

From: [Darlene Schimberg](#)
To: [City Council](#); [Planning Commission](#); julianne.polston@publix.com
Cc: [Pat Appolonia](#)
Subject: FW: Objection to Transfer of 24 acres of Dedicated Open Space Out of Milano PUD
Date: Tuesday, July 5, 2022 8:04:13 AM

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

Good morning,

I would have to agree with everything that Mister Happer presented in his email and letters to you. I am confused as to how one man could sway the City of Venice to the point of destroying what makes Venice a place you want to live. What disturbed me even more was the "Dark Money" that Mr. Neal has provided to the City, which was brought out in a previous meeting. When is this going to stop? We do not have the infrastructure to support the building currently under construction in North Venice. We barely have any water pressure now and you are going to add over 1500+ new homes as well as this Commercial Property based on Mr. Neal's plans.

Somewhere along the line someone must get a conscience and STOP THIS MAN. Someone must learn to say NO to him. Mr. Happer has provided enough documentation and supporting information to stop what Mr. Neal is trying to do with the Commercial Construction. We elect you to protect us from people like him. Please do your job and don't be like the Planning and Zoning Board who has not conscience.

I never wanted to believe the adage that "Money Talks", but this is a prime case of it. I also have heard the Mr. Neal has made threats if he does not get his way you will be sorry. We are still the "People of Venice", while he lives in Lakewood Ranch and once he walks away from these projects he will never look back.

I am asking you to NOT approve this project. It will be a detriment to our Community and those Communities surrounding the Venetian Golf and River Club. Please read and digest Mr. Happer's words and mine. I know that the majority of the residents of the Venetian Golf and River Club are looking to you to STOP THIS!

Respectfully,
Darlene Schimberg
Resident Venetian Golf and River Club
117 Torcello Court
414-232-0210

From: Marshall Happer <happer+happer.com@ccsend.com>
Sent: Monday, July 4, 2022 7:09 PM
To: Darlene Schimberg <darlene@fairwayfundinggroup.com>
Subject: Objection to Transfer of 24 acres of Dedicated Open Space Out of Milano PUD

Dear Friends and Neighbors:

Planning Commission 1:30 PM July 5

When the Milano PUD consisting of 537 acres was approved for 1350 homes with no commercial uses in 2014, 2017 and 2020, 291 acres of dedicated open space (55.2%) was offered and approved by the City of Venice. In Petitions 22-06RZ and 22-07RZ being presented on July 5 to the Planning Commission, Pat Neal is seeking approval to transfer 24.106 acres of that dedicated open space from the Milano PUD to the adjoining GCCF PUD. In addition, Pat Neal has just filed a new Petition seeking to transfer another 10.42 acres of that dedicated open space for a regional shopping center directly across from the entrance to the Venetian and that Petition is now pending and will come before the Planning Commission later.

Important Email Addresses

If you are interested in expressing your opinion, here are some important email addresses:

schaidwe@gmail.com for Bill Schaid, Venetian POA President.

reeffron@gmail.com for Roger Efron, Community Association President.

citycouncil@venicefl.gov for all 7 members of the Venice City Council.

Planningcommission@venicefl.gov for all 7 members of the Venice Planning Commission.

Julianne.polston@publix.com for Julianne Polston, Publix Real Estate Manager for our area.

NVNAlliance@gmail.com for the North Venice Neighborhood Alliance which is a group of homeowners opposed to the proposed shopping center and which has over 1700 signatures on its Petition in opposition.

Objection to Planning Commission

On July 3, I sent a letter via email to the members of the Planning Commission with copies to the members of the City Council objecting to the approval of Petitions 22-06RZ and 22-07RZ. I also sent a copy to the POA Board with the request that it join with me in objecting to those Petitions. Thus far, no one from the POA Board has responded or acknowledged receipt of my email. Hopefully, that is only because of the July 4 holidays.

My July 3 Letter to the Planning Commission

To the Honorable Members of the Venice Planning Commission

Re: Objections to Petitions 22-06RZ and 22-07RZ

Dear Members of the Planning Commission:

I have been a resident of the Venetian Golf and River Club since 2005. The Venetian is part of the Venetian PUD approved in 2002 by the City of Venice with over 60% dedicated Open Space. The

dedication of Open Space was obligated upon approval of the Venetian PUD in 2002, notwithstanding the negligence of the City in failing to ever obtain an instrument formalizing the dedication of its Open Space. I previously served on the Architectural Review Board, Planning Commission and Charter Review Committee for the City of Venice. I apologize for not being present at your meeting on July 5, but I am currently in quarantine for Covid-19.

I am writing to object to Petitions 22-06RZ and 22-07 RZ which propose to move 24.106 acres (map attached) of the 291 acres of dedicated open space from the Milano PUD to the GCCF PUD. Attached for your background information is a copy of my Summary of the history of the Milano PUD and the GCCF PUD and their prior approvals.

The reasons for my objections are:

1. It is physically impossible to move the proposed 24.106 acres of Open Space from the Milano PUD to the GCCF PUD. The 24.106 acres is located behind and around lots in the Fiore and Aria subdivisions and cannot actually be used in the adjoining GCCF PUD property in any way. This 24.106 acres would not be permitted to be subdivided and conveyed.
2. The listed owners of the Milano PUD and the GCCF PUD are entirely different companies. The Petitioners for the Milano PUD are listed as “Neal Signature Homes LLC and Neal Communities of Southwest Florida, LLC.” The Petitioners for the GCCF PUD are listed as Border Road Investments, LLC, Myarra Property Joint Venture, LLC, Woolridge Investment-Florida, LLC, FC, LLC and Vistera Associates, LLC.
3. The 24.106 acres is included on the recorded subdivision plats and is subject to the restrictive covenants of the Aria and Fiore subdivisions of part of the Milano PUD. Presumably the 24.106 acres is part of the “commons” for those subdivisions. The Homeowners Associations for those subdivisions are not parties to the Petitions.
4. The 2014, 2017 and 2020 Milano PUD rezonings covered 537 acres with 291 acres or 55.2% of Open Space and permitted up to 1350 residential units. The required minimum Open Space under the Venice Land Development Regulations was/is 50%, but Neal Communities offered, and the City accepted 55.2% and Neal Communities actually obtained some Modifications to Standards based on the Open Space included in the rezoning request.
5. At the time of the approval of these rezonings of the Milano PUD, Section 86-130 (j)(3) of the Land Development Regulations also said:

“Land in a PUD designated as open space will be restricted by appropriate legal instrument satisfactory to the city attorney as open space perpetually, or for a period of not less than 99 years. Such instrument shall be binding upon the developer, his successor and assigns and shall constitute a covenant running with the land, and be in recordable form.”

As a result, it should be concluded that upon the final approval of the Milano PUD with 291 acres of Open Space (55.2%) in 2014, 2017 and 2020, Neal Communities was obligated to restrict the “open space perpetually, or for a period of not less than 99 years” binding on it as the developer, and its successor and assigns as a covenant running with the land. Developers should not be able to offer Open Space, obtain PUD approvals and then renege on the Open Space offered and accepted by the City of Venice and its citizens.

No doubt the Developer of the Milano PUD will argue that there is no dedication of Open Space at the time of its PUD approval and that any dedication of Open Space is at its sole discretion and is not effective until a written instrument is filed with the City. Such an argument would undermine

the provisions of 86-130(j)(3) and make them almost useless. The required “legal instrument” is only confirmation and formulization of the obligation to dedicate the offered and approved Open Space at the time of the approval of the PUD.

Consequently, I respectfully request that you deny Petitions 22-06RZ and 22-07RZ.

Thanks for your consideration.

Marshall Happer

Enclosures: 24.106 acres map and Summary

Cc: Roger Clark
Jeffrey Boone, Esquire

Summary

Original Zoning was RMF-1 for 100% Residential Uses

1. Originally, the Milano property was owned by J & J Homes and it was zoned in 2008 (08-3RZ) as Residential Multi-Family Zoning District (RMF-1) for 100% residential uses. J & J Homes went bankrupt and the property was acquired on foreclosure by CNLBank.

Jacaranda Connector Built in 2013

2. In 2013, the City of Venice used \$5 million in impact fees paid by the homeowners in the Venetian and Willow Chase to install the Jacaranda connector from Laurel Road to Border Road, providing for the first time a 2nd way in and out of the Venetian. It also provided a “free” road for the CNLBank property. In December of 2013, after completion of the Jacaranda connector, Neal Communities purchased the Milano property from the CNLBank.

Rezoning as Residential Milano PUD

3. In 2014, Neal Communities applied to have the Milano property rezoned to the residential PUD zoning category which required a minimum of 95% to 100% residential uses (Ordinance 2014-16). The request was for no commercial uses. The rezoning of the Milano PUD was updated in 2017 to add additional property for 100% residential uses stating “Commercial Uses None” (Ordinance 2017-25) and again in 2020 with no Commercial Uses (Ordinance 2020-40).

When the Milano PUD was further amended (Ordinance 2020-40), the Project Narrative said: “This proposed amendment to the current Milano PUD, consists of changes which are all located within the approximately 36 acre development pod at the northwest corner of the Milano PUD, and are limited to the addition of one access point along Laurel Road and the restriction of the existing access point to egress only, the addition of project signage at the new access point, the addition of lot standards for townhomes, a modification of driveway standards for town homes, the addition of an Amenity Area, the addition of alternative roadway sections to allow for on street parking, and minor modifications to conceptual stormwater pond configurations.”

Once again it was reiterated that the Density/Intensity was:

“B. Density/ Intensity

1) Residential- Up to 1,350 residential units

- 2) Commercial- None
- 3) Open Space- Minimum 50%”

Thus, there was no change in the 291 acres (55.2%) of dedicated Open Space.

Section 86-130 Regulation

4. At the time of the Milano PUD rezoning requests and approvals in 2014, 2017 and 2020, Section 86-130 of the Venice Land Development Regulations permitted up to 5% of the Milano PUD for commercial uses:

“(8) Neighborhood commercial uses which are determined **at the time of approval** for the PUD to be compatible with the existing and future development of adjacent and nearby lands outside the PUD.”

“(r) *Commercial uses.* Commercial uses located in a PUD are intended to serve the needs of the PUD and not the general needs of the surrounding area. Areas designated for commercial activities normally shall not front on exterior or perimeter streets, but shall be centrally located within the project to serve the residents of the PUD.”

When it applied for rezoning of the Milano PUD in 2014 and updated it in 2017 and 2020, Neal Communities represented to the citizens of Venice and the Venice City Council that there would be no commercial uses in the Milano PUD. Thus, “**at the time of approval**” of the Milano PUD, approval was requested without any commercial uses, so none are permitted under the current zoning.

55.2% Dedicated Open Space

5. The 2017 Milano PUD rezoning update request for 537 acres provided for up to 1350 residential units with 291 acres or 55.2% of Open Space. The required minimum Open Space under the Venice Land Development Regulations was/is 50%, but Neal Communities offered, and the City accepted 55.2% and Neal Communities actually obtained some Modifications to Standards based on the Open Space included in the rezoning request. The 2020 rezoning update made no changes to the 100% residential uses and the 291 acres (55.2%) of Open Space. At the time of the approval of these rezonings of the Milano PUD, Section 86-130(j)(3) of the Land Development Regulations also said:

“**Land in a PUD designated as open space will be restricted by appropriate legal instrument** satisfactory to the city attorney as open space perpetually, or for a period of not less than 99 years. Such instrument shall be binding upon the developer, his successor and assigns and shall constitute a covenant running with the land, and be in recordable form.”

As a result, it should be concluded that upon the final approval of the Milano PUD with 291 acres of Open Space (55.2%) in 2017, Neal Communities was obligated to restrict the “open space perpetually, or for a period of not less than 99 years” binding on it as the developer, and its successor and assigns as a covenant running with the land.

4 Subdivisions: Milano, Aria, Cielo & Fiore

6. Neal Communities has developed the 100% residential Milano PUD into 4 different subdivisions with separate internal boundaries and separate restrictive covenants:

Milano Subdivision for 464 residential units on east side of the Jacarada Extension.

Aria Subdivision for 182 residential units on the west side of Jacaranda Extension and south side of Border Road.

Cielo Subdivision for 71 residential units on the south side of Laurel Road and the west side of Jacaranda Extension. The Cielo Subdivision contains 89.0201 acres and is shown in Plat Book 52-288. [the area of the proposed shopping center is shown as Open Space.]

Fiore Subdivision for 126 residential units on the south side of Laurel Road.

GCCF PUD

In 2019 (Ordinance 2019-19) the GCCF PUD was approved “for the development of a residential community consisting of detached single- family homes, paired villas, multi-family homes, assisted living facilities, amenity centers, and open space. A 25 +/- acre portion of the property was approved for House of Worship as permitted use, and Medical Office as a Special Exception Use, as an alternative to residential. The approved density is up to 1,300 residential units (approximately 4.3 dwelling units per acre.”

Rezone Petition 22-07RZ

7. On February 15, 2022, Jeff Boone as agent for Neal Signature Homes, LLC and Neal Communities of Southwest Florida, LLC filed Petition 22-07RZ seeking to amend the Milano PUD to transfer 24.106 acres of the committed and accepted 291 acres of Open Space from Milano PUD to the adjoining GCCF PUD. It appears that the 24.106 acres would come from the Fiore Subdivision and the Aria Subdivision and that it is property subject to the restrictive covenants for those subdivisions. This Petition ignores that the 55.2% Open Space in the Milano PUD was subject to “being restricted by appropriate legal instrument satisfactory to the city attorney as open space perpetually, or for a period of not less than 99 years.”

Rezone Petition 22-06RZ

8. Simultaneously on February 15, 2022, Jeff Boone as agent for Border Road Investments, LLC, Myarra Property Joint Venture, LLC, Woolridge Investment-Florida, LLC, FC, LLC and Vistera Associates, LLC filed Petition 22-06RZ. The Project Narrative says: “This PUD Amendment proposes to add 24.1 acres of open space along the eastern boundary of the PUD relocated from the adjacent Milano PUD. In addition, minor revisions to the approved PUD concept plan are proposed with respect to the location of open space, stormwater ponds, internal roadways and the amenity area. No changes are proposed to the currently approved uses or development standards.”

Rezone Petition 22-38RZ, Petition 22-39 PP and 22-40P

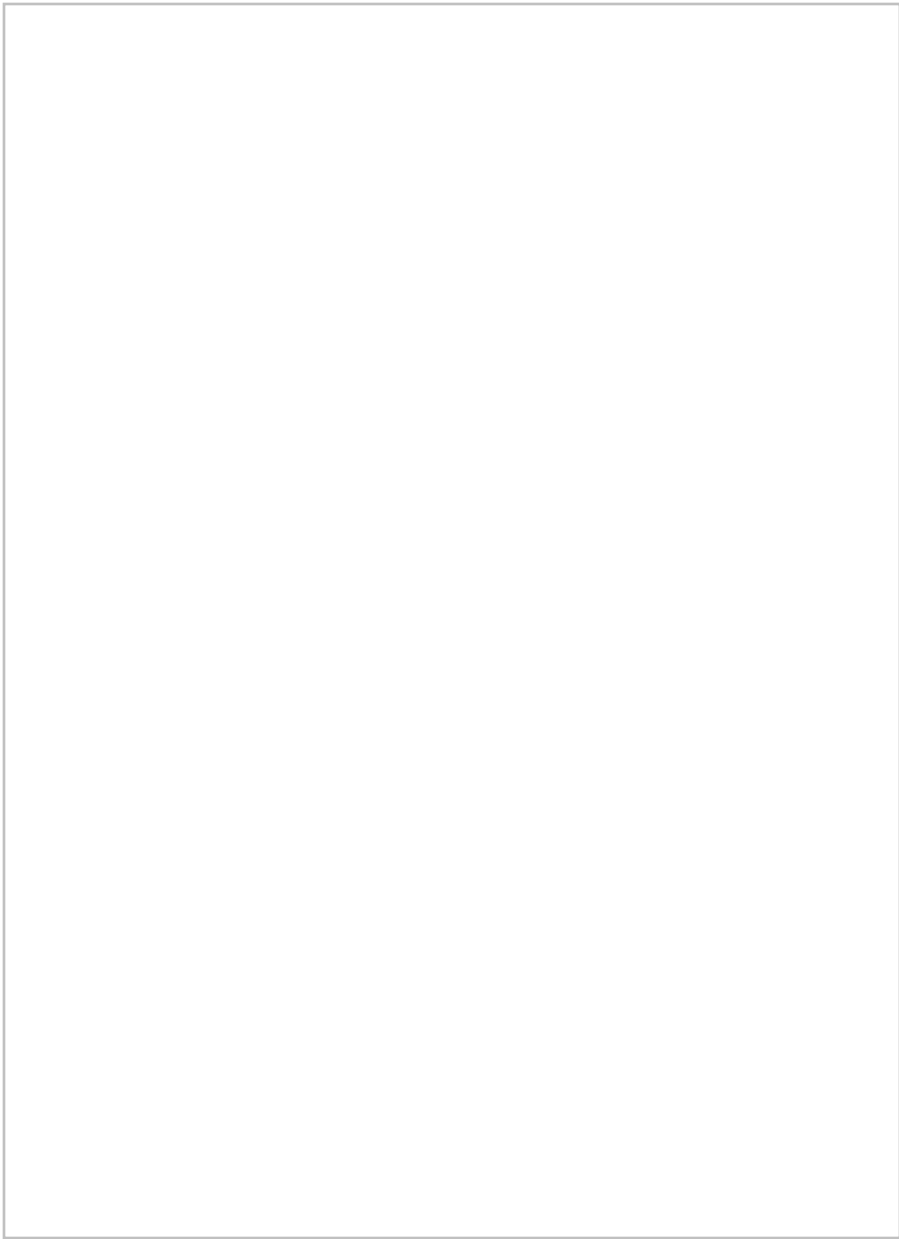
9. On June 14, 2022, Jeff Boone as agent for Border and Jacaranda Holdings, LLC filed Rezone Petition 22-38RZ along with Petitions 22-39PP and 22-40P. The Project Narrative says: “This amendment to the Milano PUD proposes to re-designate a 10.42 acre parcel at the southwest corner of the Jacaranda Boulevard and Laurel Road, within the Milano PUD, from Open Space to Commercial, to add access points for the Commercial parcel and establish development standards for the Commercial parcel. The proposed Commercial designated parcel will allow for the provision of various retail and service uses to meet the needs of the neighborhood while reducing trip lengths and increasing multi-modal accessibility to such services for the neighbors. The PUD

requirement for a minimum of 50% Open Space will continue to be maintained.”

The 10.42 acres of the dedicated 55.2% Open Space in the Milano PUD is part of the open space in the Cielo Subdivision, is shown on the Cielo plat and is subject to the Cielo restrictive covenants. This Petition ignores that the Open Space in the Milano PUD was subject to “being restricted by appropriate legal instrument satisfactory to the city attorney as open space perpetually, or for a period of not less than 99 years.” It also ignores that the 2014, 2017 and 2020 rezoning approvals provided for no commercial uses.

The Petition misrepresents the proposed shopping center when it says it: “will allow for the provision of various retail and service uses to meet the needs of the neighborhood while reducing trip lengths and increasing multi-modal accessibility to such services for the neighbors.” The proposal is for a regional shopping center to serve the proposed 7,000 homes on the east side of I-75 and it not remotely in compliance with Section 86-130 even if it had been proposed at “the time of approval” in 2014, 2017 or 2020. Furthermore, Section 86-130(r) restricted Commercial Uses in PUDs to uses “intended to serve the needs of the PUD and not the general needs of the surrounding area. Areas designated for commercial activities normally shall not front on exterior or perimeter streets, but shall be centrally located within the project to serve the residents of the PUD.”

These Petitions are under review by the Planning Department.



Marshall Happer | 117 Martellago Drive, North Venice, FL 34275

[Unsubscribe darlene@fairwayfundinggroup.com](mailto:darlene@fairwayfundinggroup.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by happer@happer.com powered by



[Try email marketing for free today!](#)

From: [Michael Dukes](#)
To: [City Council](#)
Subject: Happer's latest rant
Date: Sunday, July 31, 2022 9:34:49 PM

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

I certainly hope the VGRC POA would also consider the many many residents who do not agree w Mr. Happer's well known position and will most certainly react unfavorably if the board joins this group. Mr. Happer does not represent the wishes of many many residents of this community.

Thank you
Dr Michael Dukes
[Sent from the](#)

[Sent from the all new AOL app for Android](#)

From: [Karen Spirer](#)
To: [City Council](#)
Subject: Highly Concerned Venetian Golf and River Club resident - Spirer 347 Padova Way
Date: Friday, July 15, 2022 11:14:34 AM

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

Dear City Council Members,

We are shocked, dismayed and 100% opposed...along with 2000 other Venetian residents of the VGRC petitioned...for any Rezoning of the property directly across from us to allow for the Pat Neal Regional Shopping Center to be constructed, across from, and so close to the very entrance of our secured Venetian Golf and River Club. The danger of the traffic, noise and security of our property is completely, and undeniably at stake here.

How could this Rezoning even be considered as a possibility looking at the consequences stated above? Our large, well established and respected VGRC community will most definitely be enormously, and negatively impacted by a ANY Regional Shopping Center at that location. Which, rightfully so, was never designed or zoned for this Neal, or any other Construction of that sort...from the beginning?!

Please do not let this unconscionable rezoning be allowed to go through. Please, please, do everything in your power to stop this debacle from happening.

With appreciation and respect for your service,

**Karen Spirer and Family
347 Padova Way
Palermo Section**

Sent from my iPhone

From: [Jessie Reedman](#)
To: [City Council](#)
Subject: MILANO PUD AMENDMENT
Date: Sunday, August 7, 2022 11:33:29 AM

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

To whom it may concern,

I am writing to you to voice my opposition to the proposed ordinance that would amend the planned unit development located at Laurel Road and Border Road. Our family viewed many locations when we decided to relocate to Florida. We chose Venice and in particular this community of North Venice as our new home mainly because it offered a small town feel that we felt comfortable in. It felt like home. Venice in contrast to surrounding areas was the only town that we felt offered this small town vibe we were looking for. There were many other communities that felt overbuilt and congested. We decided to build in a RESIDENTIAL neighborhood and were happy with the location and all the protected wildlife and green space around us. We were happy with our choice and trusted Neal Communities to stand by its promises and build us our new home. Neal Communities made a commitment to keep these spaces protected under current zoning. In the meantime, they profited off the continued development of the area. Recently however, the builders are looking to abscond that promise by to its customers by asking the city to rezone this PUD. The greed here is abhorrent. I am asking that you as Mayor and elected city council members listen to your constituents who are almost uniformly opposed to this change in zoning. We deserve to have builders and politicians that stay true to their promises. Please do not make the mistake of rezoning this PUD and harming constituents and the town you serve. Venice deserves leaders who will stand firm and make developers accountable to their promises.

Thank you for your time.

Sincerely,
Jessie Reedman
North Venice Home Owner

From: [DIANE FITZGERALD](#)
To: [City Council](#)
Subject: Milano PUD SHOPPING CENTER
Date: Sunday, July 10, 2022 7:06:33 PM

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

This is to notify you that I am opposed to the Neal proposal for a shopping center at Jacaranda and Laurel Road I believe that installing a shopping center in the middle of a residential neighborhood will cause traffic issues noise issues and potentially crime

thank you for your consideration

Diane Fitzgerald 125 Mestre Pl. N., Venice, FL venetian golf and River club

Sent from my iPhone

From: [Deborah Burley](#)
To: schaidwe@gmail.com; Mike9n@verizon.net; dibaz@aol.com; bkguido@yahoo.com; Lperry45@comcast.net; rceffron@gmail.com; [City Council](#); [Planning Commission](#); Julianne.polston@publix.com
Subject: Milano PUD
Date: Sunday, July 31, 2022 7:54:10 AM

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

We live on Avalini Way and our lanai faces toward Laurel Road. There are bushes but they are ineffective. We can hear and see people on the sidewalk talking. We also hear the cars and trucks. Actually, our lanai is noisy. We also have trespassers come through on a frequent basis.

We want our home to have a neighborhood vibe, not a Publix shopping center at our back door.

We love our wildlife in Venice and it breaks our hearts to see the animals **needlessly** displaced. We are at "our" Publix in five minutes, why would we want one at our back door? The idea of a convenience store/ gas station is outright insulting.

We moved to Venice because it was the perfect quaint city to retire. If it is up to the commission and Neal, we would lose our paradise. Be responsible to your citizens!

Deborah Burley

Venetian Golf and River Club

From: [Chris Werlhof](#)
To: NVNAlliance@gmail.com
Cc: Julianne.polston@publix.com; [Planning Commission](#); [City Council](#)
Subject: Much to do about nothing
Date: Saturday, July 9, 2022 10:18:21 AM

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

For the record, not all residents of the VG&RC are anti-growth. We are NOT opposed to the shopping center, nor other changes in the immediate area. It's called growth, and a lot has been made of that that is pure nonsense. We personally enjoy seeing new services in our immediate area, such the SMH hospital, retail stores, gas stations, fast food, car wash, and the lists go on. Venice is a wonderful city, the area is a great place to live, and naturally others want to enjoy it as much as we do, and so the demand for new housing grows. Given that, the City of Venice, to include the planning commission, has done a superb job in managing that growth and investing in improvements to infrastructure throughout our area. And, we strongly support Publix as they expand to meet the needs of a growing customer base.

The opinions of others are important and should be heard, to include ours, but times change and we need to be a part of the solutions, not road blocks.

Thanks,

Chris & Deb Hanlon-Werlhof
165 Palazzo Ct, North Venice, FL 34275-6720
Cell: (703) 980-8301
ck.werlhof@verizon.net

From: [Helen Nimbley](#)
To: [City Council](#)
Subject: Neal's 22-06RZ and 22-07RZ
Date: Wednesday, August 3, 2022 2:28:08 PM
Importance: High

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

Members of the Venice City Council:

I am writing to you as a resident of Venetian Golf and River Club since 2007. Please do not allow developer Pat Neal to renege on his applications for the Milano PUD stating that there would be no Commercial development, which he repeated 3 times. Please hold him to the requirement to hold the designated open space for 99 years and not allow him to insert an unneeded commercial space into a residential area. His initial presentation to our community did not "mention" that a gas station would be part of his request, only Publix, a restaurant and possibly other businesses. There are currently **6** gas stations within 3 miles of our community and another is being built at Knight's Trail and Laurel Road. Certainly that is more than enough to service us and all the other homes being built near us. I remember when there was an issue at the existing gas station at the corner of Laurel and Knight's Trail that closed off the only egress from our community before Jacaranda Boulevard was extended. Why would anyone want to risk that happening in the middle of thousands of homes, even with a fire station close by? How would we evacuate when our only roads are blocked? Please, please do not allow someone who does not live in Venice to destroy our neighborhood of tax paying residents. Thank you for your attention,
Helen Nimbley

From: [Jody Alexander](#)
To: schaid@gmail.com; mike9n@verizon.net; dibaz@aol.com; bkguido@yahoo.com; Lperry45@comcast.net; reffron@gmail.com; [City Council](#); [Planning Commission](#)
Subject: OK FOR NEAL'S SHOPPING CENTER @ LAUREL & JACARANDA
Date: Monday, August 1, 2022 8:48:15 AM

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

I would like a Publix at that corner. I WOULD NOT WANT A GAS STATION.

From: [Tish Del Negro](#)
To: [City Council](#)
Cc: [John Cell](#)
Subject: Opposed to Pat Neal's request to transfer acreage from Milano PUD to commercial use in North Venice, FL
Date: Wednesday, July 6, 2022 4:02:05 PM

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

> We are OPPOSED TO PAT NEAL'S REQUEST TO transfer 24.106 acres and another 10.42 acres from the Milano PUD 537 acres previously approved for "HOMES" only with "NO COMMERCIAL" uses. Please do not grant the aforementioned request.

> Thanks you,

> Patricia and John Del Negro

> 157 Bella Vista Terr, Unit C

> North Venice, FL 34275

Sent from my iPad

From: [Mike Pennabere](#)
To: [schaidwe@gmail.com](#); [reeffron@gmail.com](#); [City Council](#); [Planning Commission](#); [Julianne.polston@publix.com](#); [NVNAlliance@gmail.com](#)
Subject: Opposition to Neal Proposal
Date: Friday, July 15, 2022 7:23:02 AM

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

We are writing to express our opposition to Mr. Neal's proposal to build a shopping center across the street from the Venetian Golf & River Club. We have written before and are doing so again to make sure our message is heard.

As we were led to believe, the property where the proposed shopping center will go was zoned residential. Since there are high tension lines just behind that land, I'd have to wonder if Mr. Neal is requesting the rezoning as he cannot reap as much profit by building homes there. If the land is rezoned, why can't the entrance be on Jacaranda? There is nothing located on the corner except a pond.

Additionally, there are 3 Publix supermarkets, numerous strip malls, convenience stores, and gas stations within 3 miles of the Venetian Golf & River Club gate. We don't need more! Let's keep the feel of the area of Laurel Road east of I-75 rural.

Donna & Mike Pennabere
[101 Cipriani Court](#)
[N. Venice, FL 34275](#)

From: [JD](#)
To: [Bill Schaid](#); reeffron@gmail.com
Cc: [City Council](#); [Planning Commission](#); Julianne.polston@publix.com; NVNAlliance@gmail.com; [Marshall Happer](#)
Subject: Pat Neal proposed shopping center
Date: Thursday, July 14, 2022 7:04:38 PM

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

Gentlemen, after reviewing the information recently delivered by various sources I am left confused. It appears to me that the vast majority of local residents oppose the Pat Neal proposed shopping center to be located directly across from our (VGRC) main entrance. In addition, it appears that Mr Neal is attempting to “change the rules” mid game. What I do not understand is why you too are not vehemently opposed to this proposal on behalf of all VGRC residents. Please enlighten me.

John DiPierro
511 Padova Way
North Venice FL

From: [James Fullerton](#)
To: [City Council](#)
Subject: Pat Neal use of 24 "open" acres
Date: Thursday, July 14, 2022 6:39:48 PM

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

Respect what was agreed upon with regard to open space set aside with Pat Neal's development at Jacaranda and Laurel. No commercial use. No shifting after agreed plan.

Integrity and open land are both becoming rare commodities.

Neal may be a good developer but commercial use of dedicated open space after agreed upon plan is poor judgement if not unlawful. His new plan is not welcomed by neighborhood.

Support the wishes of your constituents.

Jim Fullerton
117 Tiziano Way
North Venice, FL 34275
(203) 610-5506

From: [Renee Pearlman](#)
To: [City Council](#)
Subject: Pat Neil shopping center
Date: Friday, July 15, 2022 12:08:10 PM

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

I do not support the building of the shopping center but more than that I do not want the entrance directly across from the Venetian Golf and River Club. Renee Pearlman

Sent from my iPhone

From: [James Cieslak](#)
To: [schaidwe@gmail.com](#); [reeffron@gmail.com](#); [City Council](#); [Planning Commission](#); [Julianne.polston@publix.com](#); [NVNAlliance@gmail.com](#)
Subject: Planning Commission Approval of 24 Acers - - 22-06RZ & 22-07RZ
Date: Thursday, July 7, 2022 11:46:53 AM

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

We are homeowners in Venetian Golf and River Club and are extremely disappointed by the above action taken on July 5, 2022! How could this have happened with so many residents of this area objecting to the building of this shopping center? What has happened to "*By the people, for the people*" in making decisions? What happened to all of the letters, emails and most importantly to the legal objections presented to the above commission and 2000 signatures opposed to this project? Why are all of you turning a "blind eye" to our objections? So many unanswered questions that need to be answered by this commission!

We cannot even begin to express our outrage at this decision; however, we will continue with the other 2000 homeowners to prevent this from happening!

James & Virginia Cieslak
125 Tiziano Way

From: [btboysen](#)
To: [City Council](#)
Subject: Proposed Commercial Development, corner of Laurel Rd and Jacaranda
Date: Wednesday, July 13, 2022 7:05:17 PM

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

I am a homeowner in the Venetian Golf and River Club. I am opposed to Neal's proposed commercial development. Please listen to the voice of the people.

Thank you

Bette Boysen

Sent from my iPad

From: [John Hollister](#)
To: [Planning Commission](#)
Subject: Proposed Neal shopping center
Date: Sunday, July 24, 2022 6:38:58 PM

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

As a homeowner in the Venetian Golf and River Club, I am opposed to the Neal shopping center proposed across the road from us. It will destroy the whole atmosphere of this residential area and there are 2 shopping centers nearby already which adequately serve our area. There are thousands of homeowners that are opposed to this and i sincerely hope you listen to them regarding this matter.

John Hollister

From: [Sheila LeFevre](#)
To: [City Council](#)
Subject: Proposed Publix shopping center on Laurel Road
Date: Tuesday, July 5, 2022 10:39:13 PM

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

Now that there are thousands of us living here at the junction of Laurel and Jacaranda, it seems extremely unfair to change the zoning rules and put a large commercial center across from the Venetian Golf and River Club. We all moved here expecting that it would remain residential, and now the greedy Mr. Neal wants to change the rules of the game. You are not doing your job of protecting the rights and property values of the residents of NORTH VENICE. Why can't he put another residential community there instead? Except I thought it had some wetlands and an eagles nest? I guess that doesn't matter either? Sheila LeFevre, NORTH VENICE resident

From: [Barbara Hudspeth](#)
To: [City Council](#); [Planning Commission](#)
Subject: Proposed shopping center at the corner of Jacaranda Boulevard and Laurel Road
Date: Friday, July 8, 2022 10:39:22 AM

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

RE: Proposed shopping center at the corner of Jacaranda Boulevard and Laurel Road

Dear Members of the City Council:

I am writing to register my objections to building a shopping center on the southwest corner at Jacaranda Boulevard and Laurel Road. I have been a resident in the Venetian Golf and River Club "only" since 2017. I love the Venice area and all that it offers to its residents. I am not against development, per se, (I was born and raised in Northern Virginia and observed the slow, then exploding development in the area over 60 years) but I am concerned about building a shopping center that does not have a clear need to be built. To wit:

Perceived need to build a new shopping center:

I do not believe that a shopping center is needed at this location. As you know, there are existing shopping centers within approximately three (3) miles of this location, via Jacaranda Boulevard or Laurel Road. Included in both of these shopping centers are a major grocery store and other entities that provide a myriad of services to local residents. I feel that this shopping center would only provide duplicate services that are already available within a short drive of the proposed shopping center.

Perceived need for a new gas station:

I strongly object to the newest proposal to build a gas station in this shopping center. I believe that a new WAWA will be built on the southwest corner of Pinebrook Road and Laurel Road. With the new 7-11 gas station already being built at the northeast corner of Knight's Trail and Laurel Road, there will be three (3) gas stations within approximately three (3) miles to the west of the proposed shopping center. There are currently four (4) gas stations within approximately three (3) miles to the south of the proposed shopping center.

Safety issues:

The installation of an entrance to the proposed shopping center is to be directly across from Veneto Boulevard. I believe that this will create a very congested crossing and that turning left to exit the Venetian Golf and River Club (VGRC) will create a dangerous intersection. It is my understanding that a stoplight will be installed at the intersection of Jacaranda Boulevard and Laurel Road. I perceive that this will create a backup on East-bound Laurel Road, thus impacting the ability of residents of the VGRC to turn left.

Additionally, I heard Mr. Neal make a statement at a meeting with the VGRC that a benefit to building this shopping center is that local residents could ride their golf carts to the shopping center. I do not own a golf cart but, to me, this is a set-up for collisions and an endangerment to human life.

I have looked at the aerial map of the area and it appears that, should you approve this shopping center, the proposed entrance could be moved to the west. This may create more expense, but the safety of Venice citizens should be of paramount concern.

I hope that you will consider my concerns and objections as you review the need for building this new shopping center.

Respectfully,

Barbara Hudspeth
101 Torcello Court
(941) 244-2709

From: [Valerie Fullerton](#)
To: [James Cieslak](#)
Cc: [Julianne.polston@publix.com](#); [NVNAlliance@gmail.com](#); [Planning Commission](#); [City Council](#); [reeffron@gmail.com](#); [schaidwe@gmail.com](#)
Subject: Re: Planning Commission Approval of 24 Acers - - 22-06RZ & 22-07RZ
Date: Thursday, July 7, 2022 1:14:28 PM

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

Well said! Pray and keep your voice heard.

On Thu, Jul 7, 2022 at 11:46 AM James Cieslak <jvcieslak@att.net> wrote:

We are homeowners in Venetian Golf and River Club and are extremely disappointed by the above action taken on July 5, 2022! How could this have happened with so many residents of this area objecting to the building of this shopping center? What has happened to "*By the people, for the people*" in making decisions? What happened to all of the letters, emails and most importantly to the legal objections presented to the above commission and 2000 signatures opposed to this project? Why are all of you turning a "blind eye" to our objections? So many unanswered questions that need to be answered by this commission!

We cannot even begin to express our outrage at this decision; however, we will continue with the other 2000 homeowners to prevent this from happening!

James & Virginia Cieslak
125 Tiziano Way

From: [LEWIS DEUTSCH](#)
To: [City Council](#)
Subject: Re:Laurel shopping center
Date: Friday, July 15, 2022 4:45:55 PM

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

We must stand together and oppose this unnecessary and destructive shopping area. This is not an asset for our community. Thank You, Lewis Deutsch
Venetian Golf and River Club

Lew D

From: [Karen Spirer](#)
To: [Planning Commission](#)
Subject: Spirer 347 Padova Way Venetian Golf and River Club. Highly concerned resident...
Date: Friday, July 15, 2022 11:38:14 AM

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

Dear Planning Commission Members,,

We are shocked, dismayed and 100% opposed...along with 2000 other Venetian residents of the VGRC petitioned...for any Rezoning of the property directly across from us to allow for the Pat Neal Regional Shopping Center to be constructed, across from, and so close to the very entrance of our secured Venetian Golf and River Club. The danger of the traffic, noise and security of our property is completely, and undeniably at stake here.

How could this Rezoning even be considered as a possibility looking at the consequences stated above? Our large, well established and respected VGRC community will most definitely be enormously, and negatively impacted by a ANY Regional Shopping Center at that location. Which, rightfully so, was never designed or zoned for this Neal, or any other Construction of that sort...from the beginning?!

Please do not let this unconscionable rezoning be allowed to go through. Please, please, do everything in your power to stop this debacle from happening.

With great appreciation and respect for your service,

**Karen Spirer and Family
347 Padova Way
Palermo Section**

Sent from my iPhone