

To: Representative W. Gregory Steube,

My name is Connie Carberry, a new resident of Venice, Florida. I have lived in Florida for 45 years (mainly in the Tampa Bay Area); and have been a Real Estate Broker servicing residential/commercial Owners with their real estate needs...including protection of property rights. I have been a registered republican for all my adult life; and have been told that you are a person who does your "due diligence" and "gets the job done". For this I want to thank you for your service.

My community needs your assistance to protect our property rights. In March 2026, I purchased a home in the Verona Reserve Community in Venice. We moved to Venice to enjoy the quiet lifestyle and prepare for retirement within a few years. To be able to do this, I used my life's savings to purchase a home that we can plan to stay in through our retirement years.

Directly behind our community, which is gated for our safety, security and privacy, the Mayor's family has purchased land (zoned single family residential) and has applied for government funds to build an Affordable/Workforce Housing Project, which includes rezoning the property to multifamily. This project is surrounded by 3 communities of one-story homes. The proposed plan, to get the density they need to make it profitable, will include two 4 story buildings with a total of 135 total units. In addition, there will be 154 total parking spaces. From my years of experience in real estate, I'm aware of the effect caused by covering permeable land with concrete and asphalt. The storm waters are unable to percolate down through the soil, and flooding may become a problem. Some of this land is already sitting low and there are wetlands, as I have been told, within the site perimeter. I am quite concerned because the corner of this project has a proposed "retention pond", that if it overflowed would come directly at my property as well as my neighbors in both directions.

This project would be an invasion of privacy and make Owners very uncomfortable knowing that 2 buildings with 4 stories could look down into their residences. I'm 73 years old and in and out of town on business quite often. With the height difference, anyone could easily keep track of my schedule and know if we are not at home.

The original zoning for the site property was set a single family residential for a good reason. All communities around the area (which is older and well established) were designed for single family living.

Another issue would be the traffic. The access road to this site is Clermont Dr, which is a narrow 2 lane street. It intersects the rear entrance to our community and is quite narrow. I believe that 2 of the 3 communities abut this road for access. Adding the increased traffic flow, by building this project, would cause numerous traffic issues.

One of the most important issues involved with this project is the damage it will do to property values because of safety, security and privacy issues. Since my life savings is now in the house, it is very disconcerting to think that I would have to sell and take a loss from decreased property values. I called a reputable appraiser with 50 years of experience and asked him to estimate the effect this project would have on appraisals in our community. His best estimate is a minimum of 20 to 25% reduction in value.

As you know, the State of Florida has already gone through massive property issues caused by Hurricanes and Condominium Laws. I believe we are finally on the up-turn and property Owners should be able to feel secure in the investments they have and are making in their homestead properties. If large projects are allowed to come in, with no regard to the property rights of the existing residents, then the system needs to be revamped.

One Stop Housing is now involved with the Mayor's Family on this project. Monies have been approved from a fund that was originally set out to help with hurricane repairs. The irony is that they are using "our" tax dollars to cause safety and security issues, possibility of flooding, lack of privacy (which is also a security issue), traffic issues and loss of property value.

The residents of these affordable/workforce housing developments will one day, hopefully, be able to buy their retirement home. Property Rights are for Owners from "All Walks of Life".

Please let me know if there is anything you can do to assist us in our cause, or any ideas you may have of where to start. We have banded together as a community to do everything possible to save our property rights before the "rezoning" meeting.

Thank you for taking the time to read my letter. I have photos and a site plan upon request.

Warmest Regards,

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