

From: [ALLYSON MINAHAN](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Planned District Zoning Amendment GENE GREEN RD (25-01RZ):
Date: Wednesday, October 22, 2025 12:48:32 PM

Some people who received this message don't often get email from allyson.minahan@verizon.net. [Learn why this is important](#)

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

I am a resident of Toscana Isles, residing at 324 Palestro Street. My property directly borders the drainage area that flows from Toscana Isles to the Weir. This drainage system runs directly through the parcel in question.

The Weir plays a critical role in our community's stormwater management, as it enables water to exit the development and flow into the surrounding waterways. If the Weir were to become obstructed or compromised in any way, it could result in significant flooding within the community.

Given the importance of this drainage path and the Weir to the safety and well-being of our neighborhood, I am strongly opposed to any development on this tract, as it poses a direct risk to our community's infrastructure and flood protection.

Allyson Minahan

508-944-8591

DATE: 10/23/25

TO: Venice Planning Commission/City Clerk

FROM: Linda and Jerry Moss

144 Pescador Place

Nokomis, FL 34275

SUBJECT: Planned District Zoning Amendment (25-01RZ)

Amending the Toscanan Isles Binding Master Plan to allow townhomes in Subarea 3 and adding an access point along Gene Green Road.

Dear Planning Commission / City Clerk,

We are residents of Toscana Isles, residing on Pescador Place.

Properties in this subdivision directly border the drainage area that flows from Toscana Isles to the Weir. This drainage system runs directly through the parcel in question.

The Weir plays a critical role in our community's stormwater management, as it enables water to exit the development and flow into the surrounding waterways. If the Weir were to become obstructed or compromised in any way, it could result in significant flooding within the community.

Given the importance of this drainage path and the Weir to the safety and well-being of our neighborhood, we are strongly opposed to any development on this tract, as it poses a direct risk to our community's infrastructure and flood protection.

We ask that you NOT approve this new construction due to the danger it poses to our community's safety.

Please enter this into the record for public comments

Linda and Jerry Moss

From: [Perry Crawford](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Vote No on Zoning amendment 25-01RZ
Date: Monday, October 20, 2025 7:05:02 PM

Some people who received this message don't often get email from perrycrawford87@gmail.com. [Learn why this is important](#)

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Hello.

My name is Perry Crawford. I'm a resident of Toscana isles. I have lived all 38 years of my life in Venice. I graduated from Venice High in 2005. I'm sure as you know, Venice has grown a great deal since I was a kid. I'm happy to see this small town grow. However, I'm against the building of the town homes specifically at PID #3066-13-0002. My backyard backs right up to this property and town homes would have a negative effect on my property values. It would ruin the view I have from my back yard. As well as ruining my privacy. Townhomes would have a direct view into my backyard, living room, and bedroom. In addition to the loss of privacy, the area has wildlife that we enjoy viewing in my neighborhood. The loss of wildlife area would disrupt gopher tortoises, sandhill Crain, blue jays, raccoon, and many others. I asked that you vote against it for a lifetime native of Venice. Not another corporate builder and development company. There are empty condos all over Venice for sale. There's no shortage of properties.

Thank you for your time
Perry Crawford.

From: [Rebecca Townsend](#)
To: [Planning Commission](#)
Cc: [Board and Council Messages](#)
Subject: Planned district zoning amendment (25-01rz)
Date: Tuesday, October 21, 2025 2:51:25 PM

[Some people who received this message don't often get email from townsendrebecca930@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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I oppose this development. There is too much development and not enough roads and other infrastructure to support this additional traffic. The water shed problem is being completely compromised.

Rebecca Townsend
251 Maraviya blvd
Nokomis, FL
Sent from my iPhone

Section 1 - Challenge to Developers Assertions that Tract 17 – PUD 0366130002 does not contain adequate Flora, Fauna, and Ecological Considerations to prevent Development

Response:

False

Sarasota County granted me the opportunity to speak before the Environmentally Sensitive Lands Oversight Committee meeting in Venice on Thursday December 5, 2024 to consider purchase of Tract 17 and establish it as a County Owned Preserve. That was based on the evidence and documented facts provided to them included below. On December 3, 2024, I received an email from Brie Ondercin, Park Planning and Development Division, that the owner of the property was not interested in selling at the moment but might consider in the future if plans fell through. My invitation to speak was rescinded at that point, as this was a voluntary property owner program to sell.

Ms Ondercin also included in the document below that if plans did fall through, this property would be reconsidered for purchase by the county

Photographic evidence and factual data counters the Developers claims of no specialized protected fauna, only 1 heritage tree, and minimizing the soil composition re ecological sensitivity

Please see application, documentation and allocated 3 minute speech included.

LAND ACQUISITION PROGRAM NOMINATION FORM

Please use this nomination form to nominate property for consideration for acquisition by Sarasota County through purchase, donation or conservation easements in accordance with the terms set forth in the acquisition program and associated criteria. This form may also be used by a citizen wishing to nominate any property in the county for acquisition, whether owned by that person or not.

ARE YOU THE PROPERTY OWNER? Yes ☐ No ☒ (If not, please be aware that this is a willing seller program.)

YOUR CONTACT INFORMATION

Name: Carlo Quintiliani	Telephone No: () 516 395 9247
Address: 673 Maraviya Blvd	Email (optional): carloq1949@gmail.com
City: N Venice	State: FL ZIP: 34275

I am nominating this property for consideration as: (Please select one or more of the choices below.)

☒ Neighborhood Parkland ☒ Environmentally Sensitive Land ☒ Other (please explain below)

Parcel Identification No. (if known): Tract 17 PID 0366130002	Street Address of Property (if available): 0 Knights Trail Road Nokomis Fl 34275
---	---

Location of Property (please be specific):

346,409 sq ft bordered by Knights Trail Road on the West, Gene Green Road on the North, The fenceline and weir of Toscana Isles on the East, Villoresi Blvd and the North Gate of Toscana Isles on the South. Last listed with SVN International Realty. Owned by Wisdom Properties

The nominated property has the following features (select all that are applicable):

- | | |
|--|--|
| ☐ Historical / Archaeological Value | ☒ High quality / unaltered habitat |
| ☒ Rare habitat and/or listed species | ☒ Open space |
| ☐ Located more than 5 miles from an existing park or preserve | ☒ Wetlands |
| ☐ Access to water (Gulf of Mexico, bay, river, or creek frontage) | ☐ Adjacent to existing public lands / trails |
| ☒ Existing structure(s) | ☒ Other (please explain below) |

Description of property / resources:

(Briefly describe this property's features, including any existing structures on the site; please be specific.)

Tract 17 is undeveloped & should be considered for Florida Natural Beauty Preservation. It is 2/3rds heavily tree & shrub lined with a bordering plain and has important wetlands flanking a single weir controlling water flow from Toscana Isles 200+ acres of water @ 3 acres of the 7.92 acres of Tract 17 cannot be developed because of the weir, easements, and a failed mitigation area Extending from Knights Tail Rd water flows west to east through the protected wetlands of Toscana Isles and its channel These Wetlands, the channel, its water, stormwater collection pond, trees and flora all support and feed wildlife the residing within Tract 17

List the reasons you believe this property should be acquired: (Please review and consider the program criteria below.)

- 1) Tract 17 is a Sandhill Crane, Blue Heron, Shelter & Chick Rearing Sanctuary. They regularly walk/fly from the north lake to take shelter within it
- 2) Their habitat has shrunk from the 417 acres of Toscana Isles, of which 200 acres of freshwater retention ponds, where they feed & breed
- 3) Possible protected Flora due to tree girth and protected species - last survey done 13 years ago,
- 4) Wabasso Fine Sand, drainage loss of Holopaw, HauGallie & Myakka sand & organic ground cover,
- 5) Protection from development of @11,829 new housing units in and around the adjacent area, preservation of Florida Natural Beauty

PID 0366130002 TRACT 17

KNIGHTS TRAIL ROAD AND GENE GREEN ROAD

NOKOMIS FL 34275

AT-A-GLANCE:

TRACT 17 AREA OUTLINES (1)

TRACT 17 WETLANDS AND WOODS (2)

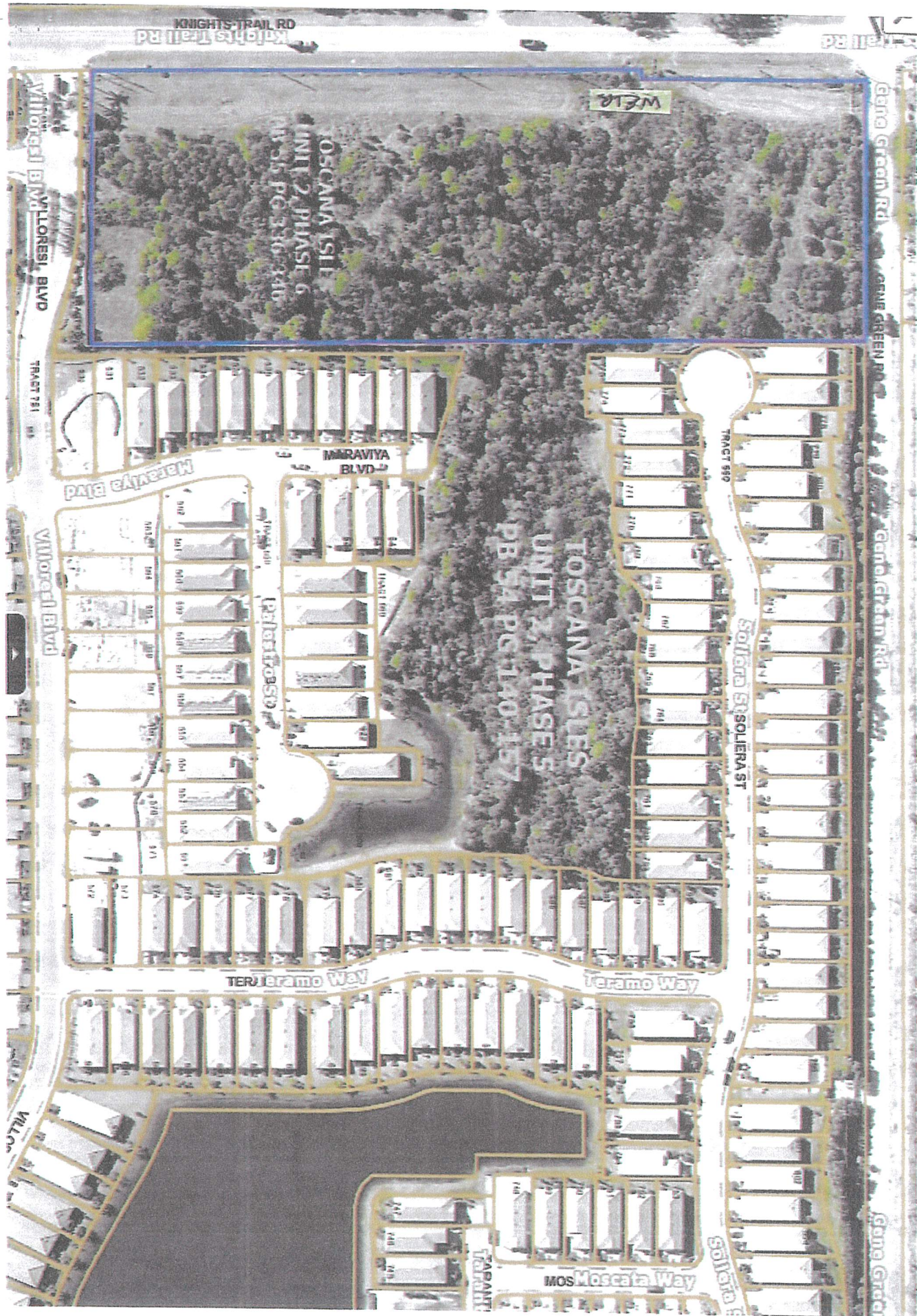
TRACT 17 WEIR LOCATOR (2 & 3)

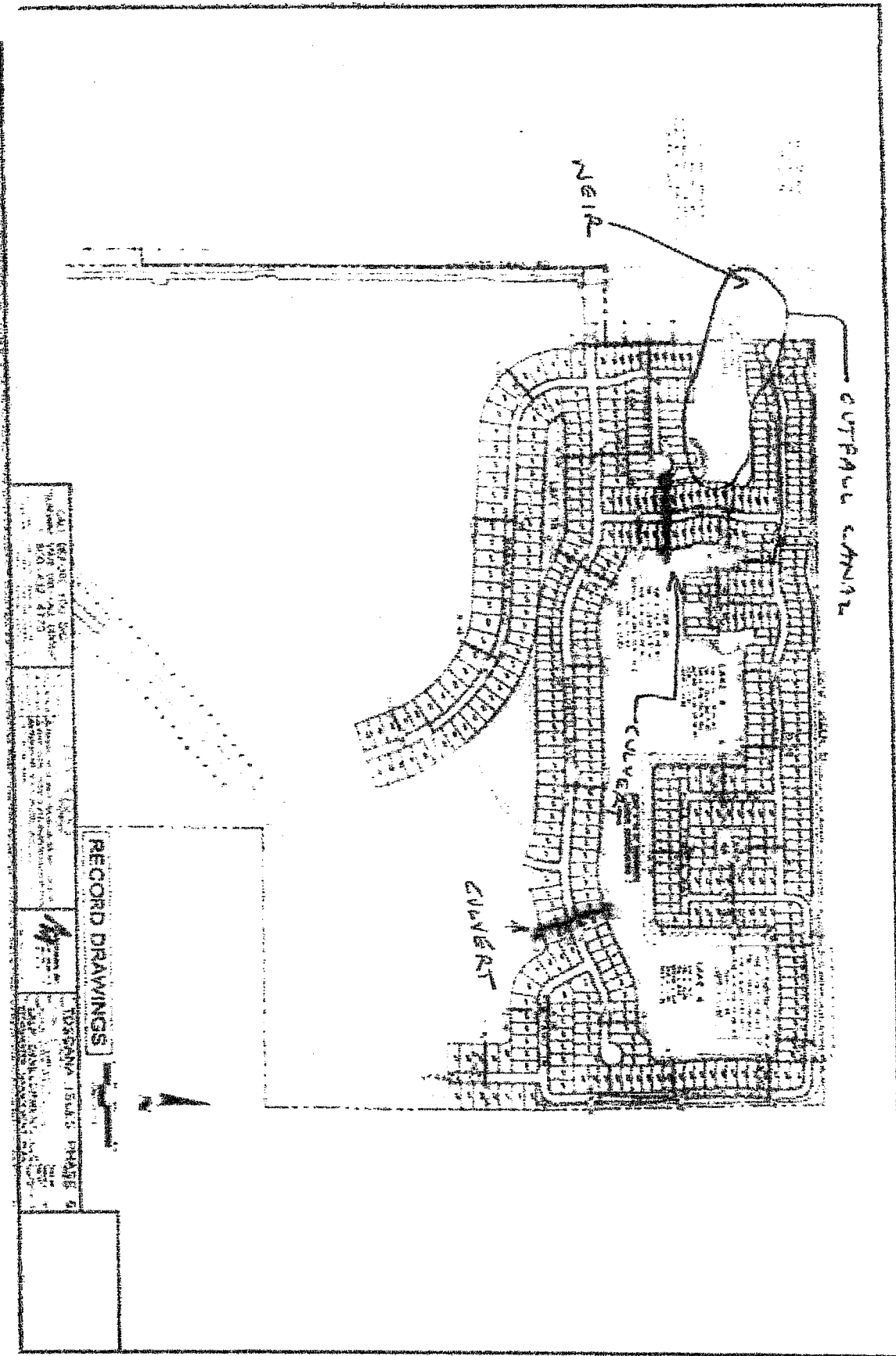
**TOSCANA ISLES 200 ACRES OF WATER
RETENTION PONDS (4)**

TOSCANA ISLES COMPLEX (5)



TRACT 17 -- 0 Knights Trail Road Nokomis Fl 34275 -- PID 0366130002

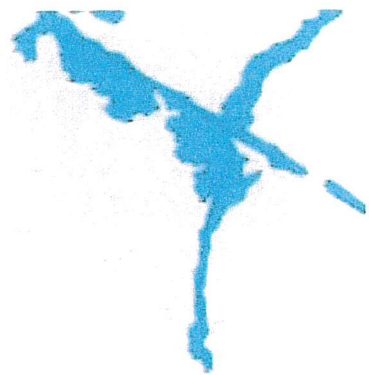




ALL DRAWINGS FOR THE
PROJECT MUST BE SUBMITTED
TO THE ENGINEER FOR REVIEW
AND APPROVAL PRIOR TO
CONSTRUCTION.

RECORD DRAWINGS

10/10/10
DATE OF REVIEW



Knights Trail Rd

Gene Green Rd

500th St

Gene Green Rd

Villousi Blvd

Maraviy Blvd

Toscavilla Blvd

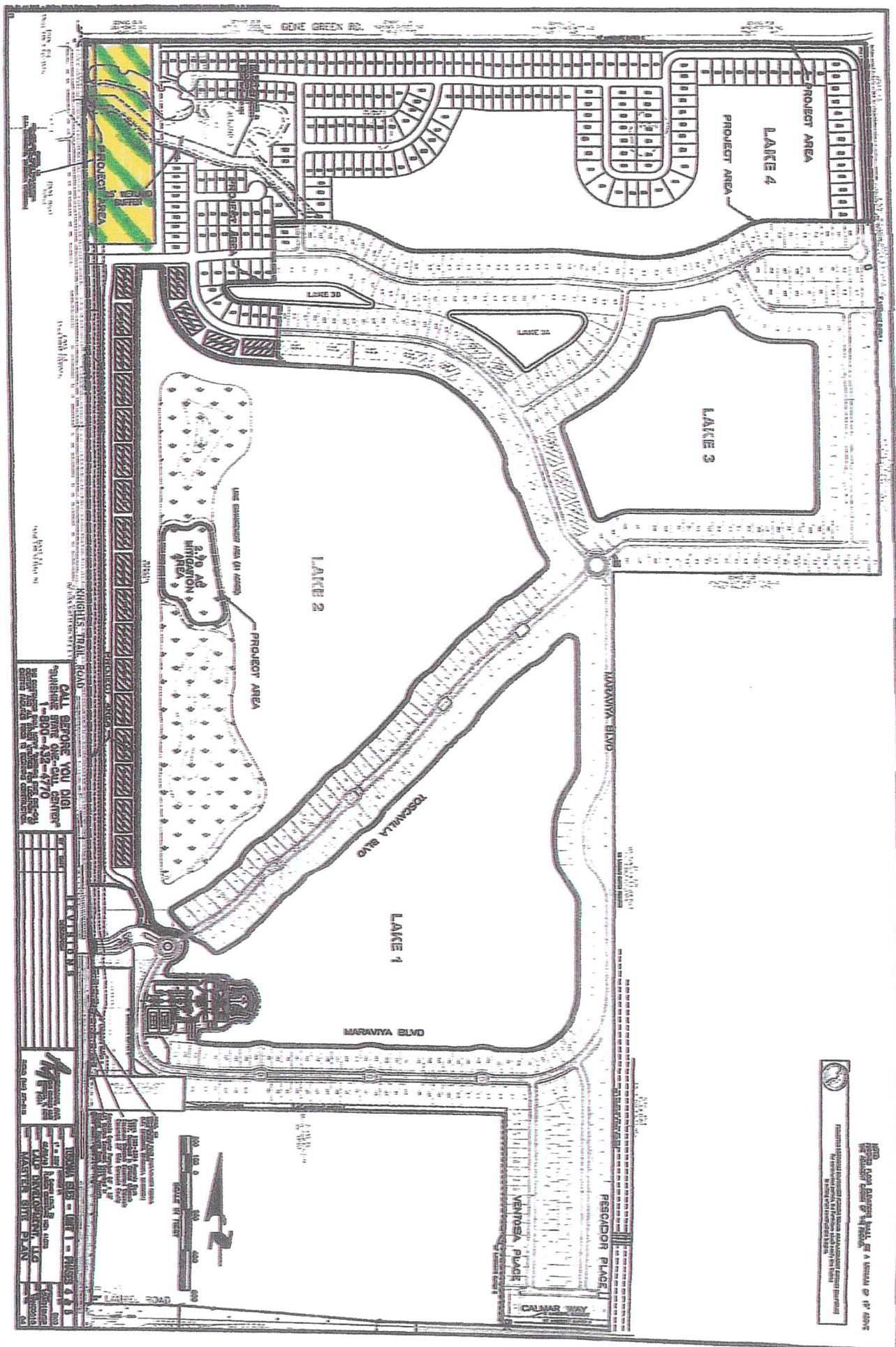
Wesley Ct

Toscavilla Blvd

Maraviya Blvd

Maesvie Pl

Technology Dr



For more information, please contact:
Mr. Kenneth L. Smith, Director of Public Safety
1000 North 1st Street, Suite 1000
St. Paul, MN 55101
612/224-2200

PID 0366130002 TRACT 17

KNIGHTS TRAIL ROAD AND GENE GREEN ROAD NOKOMIS FL 34275

AT-A-GLANCE:

**TRACT 17 PARTIAL ENLARGEMENT
WITH WEIR, WETLAND BUFFER,
AND FAILED MITIGATION AREA (1)**

**SHELTERING RESIDENT SANDHILL
CRANES OF TRACT 17 (2&3)**

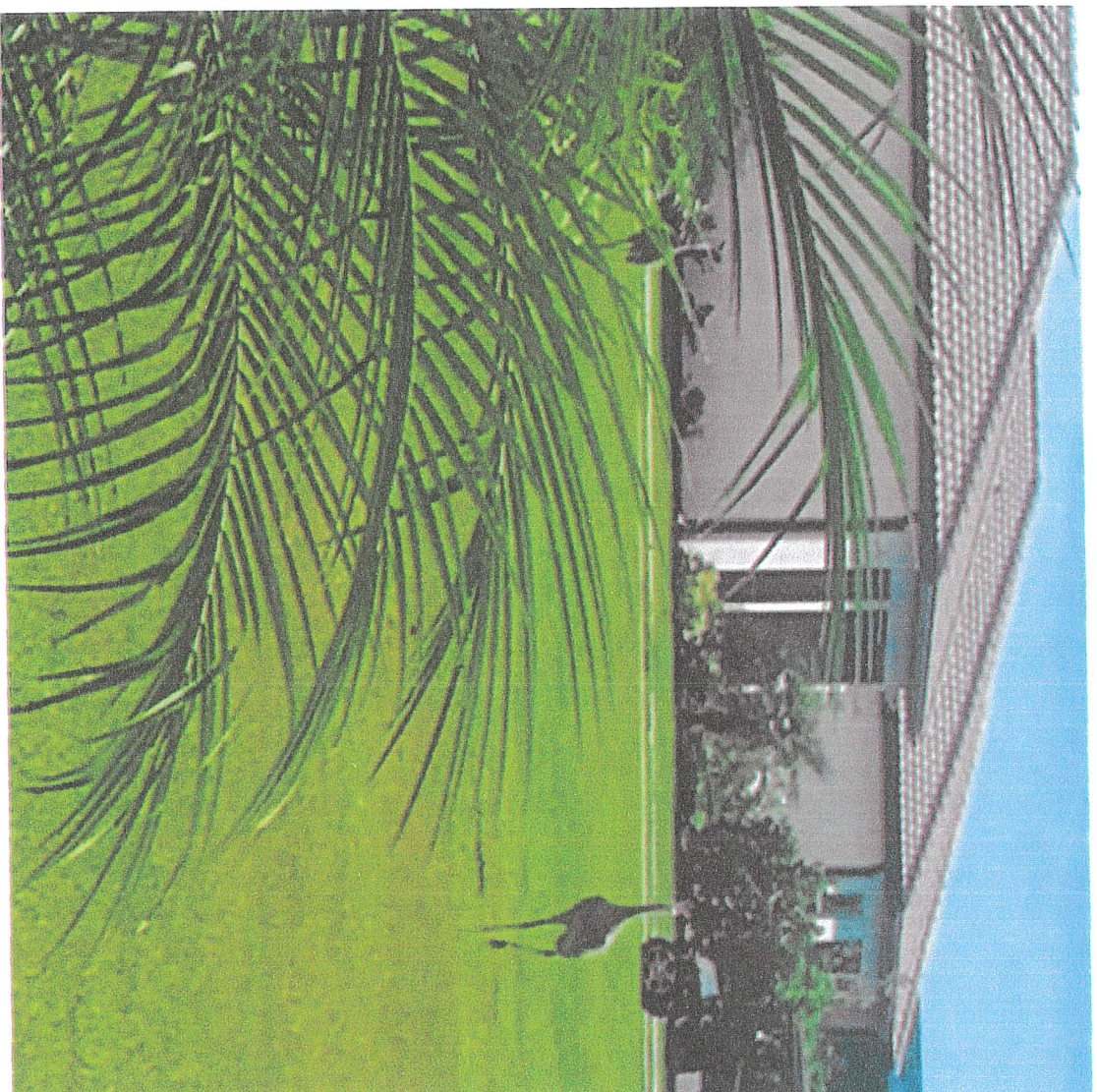
**FORAGING RESIDENT BLUE
HERONS OF THE WIER (4&5)**

TRACT 17 - PARTIAL W/WEIR + FAILED MITIGATION





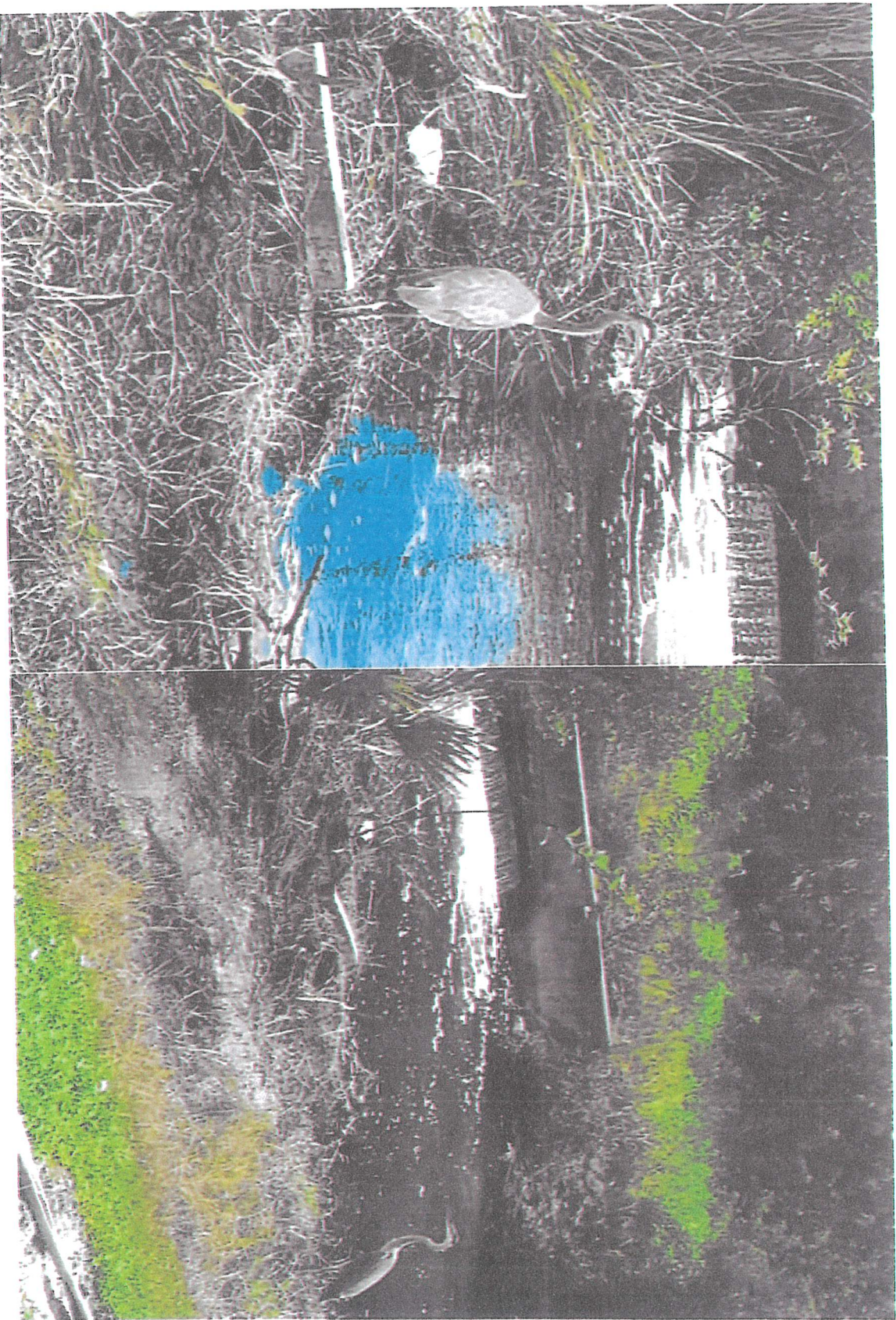
Resident Sandhill Cranes at North Retention Pond & Chicks Feeding and Returning to Tract 17



TIMESTAMP – Thursday 9 19 2024 3:06 pm Sandhill Cranes walking North from the North Stormwater Retention Pond parallel to Tract 17 continuing North to the direction of the Wetlands/Weir



TIMESTAMP – Thursday 9 19 2024 3:08 pm Sandhill Cranes walking North parallel to eastern fence line of Tract 17 continuing North to the direction of the Wetlands/Weir



Time Stamp – 12:45 pm Sunday Sept 15, 2024 – Blue Heron foraging on Tract 17 at the Weir



Time Stamp -- 3:00 pm Tuesday Sept 24, 2024 -- Resident Blue Heron Standing on the Weir in Tract 17



Time Stamp – 4:58 p.m. Sunday Sept 15, 2024 Blue Heron foraging on Tract 17 at the Weir

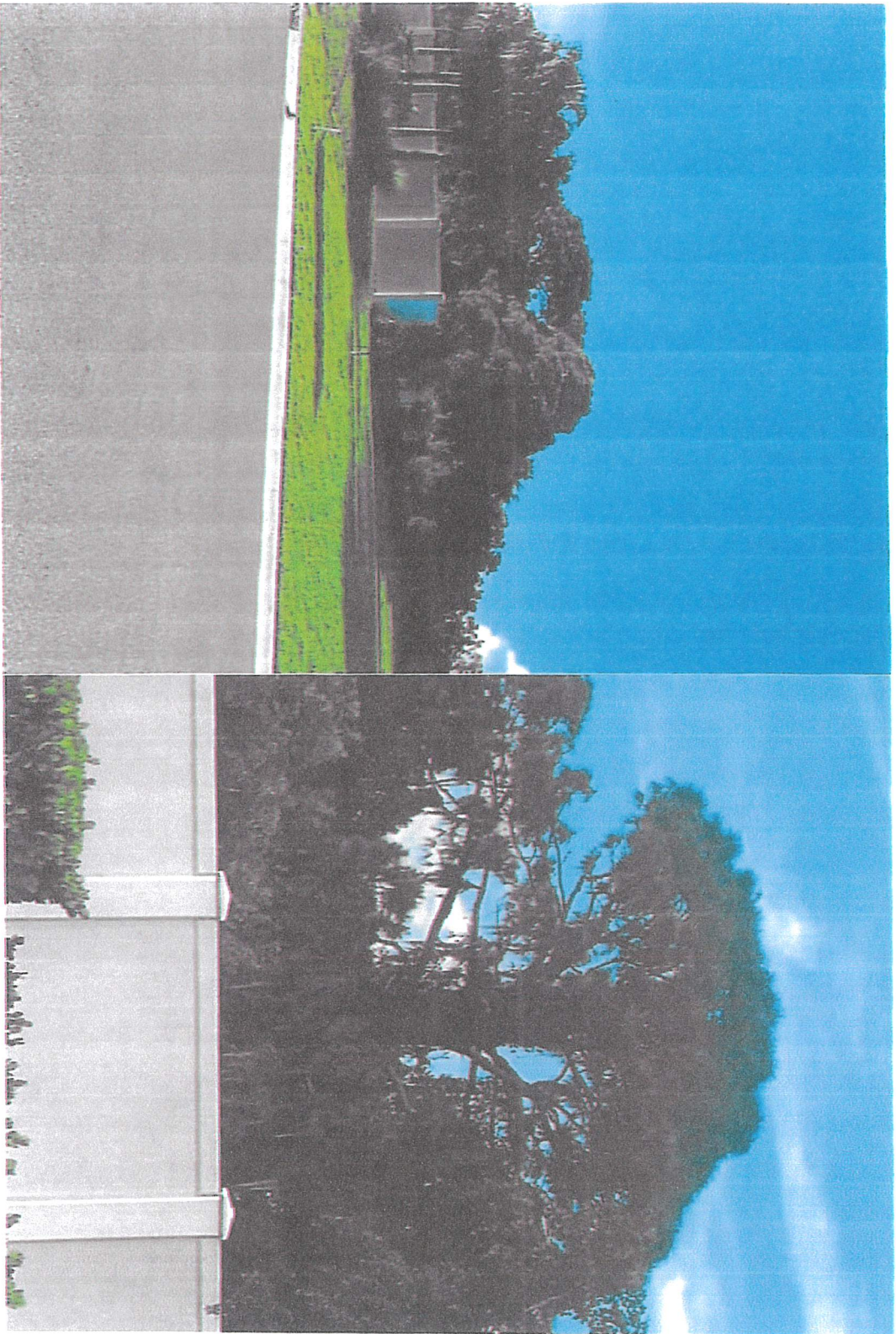
PID 0366130002 TRACT 17

**KNIGHTS TRAIL ROAD AND GENE GREEN ROAD
NOKOMIS FL 34275**

AT-A-GLANCE:

**OVERVIEW OF DENSELY
FORRESTED TRACT 17 FROM ITS
EASTERMOST BOUNDARY
BODERING TOSCANA ISLES (1)**

**SOME OF THE MANY TREES WITH
MAJOR GIRTH AT 30+ FT HEIGHT
THAT TOWER ABOVE THE 8 FOOT
FENCELINE THROUGHOUT TRACT
17 (1&2)**



Eastern Fenceline Tract 17 – 8 foot high Fence – illustration of heavily forested area – Tree inside above is approx. 40 ft tall



Two more examples of the many tall, thick and mature trees of Tract 17 – the one above is over 40 ft tall – Study required

PID 0366130002 TRACT 17

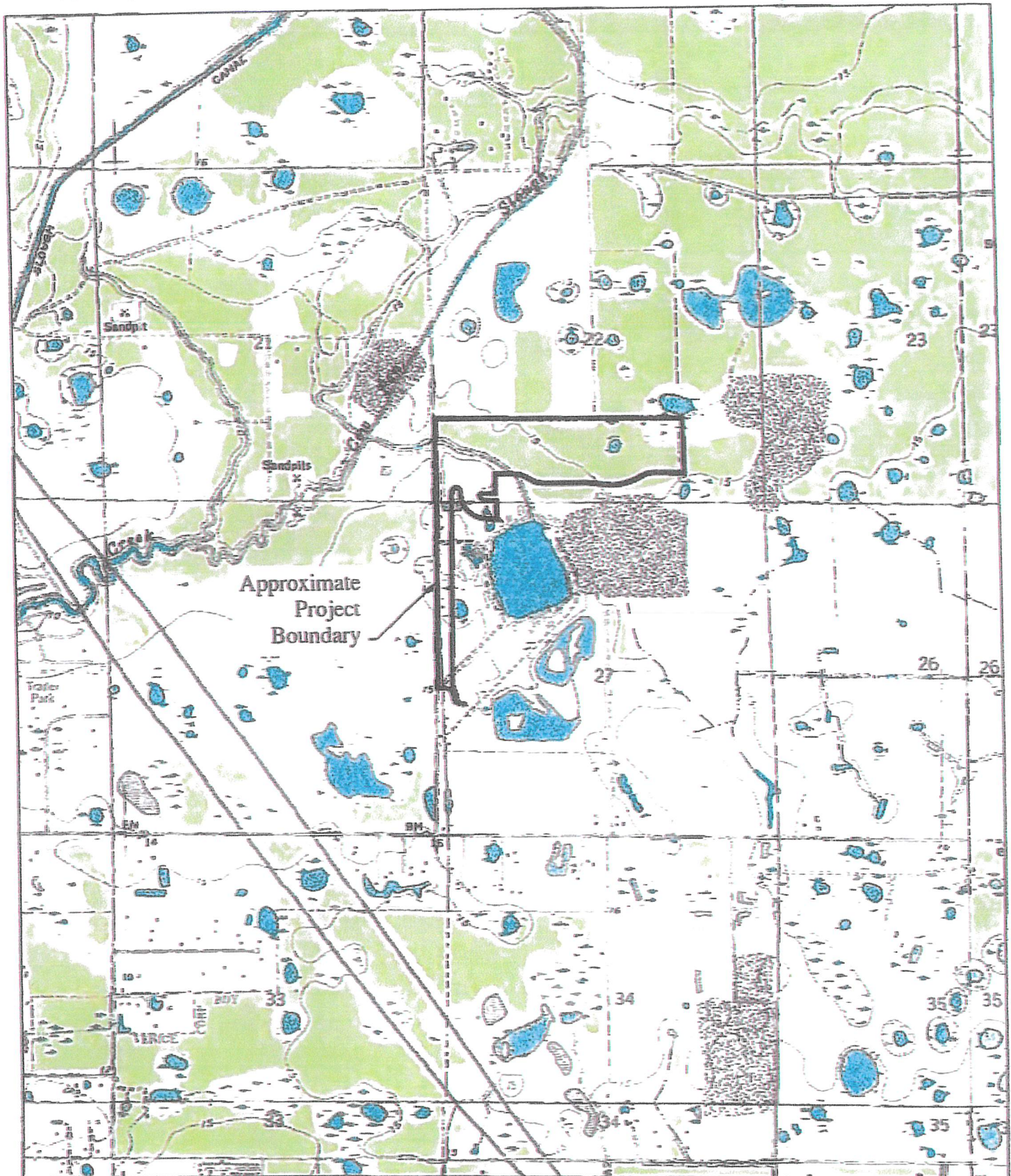
AT-A-GLANCE:

**USGS COVER TOPOGRAPHIC MAP OF
ENCLOSED CATEGORIES (1)**

**AREA -- MUCH OF TRACT 17 AND ITS
ENTIRE WEIR AREA IS DESIGNATED
FRESHWATER MARSH & WETLAND
FORRESTED MIXED (2)**

**SOIL -- MUCH OF TRACT 17 AND ITS
ENTIRE WIER AREA IS FINE WABASSO
SOIL, IDEAL TO ALLOW WATER FLOW
FREELY INTO THE CULVERT (3)**

**TOSCANA ISLE HOUSING OVERLAY --
CONFIRMS AREA DESCRIPTION AND
COMPOSITION ON PAGE 2 (4)**



Client: Vanguard Land

Project: Toscana Isles, Phase 4 & 5

Title: USGS Topographic Map

Date: January 27, 2015

File: ENSaratoVanguard LandToscaniC-USGS 012715.dwg



1521 8th Avenue West, Suite B, Palmetto, FL 34221
 Telephone 941 722-0901 Fax 941 722-0931
 P.O. Box 5506, Sarasota, FL 34216
 Telephone 941 555-0505 Fax 941 555-0545
 213 East Park Avenue, Lake Wales, FL 33853
 Telephone 888 676-5996 Fax 888 676-7774

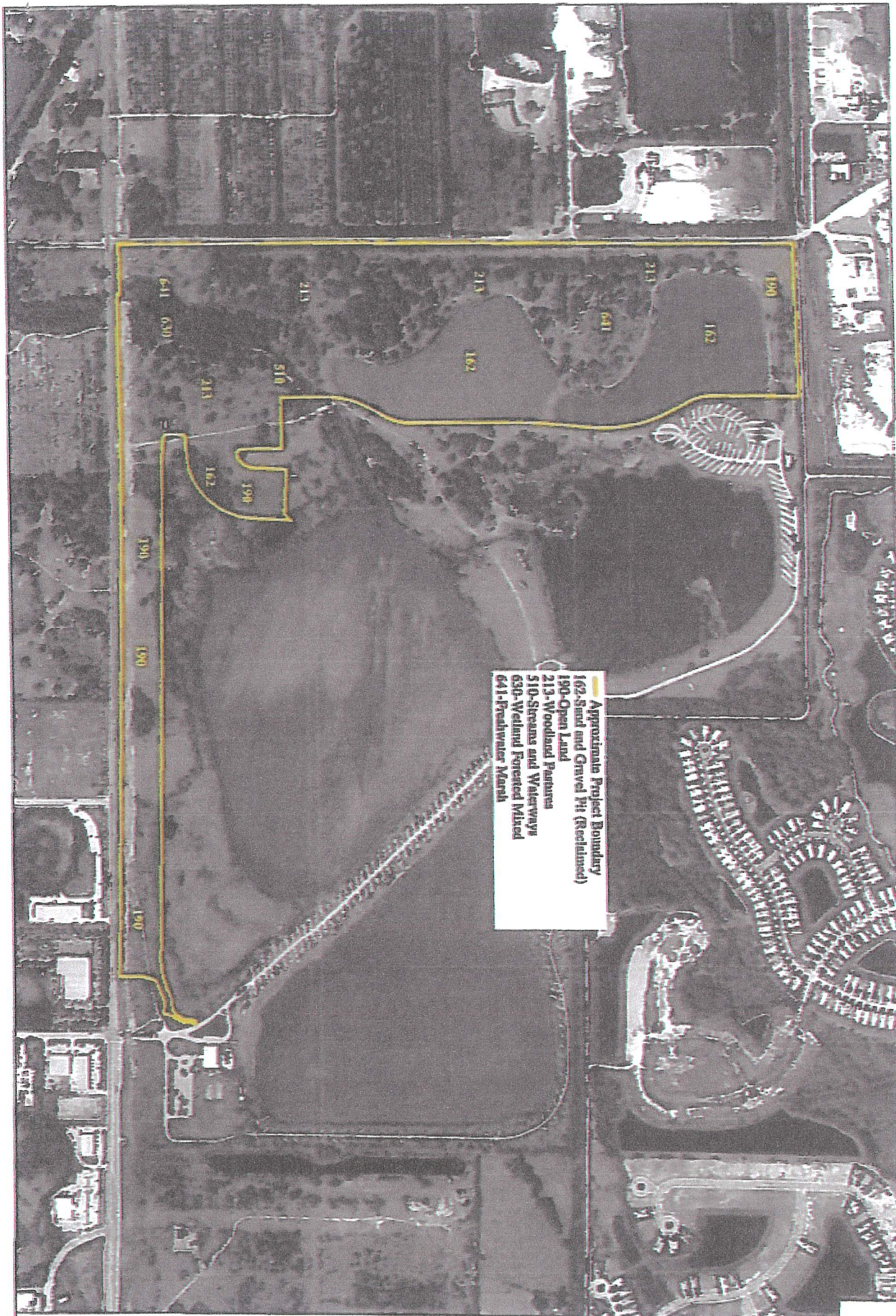
Sec: 22,27 **Twp:** 38S **Rng:** 19E

Scale: 1" = 2000'

Date Drawn: 01/27/15

Drawn by: CW

Sheet:
1 of 1



Approximate Project Boundary
 162-Open Land
 190-Open Land
 213-Woodland Pasture
 510-Streams and Waterways
 630-Wetland Forested Mixed
 641-Prudhoe Marsh

Client: Vanguard Land

Project: Toscana Isles, Phase 4 & 5

Title: Habitat Map, Pre-Developed Conditions

Date: January 27, 2015

File: E:\Gis\arcgis\Habitat Map\Toscana\Habitat Map 012715.dwg



6121 9th Avenue West, Suite 211, Palmetto, FL 34221 Telephone 941 722 1910 Fax 941 722 4114
 P.O. Box 94010, Sarasota, FL 34204 Telephone 941 555 0761 Fax 941 555 0145
 211 East Park Avenue, Lake Wales, FL 33853 Telephone 888 648 8700 Fax 888 648 7371

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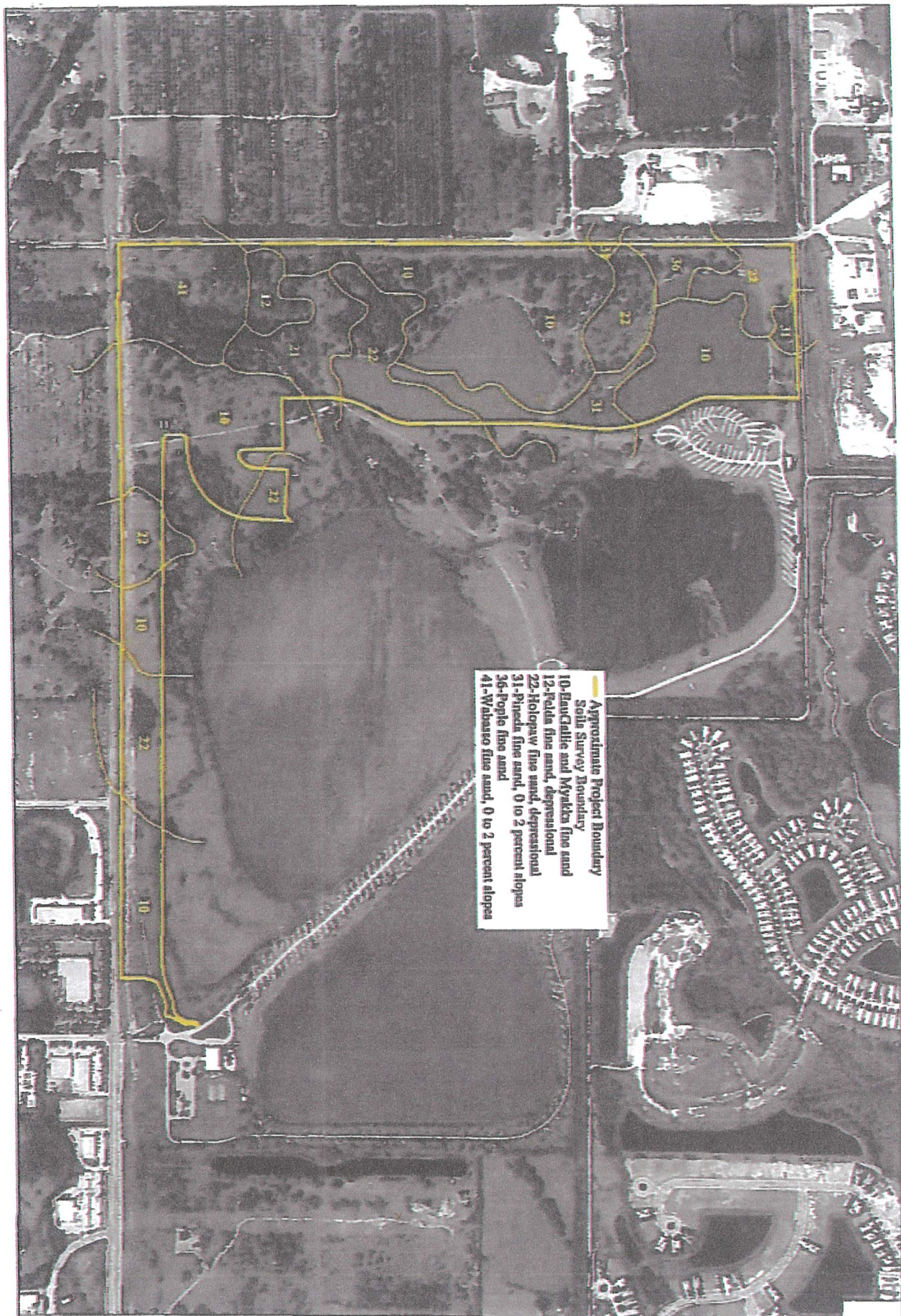
Scale: 1" = 500'

Date Drawn: 01/27/15

Drawn by: CW



Sheet:
1 of 1



— Approximate Project Boundary
 — Soils Survey Boundary
 10-Bartlett and Myrtle fine sand
 12-Felda fine sand, depressional
 22-Holopaw fine sand, depressional
 31-Pineda fine sand, 0 to 2 percent slopes
 36-People fine sand
 41-Wabasso fine sand, 0 to 2 percent slopes

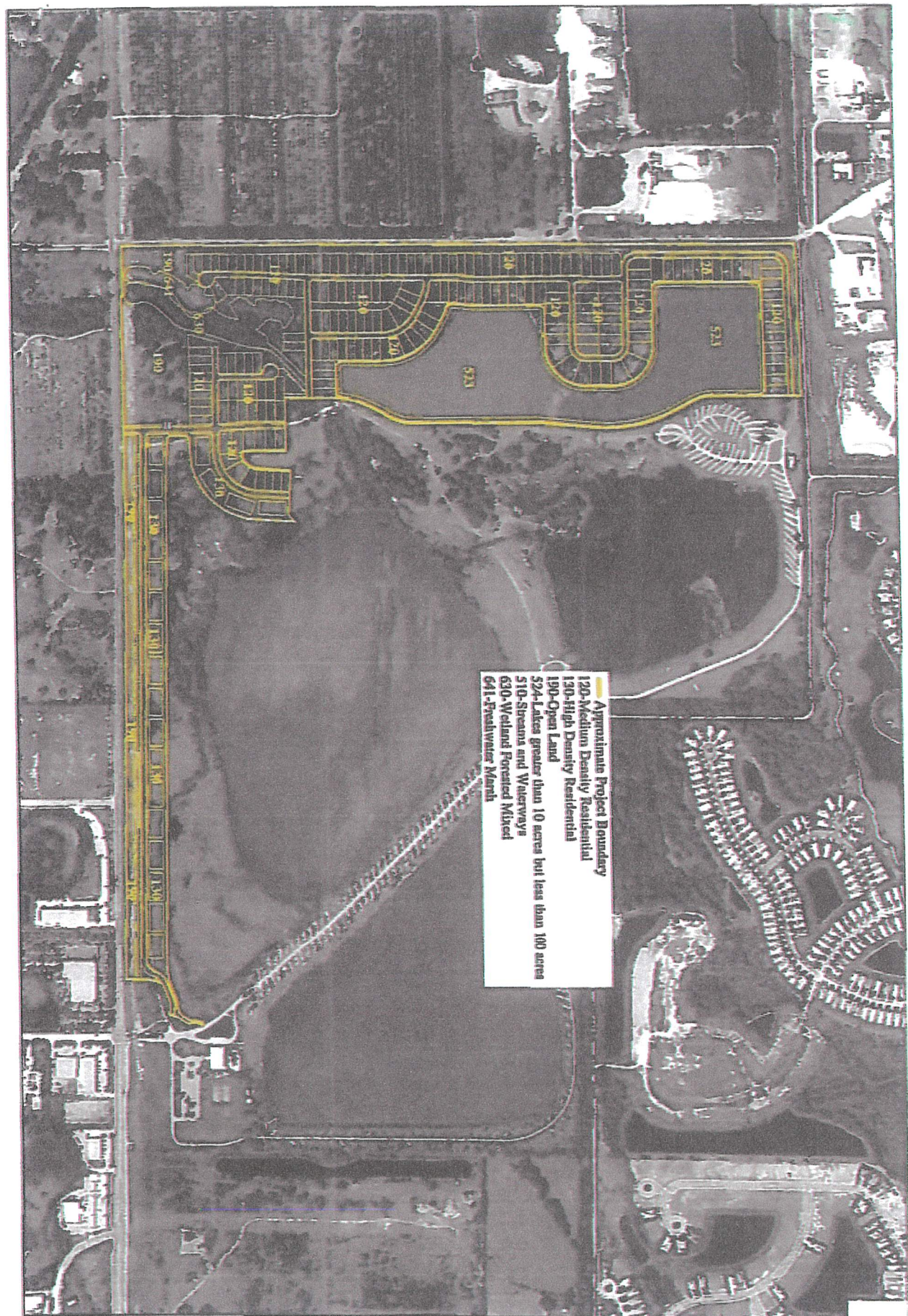
Client: Vanguard Land
 Project: Toscana Isles, Phase 4 & 5
 Title: Soils Map
 Date: January 27, 2015



812 9th Avenue West, Suite B, Palmerton, FL 34224 - Telephone 941 222 0800, Fax 941 222 4791
 P.O. Box 5420, Sarasota, FL 34234 - Telephone 941 558 0500, Fax 941 558 1245
 29 1/2 East Park Avenue, Lake Wales, FL 33853 - Telephone 888 626 5779, Fax 888 626 7274

Sec: 22.27 Twp: 38S Rng: 19E
 Scale: 1" = 500'
 Date Drawn: 01/27/15
 Drawn by: CW

Sheet:
 1 of 1



Approximate Project Boundary
 120-Medium Density Residential
 130-High Density Residential
 190-Open Land
 523-Lakes greater than 10 acres but less than 100 acres
 510-Streams and Waterways
 630-Wetland Forested Mixed
 641-Freshwater Marsh

Client: Vanguard Land

Project: Toscana Isles, Phase 4 & 5

Title: Habitat Map, Post-Developed Conditions

Date: January 27, 2015

File: E:\Savanna\WardLand\Toscanas\Habitat\Habitat_C-4\Habitat_C-4_2715.dwg



1528 1/2th Avenue West, Suite B, Palmetto FL, 34220 Telephone 941 722 0700 Fax 941 722 4991
 P.O. Box 5120, Sarasota, FL 34234 Telephone 941 368 6362 Fax 941 371 5241
 280 East Park Avenue, Lake Wales FL, 33853 Telephone 888 676 4700 Fax 888 626 2721

Sec: 22.27 Twp: 18S Rng: 19E

Scale: 1" = 500'

Date Drawn: 01/23/15

Drawn by: CW



Sheet:
 1 of 1

PID 0366130002 TRACT 17

KNIGHTS TRAIL ROAD AND GENE GREEN ROAD

NOKOMIS FL 34275

AT-A-GLANCE:

**FAILED AREA OF CONTENTION
FOR PROPERTY ACCESS BY
CURRENT OWNER OF TRACT 17 (1)**

**COURT JUDGEMENT DENYING
INTO PERPETUITY THE ONLY
POSSIBLE ACCESS ROAD INTO AND
OUT OF TRACT 17 AND ONLY
POSSIBLE FROM TOSCANA ISLES
(2&3)**

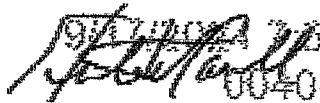


III. Conclusion

Based on the foregoing findings of fact and conclusions of law, it is hereby **ORDERED AND ADJUDGED, and FINAL JUDGMENT IS ENTERED** as follows:

- A. Master Association's Motion for Summary Judgment is GRANTED;
- B. TICDD'S Motion for Summary Judgment is GRANTED;
- C. Wisdom's Motion for Summary Judgment is DENIED;
- D. The Private Access Easement provides Wisdom with no right to access Tract 17;
- E. The Conceptual Connectivity Plan did not create an easement;
- F. The Conceptual Connectivity Plan does not constitute an easement;
- G. Wisdom has no right to use Tract 670 to access Tract 17;
- H. Wisdom has no right to use Tract 710 access Tract 17;
- I. Wisdom shall take nothing from this action;
- J. This Court reserves jurisdiction to award Defendants prevailing party(s) costs; and
- K. This Final Judgment concludes all judicial labor between the Parties on all substantive issues in this litigation. The only remaining issues are the amount of costs Defendants are entitled to as the prevailing parties.

DONE AND ORDERED in Chambers, in Sarasota, County, Florida on 09/17/2024.

 09/17/2024 7:51 AM 2022 CA
004042 NC

e-Signed 9/17/2024 7:51 AM 2022 CA 004042 NC

The Honorable Judge Hunter Carroll
Circuit Court Judge

Copies furnished to:

David Oliver, Esq. (counsel for Wisdom)

Tyson J. Pulsifer, Esq. (counsel for Master Association)

Colleen C. Leahy, Esq. (counsel for TICDD)

X IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
IN THE COUNTY COURT IN AND FOR SARASOTA COUNTY, FLORIDA

COURT APPEARANCE RECORD

DIVISION: DIVISION C CIRCUIT

CASE NUMBER: 2022 CA 004042 NC

PLAINTIFF(S):
WISDOM PROPERTIES LLC

VS. DEFENDANT(S):
LALP DEVELOPMENT LLC
TOSCANA ISLES COMMUNITY DEVELOPMENT
DISTRICT
TOSCANA ISLES MASTER PROPERTY OWNERS
ASSOCIATION INC

COURT EVENT: MOTIONS
JUDGE: HUNTER W CARROLL

DATE: Thursday, September 5, 2024
TIME: 04:30 PM

APPEARANCE:

PLAINTIFF

WISDOM PROPERTIES LLC

☐ DID NOT APPEAR

☐ APPEARED PRO SE

☐ APPEARED WITH ATTORNEY

☒ ATTORNEY ONLY

ATTORNEY NAME: David Oliver

DEFENDANT

LALP DEVELOPMENT LLC

☐ DID NOT APPEAR

☐ APPEARED PRO SE

☐ APPEARED WITH ATTORNEY

☐ ATTORNEY ONLY

ATTORNEY NAME: _____

TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

☐ DID NOT APPEAR

☐ APPEARED PRO SE

☐ APPEARED WITH ATTORNEY

☒ ATTORNEY ONLY

ATTORNEY NAME: Colleen Leahy

TOSCANA ISLES MASTER PROPERTY OWNERS ASSOCIATION INC

☐ DID NOT APPEAR

☐ APPEARED PRO SE

☐ APPEARED WITH ATTORNEY

☒ ATTORNEY ONLY

ATTORNEY NAME: Tyson Pulsifer

COURT REPORTER: Sharon Butler(Imperial)

PETITIONS / MOTIONS: (TOSCANA ISLES MASTER PROPERTY)

RULINGS:

☐ PLAINTIFF'S

☒ DEFENDANT'S

☒ GRANTED

☐ DENIED

☐ CONTINUED

☐ PETITION

☒ MOTION

☐ GRANTED / DENIED IN PART

☐ CANCELLED

DIN# (133) - FOR FINAL SUMMARY JUDGMENT AND

☐ TAKEN UNDER ADVISEMENT

INCORPORATED MEMORANDUM OF LAW

☐ OTHER _____

☒ PLAINTIFF'S

☐ DEFENDANT'S

☐ GRANTED

☒ DENIED

☐ CONTINUED

☐ PETITION

☒ MOTION

☐ GRANTED / DENIED IN PART

☐ CANCELLED

DIN# (143) - FOR SUMMARY JUDGMENT AND MEMORANDUM

☐ TAKEN UNDER ADVISEMENT

IN OPPOSITION TO DEFENDANT'S MOTION FOR SUMMARY

☐ OTHER _____

JUDGMENT

☒ SUPPLEMENTAL PAGE ATTACHED

COURT COMMENTS: Attorney Pulsifer to submit the proposed
order for rulings on all motions.

KAREN E. RUSHING CLERK OF THE CIRCUIT COURT

BY: Karen Han, Deputy Clerk

DATE: September 5, 2024

PID 0366130002 TRACT 17

AT-A-GLANCE:

NORTHEAST VENICE DEVELOPMENT LOCATIONS (1)

**THERE ARE OVER 11,800 HOUSING UNITS DEVELOPED OR ON
THE PROCESS OF DEVELOPMENT IN THE AREAS ADJACENT
TO TRACT 17 AND THE WIER (1)**

**THIS DOES NOT TAKE INTO ACCOUNT THE INEVITABLE
COMMERCIAL DEVELOPMENT THAT WILL WRAP AROUND
THIS, MOST RECENTLY AN APPROVAL FOR A WYNDHAM
HOTEL, NOT ON THE COLOR GRAPHIC – SEE NEWS ARTICLE
(2)**

**THERE WILL BE SERIOUS ONGOING SHRIKING HABITAT FOR
THE WILDLIFE THAT ALREADY IS AFFECTED BY THE
VANISHING WILD LANDSCAPE. LET'S LOOK AHEAD AND
PRESERVE A VIABLE SANCTUARY FOR NOW AND THE
FUTURE**



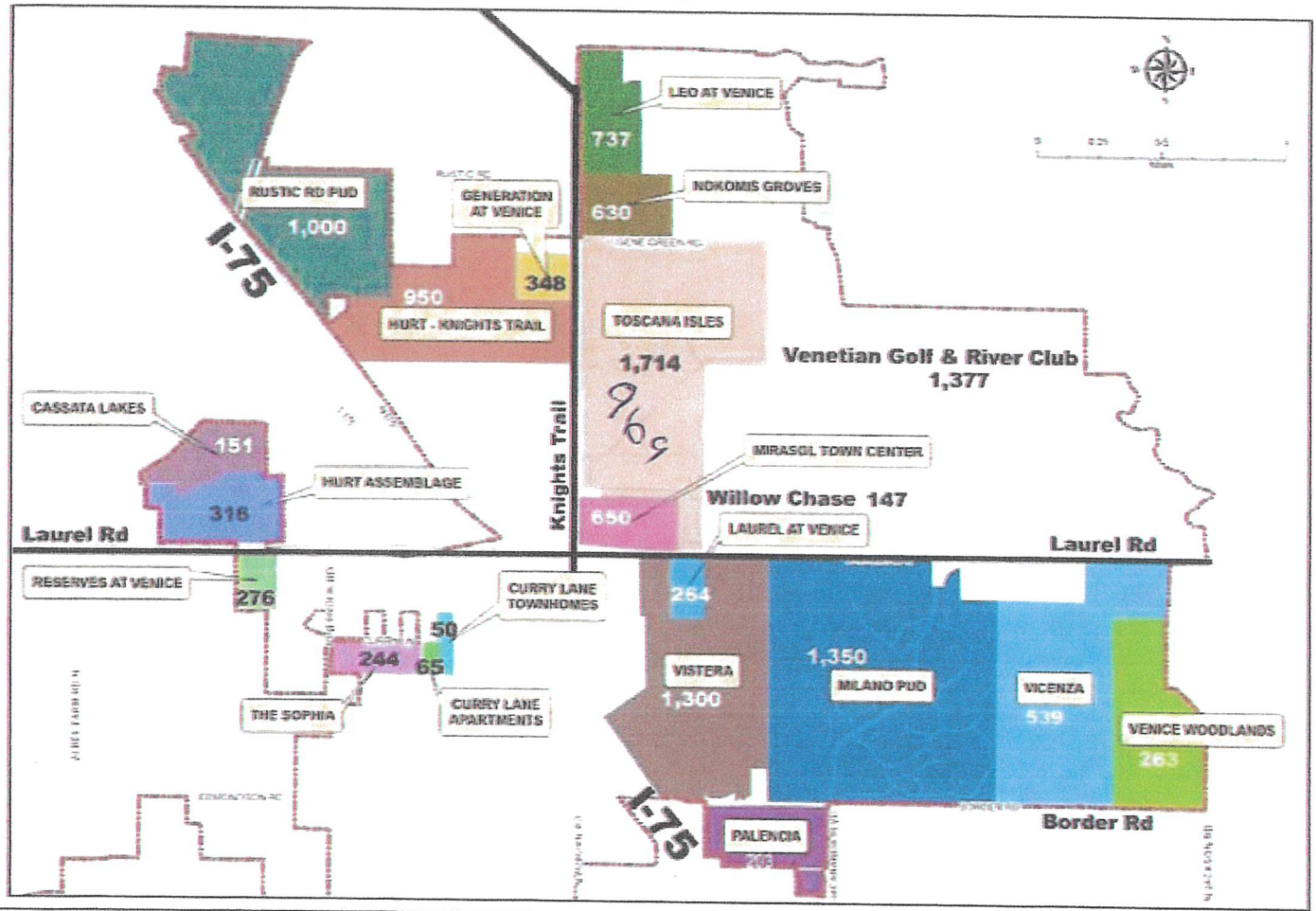
Northeast Venice Development Locations

Planning and Zoning Department

March 2024

File: 1-5-2024 - Document Draft - Planning and Zoning Commission - Residential Development - 1-5-2024

CITY BOUNDARY
STREETS



NE Venice Residential Development

Location	Entitled Units	Approved Units	Type
Laurel Road West of I-75			
Cassata Lakes	151	151	SF
Hurt Assemblage (Hurt Laurel Road)	316	in process	MF + comm'l
Reserves at Venice	276	276	MF
Total	743		
Pinebrook Road south of Laurel Rd			
Curry Lane Townhomes	50	in process	SF
Curry Lane Apartments	65	in process	MF
The Sophia	244	244	MF
Total	359		
Border Road			
Palencia	203	203	SF
Venice Woodlands	263	263	SF
Total	466		
Knights Trail north of Laurel Rd			
Generation at Venice	348	348	MF
Hurt - Knights Trail	950	proposed	MF
Leo at Venice	737	in process	?
Nokomis Groves	630	630	MF
Rustic Road (Magnolia Bay)	1,000	999	?
Toscana Isles	1,714	967	SF
Total	5,379		

Location	Entitled Units	Approved Units	Type
Laurel Road East of I-75 plus Jacaranda Blvd			
Laurel at Venice	264	in process	MF
Milano PUD (Milano, Cielo, Aria, Fiore)	1,350	848	SF & MF
Mirasol Town Cntr (apartments & senior cntr)	650	395	MF
Vicenza	539	539	SF
Visterra (GCCF)	1,300	1,056	SF & MF
Venetian Golf & River Club	1,377		SF
Willow Chase	147		SF
Total	5,627		
Grand Total	12,574		

Approximate breakdown by unit type:

Single family (SF) only	5,000
Multi-family or mixed (SF & MF)	7,500

Approximate breakdown by Occupancy:

Occupied unit	5,500
Under construction or planned	7,000

PID 0366130002 TRACT 17

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VANISHING WILD LANDSCAPE. LET'S LOOK AHEAD AND
PRESERVE A VIABLE SANCTUARY FOR NOW AND THE
FUTURE**

FW: Knights Trail Property - Owner Contact Request

Inbox

B

Brie Ondercin <bonderci@scgov.net> Dec 3, 2024, 10:41 AM

to me

Hi Carlo,

Hope you had a wonderful Thanksgiving.

We reached out to Ashley Bloom, part owner and representative of the Wisdom Properties, LLC property on Knights Trail Road. We've confirmed that they are NOT willing sellers as the property is currently under contract. If the contract should fail, the property owners would be interested in having a conversation with Sarasota County about our land acquisition programs. Please see the email exchange below.

Because of this status, I've been directed by my manager to remove the item from our meeting agenda for this week's Environmentally Sensitive Lands Oversight Committee (ESLOC) meeting on Thursday, December 5 at 2:30 pm at the Venice Community Center at 326 S, Nokomis Ave, Venice. This item and property will no longer have a preview at the ESLOC meeting this week. You are still welcome to attend the meeting as it is open to the public, but there will not be any discussion or review/preview of the property.

If there's a future opportunity to review/preview the property should the current contract fail, I'll let you know. We'll keep it on our radar for future consideration. Please feel free to reach out to me with any questions you might have.

Thank you,

Good Afternoon

Tract 17 It is part of an interrelated, integrated, communally dependent ecosystem

Tract 17's rectangular 8 acres are an ideal combination of grassy plains, thickly populated mature trees, and intertwined underbrush that are uniquely positioned for Sandhill Cranes, Heron and others use for shelter and protection. It is a perfectly located and nurturing oasis for this and other reasons

100% of 203 acres of water flow through our mutual wetlands, open channel and its singular weir, providing an abundant food source for wildlife. Small fish are carried through or trapped by the retention wall of the weir by the water flow, or are displaced into the shallow pond area between the weir and the culvert, providing a steady, excellent source of available food for the birds that frequent Tract 17

Aquatic birds, turtles, alligators, raccoons, and other fauna are drawn there to feed, rest and shelter.

The combination of the attraction of the freshwater ponds and surrounding diminishing habitat has evolved Tract 17 into being a natural sheltered sanctuary with immediate adjacency to the North Lake boundary.

The area, farmlands in the 1980's, is also now home to multiple tree species in excess of 35 feet in height and 36 inches in girth.

The combination of isolation, shelter, food and adjacency to the ponds are an essential consideration in this petition Please refer to attached photos

Additionally, the planned expansion of Knights Trail Road parallel to Tract 17 would pre-emptively give Sarasota County a strategic advantage in possessing and regulating the land and parsing out the apportioned quadrant required for expansion, short yards from our weir, wetlands and singular culvert that handles all water exiting under Knights Tails Road

I petition this council to consider all of the aforementioned with the backdrop of what is happening to the natural beauty of Florida, anchored by our fauna, flora and visual attributes, for all of us in an anticipatory manner reverse the vanishing natural footprint for multiple species to go about their natural lives, shelter, reproduce, and successfully raise their hatchlings.

While 8 acres may not be much quantitatively in the larger scope of things, it qualitatively means the world to all of us who want to see progress go forward in an imaginative and beneficial manner.

I thank in advance for your time and consideration

Section 2 – Challenge to the Developers minimalization of the potential for a flooding event as it regards the channel leading to the weir clogging on their property from Toscana Isles

Direct Quote from Wisdom Townhomes Decision Criteria 1.7.4 – Article 6

“Effect on health, safety and welfare of the neighborhood and City

. The proposed PUD amendment could be seen to have no impact on health, safety or welfare of the neighborhood and City.”

Please note the use of the phrase “COULD BE SEEN” as opposed to “WOULD BE SEEN” – Conjecture vs Obligation

In Bullet Points –

- 1) Toscana Isles has 969 residences in immediate proximity to 203 acres of water retention ponds within its boundaries
- 2) The ponds are designed not only to accept rainwater from our property but runoff from properties immediately south AND east of us
- 3) Myaaka River overflow drains from its banks flowing north towards us – in fact Laurel Road immediately south of us has had multiple City issued flood warnings and actual events within recent memory
- 4) There will be ongoing paving of lands and increased water flow into our water retention ponds as development continues
- 5) For every foot of water that rises above crest in Toscana Isles, approximately 70,000,000 gallons of water have nowhere to go.

THE NARROW CHANNEL THAT LEADS TO THE WEIR IS THE ONLY POINT OF WATER EVACUATION FROM THE WATER RETENTION PONDS -- THIS ALL FLOWS THROUGH THE WISDOM PROPERTY INTO A SMALL CULVERT UNDER KNIGHTS TRAIL ROAD

- 6) The Culvert is overloaded in a major weather event – City engineers were not aware that the water flowed from 3 entrance points, North to South, East to West and South to North, converging at the Tract 17 culvert. See photos attached. I emailed them this upon their request for review and evaluation.
- 7) The water referred to also pooled and remained pooled on the west side of Knights Trail Road for months afterwards. The city and county were notified.

Wisdom Townhomes Decision Criteria 1.7.4

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby
 - **The proposed PUD amendment can be seen as compatible as the amendment is part of the Toscana PUD. Subarea 3 of the PUD master plan allows for a variety of both commercial and residential uses. The proposed townhomes would use 50 of the permitted 1,062 multifamily units.**
2. Changes in land use or conditions upon which the original zoning designation was based.
 - **The site is permitted for commercial and multifamily dwellings. The proposed townhomes could be seen as consistent with the original zoning designations of the PUD.**
3. Consistency with all applicable elements of the Comprehensive Plan.
 - **The proposed PUD could be seen consistent with all applicable elements of the Comprehensive Plan and Toscana Isles Binding Master Plan.**
4. Conflicts with existing or planned public improvements.
 - **To the best of our knowledge, there are no conflicts with existing or planned public improvements.**
5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:
 - a. Impact on the traffic characteristics related to the site.
 - b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.
 - c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.
 - **The subject site has availability of public facilities, and a traffic impact statement has been submitted. A more detailed analysis of public facilities, density, and public facilities will occur at the time of Site and Development.**
6. **Effect on health, safety and welfare of the neighborhood and City.**
 - **The proposed PUD amendment could be seen to have no impact on health, safety, or welfare of the neighborhood and City.**
7. Conformance with all applicable requirements of this LDR.

- **The proposed PUD amendment shall be in conformance with all applicable requirements of the LDR.**
8. Potential expansion of adjacent zoning districts.
- **The property is part of the Toscana Isles PUD and the PUD has set boundaries.**
9. Findings of the Environmental Assessment Report, consistent with Chapter 89.
- **An Environmental assessment report has been conducted and all information is attached.**
10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.
- **Any other applicable matters pursuant to this LDR or comprehensive plan will be addressed by the Applicant.**



Carlo Quintiliani <carloq1949@gmail.com>

Video of water inflowing into the Knights Trail Road culvert from multiple directions from Toscana Isles on Tract 17

3 messages

Carlo Quintiliani <carloq1949@gmail.com>
To: jclinch@venicefl.gov

Tue, Nov 26, 2024 at 2:55 PM

Good afternoon, James:

It was both a pleasure and a terrific educational experience to have met with you and your team yesterday

Attached for your review and consideration, as per our brief interaction as we were all saying our goodbyes, please find a video taken Aug 5. It shows water flowing into the culvert from the eastern portion of Knights Trail Road off of Tract 17. You will see that water coming in from 3 separate directions - east to west from the weir, then south to north and north to south from channels that are on the same eastern portion of Knights Trail Road.

Happy a very Happy Thanksgiving!

Carlo Quintiliani

Carlo Quintiliani <carloq1949@gmail.com>
To: jclinch@venicefl.gov

Tue, Nov 26, 2024 at 2:58 PM

It would have been helpful to include the attachment - my apologies
[Quoted text hidden]

 **IMG_4657.MOV**
20976K

James Clinch <JClinch@venicefl.gov>
To: Carlo Quintiliani <carloq1949@gmail.com>

Tue, Nov 26, 2024 at 3:08 PM

Thanks Carlo – I have received the video.

Appreciate you sending this and I will share it with the other City staff who attended our meeting yesterday. I hope you have a great Thanksgiving.

James Clinch, PE

Assistant City Manager
City Manager's Office
City of Venice

401 W Venice Ave
Venice, FL 34285

Tel: (941) 882-7397

Cell: 941-234-6059

Email: JClinch@venicefl.gov

Web: www.venicegov.com



Need to Report an Issue? SeeClickFix Venice Connect is available as an app for Android and iPhone. Select SeeClickFix from your app store on your device and choose Venice, Florida. There is also a link to the program on the city's website, www.venicegov.com, or go directly to SeeClickFix at <https://venice.seeclickfix.com/venice>

PLEASE NOTE: This agency is a public entity and is subject to Chapter 119, Florida Statutes, concerning public records. Email communications are covered under such laws; therefore, email sent or received on this entity's computer system, including your email address, may be disclosed to the public and media upon request. If you do not want your email address released to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Carlo Quintiliani <carloq1949@gmail.com>

Sent: Tuesday, November 26, 2024 2:58 PM

To: James Clinch <JClinch@venicefl.gov>

Subject: Fwd: Video of water inflowing into the Knights Trail Road culvert from multiple directions from Toscana Isles on Tract 17

You don't often get email from carloq1949@gmail.com. [Learn why this is important](#)

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

[Quoted text hidden]







PID 0366130002 TRACT 17

KNIGHTS TRAIL ROAD AND GENE GREEN ROAD NOKOMIS FL 34275

AT-A-GLANCE:

**TOSCANA ISLES PLANNED
RAINWATER/STORMWATER
MANAGEMENT OVERVIEW (1)**

**ACTUAL EXTERNAL WATERFLOW
DIRECTIONAL FLOW INTO AND
OUT THE TOSCANA ISLES WEIR (2)**

**RESULTANT ONGOING LACK OF 48
HOUR RECOVERY (3 & 4)**



- Toscana Isle Weir controls lake water levels for all adjacent residential and commercial properties
- Weir was designed and built well before current accelerated and unprecedented land development efforts.
- Impact of development to date has resulted in a reduced capacity to maintain lake levels due to increased inflow and restricted outflows.
- Further planned development will only further increase the inflow of water while not addressing the restricted outflow resulting in a further reduction of surge capacity to deal with significant rain events as evidenced in some of the more recent storms and Myakka River flooding.



Images illustrating Seawall Width & Overflow Height of 2 ft plus for most of August 2024

SWFWMD ENGINEERING WORKSHEET

PERMIT NUMBER: 43012290.011
 PERMIT NAME: Toscana Isles Unit 1 Phase 1

BASIN NO. – POND NO.		O OR C	Lake 4	O				TOTALS
P O N D D A T A	POND BOTTOM ELEVATION							
	SEASONAL HIGH WATER ELEVATION		10.00					
	CONTROL DEVICE ELEVATION							
	DESIGN LOW WATER ELEVATION		10.00					
	WEIR INVERT ELEVATION		10.75					
	DESIGN HIGH WATER ELEVATION		11.43					
	TOP OF BANK ELEVATION		15.00					
	AREA AT TOP OF BANK (Ac.)		27.60				208.51	
	VOLUME AT DHW (Ac.-Ft.)		32.35					
	VOLUME AT TOB (Ac.-Ft.)		123.39					
Q U A N T I T Y	25 YR/24 HR DISCHARGE RATES	WEIR WIDTH (ft)	6.00					
		PRE-DEVELOPED (cfs)	9.94 (at Node 092300)					
		POST-DEVELOPED (cfs)	9.92 (at Node 092300)					
	100YR/24 HR RETENTION VOLUMES	PROVIDED (Ac.-Ft.)	N/A					
		REQUIRED (Ac.-Ft.)	N/A					
Q U A L I T Y	TREATMENT AREA (Ac)		OFW? Y/N	324.31*	N			
	TREATMENT VOLUME REQUIRED (Ac.-Ft.)		112.62*					
	TREATMENT VOLUME PROVIDED (Ac.-Ft.)		981.53*					
	METHOD OF TREATMENT		Permanent Pool Wet Detention					
	CONTROL DEVICE TYPE		Weir					
	CONTROL DEVICE DIMENSIONS		12 ft. wide					
	RECOVERY TIMES (Hrs)		24 hours					
100 YEAR FLOODPLAIN	ENCROACHMENT (Ac.-Ft.)							
	COMPENSATION (Ac.-Ft.)							
	COMPENSATION TYPE							
	ENCROACHMENT RESULT (ft)							

COMMENTS: Water quality treatment will be provided in the stormwater ponds via permanent pool wet detention. The Engineer-of-Record (EOR) has demonstrated that the post-development 25-year, 24-hour discharge rate will be limited to the pre-development 25-year, 24-hour discharge rate. This permit also includes the reconfiguration of a portion of Lakes 1, 2 and 3. In addition, the stormwater pond located to the south of the project (permitted under ERP No. 44017746.002) will be filled and water quality treatment and water quantity attenuation will be provided in the existing stormwater management system.

C. Wood 6/3/14

Section 3 Regarding Right of Easement

From Documentation provided by SWFWMD, Instrument Number 2012133871, nonexclusive perpetual drainage easement rights on the channel leading from the water retention ponds, through tract 17, to the weir -- were granted to the HOA

To this day, The Toscana Isles HOA manually clears the critical channel that traverses Tract 17 to the weir.

That channel is the ONLY SINGULAR point of water evacuation from all of our 203 acres of water retention ponds

If unimpeded or unblocked right of easement within the channel cannot be established for the purpose of keeping the channel clear, and that bridge is the cause of the problem, then that bridge cannot be constructed

Submitted for your review are the plat and assignment of right of easement.



Southwest Florida
Water Management District

WATERMATTERS.ORG · 1-800-423-1476

NOTICE: Emails sent to and from this address are archived as public record in accordance with Florida's Public Record laws and are available for inspection by the public upon request.

 Sarasota County Instrument Number SUBDIVBK48PG6.pdf
4383K

SURVEYORS AFFIDAVIT
INSTRUMENT: 2016106576
RECORDING DATE: 6/24/16
NOTATION DATE: 6/23/25
DEPUTY CLERK: LFB

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012148729 12 PAGES
2012 NOV 13 04:40 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
PHILLER RECEIPT#1598059

LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 19 EAST, AND THE NORTH 1/2 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4, TOWNSHIP 27 NORTH, RANGE 19 EAST, AND THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, LESS: OFFICIAL RECORDS BOOK 2086, PAGE 574; OFFICIAL RECORDS BOOK 2093, PAGE 1304; AND OFFICIAL RECORDS INSTRUMENT NO. 2008047514, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF SARASOTA) SS

I, KAREN E. RUSHING, COUNTY CLERK OF SARASOTA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMES IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK NO. 13, DAY OF NOV, 2012, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.



KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT OF
SARASOTA COUNTY, FLORIDA
BY: Rod Miller
DEPUTY CLERK

CERTIFICATE OF APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY ACCEPTED BY THE CITY COUNCIL OF VENICE, A MUNICIPALITY IN THE COUNTY OF SARASOTA, STATE OF FLORIDA, THIS 7 DAY OF NOV, 2012.

APPROVED: Shawn Holie
MAYOR/CITY OF VENICE
CITY ENGINEER [Signature]
CITY ATTORNEY [Signature]

EASEMENT DESCRIPTIONS

UTILITY EASEMENTS
CARIBBEAN BAY MORTGAGE LENDER, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "COMPANY"), DOES HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS UNDER EASEMENT NO. 2008047514, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TO THE COMPANY, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION AND REPAIR OF UTILITY LINES, FACILITIES, AND UTILITIES, INCLUDING BUT NOT LIMITED TO, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION LINES, AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION AND REPAIR OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION OR REPAIR SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

DRAINAGE AND MAINTENANCE ACCESS EASEMENT

THE COMPANY DOES HEREBY GRANT A NONEXCLUSIVE DRAINAGE EASEMENT TO TOSCANA ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION"), FOR ACCESS OVER AND ACROSS THE AREA DERIVED ON THIS PLAT AS A "DRAINAGE & MAINTENANCE ACCESS EASEMENT" AS NECESSARY TO MAINTAIN THE DRAINAGE AND STORMWATER AND RETENTION AREAS.

PRIVATE ACCESS EASEMENT

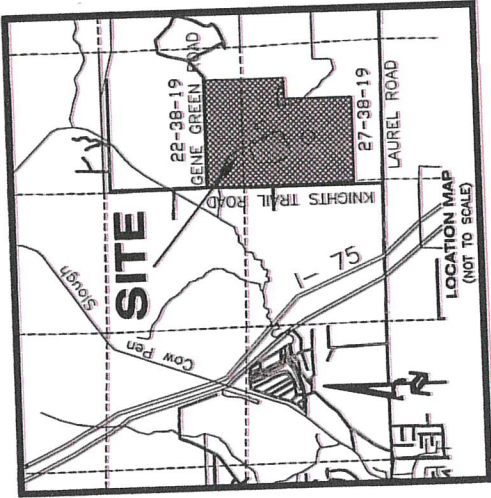
THE COMPANY DOES HEREBY GRANT A NONEXCLUSIVE ACCESS EASEMENT TO THE ASSOCIATION AND TO ALL OWNERS OF THE PROPERTY IN TOSCANA ISLES, A SUBDIVISION, FOR ACCESS OVER AND ACROSS THE AREA DERIVED ON THIS PLAT AS A "PRIVATE ACCESS EASEMENT" AS NECESSARY FOR VEHICULAR, PEDESTRIAN, AND UTILITY ACCESS FROM KNIGHTS TRAIL ROAD TO TRACT 7, AS DERIVED ON THIS PLAT.

PRIVATE UTILITY EASEMENT

THE ASSOCIATION HEREBY GRANTS A NONEXCLUSIVE UTILITY EASEMENT TO THE ASSOCIATION AND

TOSCANA ISLES

A SUBDIVISION LYING IN SECTION 22 AND 27, TOWNSHIP 27 NORTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.



SHEET INDEX

1 COVER SHEET
2 KEY SHEET
3-12 DETAIL SHEETS

NOTICE

THE DECLARATION OF MASTER ASSOCIATION COVENANTS AND RESTRICTIONS FOR TOSCANA ISLES (THE "MASTER DECLARATION") IS SUBMITTED TO THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS INSTRUMENT NUMBER 2012148729, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS INSTRUMENT NUMBER 2012148729, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE FIRST 588 DWELLING UNITS CONSTRUCTED WITHIN TRACTS 1-13 ARE NOT SUBJECT TO THE "EXTRAORDINARY MITIGATION FEE" PURSUANT TO THE TERMS OF THE 2003 PRE-ANNEXATION AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2003106893, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE 2006 FIRST AMENDMENT TO PRE-ANNEXATION AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006019345, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE 588 DWELLING UNITS NOT SUBJECT TO THE "EXTRAORDINARY MITIGATION FEE" SHALL BE LOCATED WITHIN TRACTS 1-13 UNLESS OTHERWISE SPECIFIED BY THE SOLE DISCRETION OF THE DECLARANT OF THE TOSCANA ISLES HOMEOWNERS ASSOCIATION, INC.

THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IS THE OFFICIAL DECLARATION OF THE SUBDIVISION. LANDS DESCRIBED HEREIN SHALL BE SUBJECT TO THE "EXTRAORDINARY MITIGATION FEE" BY ANY OTHER FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS ON THE PLAT NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE OVERALL SUBJECT PROPERTY DESCRIBED IN THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS ALL RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA WHICH ARE NOT GRAPHICALLY SHOWN HEREON:
1) FLORIDA POWER & LIGHT COMPANY EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 1004, PAGE 1839, OFFICIAL RECORDS BOOK 2745, PAGE 800, OFFICIAL RECORDS BOOK 2812, PAGE 1505 (BLANKET IN NATURE), OFFICIAL RECORDS BOOK 1398 (BLANKET IN NATURE), SUBORDINATION OF UTILITY INTERESTS RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2007111130.
2) COMMUNITY CABLEVISION EASEMENTS AS RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENTS #1898049854, #2002079813 AND #2004005075 (BLANKET IN NATURE).

SURVEYORS NOTES

SURVEYORS CERTIFY
KNOW ALL MEN BY THESE PRESENTS
REGISTERED PROFESSIONAL SURVEYOR
#1598059854

CERTIFICATE OF OWN

STATE OF FLORIDA
COUNTY OF SARASOTA) SS
CARIBBEAN BAY MORTGAGE LEND
CERTIFY OWNERSHIP BY THE CO
PRIVATE:

DOES HEREBY DEDICATE AND SE
UTILITY EASEMENTS SHOWN AND
COMMUNITY ASSOCIATION, INC., A
PROPERTY IN TOSCANA ISLES, A
PROVIDING POWER, GAS, TELEPH
SUBDIVISION, SUCH DEDICATIONS

PUBLIC:

DOES HEREBY DEDICATE ALL UTI
PURPOSES TO SARASOTA COUNT
IN WITNESS WHEREOF, THE COM
DAY OF NOVEMBER

WITNESSES:

[Signature]
SIGNATURE OF WITNESS
[Signature]
PRINT NAME OF WITNESS
[Signature]
SIGNATURE OF WITNESS
[Signature]
PRINT NAME OF WITNESS

[Signature]
STATE OF FLORIDA
COUNTY OF SARASOTA) SS [Signature]
BEFORE ME, THE UNDERSIGNED
AND DEDICATION AS BLANKET IN
LIABILITY COMPANY AND WHO AC
COMPANY.

WITNESS MY HAND AND OFFICIAL

[Signature]
NOTARY PUBLIC STATE OF FLORIDA

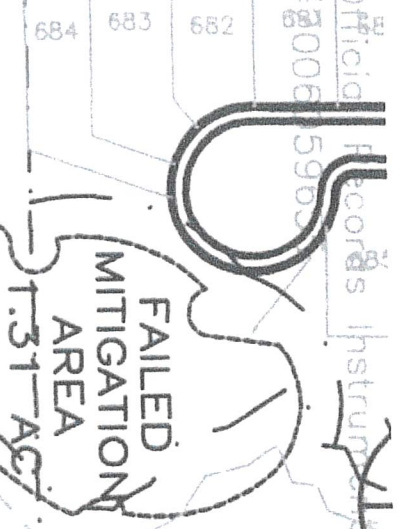
MY COMMISSION EXPIRES: 10-10-16

CERTIFICATE OF REVIEW

STATE OF FLORIDA
COUNTY OF SARASOTA) SS
IT IS HEREBY CERTIFIED THAT I
AS AN AGENT OF THE CITY OF
CHAPTER 177 OF THE CITY OF
OF THE ASSOCIATION OR QUALITY

[Signature]
GERALD D. STRICKLAND
PROFESSIONAL SURVEYOR

Office Records Instrument #300615900



OUTFALL DIT

(630) PER
(632) APPLIC
(633)

EX. OUTFALL CONTROL STRUCTURE

EX. WEIR STRUCTURE
TOP WALL EL=11.08'
WINDOW EL=10.98'

EX. WEIR STRUCTURE
TOP WALL EL=12.38' PERMITTED
UPPER WINDOW EL=10.63'(0.5'X6.0')(0.5'X3.0')
LOWER WINDOW EL=9.86'(0.5'X12.0')(0.5'X9.5')
BOTTOM OF BAFFLE EL=9.55'

25' WETLAND BUFFER

EX. STORM INLET
GRATE EL=11.73'
WINDOW EL=11.06'(0.45'X3.0')

TRACT 17 - PARTIAL
WEIR + FAILED MITIGATION

(634)

----- Forwarded message -----

From: **Nick Rajcoomar** <Nick.Rajcoomar@swfwmd.state.fl.us>

Date: Fri, Aug 29, 2025 at 1:15 PM

Subject: RE: Toscana Isles Plat w/ Easements

To: Carlo Quintiliani <carloq1949@gmail.com>

Hi Carlo!

Sorry about the delay!

I'm not quite sure how official records are changed, if at all, for perpetual easements. I pulled the Articles of Incorporation for the HOA – **Instrument Number 2012133871**. If you have a look at **Articles 13**, it might have the info you're looking for. **It appears the easement rights remain with the developer, its successors and assigns, and specifically nonexclusive perpetual drainage easement rights were granted to the HOA.**

Let me know if this helps!

Kind regards,

Nick

Nick Rajcoomar, P.E.

Professional Engineer

Environmental Resource Permit Bureau

Regulation Division

Southwest Florida Water Management District

7601 Highway 301 North

Tampa, FL 33637-6759

Off (813) 985-7481; Dir (813) 355-0516

Nick.Rajcoomar@swfwmd.state.fl.us

Section 4 - Wisdom Properties seeking access from Gene Green Road and the inherent Dangers of Granting that Access **IT IS THE LAST POINT OF MAIN ENTRY/EXIT AVAILABLE**

On September, 2024 judgement was passed in Civil Court against the Plaintiff, Wisdom Properties, to access entrance onto Tract 17 from the North Gate of Toscana Isles. This judgement was irrevocable and was granted into perpetuity. Left without viable alternatives, Wisdom is now attempting to get access for their main entrance on Gene Green Road.

THIS IS ANOTHER DIRECT CONTADICTION TO WISDOM TOWNHOMES DECISION CRITERIA

1.7.4. article 6 that states "The Proposed PUD amendment could be seen to have no impact on the health, safety, or welfare of the neighborhood or city"

I trust that the ownership of Ajax Paving and other affected individuals on Gene Green Street would address this in a professional and detailed manner, as I am certain they already have or are in the process of doing. Kindly utilize their knowledge and expertise to supplement this

Observations:

1) A fully laden Cement Truck weighs anywhere from 63,000 to 72,000 pounds. Travelling at 35 mph, calculating average weight of 67,500 pounds, an AI generated answer is as follows "Under ideal conditions, it would take a large commercial vehicle weighing 67,500 pounds approximately 6.87 seconds to stop from 35 mph, accounting for both reaction and braking time. In ideal conditions, an alert driver in a 67,500-pound commercial vehicle traveling at 35 mph would need approximately **220 feet** to come to a complete stop. This is significantly longer than the stopping distance for a passenger car due to the vehicle's immense weight."

And that does not account for fine sand or gravel on the road from these trucks, inclement weather, darkness or a combination of all three. A car weighing 3,500 pounds would stop **@ 100 to 125 ft** depending on ideal conditions for comparison

- 1 There is no traffic light on the corner less than 500 feet from the exit, which has innate blind spots and impossible reaction times
- 2 This is an unlit, narrow, single paved road that has no divider
- 3 The proposed entrance/exit would have leave very little reaction time to judge both what is coming inbound from Knights Trail Road and going from Gene Green Road to Knights Trail road
- 4 The overwhelming heavy commercial traffic composition of Gene Green Road in both directions is a portent for disaster at this Exit/Entrance point
- 5 **The widening of Knights Trail Rd to 4 lanes will further reduce reaction time from the proposed solitary entrance and exit**

Wisdom Townhomes Decision Criteria 1.7.4

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby
 - **The proposed PUD amendment can be seen as compatible as the amendment is part of the Toscana PUD. Subarea 3 of the PUD master plan allows for a variety of both commercial and residential uses. The proposed townhomes would use 50 of the permitted 1,062 multifamily units.**
2. Changes in land use or conditions upon which the original zoning designation was based.
 - **The site is permitted for commercial and multifamily dwellings. The proposed townhomes could be seen as consistent with the original zoning designations of the PUD.**
3. Consistency with all applicable elements of the Comprehensive Plan.
 - **The proposed PUD could be seen consistent with all applicable elements of the Comprehensive Plan and Toscana Isles Binding Master Plan.**
4. Conflicts with existing or planned public improvements.
 - **To the best of our knowledge, there are no conflicts with existing or planned public improvements.**
5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:
 - a. Impact on the traffic characteristics related to the site.
 - b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.
 - c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.
 - **The subject site has availability of public facilities, and a traffic impact statement has been submitted. A more detailed analysis of public facilities, density, and public facilities will occur at the time of Site and Development.**
6. Effect on health, safety and welfare of the neighborhood and City.
 - **The proposed PUD amendment could be seen to have no impact on health, safety, or welfare of the neighborhood and City.**
7. Conformance with all applicable requirements of this LDR.

- **The proposed PUD amendment shall be in conformance with all applicable requirements of the LDR.**
8. Potential expansion of adjacent zoning districts.
- **The property is part of the Toscana Isles PUD and the PUD has set boundaries.**
9. Findings of the Environmental Assessment Report, consistent with Chapter 89.
- **An Environmental assessment report has been conducted and all information is attached.**
10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.
- **Any other applicable matters pursuant to this LDR or comprehensive plan will be addressed by the Applicant.**

PID#: 0364010007
SINGLE FAMILY
FLU: RURAL
2050 PLAN USE: GREENWAY
SCPA ZONING: OUE
ZONING: OPEN ESTATE, 1 UNIT/5 ACRES

PID#: 0366003011
VACANT LAND
FLU: MIXED USE CORRIDOR
2050 PLAN USE: INCORPORATED AREA
SCPA ZONING: CG
ZONING: CITY OF VENICE

PID#: 0366003011
VACANT COMMERCIAL LAND
FLU: INCORPORATED AREA
2050 PLAN USE: INCORPORATED AREA
SCPA ZONING: CG
ZONING: CITY OF VENICE

PID#: 0364090001
FLU: MIXED USE CORRIDOR
2050 PLAN USE: INCORPORATED AREA
SCPA ZONING: RMF3
ZONING: CITY OF VENICE

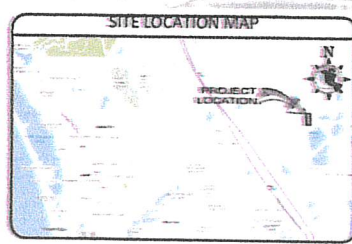
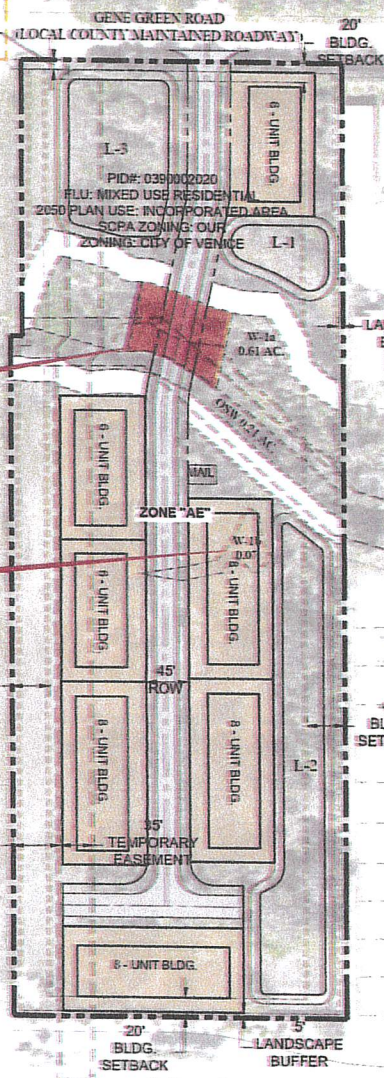
WETLAND IMPACT
0.162 AC

WETLAND IMPACT
0.072 AC

PID#: 0364090002
FLU: MIXED USE CORRIDOR
2050 PLAN USE: INCORPORATED AREA
SCPA ZONING: RMF4
ZONING: CITY OF VENICE

PID#: 0375080002
FLU: MIXED USE RESIDENTIAL
2050 PLAN USE: INCORPORATED AREA
SCPA ZONING: PUD
ZONING: CITY OF VENICE

PID#: 0375080003
ZONED: PUD
RESIDENTIAL COMMON AREAS/ELEMENTS
SCPA ZONING: PUD
ZONING: CITY OF VENICE



- SITE NOTES:**
1. ADDRESS: 00000000 TRAIL ROAD, VENICE, FLORIDA 33592
 2. P.L. 2020-000000
 3. AREA: 1.00 AC
 4. EXISTING ZONING: PUD
 5. PROPOSED ZONING: PUD
 6. FUTURE LAND USE: MIXED USE RESIDENTIAL
 7. FLOOD ZONE: XAE (DATED 03/27/2024, FLOOD MAP 211800044D)
 8. EXISTING LAND USE: VACANT
 9. MINIMUM LOT COVERAGE: 10%
 10. BUFFER SETBACKS REQUIRED TO LANDS OTHER THAN PUD ZONING: 10%
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DATE	11/22/2024
PROJECT	WISDOM TOWNHOMES
DRAWN	11
CHECKED	11