

## Christina Rimes

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**From:** Terry Flannery <terry\_flannery@comcast.net>  
**Sent:** Wednesday, September 25, 2019 3:40 PM  
**To:** Planning Commission  
**Cc:** JoAnne Crown-Brewer  
**Subject:** Comments regarding October 1st. Public hearing Amendment Petition 19-04RZ

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### Comments to Venice Planning Commission, re Public Hearing October 1st. Amendment Petition (No 19-04RZ)

From Terence and Barbara Flannery  
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Dear Madam or Sir,

We are submitting this via email as we will be out of town on October 1st.

There are numerous reasons why we are against this proposed planned development.

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116 multi-family units - If these are rental units, we will be flooded with transient (and some undesirable) residents - not owners that have a vested interest in the wellbeing and upkeep of the neighborhood.

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The road infrastructure does not have sufficient bandwidth for the added immediate traffic.

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116 multi-family units - if each unit consists of two family units, then 232 families and associated cars/traffic etc on Hatchett Creek - This is a single lane highway that feeds onto Pinebrook Road - also single lane (on the westernmost side) and Jacaranda Blvd on the easternmost side. This will create an inordinate amount of traffic delays getting to Venice Ave and into and out of the Publix mall complex. During snowbird season when school is letting out in the afternoon, we have spent close to 10 minutes making a left-hand turn from the Publix complex onto Pinebrook Road (going south). We can't imagine what it will be like with the addition of at least 232 additional families in the immediate area.

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We suspect that there will be a number of people trying to make the left-hand turn from Hatchett Creek onto Jacaranda Blvd (going North) that will undoubtedly add to the accident rate at that intersection.

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These new tenants making the left-hand turn onto Hatchett Creek from Pinebrook Rd. will cause a huge backup onto E. Venice Ave.

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In addition to infrastructure impact, these additional rental dwellings will only serve to devalue our homes here in Pelican Pointe as well as Venice at large. We understand that the landowner has a right to sell his land; however, the developer has an obligation and responsibility to the community to honor and uphold certain standards. We would not necessarily be opposed to owner-occupied single family homes —other than to see the demise of our greenery and beautiful area as it is. But given what has been going up around us — cheaply built, aesthetically horrendous housing, we are very skeptical that a high standard will be adhered to.

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How will our existing emergency services be impacted?? Ambulances, Fire Engines, Police and Emergency Room capacity - when do we know when capacity is being overburdened? Who pays to increase Emergency Services capacity - The residents —i.e. US, not the developer will bear this cost burden.

In summation - If these were single family residences some of these arguments would still hold. However, being multi-family dwellings it will bring congestion, crowding, and most possibly crime. If the road infrastructure bandwidth and Emergency Service bandwidth issues are addressed then the residents of Venice stand to have to pay a lot for no positive return.

We are, therefore, voicing our OPPOSITION to the proposal set forth above and would like this opposition to be recorded for the record.

Sincerely,

Terence and Barbara Flannery

