



WINDWOOD

July 13, 2020

To: Mayor, City of Venice
City Council, City of Venice
Cc: Planning Commission, City of Venice

My name is Steve Carr. I am the president of the Windwood Neighborhood Association. I'm contacting you today on behalf of Windwood regarding an anticipated application to annex land on Pinebrook Road from Sarasota County to the City of Venice. This application has not yet been formally submitted but is certainly being discussed behind the scenes in many parts of the City.

From several sources, we understand the land is East of Pinebrook Road between Curry Lane and R and F Ranch Road. This land is directly across from the Windwood Community, is approximately 20 acres in size and part of JPA/ILSBA (Area 6). The request will be to develop multi-family, multi-story (apartment) units with a land use density of 13 units per acre, resulting in approximately 260 apartments (20 acres X 13 units per acre).

At this time, I would like to inform the City Council of Windwood's objection to any proposed annexation of land in Area 6 that includes the development of apartments. Our main concerns are 1. the incompatibility of apartments with nearby single-family neighborhoods, 2. land use density at a proposed level much higher than currently zoned, 3. an increase in traffic in the area, and 4. the negative impact on existing city infrastructure and already impacted area schools.

We do realize however the annexation of JPA/ILSBA (Area 6) will take place. It is the development of the land for apartments that is unacceptable. In our opinion, in lieu of apartments, a better and more desirable use of the land would be for single-family homes, condominiums or medical office buildings. Apartments, retail stores and industrial uses of the land are our least preferred. Also important are improvements to the intersections of Pinebrook Road/East Venice Avenue and Pinebrook Road/Ridgewood Avenue, as well as all of Pinebrook Road from Center Road up to Laurel Road. The already existing bottlenecks and short turn lanes in these intersections slow traffic to stand stills during high traffic times. It is inevitable that these conditions, with the increase of traffic accessing the new hospital, proposed medical buildings and proposed residences, will only worsen with approval of any projects involving the building of apartments.

With improvements to roads and intersections and the development of single-family homes, condominiums or medical office buildings, less traffic and easier access to the new hospital will be possible, property values will remain high and attractive to hospital employees moving into the area and residents of existing neighborhoods will have less congestion when traveling to shop and patronize local businesses. We look forward to seeing how our concerns will be addressed for the benefit of our neighboring communities and City of Venice residents.

Thank you for the opportunity to provide this statement. Please feel free to contact me at 315-679-0177 or presidentwindwood@gmail.com if you have any questions.

Sincerely,
Steve Carr
President, Windwood Neighborhood Association