
Subject:

Comment on Vested Rights Petition No. 21-34VR

From: SAMUEL DAAS <supdaas@wowway.com>**Sent:** Monday, September 13, 2021 7:47 PM**To:** Lori Stelzer <lstelzer@venicefl.gov>**Subject:** Comment on Vested Rights Petition No. 21-34VR

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To Whom It May Concern:

Our extended family has a 60 year history with Venice and has seen the changes on our corner evolve over time to become less resort-like, with amenities, and become more residential. When we bought our condo in 1997, we never dreamt a multistory condo development could be forced on to such a small slice of land across the street from us, actually at the end of our parking lot. We have already lost many of the features that made our corner unique. The replacement of the Best Western hotel and restaurant with a seven story condo, the addition of four houses to our east and the construction of a development to our south has taken the only tree covered lots left and turned them into residential/concrete developments. The proposed condo is at an important intersection with a lot of stimulus and decisions to be made such as, do I turn to the right, go straight, or turn to the left? Add to that, bikers, walkers, other cars turning and Casa Seville residents crossing the street to go over to the beach. This is also the only route to the jetty. The potential dangers at this corner are endless and are increased with seasonal residents. We certainly don't need any more congestion and lack of visibility and spaciousness that a taller building would create. Safety is a big concern we have for all.

The impact a condo built so close to Casa Seville will bring lasting repercussions, also. It will certainly take away our view of the Gulf which is a key factor of our property value, to renters and owners, alike. We also lose some of our privacy that we enjoy when we relax at our poolside or have parties/special events. A concrete structure hovering or impeding our view, takes away from our tropical resort ambiance. We also need to factor in the noise level that having a condo that close could bring to ourselves and our neighbors.

The right of the property owner to develop their asset needs to be tempered by the rights of many more owners to not have their investments negatively impacted by an exception when a project is forced on to an unsuitable site. We vehemently oppose any building on this site as we are already over built with condos. Let's hang on to the unique charm and appeal that Venice offers with this last remaining slice of property that has been enjoyed by many over the years.

Sincerely, Sam and Linda Daas, 995 Laguna #703, Venice, FL 34285

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WOW! Homepage (<http://www.wowway.com>)

From: [ronald courtney](#)
To: [City Council](#)
Subject: Reject Resolutions 21-5223 Laguna Drive
Date: Monday, September 13, 2021 2:51:04 PM

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Mayor and City Council Members;

Well, Well, its another same old story, same old song, same old dance with another special variance to bring more density not only into the city limits but within the island. Once again due to some inconsistencies between the approved comprehensive plan language and the Land Development Regulations there is a opening for commercial development and multi-family residential. But even though the regulations allow the owner to develop the land they seek to have a special waver to fit their goals and objectives..

This is in an area that a recent resiliency study has shown to have a high flood risk due to storm surge and rising sea levels. With the recent approval of a smaller condo near the beach on The Esplanade shows that this request is totally inappropriate. In addition the intersection and the roads of Laguna Dr, The Esplanade and Tarpon Center are not nearly designed to adequately handled the traffic flow as the road is overtaxed now.

The petition by the applicant declares that the fact that the language does not directly allow for multiple housing that this is equivalent "to an act or omission by government to inflict substantial change and extensive obligations and expenses that would be highly inequitable and unjust to the owner". Their request states that the buildings located on the premises are aging, deteriorating and predate the revised Comprehensive Plan. The fact that the buildings are aging, deteriorating and predate the revised Comprehensive Plan fails to show that the city language places any overallly extensive obligations and expenses that are inequitable and unjust. It is vital to point out the the city staff report concludes that the applicant request has failed to provide specific documentation regarding any evidences to support that they will have extensive obligations and expensive that are highly inequitable and unjust to destroy their rights. One wonders how this proposal got through our planning department and through our planning commission.

Recently in Siesta Key where the Sarasota planning council has selectively used regulations to begin the approval of four building applications that allow for density four times more than the mazimum limits. Sarasota County Planning Commission is looking at revising its 2020 plan to substantially alter the zone requirements from hamlet to village increasing the density ratio for future construction east of 1-75.

Can we have a city government that after spending multi years and countless research in establishing Comprehensive Plans and Land Development Regulations actually support them rather than just disregard them?

This is a poor plan and a poor location. Please reject this application and provide some assurance to the community of Venice that the city represents the people rather than property owners and developers with prestiage law firms.

Respectfully yours,

Ronald Courtney
435 Otter Creek Drive
Venice, Florida
941 484 2062

Subject: Freedom Boat Club

From: E.R. D. <erdorich@gmail.com>
Sent: Monday, September 13, 2021 10:13 AM
To: Lori Stelzer <lstelzer@venicefl.gov>
Subject: Fwd: Freedom Boat Club

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Dear City Council, City of Venice, Florida -

We are writing to express our 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.

We own property across the street, 995 Laguna Drive at Casa Seville.

What Gulf View Marina Holdings is proposing will detrimentally affect my property and that of my fellow owners. Adding a multi-family dwelling in the 996 Laguna Drive space will add to congestion in an already congested area. Currently, 996 Laguna Drive has limited parking spaces. This property is in a congested area. When it rains moderately-heavily, 996 Laguna Drive floods. Not only does rain water flood the 996 Laguna drive parcel, it floods Laguna Drive even encroaching upon Casa Seville's Laguna Drive roadside lawn.

Considering the location, it is logical that current zoning preventing multi-family dwellings is appropriate for the geography. Granting a special exception for construction of a multi-family dwelling would, be in our opinion, irresponsible of the City of Venice.

Venice is a beautiful area. It is essential that zoning make sound decisions to preserve the integrity of Venice, Florida.

Thank you,

Edward & Laurie Dorich
995 Laguna Dr #206
Venice, Fl. 34285

Subject:

Proposed exemption for construction LaGuna Dr.

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

From: Lettie Frease <LETTIEFREASE@yahoo.com>

Sent: Monday, September 13, 2021 8:47 AM

To: Lori Stelzer <lstelzer@venicefl.gov>

Subject: Proposed exemption for construction LaGuna Dr.

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Ladies and Gentlemen of Council,

We strongly object to the proposed exemption. The most substantial reasoning/criteria for our position are not limited to but begin with the following:

-Actions by the government should not jeopardize, harm, or degrade the position(s) of residents within the government's jurisdiction. Officials are elected to function for the benefit of the jurisdictions population.

-The proposed exemption for construction will form a permanent blockade to the value of the existing residences. This blockade reduces the incentive to purchase the existing properties by visually "land locking" the existing.

-Additional construction would destroy this "feeling of space" in the area of the proposed construction.

-It appears that there are no "granted" rights to the developer/owner as stated in this request for exemption.

-The fact that an exemption is requested/required is enough to prove that the concept is ill-advised, improper, and is proof of this projects illegitimacy.

-The owners stated purposes for the property was it's enhancement as a marina facility and this requested action voids the continuance of this highly regarded activity.

-Existing properties in the area of the adjoining waterfront are single or limited family residences with exceptional accommodations and waterfront access. Continuation of this limited/single family residence would certainly be preferable.

Once again, we strongly object to this considering and granting or an exception.

Lettie Frease

Michael McGrath

995 LaGuna Dr. #504

Venice Fl.

Sent from my iPhone

Subject: Freedom Boat Club

From: brian parrish <brian527@hotmail.com>

Sent: Monday, September 13, 2021 7:43 AM

To: Lori Stelzer <lstelzer@venicefl.gov>

Subject: Freedom Boat Club

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I'm sorry but if the city of Venice allows the Freedom Boat Club to build residential homes at their location, your all morons.

There is already more traffic on those roads than the roads can handle especially in season.

I was a full-time resident until a year ago when I moved away because of the traffic and people but I still come down several times during the year and season and yes, I know that's when all the snowbirds are there.

It would be a travesty if the city allows them to build.

Thank you, and I will be at the city's meeting on this.

Brian Parrish
1325 Tarpon Center Dr.
Venice, FL

Subject: Opposition to the development of 996 Laguna Drive, per Vested Rights Petition No. 21-34VR

From: John Nardone <jnardone@moderntools.com>

Sent: Sunday, September 12, 2021 8:25 AM

To: Lori Stelzer <lstelzer@venicefl.gov>

Subject: Opposition to the development of 996 Laguna Drive, per Vested Rights Petition No. 21-34VR

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Hello Ms. Stelzer;

My wife, Susan and I have been owners at Casa Seville for the past 8 years and guests of residents prior to that for the past 15+ years. We own an end unit that faces the property in question that is now occupied by the Freedom Boat Club.

We feel it would be a tremendous setback to allow a multi-unit building on 996 Laguna Drive and an oversight by the Venice City Council to allow this to happen. On an average day, the intersection of The Esplanade N, Tarpon Center Dr. and Laguna Dr. is dangerous, congested and very heavily travelled, all day long.

We can also attest to witnessing many and complete road floods of that intersection during an “average” rainfall event. The Freedom Boat club has purchased floor barrier devices that they often put up before an expected rainfall, to minimize their offices flooding, which again, is a regular event at their property and at this specific intersection of roads.

With the well documented increase in severe weather being brought on by Climate Change, this intersection needs to be dealt with from a drainage perspective now , because of the flooding problem. It is our opinion that to consider adding a multi-unit building on that property would be a gross oversight of this area and not in keeping with the cities comprehensive plan, the “Blueprint for the future of Venice”.

Respectfully,

John and Susan Nardone



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Subject:

Opposition to Gulf View Marina Holdings, LLC petition, Parcel #0175-06-0032

From: MaryLou Miller <maryloumiller83@gmail.com>**Sent:** Saturday, September 11, 2021 1:53 PM**To:** Lori Stelzer <lstelzer@venicefl.gov>**Cc:** MaryLou Miller <maryloumiller83@gmail.com>; Donald Norman Miller <donaldnmiller83@gmail.com>**Subject:** Opposition to Gulf View Marina Holdings, LLC petition, Parcel #0175-06-0032

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Dear Ms. Stelzer,

We are writing to express our opposition to Gulf View Marina Holdings, LLC petition to receive special exception use of multi-family dwelling on 996 Laguna Drive, Parcel #0175-06-0032. As current residents of 995 Laguna Drive at Casa Seville, we believe this proposal is detrimental not only to our property but to the surrounding neighborhood.

Adding multi-family dwelling at 996 Laguna Drive will increase the already existing congestion in our neighborhood. Currently, 996 Laguna Drive rents parking space from Casa Seville due to its limited parking area. That being stated, if this new development is approved, how will the multi-family dwelling accommodate additional parking when they cannot meet their current parking needs? The traffic in that four-way intersection is currently congested with pedestrians, bikers and vehicles throughout the day. Adding additional units will increase the amount of traffic, making it unsafe for all.

For our neighborhood, flooding has been a major problem during moderate to heavy rainfall. New construction will exacerbate flooding and add risk to the safety of our community. On numerous occasions we have experienced intensive flooding on the street of Laguna Drive in addition to our own private parking area in front of our building. Adding additional housing to our area will only increase the flooding. This negative impact of building is unavoidable. What type of infrastructure will be required to resolve flooding in our flood-prone zone after adding additional units to an already congested area? How much will the developers be required to pay to finance these improvements? Certainly, the taxpayers do not want to finance these improvements.

Granting a special expectation for the construction of a multi-family dwelling would be irresponsible of the City of Venice. The current development regulations are in place for good reasons and should be upheld; no exceptions should be made. We hope that the City of Venice acknowledges the need to ensure the integrity and safety of our community.

Sincerely,

Mary Louise and Donald Miller
995 Laguna Dr. Unit #402
Casa Seville
Venice, Florida

Subject: Comments on the Hearing on Vested Rights Petition No. 21-34VR on September 14, 2021

From: Chuck Sutphen <chucsut@aol.com>

Sent: Thursday, September 9, 2021 9:22 AM

To: Lori Stelzer <lstelzer@venicefl.gov>

Subject: Comments on the Hearing on Vested Rights Petition No. 21-34VR on September 14, 2021

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

Dear Ms. Stelzer,

I am writing to express our strong 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. I have owned a condo in the Casa Seville Condominium Complex immediately across the street, at 995 Laguna Drive for around 20 years and believe that this proposal is inappropriate and will seriously negatively impact the current conditions in this area of Venice, and create a dangerous situation that cannot be avoided due to the existing geographic and environmental conditions in the referenced location.

The special exception that Gulf View Marina Holdings is requesting will detrimentally affect that area and the adjacent properties, which includes my property and those of my fellow owners. Adding multi-family dwellings in the 996 Laguna Drive space will dangerously add to the congestion in this area, and create a dangerous situation that will seriously and negatively impact this area. Currently, 996 Laguna Drive has limited parking spaces, and actually has requested that Casa Seville provide them with additional parking spaces for their employees, since they have limited parking spaces in the proposed exception area.

Considering the current site location, it is logical that current zoning, preventing multi-family dwellings is appropriate taking into account the physical, environmental and geographic conditions of this property. Granting a special exception for construction of multi-family dwelling on this site would be irresponsible of the City of Venice. Venice is a beautiful area, and it is essential that Venice City Council make sound decisions to preserve the integrity and safety of Venice, Florida. The following information will provide a better understanding of my concern in granting this variance.

This location is unsuitable for multi-family dwellings:

Architectural Concerns - The property is long and narrow and not conducive to new development.

Congestion Concerns – The area around this site is already seriously congested with extensive building construction. Squeezing in another multi-family structure in this area will seriously degrade the free open space in this area, and potentially initiate the appearance of a congested urban area in this vicinity.

Traffic Concerns - The property is located at the confluence of four main roadways in this area and will create a traffic hazard and dangerous situation with vehicles accessing the proposed building project. This area has a high traffic density already, with drivers frequently exceeding the designated speed limits and careless individuals often running the stop-signs at this intersection. This can be verified by the Venice Police Department, who frequently stand watch while on patrol for these violators in Casa Seville's western parking lot.

Flooding Concerns - The property is located in an area immediately adjacent to a large boat basin directly connected to the Gulf of Mexico through the Venice Inlet and to the Inland Waterway. This makes the area susceptible to flooding during high water conditions and the relatively frequent heavy storms and hurricanes we encounter.

The property is located in a dangerous Flood Zone area designated by FEMA in a Flood Hazard Area identified on the FEMA Flood Insurance Rate Map. The site is located in Special Flood Hazard Area (SFHA) Zone AE. SFHA areas are defined as an area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

This potential for flooding has been witnessed many times since I have owned the adjacent condominium. This flooding overtops the boat basin area and impacts the intersection of The Esplanade, Laguna Drive and Tarpon Center Drive and blocks the entrance to Casa Seville from Higel Drive. The flood waters also infringe upon the adjacent properties, and encroaches onto Casa Seville's Laguna Drive roadside lawn. This is particularly impacting the subject property, which I was informed is the reason Freedom Boat Club is planning to relocate their office. City of Venice records should be able to verify this flooding frequency.

The close proximity of large boats and yachts in the adjacent boat basin would also present a problem if they break loose during flooding and impact the adjacent multi-family dwellings.

Construction Concerns – Because of the limited area of the site, and unavailable staging areas for construction near the site, construction of any large structures on this property would be seriously prohibitive. In addition to aggravating the concerns expressed above, construction on this site would have serious geotechnical concerns that would have to be addressed. Besides the demolition difficulties with the existing structures that have to be considered, and taking into account the environmental conditions around the site, the construction of the new foundation system would encounter serious concerns and difficulties. As we saw at the Miami-Area Surfside Condominium collapse, and condemning of other condos in the Florida area whose structures were found to be degrading over time, you do not want to disturb any adjacent existing buildings and foundation systems.

Pile driving, demolition and construction vibrations may result in structural distress of the adjacent existing structures and utilities, and will probably require evaluation of these structures and utilities prior to, and monitoring during, any new construction.

Permitting this change will negatively impact the surrounding properties:

Potential Impact on the Adjacent Properties – Besides the serious concerns noted above, this development will also have other negative impacts on the adjacent properties and in particular Casa Seville, in which my family and 56 other families own condominiums. Several of these potential negative impacts are noted below:

Construction of a large multi-family condominium complex will crowd the area and remove the only free open space that still remains around our condo complex. All other areas are developed and blocked by buildings.

The construction of a multi-family building at 996 Laguna Drive will block our view from the condos and in particular from the lianas, courtyard and pool areas, which rely on the western side of the complex for the open view, light and fresh air that primarily comes from the west.

Additional traffic will create more traffic problems as vehicles utilize the busy intersection and our residents try to enter or exit our driveway on Higel Drive. Entrance to and from our only driveway will be inhibited, and made seriously more dangerous, as other people are trying to enter or exit the 996 Laguna Drive property, along with delivery, mail, and trash collection vehicles.

As noted above, there is already a problem on 996 Laguna Drive with parking problems, and this will definitely be aggravated with the proposed multi-family development.

The utilities in the area always seem to be having problems. Electric lines have fallen and transformers have failed in the past, and we are always having problems with the cable tv, phone and wireless services in this area of the island. This is overshadowed by the sewer and water problems in the area, which will probably be overloaded with the new construction, and may have to be upgraded.

Based on all these anticipated potential problems discussed above, it is recommended that the City of Venice deny the request for the special exception use of Multi-family Dwellings on 996 Laguna Drive, Parcel #0175-06-0032. Accepting this request will seriously degrade the conditions in this area and present a serious hazard and environmental concern, and in turn have a definite negative impact on the properties, property values and benefits of living in this resort area of Venice, Florida.

Thank you for providing us with the opportunity to express our concerns,

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