

From: [Elana Carnes](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Council Meeting Oct 10th
Date: Monday, October 9, 2023 8:54:57 AM

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To the Venice City Council Members:

My name is Elana Carnes. I am a resident at 201 Medici Terrace in the Venetian community. I am writing because it appears to me that the City Council has forgotten the meaning of residential community. Recent ruling on the Milano PUD is an outstanding example. Several items on the Oct 10th agenda further threaten our residential community. I ask that you **DO NOT APPROVE** these items.

Preliminary Plat Petition Section Bm Item CC 22-39PP

As of the last meeting the ownership of the 10.42 acre parcel on which Neal plans to build a shopping center was questioned. The Council's attorney said she was considering obtaining an outside opinion regarding the ownership issue. Has the ownership been confirmed by a party that does not work for Neal? If not, I ask the City Council to pause ruling on this petition until it obtains that expert third party legal opinion.

First Reading of two agenda items are also of great concern to me and my community:

Annexation of a 5-acre parcel between Aria and Vistera (ORDs # 2023-39 and 2023-40). I understand that an out-of-state developer wants the city to annex this property from the county, **zone it commercial, and build a three story, 214,000 square foot self-storage building on that parcel.** Some basic research done on this project suggests incompatibility both with our area (which is mixed use residential – the PUD neighborhoods) as well the City of Venice comprehensive plan (in which storage is indicated as an industrial use).

I ask the City Council:

- **How can a commercial/industrial use of this type be allowed in a residential area?**
- **If Neal was required to have publicly noticed meetings about his proposed**

shopping center, why isn't the City giving area residents a chance to weigh in on a plan to fundamentally change the character of our part of the City?

Change to Ordinance Numbers 2023-36 & 37 Stiles Corporation – Comprehensive Plan Amendment Petition & Zoning Map Amendment Petition.

It is my understanding that, if approved, these petitions will change the zoning designation at 3590 & 3600 Laurel Road to City of Residential Multifamily 3 (RMF-3). These additional units will only add to the congestion, traffic and noise that is confronting our community. Also, there is an active Eagles Nest on the southern border of the proposed development. What steps will the developer take to protect this nest? Will the landowner need to acquire a permit from the U.S. Fish and Wildlife Service? I ask the City Council to pause approval of this petition until these issues are handled.

Thank you for your consideration.

Elana Carnes
201 Medici Terrace
N. Venice, FL 34275

elanamcarnes@gmail.com

From: [CHARLES MARTIN](#)
To: [City Council](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Cielo plat & re-zoning
Date: Sunday, October 8, 2023 7:50:21 AM

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Dear City Council,

I am writing again today about the card I received in the mail related again to the platting of Cielo.

I am one of the residents in Cielo who was baited and actively being cheated by Neal and this Council out of the 10.42 acre

Preserve (per my purchase agreement documents) trying to be re-platted out of our subdivision. I am writing to ask for the legal opinion (other than Neal's attorney) that was requested by the planning commission on the transferred 10.42 acres validity?

How can this hearing even take place without any acknowledgement to the subdivision or planning commission? What good is the planning commission who's appointed if there is no respect for their decisions?

Also, my concern with the regards of the city allowing another storage facility to be built between Visteria and Aria. You're allowing these builders to do whatever they want with no regard to the residents or the City. Would you like a storage facility in your back yard?

What are you people thinking? You run your campaign on limiting builders from taking over and making us into Naples but here you are putting in more storage facilities than the island has rats!

There is plenty of places to expand without maximizing a land locked area! There is nothing wrong with open space and preserve! These builders can put in more homes instead of changing parts of residential to commercial areas that are not cohesive or attractive!

We have already had crime in our subdivision during the construction, if this commercial building gets to continue with no walls and easy access to our community, that wasn't planned, we will have a plethora of trash, rats (like the island) and homeless living outside our doors too all after a half million dollar bait and switch. It's not fair and it's not right. You can fix this.

Charles and Jill Martin
260 Caserta Court
Cielo Subdivision (bait and switch victim)

Sent from my iPhone

From: [Red308](#)
To: [City Council](#); [Ronald Smith](#); earle.kimel@heraldtribune.com
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Laural Road commercial development
Date: Wednesday, October 11, 2023 12:46:06 PM

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Looks like the city council is in the back pocket of the developers by voting for the commercial development on Laurel Road.

The planning commission, that has members who actually understand planning voted against it, but the council voted for it. I imagine that the planning commission has members that understand planning while the council members have no idea at all regarding city planning. Forget minor elections for 1 or 2 seats the entire council members should be replaced every year.

Gerard Viverito

From: [David Burley](#)
To: [Sarasota County Property Appraiser](#); [Sarasota County Tax Collector](#); [City Council](#); [North Venice Neighborhood Alliance](#)
Cc: [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: Milano PUD, City of Venice, Sarasota County, Florida Parcel 0391041000
Date: Saturday, October 7, 2023 8:59:42 AM
Attachments: [image.png](#)

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How is it that Border and Jacaranda Holdings can claim to be in control of a piece of property that for four years has been listed on the Sarasota County Property Plot as common ground within the Cielo development and therefore no property taxes have been levied or paid. Either there is an ownership issue or a property tax issue. It would appear that any owner in Cielo has as much right to claim control of that piece of common property as any other. It should be noted that the piece of property in question is currently an undesignated section of the entire listed parcel of common area. How does that work? Is common property simply a portion of land that you would rather not have to pay taxes on until you come up with a plan to profit from its use? How is the line drawn between what there is a use for now, and what would be better not to pay taxes on until we come up with something later? Finally, if the property is deemed to be usable for a purpose other than common property, will back taxes and associated late penalties be levied?

Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Home Quick Search Advanced Search Tangible Search Feedback

Property Record Information for 0391041000

Map Print Summary 2023 TRIM 2023 Record Card Tax Bill Account #/Parcel ID View Another Parcel

Ownership:
 BORDER AND JACARANDA HOLDINGS LLC
 5800 LAKEWOOD RANCH BLVD N, LAKEWOOD RANCH, FL 34240
[Share mailing address](#)
Situs Address:
 0 CASERTA CT NOKOMIS, FL 34275

Land Area: 0 Sq. Ft.
Municipality: City of Venice
Subdivision: 2335 - CIELO
Property Use: 0900 - Residential Common Areas/Elements
Status: INFO
Sec/Twp/Rge: 35-38S-19E
Census: 121150027261
Zoning: PUD - PLANNED UNIT DEVELOPMENT
Total Living Units: 0

Buildings
 Vacant Land

Extra Features
 There are no extra features associated with this parcel.

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our [tax estimator](#) to estimate your new taxes.

Current Exemptions
 There are no exemptions associated with this parcel. [File for Homestead Exemption](#)

Sales & Transfers
[View Qualification Codes](#) [View Instrument Types](#)
 There are no sales or transfers associated with this parcel.

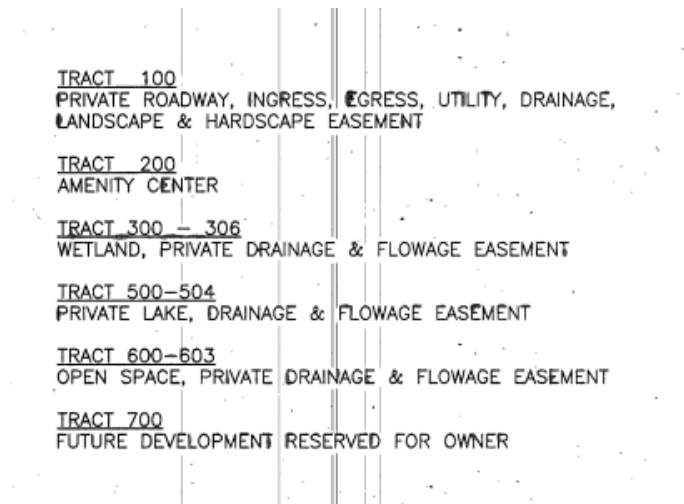
Thank you,
 David Burley
 122 Avalini Way
 North Venice, FL 34275
 850.566.2592

From: [Ken Peters](#)
To: dburlev99@gmail.com
Cc: [Sarasota County Tax Collector](#); [City Council](#); [North Venice Neighborhood Alliance](#); [Cheryl Coley](#); [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)
Subject: RE: Milano PUD, City of Venice, Sarasota County, Florida Parcel 0391041000
Date: Monday, October 9, 2023 10:39:33 AM
Attachments: [image001.png](#)
[image002.png](#)

David Burley,

Property within a platted subdivision is deemed a common element (area) per the Sarasota County Property Appraiser's office interpretation of Florida Statute 193.0235. In applying Statute 193.0235 to Cielo Subdivision, as recorded in Plat Book 53, Page 288, under Section (2) *As used in this section, the term "common element" includes: (a) Subdivision property not included within the lots constituting inventory for the developer (being **Border and Jacaranda Holdings LLC**) which are intended to be conveyed or have been conveyed into private ownership.*

Image of tract designation from Cielo Subdivision plat-



Of the tracts listed above, Tracts 100, 200, 300, 301, 302, 303, 304, 305, 306, 500, 501, 502, 503, 504, 600, 601, 602, and 603 are being assessed under Property ID 039104100 as a common element parcel. Tract 700, retained by the developer for future development, is assessed under Property ID 0391041001.

I would also refer you to the Declaration of Covenants, Conditions and Restrictions for Cielo as recorded in [Official Records Instrument Number 2019169159](#) for additional information pertaining to the common element areas, (see Exhibit E).

Please be advised that the Sarasota County Property Appraiser's office lists the fee simple owner of lands for assessment purposes. I don't see a deed of transfer from Border and Jacaranda Holdings LLC, which acquired the lands of Cielo Subdivision in Official Records Instrument Number 2016145101, to the Cielo Homeowners Association.

Regards,

Ken Peters, CCF

GIS Manager

KPeters@SC-PA.com

T 941.861.8274

Office of Bill Furst, Sarasota County Property Appraiser
2001 Adams Lane, Sarasota, Florida 34237
T 941.861.8200 | F 941.861.8260
www.sc-pa.com

From: David Burley <dburley99@gmail.com>

Sent: Saturday, October 7, 2023 8:59 AM

To: SCPA Agency Mail <PA@sc-pa.com>; Sarasota County Tax Collector <info@sarasotataxcollector.com>; Venice City Council <citycouncil@venicefl.gov>; North Venice Neighborhood Alliance <nvnalliance@gmail.com>

Subject: Milano PUD, City of Venice, Sarasota County, Florida Parcel 0391041000

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How is it that Border and Jacaranda Holdings can claim to be in control of a piece of property that for four years has been listed on the Sarasota County Property Plot as common ground within the Cielo development and therefore no property taxes have been levied or paid. Either there is an ownership issue or a property tax issue. It would appear that any owner in Cielo has as much right to claim control of that piece of common property as any other. It should be noted that the piece of property in question is currently an undesignated section of the entire listed parcel of common area. How does that work? Is common property simply a portion of land that you would rather not have to pay taxes on until you come up with a plan to profit from its use? How is the line drawn between what there is a use for now, and what would be better not to pay taxes on until we come up with something later? Finally, if the property is deemed to be usable for a purpose other than common property, will back taxes and associated late penalties be levied?

The screenshot displays the Sarasota County Property Appraiser's website interface. At the top, there is a navigation bar with links for Home, Quick Search, Advanced Search, Tangible Search, and Feedback. The main content area is titled "Property Record Information for 0391041000". It includes a search bar for Account #/Parcel ID and a "View Another Parcel" button. The property details are organized into several sections:

- Ownership:** BORDER AND JACARANDA HOLDINGS LLC, 5800 LAKEWOOD RANCH BLVD N, LAKEWOOD RANCH, FL, 34240. Includes a "View Map" link and "Situation Address: 0 CASERTA CT NOKOMIS, FL, 34275".
- Land Area:** 0.56 Ft.
- Municipality:** City of Venice
- Subdivision:** 2335 - CIELO
- Property Use:** 0900 - Residential Common Area/Elements
- Status:** INFO
- Sec/Twp/Rge:** 35-385-19E
- Census:** 121150027261
- Zoning:** PUD - PLANNED UNIT DEVELOPMENT
- Total Living Units:** 0
- Parcel Description:** COMMON AREA, TRACTS 100, 200, 300, 301, 302, 303, 304, 305, 306, 500, 501, 502, 503, 504, 600, 601, 602 & 603, SURF TO 391 C-SF UTILITY ESMT TO SARASOTA COUNTY IN GR 2021100288 CIELO, PG 53 PG 288-296

Below the details are sections for "Buildings" (Vacant Land), "Extra Features" (None), and "Values". The "Values" section contains a table with columns for Year, Land, Building, Extra Feature, Just, Assessed, Exemptions, Taxable, and Cap. The table shows zero values for all categories from 2020 to 2023.

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Additional sections include "Current Exemptions" (None), "Sales & Transfers" (None), and a disclaimer: "Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our [tax estimator](#) to estimate your new taxes."

Thank you,
David Burley
122 Avalini Way
North Venice, FL 34275

850.566.2592

Notice: If you should decide to communicate with us by e-mail, the Sarasota County Property Appraiser's office cannot guarantee the confidentiality of any information sent to us by e-mail. Florida has a very broad public records law. Most written communications to or from this office regarding business are public record and available to the public and media upon request. This email and any response may therefore be subject to public disclosure unless reasons for nondisclosure are stated and referenced to applicable law.

We recommend that you send confidential information to us by postal mail rather than e-mail.