

FROM THE DESK OF

## Natalie Cullen Nordin, M.D.

November 21, 2025

Venice City Counsel  
City of Venice  
401 W Venice Blvd  
Venice FL. 34285

Dear City Counsel Members,

I am writing to you because of my concern about disruptive and possibly dangerous behaviors occurring mornings on Venice Beach.

Venice Beach Yoga with Elin has been occurring for many years helping many people (tax payer, home owners, renters, full time residents as well as snowbird who financially support this community) to get healthy and build strong community connections. This has been a asset adding much to our city. The problem is that there has been a homeless man who has been intimidating to many of the yoga participants and interfering with the instruction. He is loud with aggressive speech and appears very volatile. There has been one physical interaction that I am aware of and hope not to see anymore. He is a large strong man with his labile affect and I am concerned for the vulnerable population who participate in beach yoga. They could easily become victims of his bullying behaviors.

I am an emergency physician and have seen many violent incidences and uncontrolled mental illness during my career. My hope is that this man can get the help he needs and that the yoga community can be safe again. The yoga population, as well as anyone else who enjoys this public beach, has a right to safety in this public space. I am writing requesting that he be banned from the beach for public nuisance behavior (at least during yoga times) to protect the hundreds of people that are at the beach each morning for yoga instruction.

Sincerely yours,



Natalie Cullen Nordin, M.D.

1045 Groveland Ave. Venice, FL 34285. (937)369-3751. ncnordin99@gmail.com



## INTERSECTION ANALYSIS

Intersection analysis was conducted for the PM peak hour at the following intersections within the study network:

- Knights Trail Road and Gene Green Road
- Gene Green Road and Project Driveway.

The analysis was based on SYNCHRO with the proposed project traffic.

Table 3 summarizes the analysis for the intersections and is described in detail in the following paragraphs.

### Knights Trail Road and Gene Green Road

This intersection is unsignalized. Unsignalized intersection analysis indicates that all the movements should operate with a volume to capacity ratio ( $v/c$ ) less than 1.0 with the background plus project traffic during the PM peak hour except for the westbound approach ( $v/c = 1.04$ ) due to the very low PHF being utilized – 0.82. The project traffic (16) accounts for 6.7 percent of the total westbound approach traffic (238). A more reasonable PHF = 0.92, results in a  $v/c = 0.82$  and even a modest increase to PHF = 0.84 results in a  $v/c = 0.98$ .

### Gene Green Road and Project Driveway

This proposed driveway is unsignalized. Unsignalized intersection analysis indicates that all the movements should operate with a volume to capacity ratio ( $v/c$ ) less than 1.0 with the background plus project traffic during the PM peak hour.

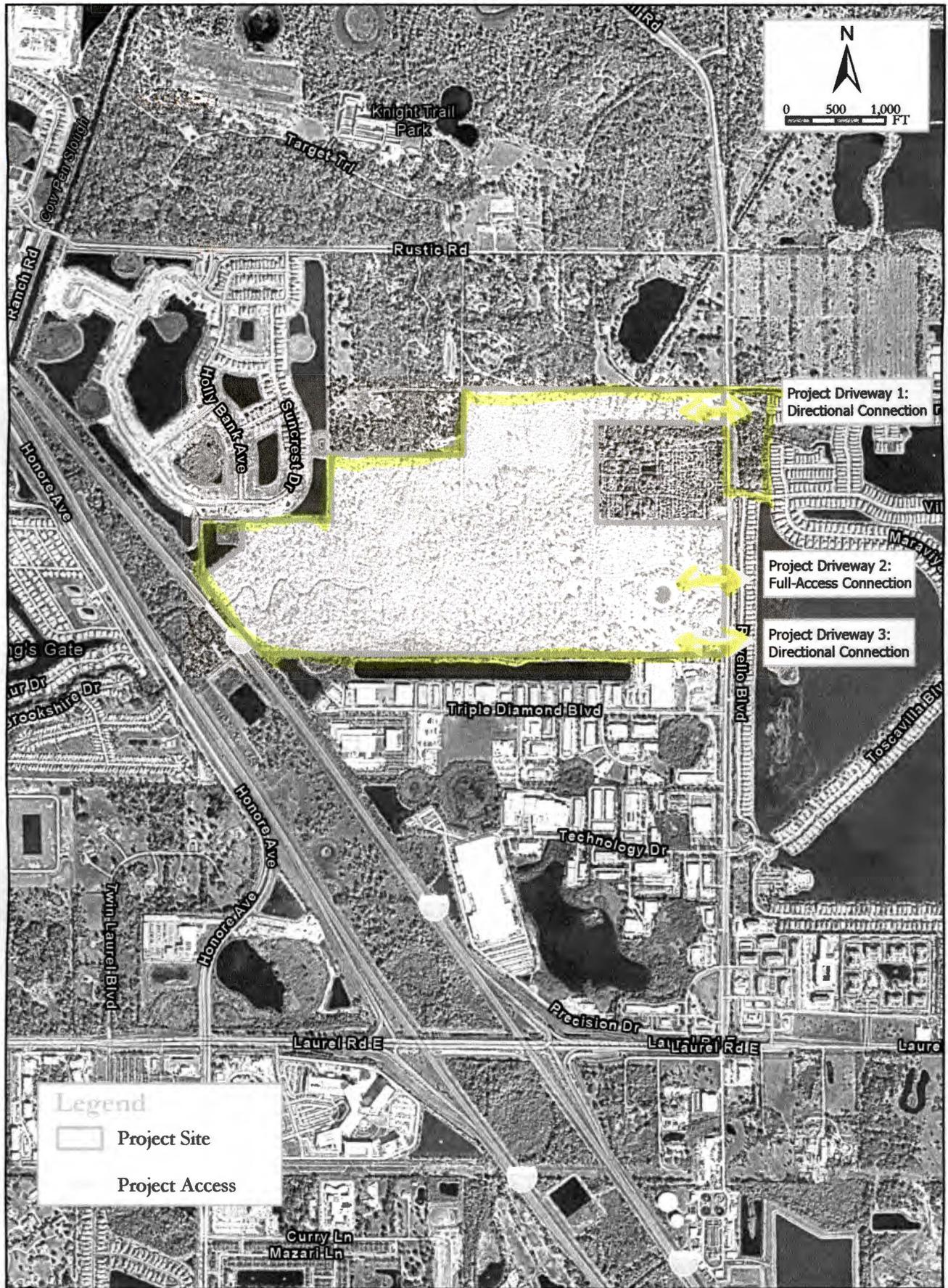
## INTRODUCTION

The purpose of this report is to document a Transportation Impact Analysis (TIA) for Hurt Property (Knights Trail) mixed-use development. The project site is generally located on the west side of Knights Trail Road and south of Gene Green Road in the City of Venice, Florida. The Applicant, The Embassy Group, is seeking approval of this mixed-use development which will consist of up to 1,024 multifamily dwelling units, up to 73,530 square feet of industrial use, and up to 337,200 square feet of commercial use.

The project location map is illustrated in Figure 1. Access to the site is proposed to be provided via the following connections:

- Driveway 1: Northern directional connection
- Driveway 2: Center full-access connection
- Driveway 3: Southern directional connection

To appropriately address transportation issues related to this development, Kimley-Horn and Associates (Kimley-Horn) conducted this TIA consistent with criteria set forth by the City of Venice. The information within this report summarizes the procedures and findings of the analysis.



9/17/2024 2:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

CIVIL COURTS

Receipt # 3234299

Recording Fees: \$00.00  
Doc. Stamps: \$00.00

Sarasota County PID Nos:  
0366130002;  
0375080003; and  
0375080002

COPY

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

WISDOM PROPERTIES, LLC, a  
Florida limited liability company,

Plaintiff,

vs.

Case No.: 2022 CA 004042 NC

LALP DEVELOPMENT, LLC, a Florida  
limited liability company; TOSCANA  
ISLES COMMUNITY DEVELOPMENT  
DISTRICT, a special district created pursuant to  
Chapter 190, Florida Statutes; and TOSCANA  
ISLES MASTER ASSOCIATION, INC., a Florida  
not for profit corporation,

Defendants.

**FINAL JUDGMENT**

This cause was heard on September 5, 2024, having come before the Court upon (a) Defendant Toscana Isles Master Association, Inc.'s ("Master Association") Motion for Final Summary Judgment and Incorporated Memorandum of Law (DIN # 133, "Master Association's Motion For Summary Judgment"), (b) Plaintiff Wisdom Properties, LLC's ("Wisdom") Motion for Final Summary Judgment and Memorandum in Opposition to Master Association's Motion for Summary Judgment (DIN # 143, "Wisdom's Motion For Summary Judgment"), and (c) Defendant Toscana Isles Community Development District's ("TICDD") Motion For Summary Judgment (DIN #145, "TICDD's Motion for Summary Judgment"). The Court has reviewed and considered the Parties' respective Summary Judgement Motions, the Parties' submissions of their respective Summary Judgment Evidence (DIN # 134, 143), Master Association's Response

COPY

**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 09/17/2024 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)

## 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

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

<b>Parcel Identification No. (if known):</b> Tract 17 PID 0366130002	<b>Street Address of Property (if available):</b> 0 Knights Trail Road Nokomis FL 34275
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**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, Villorelli 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):**

- |   |  |
|---|--|
| <input type="checkbox"/> Historical / Archaeological Value  | <input checked="" type="checkbox"/> High quality / unaltered habitat |
| <input checked="" type="checkbox"/> Rare habitat and/or listed species                              | <input checked="" type="checkbox"/> Open space                       |
| <input type="checkbox"/> Located more than 5 miles from an existing park or preserve                | <input checked="" type="checkbox"/> Wetlands                         |
| <input checked="" type="checkbox"/> Access to water (Gulf of Mexico, bay, river, or creek frontage) | <input type="checkbox"/> Adjacent to existing public lands / trails  |
| <input checked="" type="checkbox"/> Existing structure(s)   | <input checked="" type="checkbox"/> 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. It is heavily tree & shrub lined with a plain. It has a single weir that controls water flow from Toscana Isles 200+ acres of lakes & wetlands into 1 culvert adjacent to Knights Trail Rd. The culvert accepts water from 3 directions and flows water underneath Knights Trail Road. All 4 lakes in Toscana Isles and rainwater runoff from development to the south & east of Toscana Isles flow into sewers through culverts that empty into those lakes. Those developments are Ravello at Mirasol apartments, Treviso Grand apartments, Goldton at Venice Properties, Venetian Golf & River Resort & possibly commercial properties including a 7/11, Gas Station, Wendys and from future commercial developments.

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

Court Order prohibiting road access onto or off of Knights Trail Road as well as Gene Green Road onto Tract 17, Sandhill Crane & Blue Heron Shelter & Chick Rearing Sanctuary, Critically sensitive & strategically essential single weir water control with adjacent failed mitigation area  
Possible protected Flora due to tree girth and protected species - last survey done 13 years ago, soil analysis for exposure of poor draining  
Wabasso Fine Sand, drainage loss of Holopaw, HauGallie & Myakka sand & organic ground cover, Ongoing lack of 24 hour flood recovery  
Protection from water overflow re: development of @7500 new housing units in and around the adjacent area, preservation of Florida Natural Beauty

LANDSCAPE  
BUFFER

(LOCAL COUNTY MAINTAINED ROADWAY)

BLDG.  
SETBACK

FOR  
TED AREA  
1  
CE

FOR  
ATED AREA  
4  
FACE

KNIGHT TRAIL ROAD  
(LOCAL COUNTY MAINTAINED ROADWAY)

50'  
EASEMENT

40'  
BLDG.  
SIDESETBACK

15'  
TEMPORARY  
EASEMENT

ZONE "A-C"

45'  
ROW

MAIL

0.57 AC

0.61 AC

2030  
PLU: FLU  
RESIDENTIAL  
CORPORATE AREA  
ZONING: DM  
COMMUNITY DEVELOPMENT

UNIT BLDG

PIDE: ( )  
FLU: MIXED U  
2030 PLAN USE: II  
SCPA Z  
ZONING: C

LANDSCAPE  
BUFFER

40'  
BLDG.  
SETBACK

