

Detail by Entity Name

Florida Limited Liability Company
NEAL SIGNATURE HOMES, LLC

Filing Information

Document Number L10000023831
FE/EIN Number 27-2174682
Date Filed 03/03/2010
Effective Date 03/02/2010
State FL
Status ACTIVE

Principal Address

5800 LAKEWOOD RANCH BLVD
Sarasota, FL 34240

Changed: 02/27/2013

Mailing Address

5800 LAKEWOOD RANCH BLVD
Sarasota, FL 34240

Changed: 02/27/2013

Registered Agent Name & Address

Curran, Pamela
5800 LAKEWOOD RANCH BLVD
Sarasota, FL 34240

Name Changed: 02/01/2022

Address Changed: 02/27/2013

Authorized Person(s) Detail

Name & Address

Title VP

SCHIER, JAMES R
5800 LAKEWOOD RANCH BLVD
Sarasota, FL 34240

Title VP



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

Filing Information

Document Number	L09000120732
FEI/EIN Number	27-1576866
Date Filed	12/18/2009
Effective Date	10/19/1995
State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	12/18/2009
Event Effective Date	12/30/2009

Principal Address

5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Changed: 03/15/2013

Mailing Address

5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Changed: 03/15/2013

Registered Agent Name & Address

Curran, Pamela
5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Name Changed: 02/08/2022

Address Changed: 03/15/2013

Authorized Person(s) Detail

Name & Address

Title MGR

NCDG MANAGEMENT, LLC

5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Title P

STOREY, MICHAEL A
5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Title VP

SCHIER, JAMES R
5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Title S

Curran, Pamela
5800 LAKEWOOD RANCH BLVD.
SARASOTA, FL 34240

Title VP

Sochar, Mark
5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Title VP

Puente, Carlos
5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Title VP

Ladwig, Janet
5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Title VP

Clark, Chris
5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Title VP

Collier, John
5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Title VP

Cronshaw, Tashara
5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Title VP

Engels, Cathy
5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Title VP

Evans, Mark
5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Title VP

Frost, Jason
5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Title REGIONAL PRESIDENT SWFL

Oak, Tim
5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Title VP

Matthews, Ivory
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240

Title CFO

Reynolds, Nancy
5800 LAKEWOOD RANCH BLVD.
Sarasota, FL 34240

Annual Reports

Report Year	Filed Date
2020	04/03/2020
2021	04/23/2021
2022	02/08/2022

Document Images

02/08/2022 - ANNUAL REPORT

[View image in PDF format](#)

04/23/2021 - ANNUAL REPORT

[View image in PDF format](#)



CORPORATION SERVICE COMPANY

EFFECTIVE DATE 12/30/09

FILED STATE
SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS
09 DEC 18 AM 10:56

ACCOUNT NO. : I20000000195
REFERENCE : 225700 4352702
AUTHORIZATION : *[Signature]*
COST LIMIT : \$ 185.00

ORDER DATE : December 18, 2009
ORDER TIME : 3:39 PM
ORDER NO. : 225700-015
CUSTOMER NO: 4352702

CONVERSION

**PLEASE FILE 3RD **

NAME: NEAL COMMUNITIES OF SOUTHWEST
FLORIDA, INC.

**CONVERSION FROM CORP TO LLC

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

- XX CERTIFIED COPY
- PLAIN STAMPED COPY
- XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Carina L. Dunlap -- EXT# 2951

EXAMINER'S INITIALS: _____

EFFECTIVE DATE 12/30/09



FILED STATE
SECRETARY OF CORPORATIONS
09 DEC 18 AM 10:56

**CERTIFICATE OF CONVERSION
FOR
"OTHER BUSINESS ENTITY"
INTO
FLORIDA LIMITED LIABILITY COMPANY**

This Certificate of Conversion and attached Articles of Organization are submitted to convert the following "Other Business Entity" into a Florida Limited Liability Company in accordance with F.S. § 608.439.

1. The name of the "Other Business Entity" immediately prior to the filing of this Certificate of Conversion is: **NEAL COMMUNITIES OF SOUTHWEST FLORIDA, INC.** (the "Converting Entity").
2. The "Converting Entity" is a **Florida Corporation** first formed under the laws of the state of **Florida** on **October 19, 1995, Document No. P95000081144**, and the jurisdiction has not been changed.
3. The name of the Florida Limited Liability Company as set forth in the attached Articles of Organization is: **NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC** (the "Converted Entity").
4. The Converting Entity has been converted into a Florida limited liability company in compliance with Chapter 607 and Chapter 608, Florida Statutes.
5. A Plan of Conversion for the Converting Entity was duly authorized and approved in accordance with Chapter 607, Florida Statutes.
6. The Converted Entity has agreed to pay any shareholders having appraisal rights the amount to which they are entitled under Chapter 607, Florida Statutes.
7. The effective date of Conversion to a Florida Limited Liability Company is **December 30, 2009 at 11:57 p.m.**

In witness whereof, the undersigned have executed this Certificate of Conversion as of the 17th day of December 2009.

NEAL COMMUNITIES OF SOUTHWEST FLORIDA, INC. , a Florida corporation By:  Patrick K. Neal Its President	NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC , a Florida limited liability company By:  Patrick K. Neal Its Manager
---	---

EFFECTIVE DATE 12/30/09
FILED STATE SECRETARY OF CORPORATIONS
09 DEC 18 AM 10:56
DIVISION OF CORPORATIONS

**ARTICLES OF ORGANIZATION
OF
NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC**

The undersigned, a member or authorized representative, hereby subscribes to these Articles of Organization to form a limited liability company (the "Company") under the Florida Limited Liability Company Act (Chapter 608, Florida Statutes) and in accordance with F.S. § 608.407.

1. Name. The name of the Company is:

Neal Communities of Southwest Florida, LLC

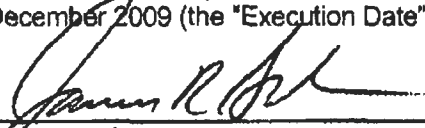
2. Mailing Address and Street Address of Principal Office. The mailing address and the street address of the principal office of the Company is 8210 Lakewood Ranch Boulevard, Bradenton, Florida 34202.

3. Name and Street Address of Initial Registered Agent. The name and street address of the Company's initial registered agent is James R. Schier, 8210 Lakewood Ranch Boulevard, Bradenton, Florida 34202.

4. Existence. In accordance with F.S. § 608, the Company's existence shall begin at the date of the formation of the Converting Entity, which is: October 19, 1995. The Conversion will be effective on December 30, 2009 at 11:57 p.m.

5. Amendment. These Articles of Organization may be amended in the manner provided in the Operating Agreement of the Company.

In witness whereof, the undersigned member or authorized representative has executed these Articles of Organization as of the 17th day of December 2009 (the "Execution Date").

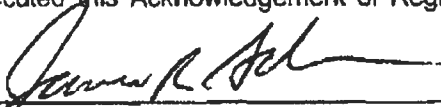


James R. Schier
Authorized Representative

ACKNOWLEDGEMENT OF REGISTERED AGENT

In accordance with F.S. §§ 608.407(c) and 608.415, the undersigned is familiar with the obligations imposed on the position of registered agent by the Florida Limited Liability Company Act and hereby accepts appointment as the Initial registered agent of the Company.

In witness whereof, the undersigned has executed this Acknowledgement of Registered Agent as of the Execution Date.



James R. Schier
As Registered Agent

LO90W120732

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP

WAIT

MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



900163661649

EFFECTIVE DATE 12/30/09

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
09 DEC 18 AM 10:56
RECEIVED
09 DEC 18 PM 4:11
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

B. KOHR

DEC 21 2009

EXAMINER

Source: Florida Division of Corporations
www.sunbiz.org

Estimated Neal LLCs and INCs registered with Florida:	415
Listed Agents	
Pamela Curran	151
Pricilla Heim	57
NCDG Management	7
Paul Neal III , C,	15
Patrick Neal	122
John Neal	94
James Schier	276
Mark Scocher	16
Michael Storey	36
Turkonics	6
Neal Property Management	<u>2</u>

Total Registered Agents tied to Neal entities 782

Entity Name

01030712 LLC
366-A BLANDING REALTY, INC.
ACP, LLC
ACPA LAND INVESTMENTS, LLC
ALIJOR, LLC
ALLEGHENY FINANCE GROUP, LLC
ALLEGIANT TITLE PROFESSIONALS, LLC
ALLIED TRANSFER & STORAGE, LLC
ALSTON H2O, LLC
AMELIA NEAL EVENTS, LLC
AMULET INTERNATIONAL CORP.
ASHFORD PLACE TOWNHOMES ASSOCIATION, INC.
ASHLEY H2O, LLC
AVALON OF NAPLES, LLC
AZALEA PARK II, A FLORIDA LIMITED PARTNERSHIP
BANKUNITED PROPERTY COMPANY, LLC
BAYWOOD BUILDERS, INC.
BD2K LLC
BETH INGRAM SCHOOL SERVICES, INC.
BLACKBURN CONSOLIDATED HOLDINGS, LLC
BLACKHAWK CAPITAL MANAGEMENT, LLC
BLASINGIM ROAD INVESTORS, LLC
BOCA GOLF COMMON PROPERTY MANAGEMENT, INC
BOCA ROYALE COUNTRY CLUB, LLC
BOCA ROYALE GOLF PROPERTY OWNERS ASSOCIATION, INC.
BOCA ROYALE HOLDINGS, LLC
BOCA ROYALE LIFESTYLES, LLC
BOCA ROYALE RESTAURANT, LLC
BOCA ROYALE SHARED MAINTENANCE CORP.
BORDER AND JACARANDA HOLDINGS, LLC
BORDER ROAD D & S, LLC
BORDER ROAD INVESTMENTS, LLC
BOUNTY BAY SEAFOOD CORPORATION
BOUNTY FRESH PRODUCE CORPORATION
BOYETTE FARMS ADDITION HOMEOWNERS ASSOCIATION, INC.
BRADENTON WILDEWOOD, LLC
BRCC ACQUISITION ONE, LLC
BRCC INVESTORS, LLC
BRITDE, LLC
BRYANT PARK LLC
BUCKEYE PROPERTY INVESTORS, LLC
BUSKIRK CORP.
BUZZRAKK MEDIA LLC
BUZZRAKK NETWORK SOLUTIONS INC
BUZZROCK MEDIA, INC.

"Grocery" Sketches
 "Retail" Sketches

THE VILLAGE AT LAUREL AND JACARANDA

PROJECT ADDRESS
 JACARANDA BLVD + LAUREL RD
 VENICE, FL

PROJECT LOCATION MAP



SI	SHEET INDEX	TITLE
1.001	1.001	COVER SHEET
1.002	1.002	TREE SITUATION
1.003	1.003	TREE SITUATION SPECIFICATIONS & DETAILS
1.100	1.100	SHEET KEY
1.101	1.101	LANDSCAPE LAYOUT
1.102	1.102	LANDSCAPE LAYOUT
1.103	1.103	POD LAYOUT
1.104	1.104	LANDSCAPE DETAILS
1.105	1.105	LANDSCAPE SPECIFICATIONS & SCHEDULE

CODE MINIMUM SET
 LANDSCAPE ARCHITECTURE
 DATE ISSUED 06.14.2022

VICINITY MAP



BLAIR
 SCS, INCORPORATED
 1000 LAUREL AVENUE
 VENICE, FL 33596
 (813) 963-1111
 WWW.SWSINC.COM

DIGITAL SIGNATURE

Arron
 Diedrich

Digitally signed
 by Arron
 Diedrich
 Date: 2022.06.13
 22:58:43 -0400

SEAL





1 (JACARANDA BLVD.) GROCERY ELEVATION SIGNAGE REQUIREMENTS: 1.6 SQ. FT. PER LINEAR FOOT OF BUILDING FRONTAGE OR 150 SQ. FT. TOTAL, WHICHEVER IS LESS. ALLOWED: SIGN 150SF TOTAL SIGN PROVIDED: 119.06 SQFT PHARMACY PROVIDED 21.73 SQFT TOTAL 140.81 SQFT SIGNAGE SHOWN



RETAIL A ELEVATION

- PAINT**
SW 7851
GREEK
VILLA
- PAINT**
SW 7865
OYSTER
BAR
- PAINT**
SW 7842
NATUREL
- PAINT**
SW 7834
OUTERBANKS
- METAL
CANOEY**
BERRIDGE
BUCKSKIN
- STONE/GRANI**
CLEAR
ANODIZED
- BARREL TILE
ROOF**
SOPAL
BARCELONA
900
CARMEL
- STONE**
ELDORADO
STONE
COASTAL REEF
PEARL WHITE

LAUREL & JACARANDA GROCERY
DESIGN DEVELOPMENT

VENICE, FL

06.14.2022





FRONT (JACARANDA BLVD.) GROCERY ELEVATION SIGNAGE REQUIREMENTS: 1 & 80 FT PER LINEAR FOOT OF BUILDING FRONTAGE OR 150 80 FT TOTAL, WHICHEVER IS LESS ALLOWED: SIGN
 1508 FT TOTAL SIGN PROVIDED: 119 08 SQFT PHARMACY PROVIDED: 21 73 SQFT TOTAL 140 81 SQFT SIGNAGE SHOWN




FRONT RETAIL A ELEVATION

- PAINT
SW 7551
GREEK VILLA
- PAINT
SW 7306
OYSTER BAR
- PAINT
SW 7542
NATUREL
- PAINT
SW 7534
OUTERSANKS
- METAL
CORTEX
BERRIDGE
BUCKSKIN
- STOREFRONT
CLEAR
ANODIZED
- RANDOM TILE
ROCK
SERRAL
BARCELONA
900
CARMEL
- STONE
ELDORADO
STONE
COASTAL REEF
PEARL WHITE

LAUREL & JACARANDA GROCERY
DESIGN DEVELOPMENT

VENICE, FL
06.14.2022



unreadable

NEAL COMM

This instrument prepared by and given to:
Notary Public
705 10th Ave. W., Ste. 1003
Palmetto, Florida 34221

March 15, 2021 04:25:39 PM
KAREN E. RUSHING
March 15, 2021 04:25:39 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$20,307.70

SPECIAL WARRANTY DEED

This Special Warranty Deed is made the 8th day of March, 2021, by **BORDER AND JACARANDA HOLDINGS, LLC**, a Florida limited liability company and **NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC**, a Florida limited liability company, both companies having a mailing address of 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, (hereinafter collectively referred to as "Grantor"), to **NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC**, a Florida limited liability company, whose mailing address is 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, (hereinafter referred to as "Grantee").

Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers to Grantee the following described real property in Sarasota County, Florida:

See Exhibit "A," attached hereto and incorporated herein, (the "Property").

Subject to valid restrictions reservations and easements of record, taxes for the year 2021 and all subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Grantor hereby covenants and warrants that the Property is not the homestead of any person nor is the Property contiguous, adjacent or in close proximity to any homestead real property.

Grantor hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property without the joinder of any other person; and that the Grantor does hereby warrant and defend the title to the Property against the lawful claims of all persons claiming by, through, and under Grantor, but not otherwise.

"GRANTOR"
BORDER AND JACARANDA HOLDINGS, LLC, a Florida limited liability company

By: *James R. Schier*
James R. Schier, Manager

Michele Zink
Witness
Michele Zink

Print Name of Witness
Kathryn A. Pignatelli
Witness

Kathryn A. Pignatelli
Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8 day of March, 2021, by James R. Schier, as Manager of Border and Jacaranda Holdings, LLC, a Florida limited liability company, on behalf of the Company, who is personally known to me.

Michele Zink
Signature of Notary Public
Print Notary Name: Michele Zink
NOTARY PUBLIC STATE OF FLORIDA
Commission No. _____
Expiration Date: _____



NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, a Florida limited liability company

By: NCDG Management, LLC, a Florida limited liability company, its Manager

By: James R. Schier, Manager

Michele Zink
Witness
Michele Zink

Kathryn A. Pignatelli
Print Name of Witness
Witness
Kathryn A. Pignatelli
Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8 day of March, 2021, by James R. Schier, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities of Southwest Florida, LLC, a Florida limited liability company, on behalf of the Company, who is personally known to me, or who has produced _____ as identification.

Michele Zink
Signature of Notary Public
Print Notary Name: Michele Zink
NOTARY PUBLIC STATE OF FLORIDA
Commission No. _____
Expiration Date: _____

(Affix Seal)





CITY OF VENICE
 Planning and Zoning Department
 401 W. Venice Avenue, Venice, FL 34285
 (941)486-2626 ext. 7434 www.venicegov.com

PUD ZONING MAP AMENDMENT APPLICATION

Submit a complete application package to the Planning and Zoning Department. All information must be legible and will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-130 for Planned Unit Development district submital requirements. Per Section 86-130(f)(4), after this application package is deemed complete, any new development will be scheduled for a Pre-hearing conference at the Planning Commission.

PROJECT NAME: Milano PUD	
Brief Project Description: Removal of open spaces from PUD (see project narrative)	
Address/Location: Laurel Road and Border Road	
Parcel Identification No.(s): 0390-05-1000 and 0389-01-4000	
Parcel Size: 24.1 acres (removed from PUD)	Proposed Numbers/Types of Dwelling Units: 1,350 (no change)
Current Zoning Designation(s): PUD	R.U.M. Designation(s): Mixed Use Residential
<i>Fees: The Zoning Administrator will determine if a project is a minor or major revision, then select correct fee and review fee below. A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586 (b-d) for complete code. *Extended technical review fee of \$1400 charged at third resubmittal.</i>	
<input type="checkbox"/> New Application \$5,095.85	<input type="checkbox"/> Review Fee \$2,692.22 OR
<input type="checkbox"/> Major Amendment \$2,476.85	<input type="checkbox"/> Review Fee \$1,076.90 OR
<input type="checkbox"/> Minor Amendment \$573.99 (required public hearing)	<input type="checkbox"/> Review Fee \$538.44 OR
<input type="checkbox"/> Minor Amendment \$573.99 (Administrative - no review fee)	
Applicant/Property Owner Name (will be used for billing): Neal Eugene Harris, LLC and West Communities of Bradenton Florida, LLC	
Address: 5800 Lakewood Ranch Boulevard, Sarasota, FL 34240	
Email:	Phone:
Design Professional or Attorney: Bobbi, Claybrooke, P.E., AM Engineering	
Address: 8340 Consumer Court, Sarasota, FL 34240	
Email: bclaybrooke@amengfl.com	Phone: 941-377-9178
Authorized Agent (project point of contact): Jeffery A. Boone, Esq.	
Address: 1001 Avenida Del Circo, Venice, FL 34285	
Email: jboone@boone-law.com	Phone: 941-488-6718

Preliminary Plat Application Revised: 10/01/2021

PUD ZONING MAP AMENDMENT Checklist

Application package is reviewed for completeness by Planning staff. If a document is not being submitted, please indicate N/A and the reason why it is not being submitted.

<input checked="" type="checkbox"/>	Application: Signed by agent and applicant.
<input checked="" type="checkbox"/>	Narrative: Provide a statement describing in detail, the character and intended use of the development, in addition to the description on page one of the application. All modifications to PUD standards must be listed with each applicable Section of Code.
<input checked="" type="checkbox"/>	Agent Authorization Letter: A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. Authorization should not be for a corporation or similar entity. This individual will be the single point of contact for staff.
<input checked="" type="checkbox"/>	Statement of Ownership and Control: Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity. For multiple parcels collate by parcel deed, agent authorizations, and zoning information.
<input checked="" type="checkbox"/>	Legal Descriptions: Must indicate the PID with each respective description in Word format.
<input checked="" type="checkbox"/>	Public Workshop Requirements: (Section 86-41) 1. Newspaper advertisement 2. Notice to property owners 3. Meeting sign-in sheet 4. Summary of public workshop 5. Mailing List of Notified Parties (must include registered neighborhood associations)
<input checked="" type="checkbox"/>	Survey of Property: Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. Date of Survey:
<input checked="" type="checkbox"/>	Concurrency Application and Worksheet: *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, a signed and sealed electronic file will be required. N/A- No Change
<input checked="" type="checkbox"/>	School Concurrency (Residential Only): School Impact Analysis report from Sarasota County dated within 180 days of application resubmittal. N/A- No Change
<input checked="" type="checkbox"/>	Common Facility Statements: If common facilities, such as recreation areas or structures, private streets, common open spaces, etc., N/A are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained.
<input checked="" type="checkbox"/>	Planning Commission Considerations/Findings: Per Code Section 86-47(f)(1), prepare a statement for each of the following considerations/findings: a. Whether the proposed change is in conformity to the comprehensive plan; b. The existing land use pattern; c. Possible creation of an isolated district unrelated to adjacent and nearby districts; d. The population density pattern and possible increase or oversteering of the load on public facilities such as schools, utilities, streets, etc.; e. Whether existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change; f. Whether changed or changing conditions make the passage of the proposed amendment necessary; g. Whether the proposed change will adversely influence living conditions in the neighborhood; h. Whether the proposed change will create or exacerbate traffic congestion or otherwise affect public safety; i. Whether the proposed change will create a drainage problem; j. Whether the proposed change will seriously reduce light and air to adjacent areas; k. Whether the proposed change will adversely affect property values in the adjacent area; l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; m. Whether the change suggested is out of scale or inharmonious with the public welfare; n. Whether there are other conditions that would be detrimental to the public welfare.



CITY OF VENICE

Planning and Zoning Department
 401 W. Venice Avenue, Venice, FL 34285
 (941)486-2626 ext. 7434 www.venicegov.com

PUD ZONING MAP AMENDMENT APPLICATION

Submit a complete application package to the Planning and Zoning Department. All information must be legible and will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-130 for Planned Unit Development district submittal requirements. Per Section 86-130(t)(4), after this application package is deemed complete, any new development will be scheduled for a Pre-hearing conference at the Planning Commission.

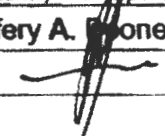
PROJECT NAME: Milano PUD	
Brief Project Description: Amendment to Milano PUD to designate 10.42 acre commercial parcel.	
Address/Location: Laurel Road and Jacaranda Boulevard	
Parcel Identification No.(s): 0391-04-1000	
Parcel Size: 10.42 acres (Total PUD 503.9)	Proposed Numbers/Types of Dwelling Units: No Change
Current Zoning Designation(s): PUD	FLUM Designation(s): Mixed Use Residential
<i>Fees: The Zoning Administrator will determine if a project is a minor or major revision, then select correct fee and review fee below. A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586 (b-d) for complete code. *Extended technical review fee of \$1400 charged at submittal.</i>	
<input type="checkbox"/> New Application \$5,095.85	<input type="checkbox"/> Review Fee \$2,692.22 OR
<input type="checkbox"/> Major Amendment \$2,476.85	<input type="checkbox"/> Review Fee \$1,076.90 OR
<input type="checkbox"/> Minor Amendment \$573.99 (required public hearing)	<input type="checkbox"/> Review Fee \$538.44 OR
<input type="checkbox"/> Minor Amendment \$573.99 (Administrative - no review fee)	
Applicant/Property Owner Name (will be used for billing): Border and Jacaranda Holdings, LLC	
Address: 5800 Lakewood Ranch Boulevard, Lakewood Ranch, FL 34240	
Email:	Phone:
Design Professional or Attorney: Bobbi Claybrooke, P.E., AM Engineering, LLC	
Address: 8340 Consumer Ct, Sarasota, FL 34240	
Email: bclaybrooke@amengfl.com	Phone: 941-377-9178
Authorized Agent (project point of contact): Jeffery A. Boone, Esq.	
Address: 1001 Avenida Del Circo, Venice, FL 34285	
Email: jboone@boone-law.com	Phone: 941-488-6716

PUD ZONING MAP AMENDMENT Checklist

Application package is reviewed for completeness by Planning staff. If a document is not being submitted, please indicate N/A and the reason why it is not being submitted.

<input checked="" type="checkbox"/>	Application: Signed by agent and applicant.
<input checked="" type="checkbox"/>	Narrative: Provide a statement describing in detail, the character and intended use of the development, in addition to the description on page one of the application. All modifications to PUD standards must be listed with each applicable Section of Code.
<input checked="" type="checkbox"/>	Agent Authorization Letter: A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. Authorization should not be for a corporation or similar entity. This individual will be the single point of contact for staff.
<input checked="" type="checkbox"/>	Statement of Ownership and Control: Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity. For multiple parcels collate by parcel the deeds, agent authorizations, and Sunbiz information.
<input checked="" type="checkbox"/>	Legal Description: Must indicate the PID with each respective description in Word format.
<input checked="" type="checkbox"/>	Public Workshop Requirements: (Section 86-41) 1. Newspaper advertisement 2. Notice to property owners 3. Meeting sign-in sheet 4. Summary of public workshop 5. Mailing List of Notified Parties (must include registered neighborhood associations)
<input checked="" type="checkbox"/>	Survey of Property: Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. Date of Survey: 6/2/22
<input checked="" type="checkbox"/>	Concurrency Application and Worksheet: *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, a signed and sealed electronic file will be required.
<input checked="" type="checkbox"/>	School Concurrency (Residential Only): School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal N/A
<input checked="" type="checkbox"/>	Common Facility Statements: If common facilities, such as recreation areas or structures, private streets, common open spaces, etc., N/A are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained.
<input checked="" type="checkbox"/>	Planning Commission Considerations/Findings: Per Code Section 86-47(F)(1), prepare a statement for each of the following considerations/findings: a. Whether the proposed change is in conformity to the comprehensive plan; b. The existing land use pattern; c. Possible creation of an isolated district unrelated to adjacent and nearby districts; d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.; e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change; f. Whether changed or changing conditions make the passage of the proposed amendment necessary; g. Whether the proposed change will adversely influence living conditions in the neighborhood; h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety; i. Whether the proposed change will create a drainage problem; j. Whether the proposed change will seriously reduce light and air to adjacent areas; k. Whether the proposed change will adversely affect property values in the adjacent area; l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare; n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning; o. Whether the change suggested is out of scale with the needs of the neighborhood or the city; and p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.
<input checked="" type="checkbox"/>	Master Plan: Containing the following: 1. The title of the project and the names of the professional project planner and the developer; 2. Scale, date, north arrow and general location map; 3. Boundaries of the property involved, and all existing streets, buildings, watercourses, easements, section lines and other existing important physical features in and adjoining the project.; 4. Master plan locations of the different uses proposed, by dwelling types, open space designations, recreational facilities, commercial uses, other permitted uses, and off-street parking and off-street loading locations; 5. Master plan showing access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; 6. Tabulations of total gross acreage in the development and the percentages thereof proposed to be devoted to the several dwelling types, other permitted uses, recreational facilities, streets, parks and other reservations; 7. Tabulations demonstrating the relationship of the development to proposed land use intensity and proposed numbers and types of dwelling units; 8. Where required by the planning commission, an ecological survey in accordance with the standards of the state department of environmental protection and the water and navigation control act of the county, as they may from time to time be amended.
<input checked="" type="checkbox"/>	Electronic Files submitted: Provide PDF's of ALL documents, appropriately identified by name. Submit each document as one pdf (not each sheet in an individual pdf). Please title all documents with a clear and concise title (e.g. Application, Narrative, Agent Authorization Letter, Statement of Ownership, Legal Description, etc.).

If the PUD zoning map amendment is approved, after all public hearings, a final Binding Master Plan with any revisions will be required. Technical compliance must be completed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at the public hearing and will be contacted by staff regarding availability. By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name: Jeffery A. Boone, Esq.	Applicant Name:
Authorized Agent Signature: 	Applicant Signature:
Date: 6/14/22	Date:

June 5, 2022

City of Venice
Attention: City Clerk
401 West Venice Avenue
Venice, Florida 34285

Re: Milano PUD Amendment (Commercial Parcel)

Ladies and Gentlemen:

This letter is submitted to designate Jeffery A. Boone, Esq., as authorized agents to act on my behalf with regard to all matters currently pending or to occur in the future relating to the above-referenced property.

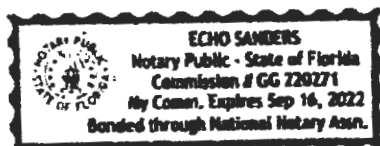
Thank you for your attention to these matters.

Very truly yours,
Border and Jacaranda Holdings, LLC

By: *Pam Curran*
Pam Curran, Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence (✓) or () online notarization, on this 6th day of June, 2022, by Pam Curran, Manager for Border and Jacaranda Holdings, LLC, who is personally known to me (✓) or produced _____ as identification.



(SEAL)
My Commission Expires:

NOTARY PUBLIC

Sign *Echo Sanders*
Print Echo Sanders