

Dear Commissioners of Sarasota County,

I am writing to express my strong opposition to the proposed Venice Avenue Apartments development at 0 S. Clermont Road and the adjoining parcel at 206 S. Clermont Road. While I understand the intent behind regional workforce housing initiatives, the specific plan to build two 4-story buildings housing 135 units on this 7.5-acre parcel is a dangerous and inappropriate use of this specific site.

The recent allocation of **\$11.2 million in Sarasota County funding** to help subsidize this \$29 million project underscores its massive, commercial-scale nature. However, injecting millions of dollars into a project does not solve the fundamental infrastructure and safety hazards inherent to its location. If anything, it highlights that a development of this financial and physical magnitude belongs on a major, high-capacity thoroughfare—not crammed into the heart of a quiet single-family neighborhood.

Please consider these severe, site-specific issues before casting your vote:

- **Dead-End Road Bottleneck:** South Clermont Road is a narrow, two-lane dead-end street. It is currently the secondary entrance and exit for 2 existing single-family communities, Verona Reserve and Grand Oaks. Forcing traffic from 135 high-density apartments onto a single dead-end road is a public safety hazard. It creates an immediate traffic bottleneck and risks delaying emergency response vehicles (fire, police, and EMS) trying to reach residents down the street. It would only have 1 entrance/exit.
- **Glaring Density and Zoning Incompatibility:** The surrounding neighborhood consists entirely of low-density, single-family homes. Introducing 2 four 4-story buildings completely disregards the city's established zoning transitions. It destroys the visual continuity and quiet character of our community. It also does not follow the future land use map of Sarasota County.
- **Severe Infrastructure Strain:** Our localized residential infrastructure was never designed to handle the utility demand, municipal waste, and concentrated stormwater runoff generated by a multi-family complex of this scale, especially with the drastic increase in impervious surfaces on this 7.5-acre lot. There is a protected wetland that encroaches this parcel as well as extending into Verona Reserve. The flooding risks would be substantially increased.
- **Loss of Residential Privacy:** The extreme height disparity between 4-story commercial structures and adjacent single-family properties means these new units will directly overlook private yards and homes, severely degrade our quality of life and threatening long-term property values. Light and noise pollution issues would be encountered.

Taxpayer-backed affordable housing funds should be utilized responsibly in locations with adequate infrastructure. I strongly urge the Commission to deny this specific proposal for the Clermont Road properties. Please direct the developers to utilize their funding on an alternative site along a multi-lane commercial corridor that can safely absorb high-volume transit. Thank you for your leadership and consideration of your constituents' safety.

Sincerely,

Michelle Reeves

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(Verona Reserve)