

**From:** [Chuck Sutphen](#)  
**To:** [Lori Stelzer](#)  
**Cc:** [Mercedes Barcia](#); [coastalshell1@yahoo.com](mailto:coastalshell1@yahoo.com); [peggie659@aol.com](mailto:peggie659@aol.com)  
**Subject:** Questions on Hearing on Vested Rights Petition No. 21-34VR on September 14, 2021  
**Date:** Tuesday, September 7, 2021 11:37:43 AM

---

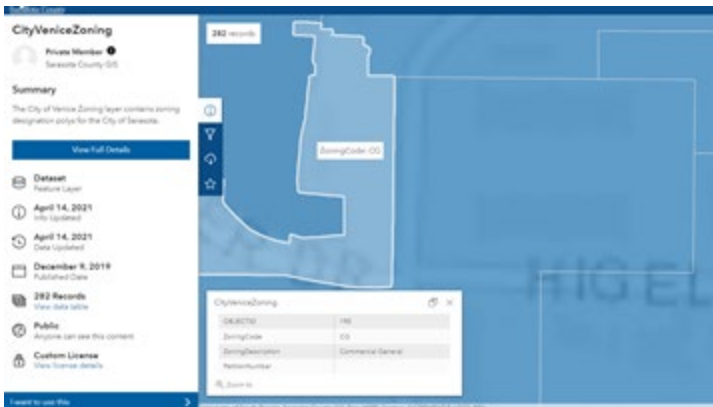
**Caution:** This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Dear Ms. Stelzer,

I am a little confused, along with several of the other owners of condominiums in the Casa Seville Condominium Complex at 995 Laguna Drive, as to what the Gulf View Marina Holdings, LLC petition to receive a special exception use of Multi-family Dwellings on 996 Laguna Drive, Parcel #0175-06-0032 entails. The Public Hearing Notice indicates that only a small section of the property (that is crosshatched area on the Notice) will be considered for rezoning for multi-family housing, which doesn't seem to be too practical to us, since that represents only the current driveway and parking area on that property.



Since this entire property is currently zoned form GC (general commercial) usage, it doesn't make sense to me why they would want to put multi-family housing in this small strip in front of the existing buildings.



Please provide our condominium complex residents, and especially me, with a more detailed explanation of what Gulf View Marina Holdings is planning to do with the project site immediately adjacent to Casa Seville, so we can prepare more informed public comments for the hearing that will be held on September 14, 2021. We won't be able to provide useful comments without having a better understanding as to what this rezoning is being requested for at this time.

I have already reviewed the additional information and details on the 'special exemption' proposal for the 996 Laguna Drive project obtained from Ms. Barcia, but it doesn't answer some of the questions we have on the proposed future usage of this rezone request area.

Thank you for immediate attention and response to this request for additional information,

Charles Sutphen  
Casa Seville  
Unit 105  
995 Laguna Drive  
Venice, Florida

---

**Subject:** 996 Laguna Drive

---

**From:** Imbergamo, John F <[jimberga@bu.edu](mailto:jimberga@bu.edu)>

**Sent:** Monday, September 6, 2021 10:45 AM

**To:** Lori Stelzer <[lstelzer@venicefl.gov](mailto:lstelzer@venicefl.gov)>

**Subject:** 996 Laguna Drive

**Caution:** This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Dear Ms. Stelzer,

I write to express my opposition to Gulf View Marina Holdings, LLC petition to receive a special exception use of Multi-family Dwellings on 996 Laguna Drive, Parcel #0175-06-0032. My wife and I own a condominium unit directly across the street at 995 Laguna Drive (Casa Seville). The request for the special exception noted above by Gulf View Marina Holdings will adversely affect the value of my property and that of my fellow owners. Allowing a multi-family dwelling within the 996 Laguna Drive parcel will increase traffic congestion in an already congested area. Currently, 996 Laguna Drive has limited parking spaces. If the request for a special exception for the proposed multi-family dwelling is granted, where will the residents of the proposed development park?

In addition, when it rains moderate to heavy 996 Laguna Drive experiences severe flooding. The rain water not only floods the 996 Laguna drive parcel, it floods Laguna Drive even encroaching upon Casa Seville's Laguna Drive roadside lawn. At what height will this multi-family unit need to be constructed to be flood safe? The current zoning restrictions that exclude multi-family dwellings for the topography at this location are appropriate and should not be subject to an exception. Granting a special exception for construction of a multi-family dwelling would be imprudent. It is incumbent on the City of Venice to make sound decisions with regards to zoning in order to preserve the public safety.

We recommend that the request for the special exception not be granted.

Sincerely yours,

John and Susan Imbergamo  
Casa Seville  
995 Laguna Drive, Unit 502

Venice, FL 34285



Scanned by [McAfee](#) and confirmed virus-free.