserve our tranquil community.

John McNicol
941 445 7148

Christina Rimes

From: john, john mcnicol, mcnicol <jzmcnicol2000@yahoo.com>
Sent: Monday, December 05, 2016 8:57 AM
To: Jeff Shrum
Cc: City Council; Planning Commission
Subject: Rezoning of the parcel at 1220 Pinebrook Road.

I am writing to express my concerns about the proposed rezoning of a property located at 1220 Pinebrook road. Our home is located at 1131 Sleepy Hollow Road at the exact location of a proposed exit. We have owned property in Venice for 25 years and a few years ago relocated from the island to Pinebrook in order to experience a more tranquil and stress free retirement. We previously owned a home in Pinebrook and enjoyed the peaceful aura of the community. We made a conscious and informed decision to return due to our ages and medical conditions. I was aware of the current zoning of that parcel and accepted the possibilities of an institutional-professional facility being constructed there in the future.

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John McNicol
941 445 7148

Christina Rimes

From: John Holic
Sent: Sunday, December 04, 2016 5:07 PM
To: Antoinette McMahon; Jeff Shrum
Cc: Planning Commission; City Council
Subject: Re: Pinebrook proposed plan

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

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From: Antoinette McMahon <tonicarmel@me.com>
Sent: Sunday, December 4, 2016 12:42:06 PM
To: Jeff Shrum
Cc: City Council; Planning Commission
Subject: Pinebrook proposed plan

Mr. Shrum,
I am a resident of Pinebrook South and recently heard about the request to change the parcel of land located at 1220 Pinebrook Rd from institutional-professional to HIGH DENSITY. We definitely do not need the extra traffic, volume, noise, lights and assault to our quality of life this proposal will bring to our area. Please leave this parcel of land as it was originally intended.

Thank you for your anticipated cooperation.
Toni McMahon 1261 Waterside Ln.

Sent from my iPad

Christina Rimes

From: John Holic
Sent: Sunday, December 04, 2016 5:05 PM
To: Jeff Shrum; Ed McMahon
Cc: Planning Commission; City Council
Subject: Re: Pinebrook plan

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

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From: Ed McMahon <efm4247@gmail.com>
Sent: Sunday, December 4, 2016 12:57:03 PM
To: Jeff Shrum
Cc: City Council; Planning Commission
Subject: Pinebrook plan

Jeff,
I live in Pinebrook South and understand there is a request to change the parcel of land at 1220 Pinebrook Rd from Institutional-Professional to High Density. This would effect our development with a lot more traffic. We pay high taxes to live in a neighborhood that is very quiet and this would no longer be the case. Changing this area to high density would be a disaster as far as this tax payer is concerned. Please consider leaving well enough alone.
Thank you, Edward McMahon

Sent from my iPad

Christina Rimes

From: John Holic
Sent: Friday, December 02, 2016 8:56 AM
To: Jeff Shrum; Planning Commission; City Council; rbartano@verizon.net
Cc: Edward Lavalley; dpersson@swflgovlaw.com; Judy Gamel; Lori Stelzer; Heather Taylor
Subject: Re: Opposition to Proposed Development at 1220 Pinebrook Road

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

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From: rbartano@verizon.net
Sent: Friday, December 2, 2016 7:52 AM
Subject: Opposition to Proposed Development at 1220 Pinebrook Road
To: Jeff Shrum <jshrum@venicegov.com>, City Council <citycouncil@venicegov.com>, Planning Commission <planningcommission@venicegov.com>

I want to **voice my opposition** to the proposed High Density/Affordable Housing Proposed Project at 1220 Pinebrook Road.

My wife and I have been residents of Pinebrook South since 2001 and believe that this proposed project will have a negative impact upon us as well as the residents of Pinebrook South. I can write volumes about why this proposed development development is not good but will limit this mail to a few salient points.

1. The 2.39 acre parcel in question was zoned for business versus any sort of residential housing. The current owner purchased this property well knowing the restrictions. If the owner is unable to sell the property that seems to be the consequences of his/her business decision. The residents of Pinebrook South should not have to bear the burden of his/her business decision.
2. The parcel in question is not suitable for high density housing. This attempt to **shoehorn** housing in this parcel just doesn't work despite creative designs. Additionally the traffic will spill out to Pinebrook road making an increasingly busy road only worse. The question is also an issue of where all the residents will park their cars?
3. Using the term **affordable housing** is nothing more than **aploy** to seek support from the public.
4. Affordable housing should be carefully planned where there is a good quality of life for the residents as well as the adjoining neighbors. One needs a reasonable amount of real estate for such a venture. The Grove Street project as well as Villa San Marco have locations that provide everyone breathing room that have not been shoehorned into an unattractive space.

In conclusion, this is a project that does not need to happen.



Robert S. Bartanowicz
1237 Sleepy Hollow Rd. Venice, FL

Christina Rimes

From: John Holic
Sent: Friday, December 02, 2016 3:29 AM
To: John Fuzak; Jeff Shrum
Cc: City Council; Planning Commission; Edward Lavallee; Heather Taylor; Lori Stelzer; dpersson@swflgovlaw.com; Judy Gamel
Subject: Re: Rezoning of 1220 Pinebrook Rd to HIGH DENSITY

Dear Mt. and Mrs. Fuzak,
On behalf of Venice City Council, thank you for your comments.
Sincerely,
John Holic
Mayor, City of Venice

From: John Fuzak <jjfuzak@gmail.com>
Sent: Thursday, December 1, 2016 7:12 PM
To: Jeff Shrum
Cc: City Council; Planning Commission
Subject: Rezoning of 1220 Pinebrook Rd to HIGH DENSITY

I am writing to strongly oppose the request to change Future Land Map designating from Inst/Professional to HIGH DENSITY at 1220 Pinebrook Rd. We live in at 1268 Lakeside Woods Dr, just 1/2 block from Pinebrook Rd.

Since we moved here 7 yrs ago, we have seen a significant increase in traffic on Pinebrook Rd, in part to the commercial development at Pinebrook Rd and Laurel Ave, as well as the extension of Pinebrook into Honore Ave, and the request to build HIGH DENSITY would magnify traffic issues.

Pinebrook Rd is a road built for speeds of 35-40 mph, but the speed limit is set at 30 mph, presumably to provide safety for the vast network of parks and playing fields on Pinebrook, which incidentally are so busy on soccer days, that cars are on occasion, parking on the shoulder of Pinebrook. To allow high density development on Pinebrook would be detrimental to the safety of the users of the parks, often our youth, as well as the quality of life of the residents of Pinebrook South.

Also of importance is the possible development of the southeast corner of Pinebrook and Laurel Rd by Sarasota Memorial Hospital. This is bound to increase the traffic on Pinebrook from all non Venice Island residents, as Pinebrook will provide the easiest access to the proposed new hospital.

Please deny the request for HIGH DENSITY homes at 1220 Pinebrook Rd.

John and Jan Fuzak
1268 Lakeside Woods Dr
Venice, FL 34285

Christina Rimes

From: John Holic
Sent: Thursday, December 01, 2016 2:24 PM
To: James Motzenbecker
Cc: Jeff Shrum; City Council; Planning Commission; Lori Stelzer; Heather Taylor; dpersson@swflgovlaw.co
Subject: RE: request to ammend land use to HIGH DENSITY / Pinebrook South

Dear Mr. Motzenbecker,
On behalf of Venice City Council, thank you for your comments. As this is a quasi-judicial matter, I will not comment further.
Sincerely,
John Holic
Mayor, City of Venice

From: James Motzenbecker [mailto:jimmotz613@gmail.com]
Sent: Thursday, December 01, 2016 1:37 PM
To: John Holic <JHolic@Venicegov.com>
Cc: Jeff Shrum <JShrum@Venicegov.com>; City Council <CityCouncil@Venicegov.com>; Planning Commission <PlanningCommission@venicegov.com>
Subject: Re: request to ammend land use to HIGH DENSITY / Pinebrook South

Mr. Mayor,

I trust these e-mails actually reach you.

I would like you to know that I supported your campaign for Mayor. I have lived in Venice since 1980, and a long time friend (and I believe a mutual acquaintance) Greg Hassler was instrumental in helping to convince me you were the man for the job!

Sir, you know Pinebrook South. And I believe you understand the impact changing the land use designation for the property at 1220 Pinebrook Road would have on our neighborhood.

I, along with my neighbors stand in strong opposition to this considered change.

The owner knew it's intended use when the property was purchased, we can not let this change.

I thank you for your service and your consideration in this matter.

James Motzenbecker
1235 Sleepy Hollow Road

Sent from my iPad

Sent from my iPad

On Dec 1, 2016, at 3:34 AM, John Holic <JHolic@Venicegov.com> wrote:

Dear Mr. Motzenbecker,

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

Sincerely,

John Holic

Mayor, City of Venice

From: James Motzenbecker <jimmotz@verizon.net>

Sent: Wednesday, November 30, 2016 10:02:43 PM

To: Jeff Shrum; City Council; Planning Commission

Subject: request to ammend land use to HIGH DENSITY / Pinebrook South

My name is James Motzenbecker. I have been a full time resident of Venice since 1980.

My Wife Elizabeth and I became homeowners at 1235 Sleepy Hollow Road in the Pinebrook Subdivision in 1994. We love our neighborhood, its sense of community and its desirable location within the city limits. We have consistently maintained and upgraded our home over the years by adding a standing seam metal roof (using a local Venice based company), 'hurricane code' windows, doors and garage door...and that's just the exterior!

We are alarmed, to say the least, that our city government would consider changing the 'land use map' for the property located at 1220 Pinebrook Road.

We respectfully implore you: do NOT ALLOW high density designation for this property! the impact on our neighborhood would be incalcuable!

James Motzenbecker
jimmotz@verizon.net

Christina Rimes

From: John Holic
Sent: Thursday, December 01, 2016 3:34 AM
To: James Motzenbecker; Jeff Shrum; City Council; Planning Commission
Subject: Re: request to ammend land use to HIGH DENSITY / Pinebrook South

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

From: James Motzenbecker <jimmotz@verizon.net>
Sent: Wednesday, November 30, 2016 10:02:43 PM
To: Jeff Shrum; City Council; Planning Commission
Subject: request to ammend land use to HIGH DENSITY / Pinebrook South

My name is James Motzenbecker. I have been a full time resident of Venice since 1980.

My Wife Elizabeth and I became homeowners at 1235 Sleepy Hollow Road in the Pinebrook Subdivision in 1994. We love our neighborhood, its sense of community and its desirable location within the city limits. We have consistently maintained and upgraded our home over the years by adding a standing seam metal roof (using a local Venice based company), 'hurricane code' windows, doors and garage door...and that's just the exterior!

We are alarmed, to say the least, that our city government would consider changing the 'land use map' for the property located at 1220 Pinebrook Road.

We respectfully implore you: do NOT ALLOW high density designation for this property! the impact on our neighborhood would be incalculable!

James Motzenbecker
jimmotz@verizon.net

Spoke to Scott Pickett
250' from all
perimeter pts.

Notification
to all

Sleepy Hollow
Court 16-01CP
16-04RZ

Sleepy Hollow Rd.



15'

Site Plan
Scale: 1" = 20'

Proposed Building Footprint
Proposed Asphalt Parking & Walkways
Subject Property
11,550 sq ft (11%)
37,714 sq ft (36%)
104,238 sq ft

Pinebrook Rd

Scott
For your
perusal
There is a
site plan.
you said you
didn't have
one now
you do!
Andrew Dooley
11/17/16

SP 2 10 16 11/17/16	Owner/Location Pinebrook Apartments PineBrook Road Venice, FL 34285	VDG VENICE DESIGN GROUP 738 Venice Ave E. C Suite D Venice, FL 34285 PH (841) 488-1212 FAX (841) 488-4107	Seal RECEIVED Jeff Matthews A.E. 99/20 Date: 11/13/16 NO DATE REVIEWING REAC UP BY
	NOV 17 2016 PLANNING DIVISION		

Christina Rimes

From: Lori Stelzer
Sent: Wednesday, July 06, 2016 1:58 PM
To: Jeff Shrum
Cc: Christina Rimes; Heather Taylor
Subject: FW: Vacant lot on Pinebrook Road
Attachments: scanned.doc@genesishcc.com_20160527_154946.pdf; empty.doc

Jeff,

Jim Collins asked for this letter as a public records request. It appears to be for a quasi-judicial proceeding. I wasn't sure if this was S&J or another project. Please make sure you add it to your planning files and if it is for S&J, please advise so Heather can add it to the city council correspondence for September. Thanks!

Lori Stelzer, MMC, City Clerk
401 W. Venice Avenue
Venice, FL 34285
941-882-7390
941-480-3031 (fax)

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

From: Bedford, Dana [mailto:Dana.Bedford@GenesisHCC.com]
Sent: Friday, May 27, 2016 5:17 PM
To: Fred Fraize <FFraize@Venicegov.com>
Subject: Vacant lot on Pinebrook Road

Dear Mr. Fraize,

I have attached a letter outlining Pinebrook Center, Genesis HealthCare's concerns regarding the proposed low-income housing project for the vacant lot on Pinebrook Road. We appreciate any influence you can provide with preventing the approval for using the property for this purpose. Thank you for your assistance.

Sincerely,

Dana Bedford
Center Executive Director
Pinebrook Center
Ph: 941-488-6733

This e-mail and any attachments may contain information which is confidential, proprietary, privileged or otherwise protected by law. The information is solely intended for the named addressee (or a person responsible for delivering it to the addressee). If you are not the intended recipient of this message, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this e-mail in error, please notify the sender immediately by return e-mail and delete it from your computer.

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.

Christina Rimes

From: freegreggo23@aol.com
Sent: Wednesday, June 15, 2016 10:40 PM
To: Planning Commission
Subject: Fwd: pinebrook road proposed development

I am a resident of Pinebrook South and I am deeply concerned about a high density "affordable housing" project proposed for the 2.39 acre of land at 1220 Pinebrook road. This property is adjacent to residents of Pinebrook South. We have a very nice peaceful community in Pinebrook South. The push from Attorney Boone and his client to build a 2 story 46 unit building on that little plot of land is ridiculous. This type of high density development does not belong next to an established residential community. Over development is ruining the quality of life in Venice and this will be an eyesore to the Pinebrook residents that back up to this property not to mention the increased traffic volume that it will produce on an already busy Pinebrook road. We keep our community clean and safe. This is no place for an "affordable housing" project which will drastically effect our communities property value. Please deny the proposed use of this land for this project. Your support is needed to keep Pinebrook South a desirable place to live.

Sincerely,

Mr & Mrs Gregory Murphy

Christina Rimes

From: Bob <bnstorr@aol.com>
Sent: Wednesday, June 01, 2016 9:53 PM
To: City Council; Planning Commission
Subject: Proposed High Density Apartment Complex - 1220 Pinebrook Road

Dear city representatives, We are residents of Pinebrook South and live on Sleepy Hollow Court. Our residence is located behind the proposed high density apartment complex. We have concerns that a high density apartment complex at this location will add a great deal of additional traffic and noise to a quiet, residential neighborhood. Sleepy Hollow is a residential street with a 25 mph speed limit. The traffic is very low. This complex would exit onto Sleeping Hollow and add a large amount of traffic to this residential street. Pinebrook has already picked up additional traffic as a route 75 exit at Laurel Road already dumps additional traffic onto Pinebrook. Pinebrook was extended recently to extend Honore Avenue which also adds traffic to Pinebrook. Even out of season, it can be difficult to access Pinebrook due to the traffic.

We feel this high density apartment complex would add too much noise and traffic to our residential neighborhood. The proposed plan would abut the back yards of Pinebrook South homes adding noise to their quiet home setting.

We would appreciate your support in keeping Pinebrook South the quiet residential neighborhood it currently is. This proposed zoning change is not appropriate for this type of neighborhood. Thank you for your consideration in this matter. Bob and Nancy Storr , 1145 Sleepy Hollow Court



Pinebrook Center

Genesis HealthCare™

1240 Pinebrook Road
Venice, FL 34285-6421
Tel 941-488-6733
Fax 941-484-5610

May 27, 2016

Dear Mr. Fred Fraize:

I am writing this letter to request your assistance on behalf of Pinebrook Center, Genesis HealthCare. We would like to express our concerns about the proposed low income housing project for Pinebrook Road that will sit approximately 15 feet of our property. Pinebrook Center is a 120 bed Nursing and Rehabilitation facility that meets a critical need for our community. We are known for providing patients with rehab and nursing services in a picturesque, quiet, safe setting. We believe that the proposed structure could negatively impact our establishment.

Pinebrook Center offers much needed services to the current and future residents of Venice. We believe this could be a detriment to our ability to provide those needs. The noise level of the construction as well as the noise level of having over 90 residents would be disruptive and confusing to our population. The proposed structure would have parking spots within a few feet of our residents' rooms which could invade their privacy. The added traffic on Pinebrook Road would make it more difficult for our residents' families ability to visit. Additionally this would create the opportunity for the renters to use our parking which is limited. We feel it could compromise the safety of our neighborhood by bringing the potential for theft and vandalism.

We believe that our community would be better served by having this property remain zoned for business which could meet the growing needs of our demographic. Any assistance you can offer to prevent this from being approved would be appreciated. If you have any questions or require additional information, please do not hesitate to contact me at (941) 488-6733.

Sincerely,

Dana Bedford
Center Executive Director

Christina Rimes

From: Scott Pickett
Sent: Monday, May 02, 2016 7:30 AM
To: Jeff Shrum; Christina Rimes
Subject: FW: Planned Condoss on Pinebrook Rd.

Jeff, fyi.
Christina, for the files.

From: bobber44@comcast.net [mailto:bobber44@comcast.net]
Sent: Saturday, April 30, 2016 11:35 AM
To: Scott Pickett <SPickett@Venicegov.com>
Cc: PBSHOA <pbshoa@gmail.com>
Subject: Planned Condoss on Pinebrook Rd.

Mr. Pickett,

The plan for 46 units on Pinebrook Rd. with an exit onto Sleepy Hollow Rd. seems like a higher density project than any existing in this area. As a resident of Pinebrook South, I am annoyed by the lack of communication to area residents on the "workshop" that was held on March 23rd. If this is an indication of how this firm does business, someone should look closer at their dealings in any project.

There are questions on the density and access that need to be answered for the Pinebrook South Community.

Robert and Jane Riggs
1222 Paradise Way
Venice, FL.

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1343 FEATHERBED LANE



VENICE, FLORIDA 34285

April 14, 2016

HOMEOWNERS ASSOCIATION

Boone, Boone, Boone, Koda & Froom, P.A.
1001 Avenue Del Circo
Venice, FL 34285

Re: Proposed Development at 1220 Pinebrook Road / Property ID 0409080042

To Whom It May Concern,

It has been brought to the attention of Pinebrook South HOA Board that a Community Planning meeting held at Venice City Hall regarding the proposed development plan for the property at 1220 Pinebrook Road.

The proposed plan included building seven two-story buildings with 46 units and 93 parking spaces on 2.39 acres adjacent to our residential community and a skilled care facility.

There is a great deal of concern regarding the impact that this development will have on the adjacent properties, traffic volume, noise and quality of life within the Pinebrook South Community.

Our understanding is that the application for the project has not yet been submitted to the City of Venice and that this process will occur over several months. To improve communications between the parties involved, we would appreciate your attending one of our upcoming HOA meetings and providing an overview so that our community can learn more about the project and intended use of the property.

Our HOA meetings start at 7:00pm. Our clubhouse is located at 1343 Featherbed Lane in Venice. We have meetings scheduled for May 4th, May 10th, June 8th and June 14th. If these dates will not work we are confident that we can find another mutually-agreeable time for the informational meeting.

Please contact James Dooley at 941-468-3986, at your earliest convenience to get this scheduled. We appreciate your consideration in this matter.

Sincerely,

James Dooley
Treasurer / Pinebrook South HOA

cc. City of Venice Planning Commission

RECEIVED

APR 18 2016

PLANNING & ZONING

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](#)

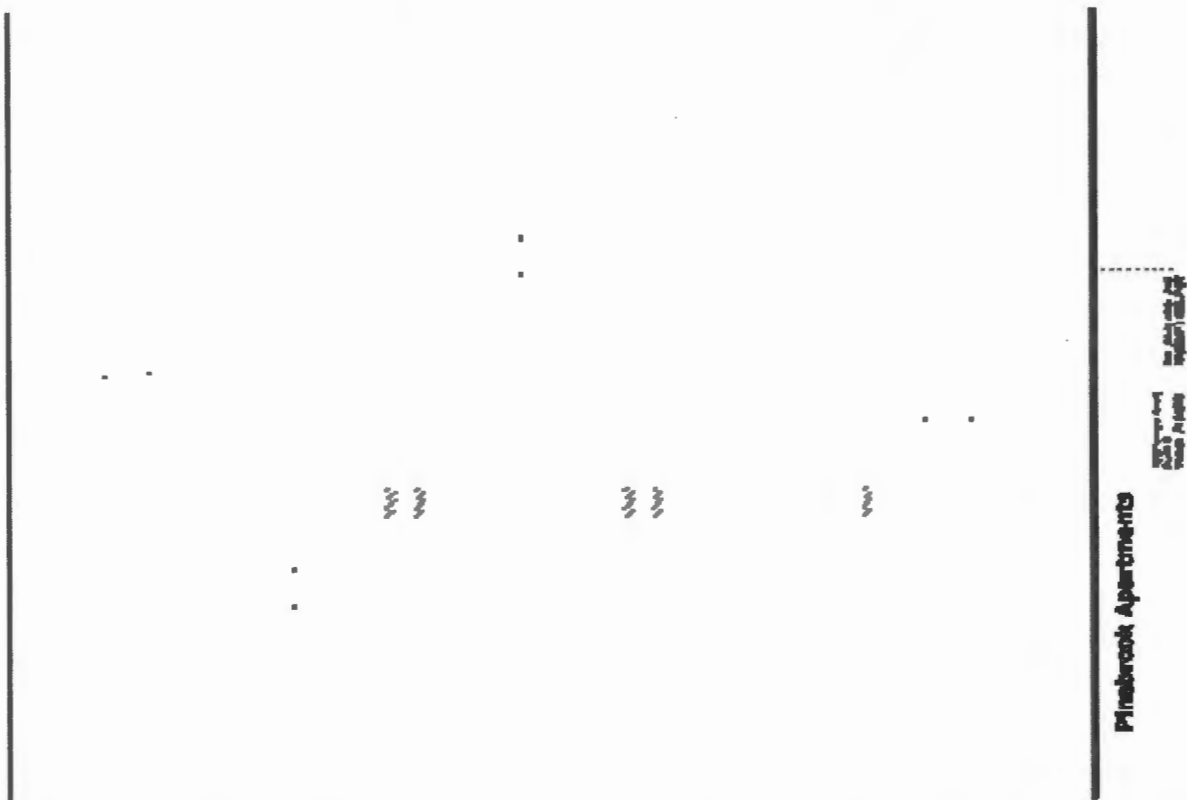
----- Forwarded message -----

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

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