

From: [Carlo Quintiliani](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Fwd: Supporting Documentation for Carlo Quintiliani PID 0366130002 5 minute testimony re ecological sensitivity relative to flooding
Date: Monday, December 1, 2025 2:44:25 PM
Attachments: [Submission for Sarasota Land Aquisition Program Oct 18 2024.pdf](#)
[Tract 17 Bridge with Failed Mitigation Area, Adjacent Protected Wetlands and Solitary Drainage Channel to Weir.pdf](#)
[Proposed Water Retention Ponds where Tree Boundary Currently Exist With 4 Proposed Townhome Locations.pdf](#)
[SWFWMD Original Environmental Decline Reasons for Toscana Isles Tract 4 & 5 Development .pdf](#)
[Sept 2018 SWFWMD Wetland Monitoring Deficiency to Developer .pdf](#)

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

This Message Is From an External Sender

This message came from outside your organization.

To all - I thought it beneficial to add a random SWFWMD letter of rejection to the TI developer to illustrate the circular issues still in play 2 1/2 years from the very first tract 4 & 5 permit rejections - see last attachment

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

From: **Carlo Quintiliani** <carloq1949@gmail.com>

Date: Mon, Dec 1, 2025 at 2:07 PM

Subject: Supporting Documentation for Carlo Quintiliani PID 0366130002 5 minute testimony re ecological sensitivity relative to flooding

To: <citycouncil@venicefl.gov>

Dear Council Members:

Attached below you will find for your review and consideration documentation and illustrations supporting my December 9th presentation to you

If time permits, kindly acquaint yourselves with:

- a) The Sarasota Land Acquisition Nomination Form approved and moved forward for final Land Oversight Committee consideration, pending developers voluntary participation (Developer Declined)
- b) Location of Proposed Land Bridge as it relates to a Failed Mitigation Area, Wetlands, and our Drainage Channel & Weir
- c) Location of Proposed New Construction Water Retention Ponds and felling of Anchor trees with paving over drainage soils, Location of 4 out of 7 new homes adjacent to those ponds, and the IMMEDIATE adjacencies of residences within Toscana Isles to the New Water Retention Ponds.
- d) SWFWMD documentation outlining the environmental reasons that developed into a 4 years plus protracted permit process for building adjacent to PID 0366130002 (Tract 17)

In all cases, I will be referring to these points on December 9th, and hopefully they can be referenced by you if needed

Respectfully

Carlo Quintiliani
673 Maraviya Blvd
N Venice FL 34275

From: [Carlo Quintiliani](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Supporting Documentation for Carlo Quintiliani PID 0366130002 5 minute testimony re ecological sensitivity relative to flooding
Date: Monday, December 1, 2025 2:09:13 PM
Attachments: [Submission for Sarasota Land Aquisition Program Oct 18 2024.pdf](#)
[Tract 17 Bridge with Failed Mitigation Area, Adjacent Protected Wetlands and Solitary Drainage Channel to Weir.pdf](#)
[Proposed Water Retention Ponds where Tree Boundary Currently Exist With 4 Proposed Townhome Locations.pdf](#)
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- d) SWFWMD documentation outlining the environmental reasons that developed into a 4 years plus protracted permit process for building adjacent to PID 0366130002 (Tract 17)

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Respectfully

Carlo Quintiliani
673 Maraviya Blvd
N Venice FL 34275

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):

- | | |
|--|--|
| <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 type="checkbox"/> Access to water (Gulf of Mexico, bay, river, or creek frontage) | <input type="checkbox"/> Adjacent to existing public lands / trails |
| <input 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 & 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.)

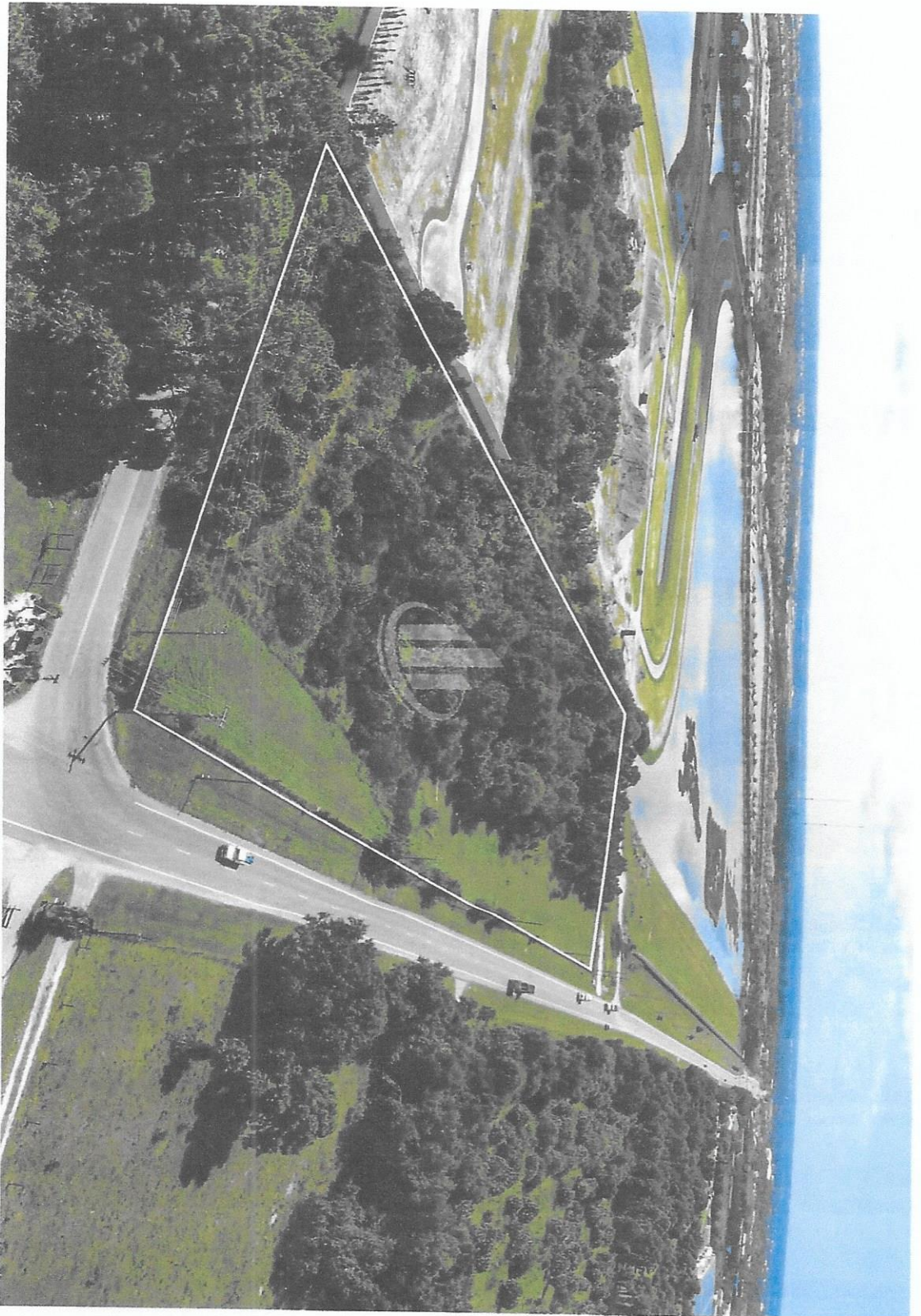
- 1) Tract 17 is a Sandhill Crane, Blue Heron, Shelter & Chick Rearing Sanctuary. They regularly walk/fly from the north lake to take shelter within it
- 2) Their habitat has shrunk from the 417 acres of Toscana Isles, of which 200 acres of freshwater retention ponds, where they feed & breed
- 3) Possible 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**

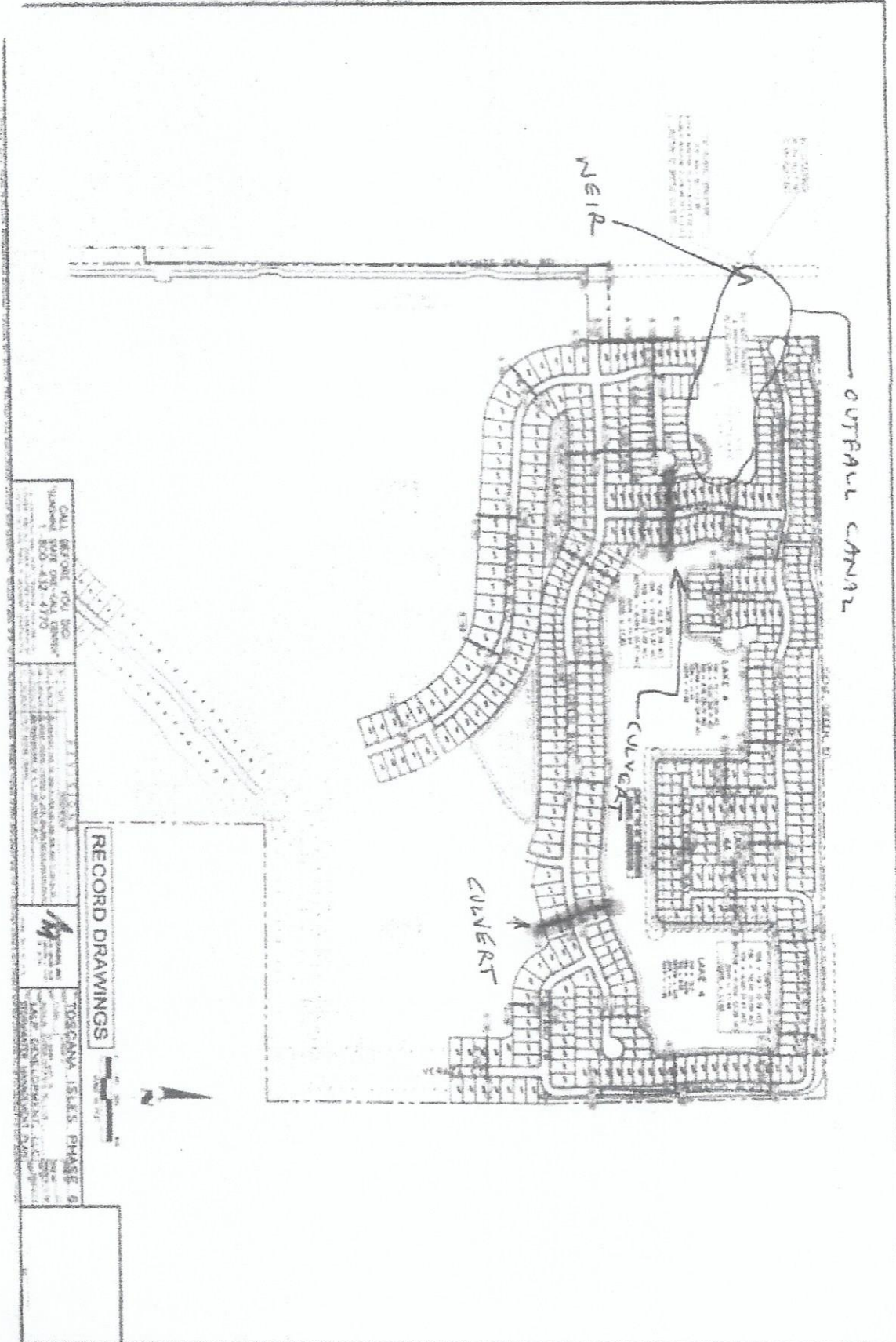
AT-A-GLANCE:

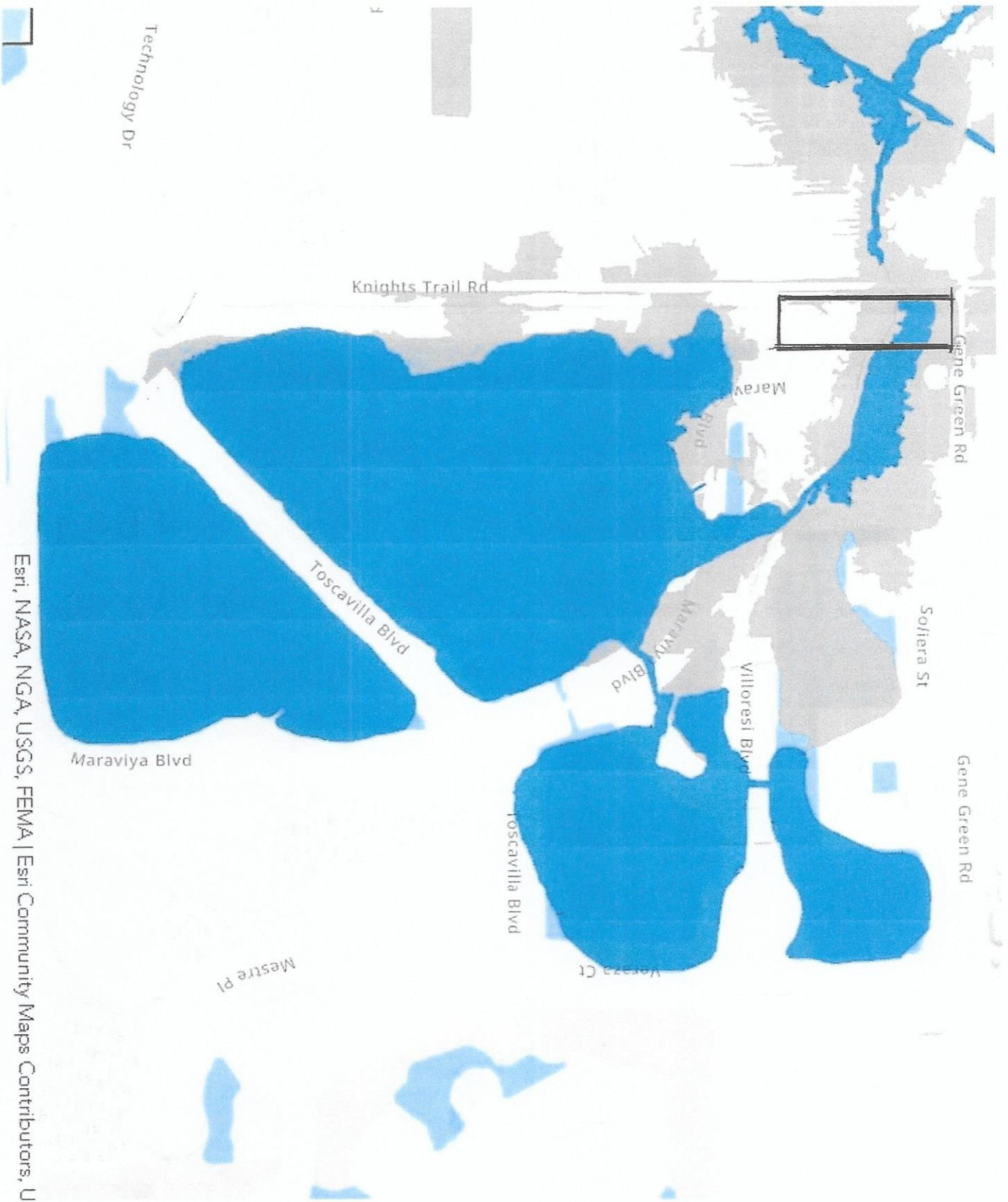
- TRACT 17 AREA OUTLINES (1)**
- TRACT 17 WETLANDS & WOODS (2)**
- TRACT 17 WIER LOCATOR (2 & 3)**
- TOSCANA ISLES LAKES (4)**
- TOSCANA ISLES COMPLEX (5)**

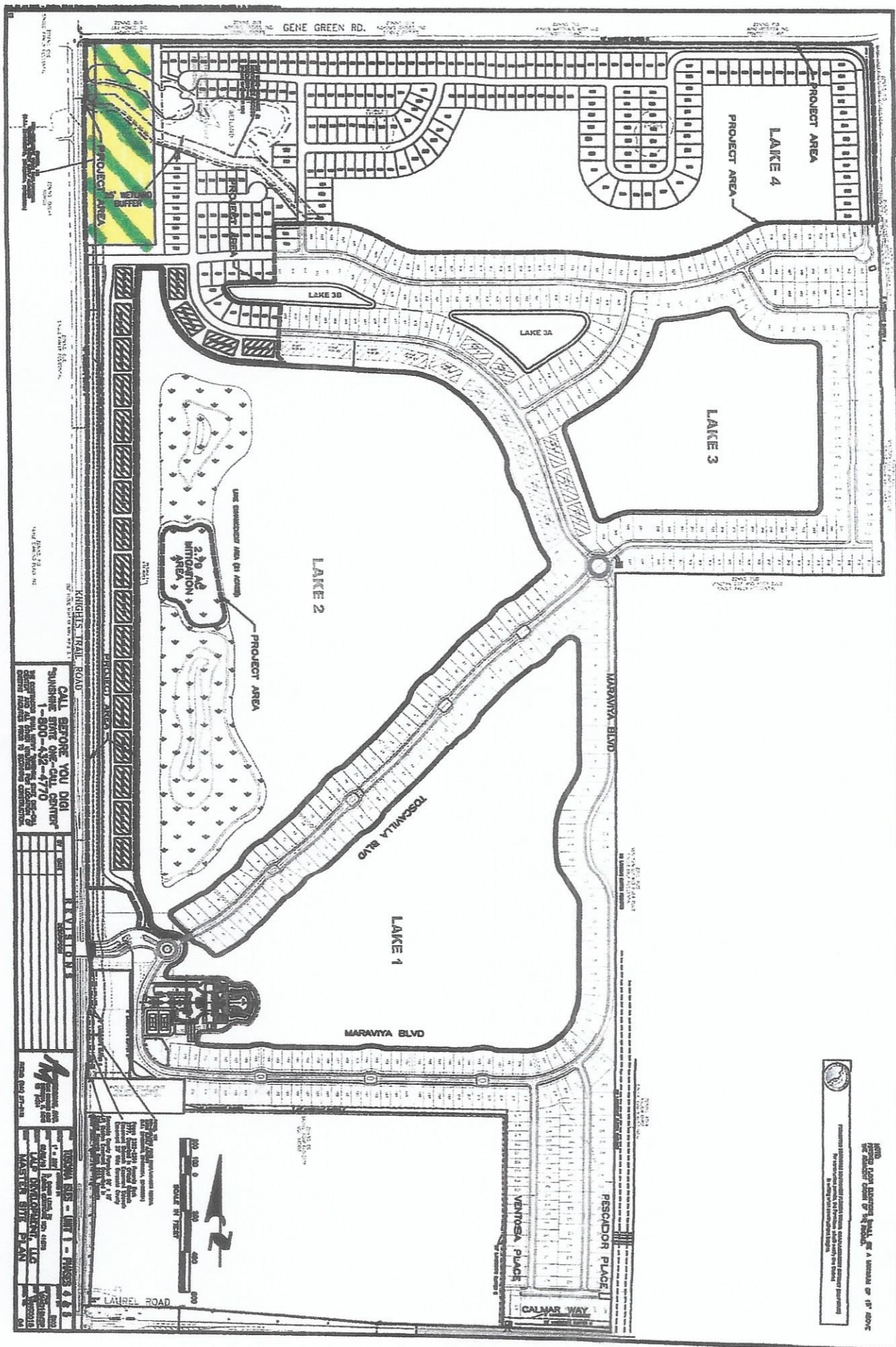


TRACT 17 -- 0 Knights Trail Road Nokomis Fl 34275 -- PID 0366130002









TRACT 17

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)**

Official Records Instrument
#300615963

684 683 682

FAILED
MITIGATION
AREA
1.31 AC

OUTFALL DITCH

744

745

746

747

748

749

750

751

752

(630)

(632)

APPLIC

730

PER

(633)

(634)

EX. OUTFALL
CONTROL STRUCTURE

EX. WEIR STRUCTURE
TOP WALL EL=11.00
WINDOW EL=10.98

EX. WEIR STRUCTURE
TOP WALL EL=12.38 PERMITTED
UPPER WINDOW N PHASE 1
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

INVERT EL=8.70 (24" RCP)
S WINDOW EL=11.06 (0.45'X3.0')

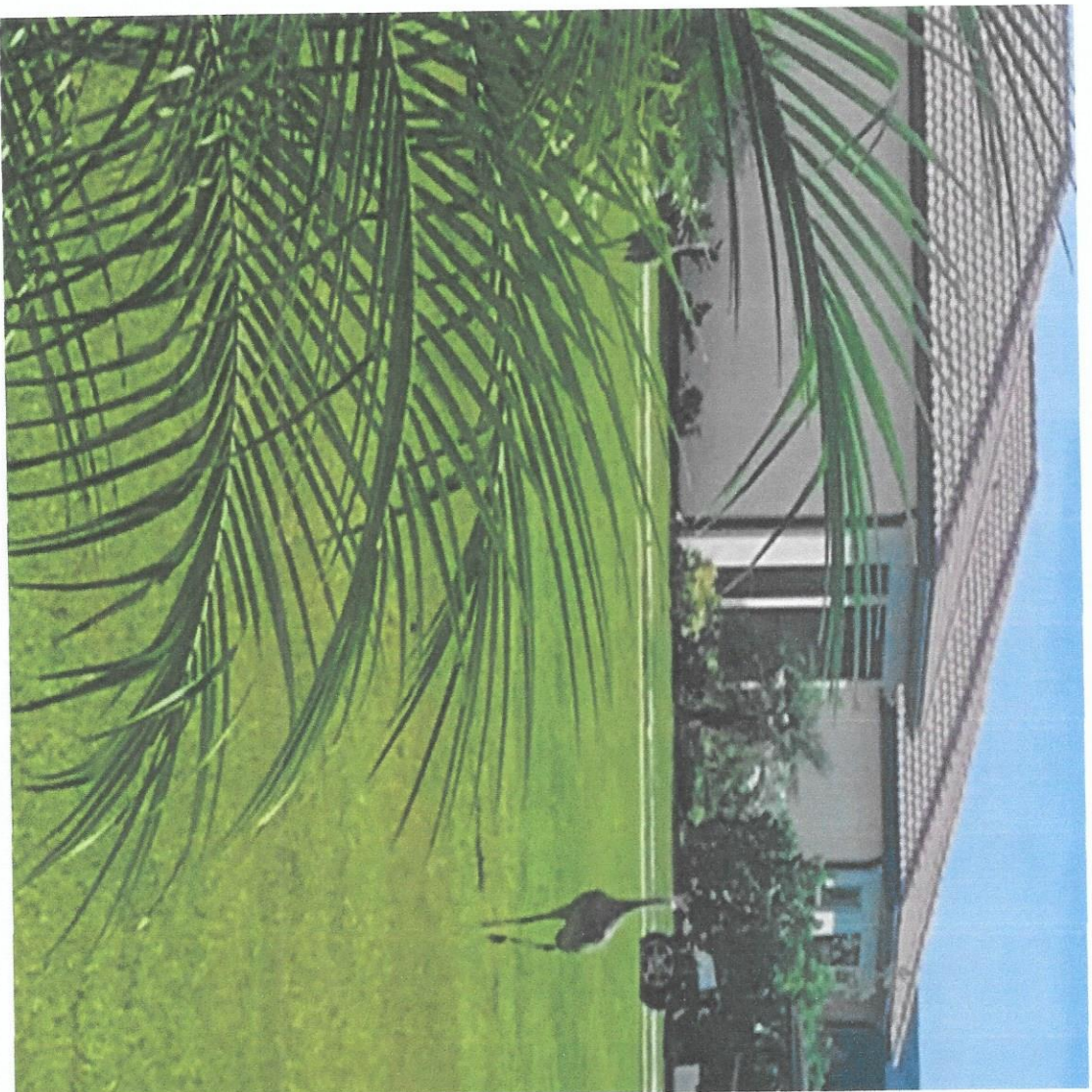
TRACT 17 - PARTIAL
W/WEIR + FAILED MITIGATION



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



Resident Sandhill Cranes by North Water Retention Pond waiting for the North Gate to open so they can return to Tract 17 where they shelter



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 DENSLY
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

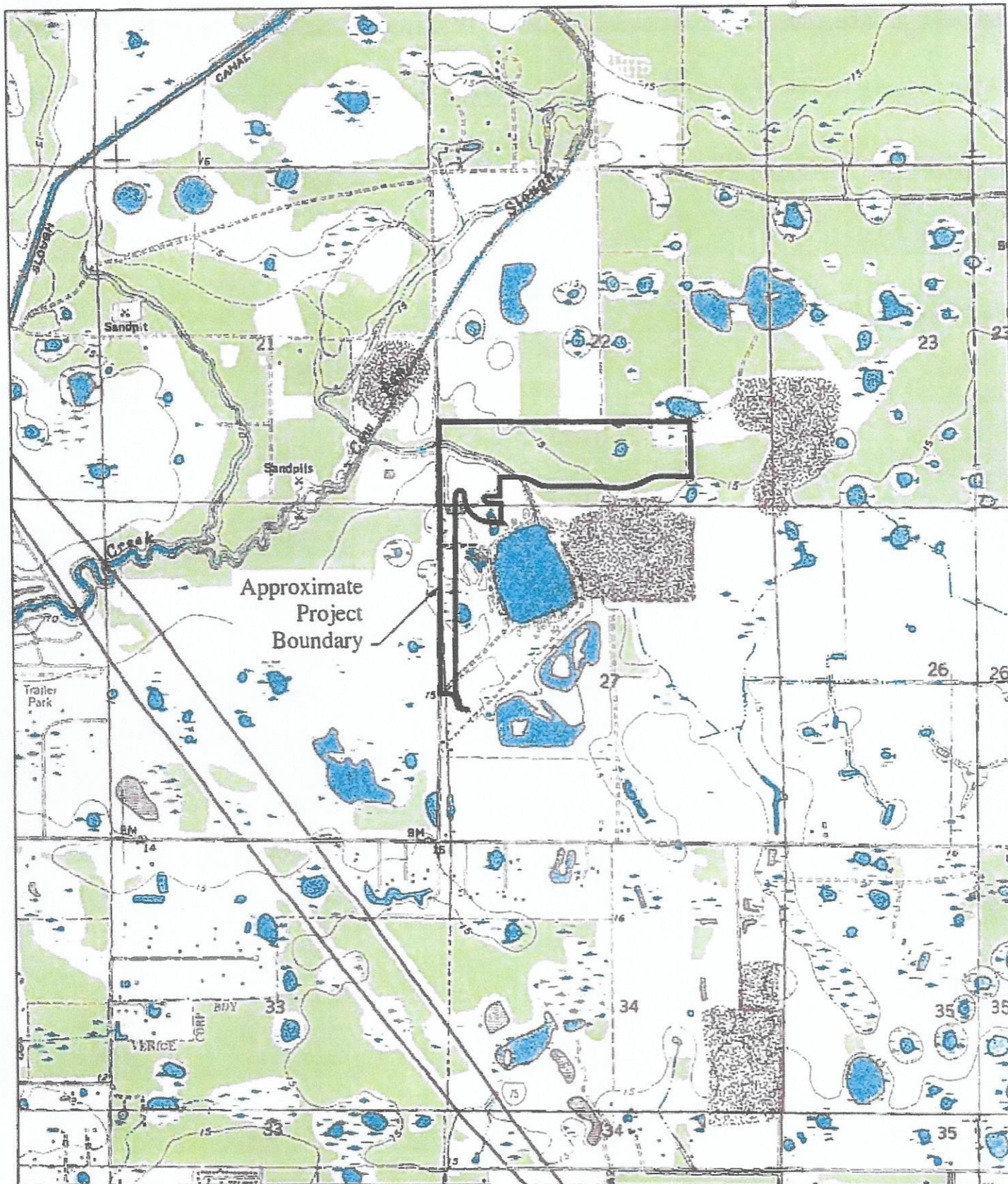
AT-A-GLANCE:

**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: E:\Sarasota\Vanguard Land\Toscana\USGS 012715.dwg



CONSULTANTS INCORPORATED

1523 8th Avenue West, Suite B, Palmetto, FL 34221

Telephone 941.722.0901, Fax 941.722.4931

P.O. Box 53106, Sarasota, FL 34234

Telephone 941.388.0505, Fax 941.870.3245

213 East Park Avenue, Lake Wales, FL 33853

Telephone 863.676.8996, Fax 863.676.7771

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

Scale: 1" = 2000'

Date Drawn: 01/27/15

Drawn by: CW





Client: Vanguard Land

Project: Toscana Isles, Phase 4 & 5

Title: Habitat Map, Pre-Developed Conditions

Date: January 27, 2015

File: E:\Sarasota\Vanguard Land\Toscana\C-Habitat 012715.dwg



1521 10th Avenue West, Suite B, Palmetto, FL 34221 - Telephone 941.722.0900, Fax 941.722.4911
 P.O. Box 53109, Sarasota, FL 34254 - Telephone 941.388.0505, Fax 941.870.3245
 213 East Park Avenue, Lake Wales, FL 33853 - Telephone 863.676.8996, Fax 863.676.7271

Sec: 22.27 Twp: 38S Rng: 19E

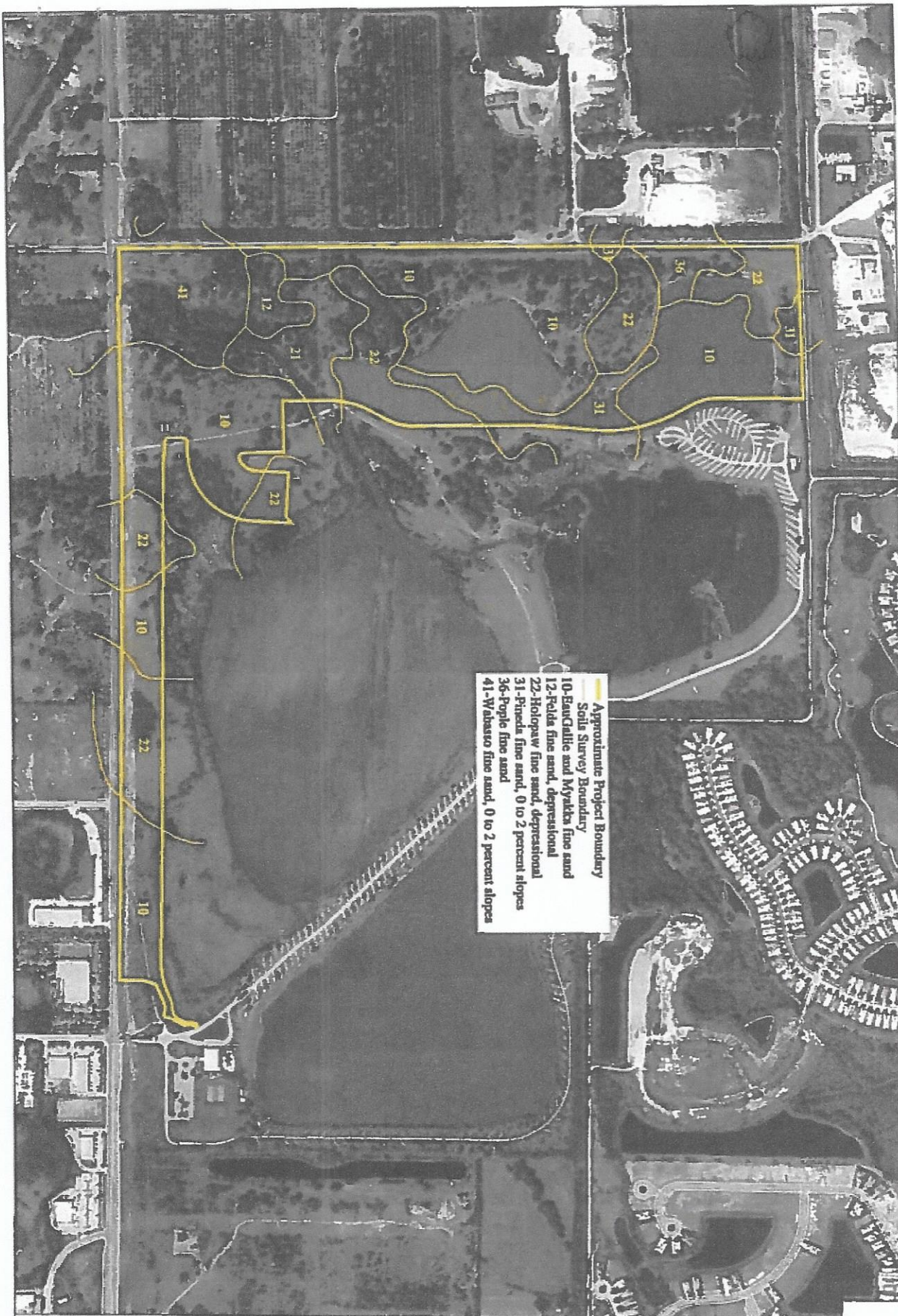
Scale: 1" = 500'

Date Drawn: 01/27/15

Drawn by: CW



Sheet:
1 of 1



Approximate Project Boundary
 Soils Survey Boundary
 10-Bentley and Myrtle fine sand
 12-Pepper fine sand, depressional
 22-Holopaw fine sand, depressional
 31-Pineville fine sand, 0 to 2 percent slopes
 36-Pepper 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

File: E:\Sarasota\Vanguard Land\Toscana\Soils 012715.dwg



1521 18th Avenue West, Suite B, Palmetto, FL 34221 - Telephone 941 722 0901, Fax 941 722 4931
 P.O. Box 53106, Sarasota, FL 34234 - Telephone 941 388 0505, Fax 941 870 3245
 213 East Park Avenue, Lake Wales, FL 33853 - Telephone 888 676 8700, Fax 888 676 7271

Sec: 22.27 Twp: 38S Rng: 19E

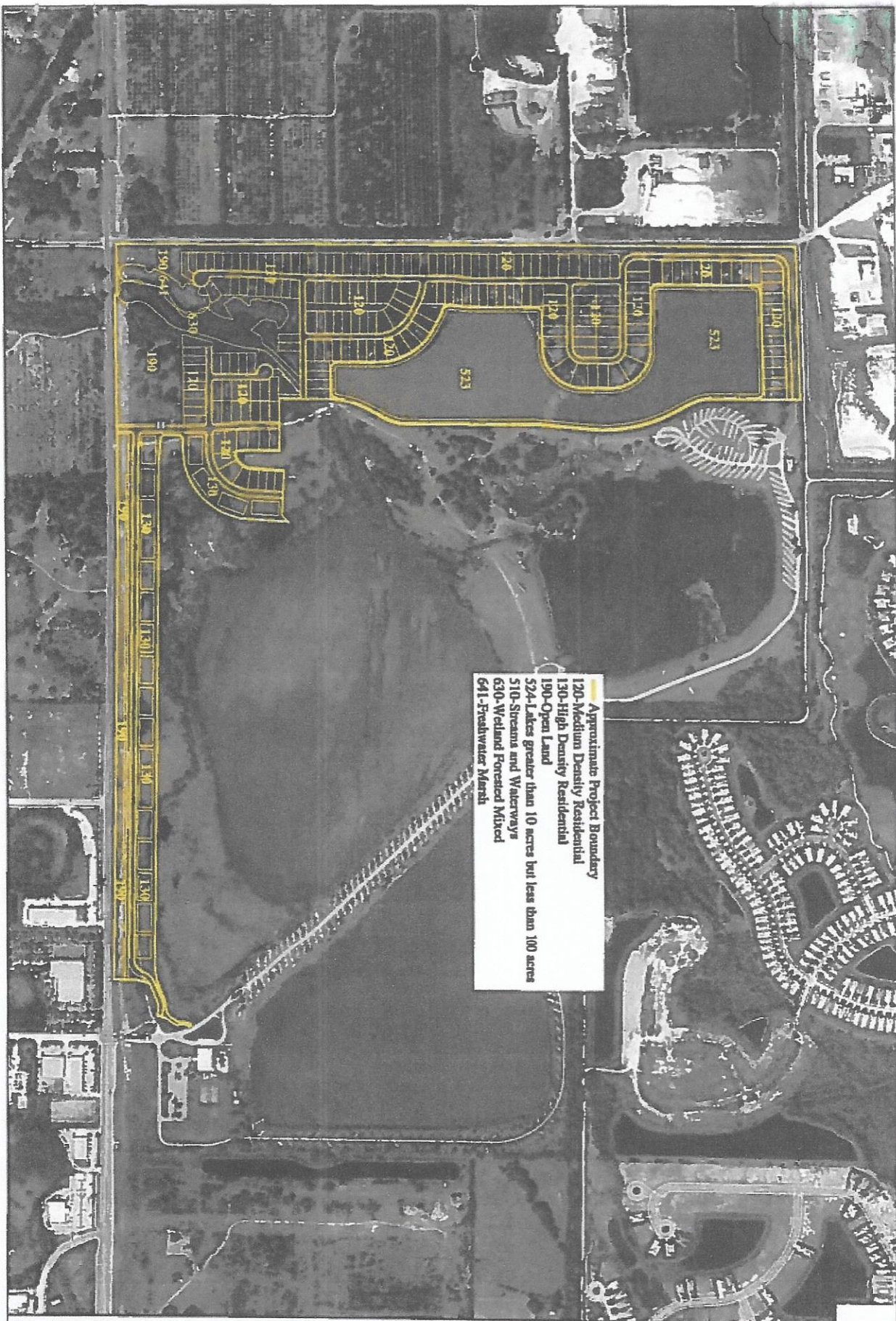
Scale: 1"= 500'

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
 524-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:\Sarasota\Vanguard Land\Toscano\Habitat 012715.dwg



1523 3rd Avenue West, Suite B, Palmetto, FL 34221 Telephone 941 722 0900 Fax 941 722 4911
 P.O. Box 51100, Sarasota, FL 34234 Telephone 941 388 6505 Fax 941 870 3245
 211 East Park Avenue, Lake Wales, FL 33853 Telephone 888 676 8990 Fax 863 676 7721

Sec: 22.27 Twp: 38S Rng: 19E

Scale: 1" = 500'

Date Drawn: 01/27/15

Drawn by: CW



Sheet:
 1 of 1

PID 0366130002 TRACT 17

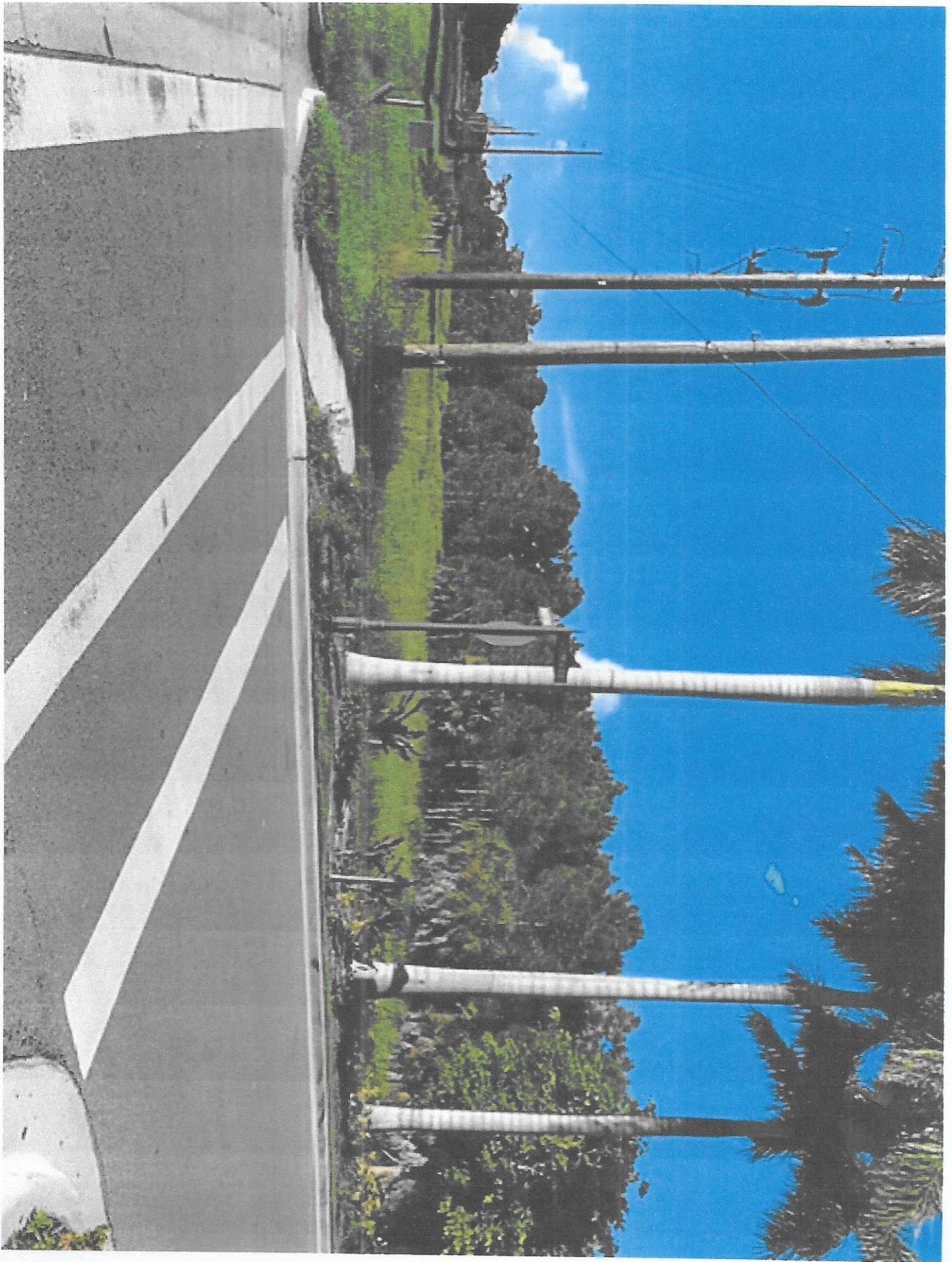
KNIGHTS TRAIL ROAD AND GENE GREEN ROAD

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.

 9/17/2024 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)

☒ 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
☐ PETITION ☒ MOTION

☒ GRANTED ☐ DENIED ☐ CONTINUED
☐ GRANTED / DENIED IN PART ☐ CANCELLED
☐ TAKEN UNDER ADVISEMENT
☐ OTHER _____

DIN# (133) - FOR FINAL SUMMARY JUDGMENT AND
INCORPORATED MEMORANDUM OF LAW

☒ PLAINTIFF'S ☐ DEFENDANT'S
☐ PETITION ☒ MOTION

☐ GRANTED ☒ DENIED ☐ CONTINUED
☐ GRANTED / DENIED IN PART ☐ CANCELLED
☐ TAKEN UNDER ADVISEMENT
☐ OTHER _____

DIN# (143) - FOR SUMMARY JUDGMENT AND MEMORANDUM

IN OPPOSITION TO DEFENDANT'S MOTION FOR SUMMARY
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: Ka 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



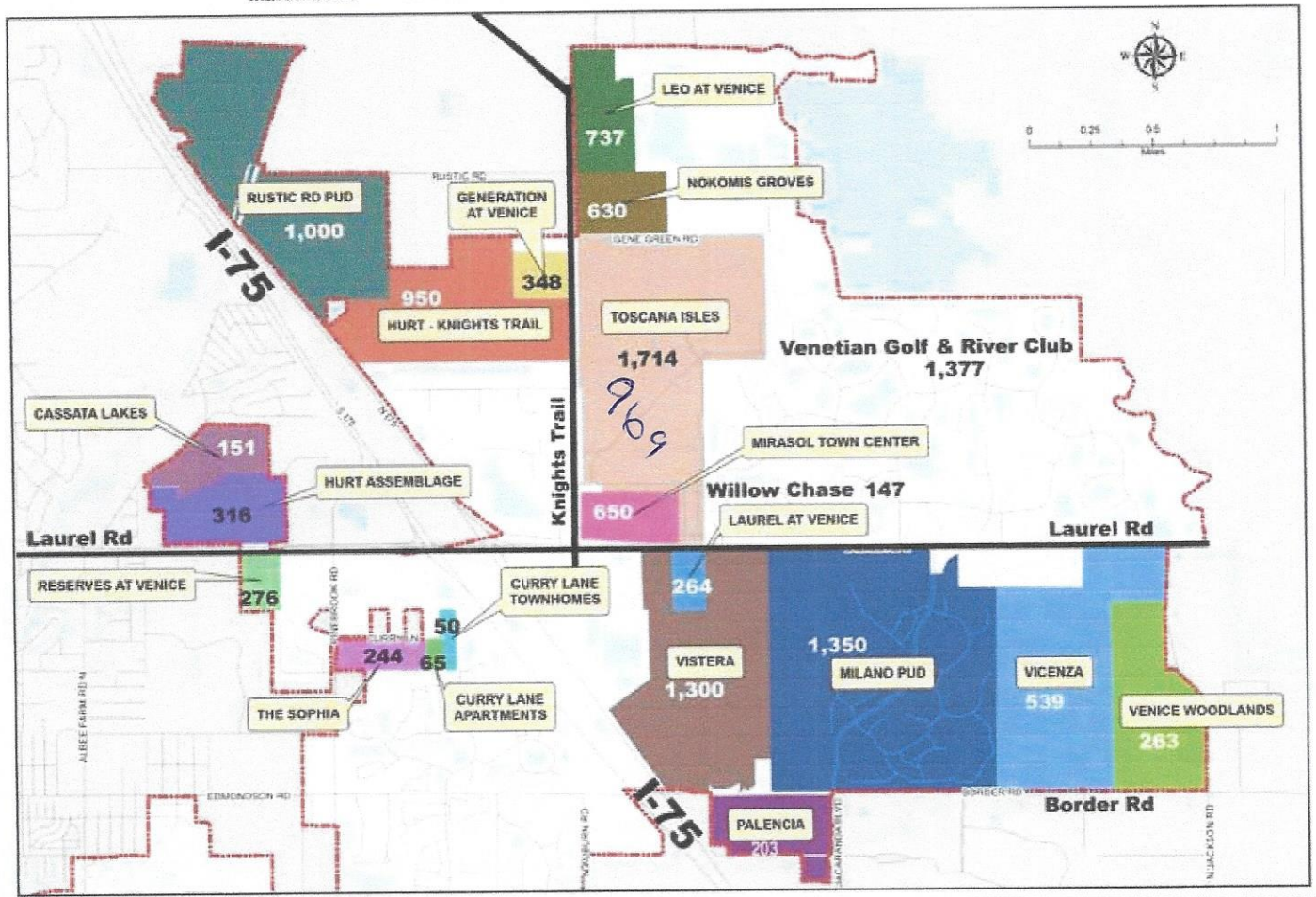
Northeast Venice Development Locations

Planning and Zoning Department

March 2024

Date: 3/4/2024 Document Path: K:\Planning and Zoning\Development Analysis\Development Locations Map

CITY BOUNDARY
STREETS



NE Venice Residential Development

Location	Entitled Units	Approved Units	Type	Location	Entitled Units	Approved Units	Type
Laurel Road West of I-75				Laurel Road East of I-75 plus Jacaranda Blvd			
Cassata Lakes	151	151	SF	Laurel at Venice	264	in process	MF
Hurt Assemblage (Hurt Laurel Road)	316	in process	MF + comm'l	Milano PUD (Milano, Cielo, Aria, Fiore)	1,350	848	SF & MF
Reserves at Venice	276	276	MF	Mirasol Town Cntr (apartments & senior cntr)	650	395	MF
Total	743			Vicenza	539	539	SF
Pinebrook Road south of Laurel Rd				Visterra (GCCF)	1,300	1,056	SF & MF
Curry Lane Townhomes	50	in process	SF	Venetian Golf & River Club	1,377		SF
Curry Lane Apartments	65	in process	MF	Willow Chase	147		SF
The Sofia	244	244	MF	Total	5,627		
Total	359			Grand Total	12,574		
Border Road				Approximate breakdown by unit type:			
Palencia	203	203	SF	Single family (SF) only	5,000		
Venice Woodlands	263	263	SF	Multi-family or mixed (SF & MF)	7,500		
Total	466			Approximate breakdown by Occupancy:			
Knights Trail north of Laurel Rd				Occupied unit	5,500		
Generation at Venice	348	348	MF	Under construction or planned	7,000		
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						

Plan board OKs hotel for North Venice

Wyndham brand ECHO Suites offers extended stays

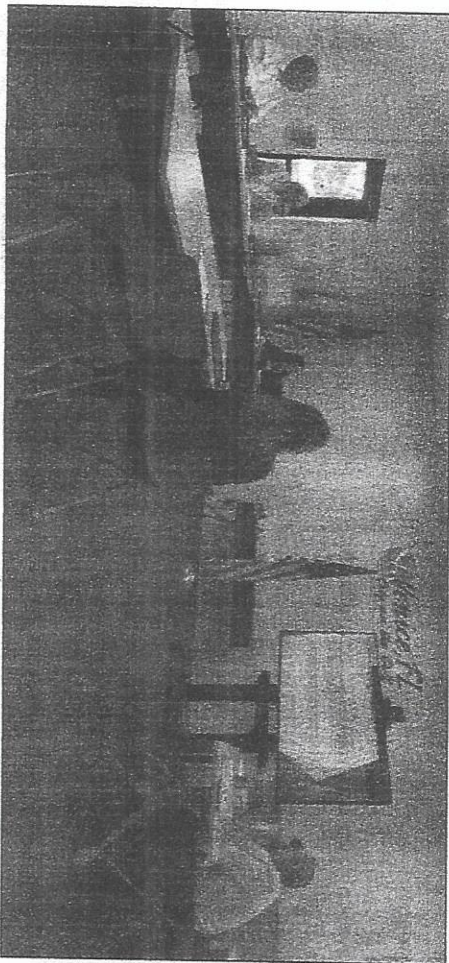
BOB MUDGE
Senior Writer

VENICE — A 124-room extended-stay hotel in North Venice got the green light from the Planning Commission Tuesday.

It approved a site-and-development plan for a four-story hotel on 2 acres at 305 and 309 Serrano Way, across Laurel Road from the future Northeast Venice Park.

ECHO Suites is a Wyndham brand for longer-term stays, with rates based on the length of stay. Each suite has a kitchen with an electric cooktop, microwave, full-size refrigerator, shelves and a sink, and some locations have dishwashers, according to the brand's website.

The site is in the Portofino commercial mixed-use master-planned area, according to the staff report. Access would be from Serrano Road, to



SUN PHOTO BY BOB MUDGE

Venice planner Brittany Smith, center, briefs the Planning Commission on a proposed site-and-development plan for a North Venice hotel Tuesday. The Commission met in Community Hall at City Hall, which all city meetings will shift to later this year so Council Chambers can be renovated.

the north of the proposed hotel.

Representing applicants Laurel Road Development LLC and ES Venice LLC, Marty Black, a former Venice city manager and planning director, said they had met with residents even before holding the mandatory neighborhood meeting. As a result, he said, the exterior color scheme was changed from the brand's white and green to beiges and browns.

Also, he said, a landscaped berm is now

planned along Laurel Road, the property's southern elevation.

Commissioners had only two questions about the proposed plan.

It includes 119 parking spaces rather than the 124 — one per room — called for in the Portofino standards. However, the number is within the general parking requirement in the land-development regulations and Planning and Zoning Director Roger Clark had approved an alternative parking plan.

Citizen Advisory Board meets
The Citizen Advisory Board meets Wednesday, Sept. 18, in Council Chambers at City Hall, 401 W. Venice Ave. The agenda includes a presentation by City Manager Ed Lavallee on the capital improvements projects and schedule and a discussion of the board's 2025 priorities. The agenda is at VeniceGov.com at the "Meetings" button.

Black added that because it offers extended stays, the hotel will likely have a lot of guests who arrive by ride-sharing services or other transit to visit people at Sarasota Memorial Hospital-Venice.

Commissioner Richard Hale asked that the applicants commit to placing three stop signs contemplated in the plan, and Black agreed.

With that stipulation the Commission approved a site-and-development plan 7-0.

With Commissioner Robert Young attending

his first meeting, it was at full strength for the first time in several months.

It also met in Community Hall for the first time in what Clark joked is a "warmup" for a joint meeting with the Historic and Architectural Preservation Board Thursday.

Later this year, all city meetings will shift to Community Hall while renovations to Council Chambers are made.

The video and audio recordings of the meeting are at VeniceGov.com at the "Meetings" button.

VENICE'S FINE JEWELER

- FINEST SELECTION ON THE WEST COAST
- CUSTOM JEWELRY DESIGN
- EXPERT JEWELRY REPAIR

Our 50th year

CONCLUSION

WE PETITION THE COUNTY OF SARASOTA TO CONSIDER AND APPROVE OUR APPLICATION TO PURCHASE AND PROTECT TRACT 17 FOR THE FOLLOWING REASONS:

1) **ECOLOGY:**

- A) **FAUNA** – TRACT 17 AND THE WETLANDS OF THE WEIR ARE HOME TO PROTECTED SANDHILL CRANES AND BLUE HERONS AND MULTIPLE OTHER CREATURES THAT NEED IT TO FISH, HUNT AND SHELTER WITHIN IT
- B) **FLORA** – TRACT 17, JUST FARMLAND IN THE 1980'S, HAS BLOSSOMED INTO A UNIQUE HABITAT FOR IMPRESSIVE TREES, WITH A ROOT SYSTEM THAT HOLDS THE SOIL COVER AND ALLOWS FOR EXCELLENT DRAINAGE. THE SAME AREA SOUTH OF TRACT 17 REMAINS FLOODED
- C) **GROUND COVER AND SOIL** – AN INTERCONNECTED PROVEN SYSTEM OF DRAINAGE AND LAND INTEGRITY
- D) **PRESERVING FLORIDA'S NATURAL BEAUTY** – THE ENTIRE SIGNATURE OF TRACT 17 IS NEEDED TO BE RETAINED AS IS IN THE FACE OF UPCOMING DEVELOPMENT THROUGHOUT THE KNIGHTS TRAIL AREA

2) **PROACTIVE, PRE-EMPTIVE, EFFICIENT GOVERNMENT**
FORESIGHT TO PURCHASE AND PRESERVE A PIECE OF
PROPERTY THAT IS CURRENTLY EFFECTIVELY NON-
DEVELOPABLE

- A) THE CURRENT JUST VALUE OF \$3.6 MILLION IS
WILDLY OVERVALUED BECAUSE NO DEVELOPER IS
GOING TO TOUCH THIS WITHOUT ROAD ACCESS
- B) THE OWNER PAID \$250K FOR IT, AND ONLY STARTED
PAYING TAXES ON IT 2 YEARS AGO (LAST PAID \$21.1K)
- C) THE COUNTY CAN NEGOTIATE WITH THE CURRENT
OWNER TO REACH A FAIR PRICE CLOSER TO WHAT
THE PROPERTY OWNER PAID FOR IT, THE LAND
DOESN'T BECOME A NON-MAINTAINED EYESORE,
AND THE OWNER GETS A HUGE TAX BENEFIT
WITHOUT ANY FISCAL PENALTY

Exhibit 1

Failed Mitigation Area Abutting Protected Wetlands North of Projected Bridge Construction, Wetlands Outflow Channel, and Protected Wetlands with Buffer Under Bridge

Legend:

Page 1

Black & White Outline to Scale Adjacent to Wetlands and Channel

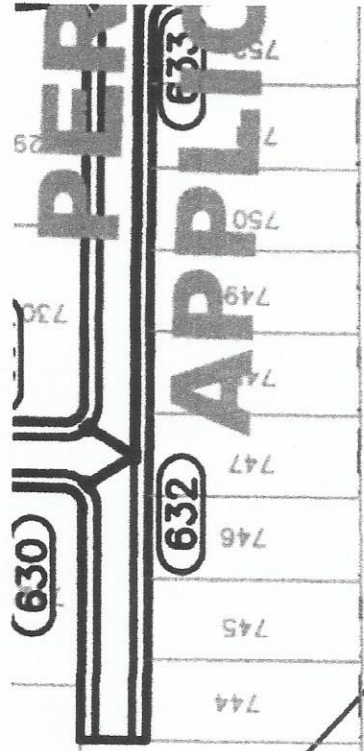
Page 2

a) Approximate Superimposition Over Actual Area in YELLOW

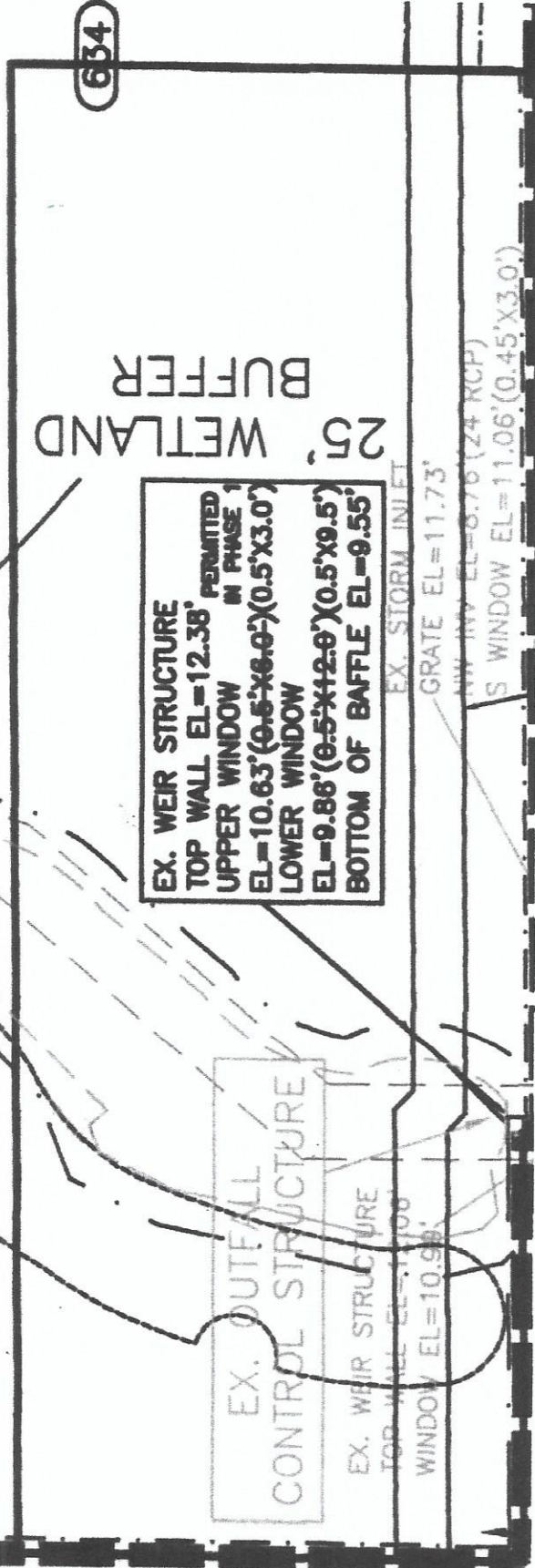
b) Approximate location of channel to weir (SOLID GREEN LINE)

c) Expanded Area containing 50 foot Right of Easement Buffer, Protected Wetlands, and Adjacent Flora

Official Records Instrument
#200615963



FAILED
MITIGATION
AREA
1.31 AC



PID#: 0364090001
SINGLE FAMILY
FLU: RURAL
2050 PLAN USE: GREENWAY
SCPA ZONING: OUE
OPEN ESTATE, 1 UNIT/5 ACRES

ZONING: CITY OF VENICE

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

WETLAND IMPACT
0.16± AC

WETLAND IMPACT
0.07± AC

PID#: 0364090002
FLU: MIXED USE CORRIDOR
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 AREA EASEMENT

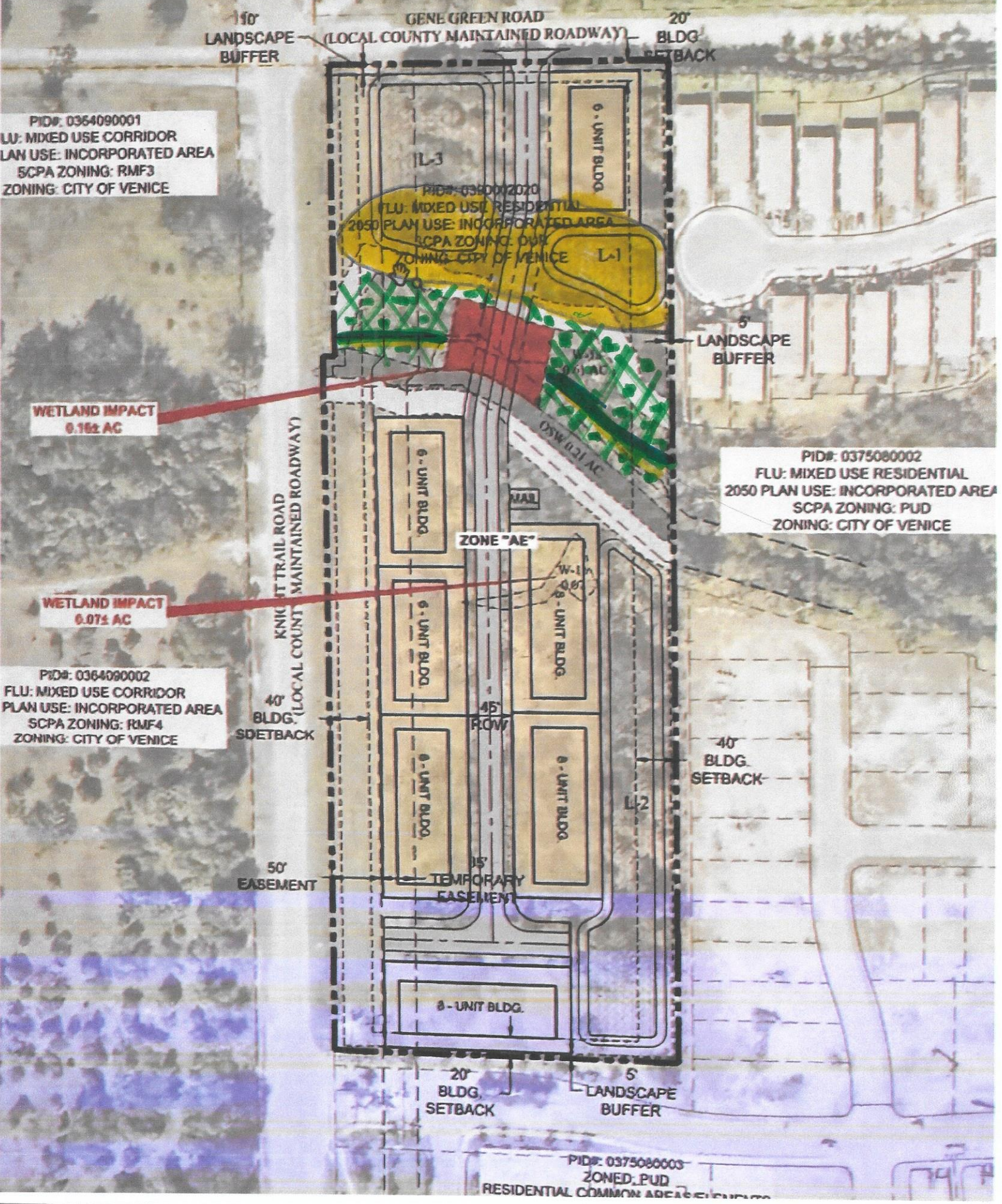


Exhibit 2

4 OUT OF 7 PROJECTED TOWNHOMES WITH PROPOSED NEW CONSTRUCTION WATER RETENTION POND LOCATIONS

Legend:

ORANGE = TOWNHOMES

YELLOW = TOWNHOME FOOTPRINT

BLUE = NEW WATER RETENTION POND LOCATIONS

**GREEN = EXISTING HOMES IN TOSCANA ISLES ADJACENT
TO NEW WATER RETENTION PONDS**

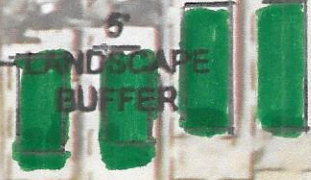
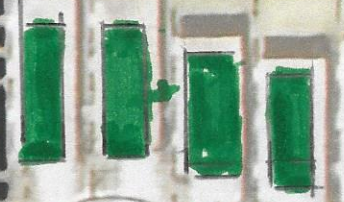
LANDSCAPE
BUFFER

(LOCAL COUNTY MAINTAINED ROADWAY)

BLDG
SETBACK

DOOR
ATED AREA
3
CE

2000/2020
FLU: MIXED U
2050 PLAN USE: II
SCPA Z
ZONING: C



5'
LANDSCAPE
BUFFER

PID#: C
FLU: MIXED U
2050 PLAN USE: II
SCPA Z
ZONING: C

KNIGHT TRAIL ROAD
(LOCAL COUNTY MAINTAINED ROADWAY)

6-UNIT BLDG.

ZONE "AE"

6-UNIT BLDG.

6-UNIT BLDG.

6-UNIT BLDG.

40'
BLDG.
SD EASEMENT

45'
ROW

50'
EASEMENT

15'
TEMPORARY
EASEMENT



40'
BLDG
SETBACK

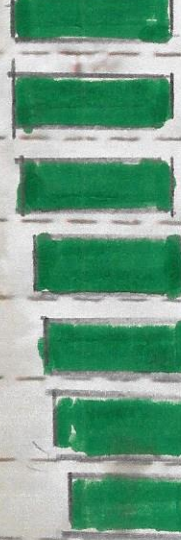


Exhibit 3

Exhibit 1

**SWFWMD approval dated May 2015 for
Toscana Isles Phase 2 &3**

Exhibit 2

**SWFWMD Letter of Rejection dated May 2015
for application submitted February 2015 to
develop Toscana Isles Adjacent Phases 4 & 5
with 14 points of contention, objection, and
requests for clarification of critical points**

**Phases 4 & 5 were at the time within a radius
of adjacency to Tract 17, later updated as parts
of Tract 6 & 7 and combined took 4 years 3
months just for permit approval. Other
Phases? Under 6 months**

INDIVIDUAL PERMITS ISSUED: ERPS – MAY 2015

PERMIT NUMBER	PROJECT NAME	COUNTY	DESCRIPTION	TOTAL PROJECT ACRES	WETLAND ACRES	WETLAND ACRES IMPACTED	WETLAND MITIGATION ACRES
43041846.001	Van Dyke Residential / Commercial	Hillsborough	Construction of a single-family residential subdivision and future commercial development	219.60	97.22	3.58	7.28
43028893.013	Starkey Ranch District Park / Town Ave. Ext.	Pasco	Construction of a stormwater management system to serve a mixed-use project, including parks and recreations areas, a future school and infrastructure	158.00	63.39	12.85	7.38
43012290.012	Toscana Isles Phase 2 & 3	Sarasota	Construction of a 359 single-family lot subdivision with 15 multi-family / condominium buildings	117.83	28.89	1.34	0.00

Wetland Mitigation Acres may be zero or less than Wetland Acres Impacted for a variety of reasons. Some of those reasons are: impacted wetlands require no mitigation by rule (e.g., upland cut manmade ditches, etc.); quality of the impacted wetlands is less than the quality of proposed mitigation; or mitigation is provided through a different permit or a mitigation bank.



An Equal
Opportunity
Employer

Southwest Florida Water Management District

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

TDD only: 1-800-231-6103 (FL only)

On the Internet at WaterMatters.org

May 29, 2015

AM Engineering, Inc.
D. Shawn Leins, P.E.
8340 Consumer Court
Sarasota, FL 34240

Subject: Clarification of Received Information
Project Name: Toscana Isles Phases 4 & 5
Application/Petition No.: 708427
County: SARASOTA
Sec/Twp/Rge: S22/T38S/R19E, S28/T38S/R19E, S27/T38S/R19E

Reference: Chapter 62-330, Florida Administrative Code (F.A.C.)
Section 373.4141 and 120.60, Florida Statutes (F.S.)

Dear Mr. Leins:

Thank you for responding to our request for additional information. Your permit application/petition still lacks some of the components necessary for us to complete our review; the enclosed checklist describes the missing information.

Please ensure that your response to the checklist, including any payment of the fee (if not submitted),

- is received in this office within 90 days from the date of this request;
- references the permit application/petition number; and,
- includes a copy of all requested information (if submitted on paper).

Failure to provide this information within 90 days will delay the processing of the permit application/petition, and may result in the permit application/petition being denied. If the additional information cannot be provided within that time period, you may make a written request for a time extension, provided that an acceptable justification for the time extension accompanies the request.

Pursuant to 120.60(1), F.S., if you believe this request for additional information is not authorized by law or rule, then upon your written request, the District shall proceed to process the application.

PROJECT INFORMATION REVIEW LIST
Environmental Resource Permit Application
Individual

DATE:	May 29, 2015
PROJECT NAME:	Toscana Isles Phases 4 & 5
APPLICATION ID NUMBER:	708427
DATE APPL. RECEIVED:	February 12, 2015
APPLICATION REVIEWER(S):	
ENGINEERING:	Buddy Wood
ENVIRONMENTAL:	Lee Hughes

In order to provide that reasonable assurance is given for those "Conditions for Issuance of Individual and Conceptual Approval Permits" found in Rule 62-330.301, Florida Administrative Code (F.A.C.), and those "Additional Conditions for Issuance of Individual and Conceptual Approval Permits" found in Rule 62-330.302, F.A.C., the following additional information is required as indicated. The items requested are also extracted from Rules 62-330.060, F.A.C., "Content of Applications for Individual and Conceptual Approval Permits", 62-330.010(4)(a), F.A.C., "Southwest Florida Water Management District Applicant's Handbook Volume I", 62-330.010(4)(b)4, F.A.C., "Southwest Florida Water Management District Applicant's Handbook Volume II", and 40D-1.607, F.A.C., "Permit Processing Fee".

APPLICATION AND APPLICATION CERTIFICATION:

1. It appears the deed provided conveying property from Caribbean Bay Mortgage Lender, LLC to LALP Lots I, LLC may be for land that is outside of the project area. Based on a review of information from the Sarasota County Property Appraiser's website, it appears Caribbean Bay Mortgage Lender, LLC currently owns a portion of the project area. Please clarify whether Caribbean Bay Mortgage Lender, LLC owns a portion of the project area. If so, please provide a revised Section A of the ERP application listing Caribbean Bay Mortgage Lender, LLC as a permittee as well, with Parts 4A and 4B signed by an officer of the corporation. [Rule 62-330.060(3), F.A.C.]

ENVIRONMENTAL CONSIDERATIONS:

2. Please provide a hydrologic analysis of the proposed mitigation area showing the volumes of stormwater that will discharge into the mitigation area during the 2.33-year, 24-hour, 10-year, 24-hour and 25-year, 24-hour rainfall events. [Rules 62-330.060(2), 62-330.301(1) and 62-330.302(1), F.A.C. and ERP Applicant's Handbook Volume I, Section 10.3]
3. Please provide a recovery analysis for the proposed mitigation area showing the recovery time of the mitigation area after the 2.33-year, 24-hour, 10-year, 24-hour and 25-year, 24-hour rainfall events. Has the applicant considered the use of an orifice, or similar structure, to add in the hydration and recovery of the proposed mitigation area? [Rules 62-330.060(2), 62-330.301(1) and 62-330.302(1), F.A.C. and ERP Applicant's Handbook Volume I, Section 10.3]
4. On sheet 6A of the construction plans it appears that the average wetland buffer width behind lots 687, 688, 689, 690, and 691 is less than 25 feet. This brings the average buffer width of Wetland 3 to below the 25 foot average. Therefore, in order to address secondary impacts to Wetland 3, has the Applicant considered planting the wetland buffer behind the above mentioned lots with native transitional plant species? If the Applicant proposes to plant this area, please provide a planting schedule and details on the construction plans. [Section 10.2.7 of the A.H.V.I and Rules 62-330.060]

(2), 62-330.301(1), and 62-330.302(1), F.A.C.]

5. Please revise the project area and the project area acreage to include the 2.79 acre mitigation area. [Rules 62-330.060(2), 62-330.301(1), and 62-330.302(1), F.A.C.]
6. On Sheet 7A of the construction plans, please label the mitigation cross-sectional drawing to show the proposed location of the "Outer Zone & Buffer Areas" and the "Deep Zone". Please also revise the cross-sectional drawing to show the Seasonal High Water (SHW) elevation within the proposed mitigation area. [Rules 62-330.060(2), 62-330.301(1), and 62-330.302(1), F.A.C. and Section 10.3 of the A.H.V.I.]
7. In lieu of planting *Spartina bakeri* in the "Deep Zone", has the Applicant considered a more water tolerant species such as *Fuirena sciropdea*, *Juncus effuses*, or another similar obligate species? [Rules 62-330.060(2), 62-330.301(1), and 62-330.302(1), F.A.C. and Section 10.3 of the A.H.V.I.]
8. Please provide a cross-sectional drawing through the 21 acre "Lake Enhancement Area". [Rules 62-330.060(2), 62-330.301(1), and 62-330.302(1), F.A.C.]
9. Please provide the District with reasonable assurance that untreated stormwater will not be discharged into Wetland 3 via the pipe proposed to connect Lake 4 with the "Outfall Ditch". Is the "Outfall Ditch" hydrologically connected to Wetland 3 at the SHW elevation, or is there a berm that hydrologically separates the two from one another? Please provide a cross-sectional drawing through Wetland 3 and the "Outfall Ditch". [Rules 62-330.060(2), 62-330.301(1), and 62-330.302(1), F.A.C.]
10. Please revise the mitigation and maintenance and monitoring cost estimate to be 110% of the mitigation cost. If the 100% cost estimate is \$27,742.90, then the total amount for the letter of credit should be \$29,742.90. Additionally, in regards to the Guarantee Bond, on page 1 of 3, please revise the "total penal sum of bond" to be \$29,742.90 and list the permit number as 12290.013 as opposed to 12,290. On page 3 of 3 of the Guarantee Bond, under the Corporate Sureties section, please list the name and address of Lexon Insurance Company and the state incorporation of Texas. [Rules 62-330.060(2), 62-330.301(1), and 62-330.302(1), F.A.C. and Section 10.3 of the A.H.V.I.]

DRAINAGE INFORMATION:

11. It does not appear the stage-area input for Lake 2, shown in the ICPR model, accurately reflects the change in storage provided due to the proposed berm surrounding the proposed mitigation area within Lake 2. Please revise the ICPR model to reflect the proposed conditions. [Rule 62-330.301(1)(i), F.A.C.]
12. Based on the existing elevations shown on the construction plans, it appears the elevations of the outfall ditch from Lake 4 may be higher than the elevations shown in the channels sections within the ICPR model. Please clarify and revise as necessary. [Rule 62-330.301(1)(i), F.A.C.]
13. It appears the invert elevations and dimensions of the outfall structure controlling the discharge from the site do not match the invert elevations and dimensions shown within the ICPR model. Please clarify and revise as necessary. [Rule 62-330.301(1)(i), F.A.C.]
14. Please provide elevations surrounding Wetland 3 and the outfall ditch showing the limits of proposed stages during the 25-year, 24-hour and 100-year, 24-hour rainfall events. Also, please demonstrate that there will not be any impacts to adjacent properties, either on-site or off-site. [Rule 62-330.301(1)(a, b & c), F.A.C.]

If you have questions regarding the information requested or the District's procedure, please contact me at the Tampa Service Office, extension 2030. For assistance with environmental concerns, please contact Lee Hughes, extension 2305.

Sincerely,

Charles L. Wood, P.E.
Professional Engineer
Environmental Resource Permit Bureau
Regulation Division

Lee Hughes, P.W.S.
Staff Environmental Scientist
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Checklist

cc: LALP Development, LLC

The following comment(s), although not required by District rule, is(are) provided for your consideration and information:

15. To help ensure that the response to this letter completes the application, the District suggests an office meeting to discuss the outstanding issues. Please contact Charles Wood, P.E. and Lee Hughes, P.W.S. to schedule a meeting. Please note that an additional request for information is unlikely and the District's permitting decision will likely be made upon receipt of the response to this third request for information. An alternative is to withdraw the application and resubmit when all information is available. Rule 40D-1.607(3)(c), F.A.C. states that resubmittal of an application that was withdrawn within the previous twelve months is exempt from fees. If the resubmitted application requires a larger fee, only the increased portion of the fee will be required.

From: [Albert Alba](#)
To: [City Council](#); [Diane](#); [Anthonytibod2025@gmail.com](#); [Sue Perry](#); [billrtibod2025@gmail.com](#); [joshmtibod2025@gmail.com](#); [Toscana ARC](#); [Toscana Manager](#); [Toscana Assistant](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Please Agree with the Venice City Planning Committee and Vote to Reject the Proposed Meritage Development
Date: Tuesday, December 2, 2025 3:22:08 AM

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

This Message Is From an External Sender

This message came from outside your organization.

Dear Mayor and Venice City Council Members,

I am submitting this letter to respectfully request that you decline the proposed development by Meritage Builders/Developers that will be adjacent to the Toscana Isles Community for a multitude of reasons. I own property in Toscana Isles, and I can attest climate change and increasing developments have caused several issues. Venice and Toscana Isles have faced flooding, water restrictions, and growing congestion as new developments bring more cars and inhabitants to the area. All cities and towns have a carrying capacity, and building above that carrying capacity can lead to significant negative consequences for the entire city or town and for all those that live here. More developments with a limited water supply will only exacerbate our water shortage, and it could literally and figuratively drain the life out of our fragile ecosystem.

In addition to the above, Toscana Isles maintains its own roads, and from what I was told the proposed development is somewhat landlocked. If approved, a new development near Toscana Isles may allow some traffic to pass through the community. Since Toscana Isles is responsible for maintaining its own roads, any extra traffic will increase the wear and tear on these privately managed roads, which are funded through our Reserve Fund. In addition, I was told the developers are now pushing for alternative routes to allow the future residents in the proposed development to enter and exit the development by driving through a construction area business which will be a precarious situation for residents and anyone driving in that area. In addition, more cars in an already busy area will inevitably cause more congestion.

The Venice City Planning Committee decisively rejected the proposed development. I therefore am asking each of you to reject the proposed development too.

I created an online petition titled: Prevent development adjacent to Toscana Isles. Within weeks, 735 people signed the petition urging the Venice City Council to reject the proposed development. Many families have invested their savings in homes at Toscana Isles, and many are concerned that the new development will negatively impact the community's quality of life. Houses will without question depreciate significantly if this proposal is allowed. More flooding will result in higher insurance values for all of us. If the proposed land is paved over the vacant land that absorbs water will become impervious when cement and asphalt is located on the proposed site. In Toscana Isles, we have natural lakes such as Lake Awesome, and the weir will potentially have issues with its functionality if the lake is inundated with more water during major storms. More water that cannot be absorbed into the ground water will lead to more flooding and related flood damage, and that will result in more insurance claims. We

only have to consider the number of insurance companies that left the State of Florida when we were hit with previous devastating storms.

I created a Facebook Page titled: Toscana Isles Houses for Sale, Rentals, Pending Sales, and Recently Sold. I've noticed prices falling because some realtors and buyers informed me they heard the proposed development might be approved.

Kindly review the online petition and, in consideration of the reasons outlined both here and within the petition, I respectfully ask you to decline the approval of the proposed development.

I would like to thank you all for your public service for the City of Venice. We live in a little bit of Heaven on Earth, and we need to preserve the quality of life for everyone.

Here is a link to the online petition: <https://c.org/7bg7vrWCrk>. Thank you once again for your valued expertise and exemplary leadership on behalf of the City of Venice. If you have any questions for me, please feel free to call me at 401-218-3614 or email me at aalbaphd@gmail.com. As a teacher, I can't attend the upcoming Venice City Council Meeting, but I wanted to provide information that may assist your decision.

Respectfully submitted, Dr. Albert Alba

From: [chris bach](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Thursday, December 4, 2025 11:44:11 AM

This Message Is From an External Sender

This message came from outside your organization.

Please vote no on Ordinance 2024-46 to confirm the planning commission and to protect the weir and help prevent catastrophic flooding in Toscana Isles.

Chris Bach
171 Ventosa Pl

From: [Ginger Bateman](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Thursday, December 4, 2025 11:44:47 AM

This Message Is From an External Sender

This message came from outside your organization.

Please, please vote NO to Ordinance 2024-46. Please protect our home in Toscana Isles from flooding. We have worked our entire lives to retire safely in Florida. Please do not jeopardize our home and lives.

Thank you

From: [Maureen Bennett](#)
To: [City Council](#)
Cc: [Sue Perry](#); [Board and Council Messages](#)
Subject: [EXTERNAL] Please vote NO AGAIN on Ordinance 2024 46
Date: Thursday, December 4, 2025 11:03:32 AM

This Message Is From an External Sender

This message came from outside your organization.

You voted No the first time around so Please vote NO AGAIN on Ordinance 2024 46

I am strongly against this ordinance.

This site includes the **only outlet channel** for **203 acres of toscana isles lakes**—a system *Toscana isles maintains*.

Any rise in our lake levels—just one foot—creates **66 million gallons** that must exit through that single channel

THANK YOU

Maureen Bennett
164 Soliera St
201-655-1007

From: [Randy Brown](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] PID#0366-13-0002
Date: Thursday, December 4, 2025 12:42:18 PM

This Message Is From an External Sender

This message came from outside your organization.

To the Mayor, City Council and staff

I am writing to urge you to deny the proposed Ordinance No. 2025-46. My wife and I are residents in the adjacent Toscana Isles community. We oppose this ordinance not just because of the ordinary "not in my backyard" mentality, but because of the following very specific and unique issues.

1) Toscana Isles is built amongst a series of storm water drainage lakes. Stormwater runs through these lakes and runs directly through a weir located on the land in PID#0366-13-0002. Past experience in major storms has shown that failure to keep that weir system cleaned out and operating as designed could result in significant flooding of the homes in Toscana Isles. During Hurricane Ian several years ago, the malfunctioning of that weir system resulted in water being prevented from flowing out of the Toscana Isles lake system and coming within an eyelash of flooding the homes here. We are extremely concerned that the proposed development would interfere with this finely balanced drainage system and increase the chances of flooding during major storm events.

2) It's our understanding that this proposed development would be given access through our community's secondary entrance gate. If true, that would aggravate an already troublesome security situation in the Toscana community. Beyond the fact our community pays for the maintenance of that gate and the roads of the community, once inside our community those new development individuals would have free rein to use the community's facilities.

In closing, the negatives of development of this relatively small wetlands area clearly call for its denial. There are plenty of better sites for development in the Venice area. Thank you.

Randy Brown
311 Toscavilla Blvd

From: [Carlos Caballero](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vote No on Ordinance 2024-46 and Protect My Family/Neighbors at Toscana Isles
Date: Thursday, December 4, 2025 1:31:42 PM

This Message Is From an External Sender

This message came from outside your organization.

Dear City Council of Venice,

During Hurricane Ian the WEIR and the vegetation surrounding the WEIR helped save hundreds of my neighbors houses from catastrophic flooding inside their homes. Please consider Voting No on Ordinance 2024-46 and Protect My Family/Neighbors at Toscana Isles. I appreciate your support and consideration.

Best wishes always,
Carlos Caballero
812-604-7933

From: [Christie Caballero](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance
Date: Thursday, December 4, 2025 1:25:01 PM

This Message Is From an External Sender

This message came from outside your organization.

Hi,

I am a local resident of Sarasota County and Nokomis. I vote NO on Ordinance 2024-46 to prevent catastrophic flooding in Toscana Isles. Thank you.

Sincerely,
Christie Caballero

From: [Sharon Stark](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Wisdom Townhome development
Date: Thursday, December 4, 2025 11:29:36 AM

This Message Is From an External Sender

This message came from outside your organization.

I am writing to express my opposition to the development of townhomes next to the Toscana Isles community. The proposed construction of 50 townhomes and 7 buildings including Tract 7 is on the only outlet channel for the lakes in Toscana Isles. The lakes are maintained by the Toscana Isles HOA.

The potential for damage to the outlet is significant since just a one foot increase in the lakes (can easily occur during storms) could cause a 66 million gallon increase in water flow through the outlet. This is not only unsafe but a significant environmental hazard. I urge the council to stop the development of the townhomes or any multi- residential or commercial structure on this property.

Sharon Cook
147 Toscavilla Blvd
Nokomis, FL 34275
Sent from my iPhone

Sharon L Cook
Founder & President OLE Three Consulting, Inc.

From: jonna.dailey@gmail.com
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Thursday, December 4, 2025 7:00:16 PM

This Message Is From an External Sender

This message came from outside your organization.

Please vote no!
Sent from my iPhone

From: [Vinny Fernandes](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vote NO on Ordinance 2024-46
Date: Thursday, December 4, 2025 11:25:55 AM

This Message Is From an External Sender

This message came from outside your organization.

Hello,

My name is Vinny Fernandes and I vote **NO on Ordinance 2024-46** to protect Toscana Isles weir and prevent catastrophic flooding in Toscana Isles.

Thanks,
Vinny

From: [Jacob Glozman](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Opposition to Wisdom Townhomes Development on Tract 17
Date: Thursday, December 4, 2025 11:18:27 AM

This Message Is From an External Sender

This message came from outside your organization.

Dear Mayor and Members of the Venice City Council,

My name is Jacob Glozman, and I am a homeowner in the Toscana Isles community. I am writing to respectfully urge you **to deny the appeal submitted by Wisdom Townhomes regarding the proposed zoning change and development of Tract 17.**

This location is not just another undeveloped parcel—it is a critical and irreplaceable component of the stormwater management system that protects more than **203 acres of connected lakes** serving our community. The parcel contains the **only engineered outlet channel** for stormwater discharge. Any action that restricts, alters, or places additional strain on that outlet poses a direct negative impact on public safety, flood prevention, and environmental stability.

To put the risk into perspective:

- A **one-foot rise in lake levels equals approximately 66 million gallons of excess water** that must exit through that single channel.
- Blocking, narrowing, or encroaching upon this drainage infrastructure—even unintentionally—creates a high probability of flooding that would affect homes, roads, wildlife corridors, and surrounding natural areas.

Toscana Isles residents maintain this lake system at our expense, and it currently functions in accordance with approved engineering and environmental standards. Development on or around the outlet channel threatens that integrity. Once altered, the damage cannot be reversed—especially in a region already vulnerable to heavy rainfall, storm surge, and increasingly unpredictable weather patterns.

It is worth noting that the **Planning Commission already voted to deny this request** after careful evaluation. Their decision reflects both the technical realities and the community concerns, and I urge the Council to uphold that decision.

This is not opposition to growth—responsible development has an important place in Venice. However, development that jeopardizes critical water infrastructure, public safety, and long-term environmental stability should not move forward.

For these reasons, I respectfully ask that you **vote against the appeal and reject the zoning change and development request for Tract 17.**

Thank you for your time, your service, and your thoughtful consideration of this matter.

Sincerely,
Jacob Glozman
145 Vinadio Blvd.

From: [Monica Grieco](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46 I vote NO
Date: Thursday, December 4, 2025 3:12:06 PM

This Message Is From an External Sender

This message came from outside your organization.

To Whom it may concerne,

I Monica Grieco vote **NO on Ordinance 2024-46** to protect our weir and prevent catastrophic flooding in Toscana Isles.

My address is 349 Villloresi Blvd

Nokomis Florida 34275

Thank you,

Monica Grieco

From: alanhintz@aol.com
To: [City Council](#)
Cc: [Diane Morgan \(AOL\)](#); [Me at AOL](#); [Board and Council Messages](#)
Subject: [EXTERNAL] Vote NO! on 12/9/25 to Ordinance 2025-46. (Wisdom Townhomes at Toscana Isles PUD)
Date: Thursday, December 4, 2025 12:48:21 PM

This Message Is From an External Sender

This message came from outside your organization.

To the Venice City Council,

I strongly encourage you all to vote NO for Ordinance 2025-46, Wisdom Townhomes, due to its encroachment on our local community and severe risk of exasperating flood possibilities.

The community's ONLY water exit goes through this property via an outdated and likely suspect weir. Building on top of it is a poor decision. Inadequate planning for the massive development already on the books near our community and this proposal, if allowed, will increase the risk of significant flooding of our neighborhood and the surrounding local area should the weir and/or downstream drainage fail or turn out to be insufficient.

Alan Hintz
612 Maraviya Blvd
North Venice, FL 34275
9724398393

From: [John Kern](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] PLEASE vote NO on Ordinance 2024-46 to protect our weir and prevent catastrophic flooding in Toscana Isles.
Date: Thursday, December 4, 2025 11:05:46 AM

This Message Is From an External Sender

This message came from outside your organization.

PLEASE vote NO on **Ordinance 2024-46** to protect our weir and prevent catastrophic flooding in the Toscana Isles neighborhood.

Regards,

John & Kim Kern

258 Toscavilla Blvd

N. Venice, FL 34275

C) 443-865-7017

From: [Stephen Leavitt](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Thursday, December 4, 2025 1:57:43 PM

This Message Is From an External Sender

This message came from outside your organization.

I am a very strong NO! We live in Toscana Isle and need access to the land if the lake levels rise. A yes vote will constitute a liability on behalf of the city and the councilmen who vote to disregard our concerns!!!

Stephen and Jacqueline Leavitt
107 Ventosa
Toscana Isle

From: [Inna McNally](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Thursday, December 4, 2025 11:08:50 AM

This Message Is From an External Sender

This message came from outside your organization.

Good afternoon!

My name is Inna McNally, and I'm a resident of Toscana Isles.

I would like to share factual information regarding the proposed development on Tract 17 by Wisdom Townhomes. This tract borders Toscana Isles to the north, and it contains the only outlet channel for approximately 203 acres of interconnected lakes. Our community privately maintains this stormwater system.

Because this outlet is the single discharge point for the entire lake network, any change affecting its function could influence stormwater management. To give scale, a one-foot rise in lake level represents about 66 million gallons of water that must exit through that channel.

Wisdom Townhomes previously requested a zoning change and access from Gene Green Road, which is privately owned. After review and strong public attendance, the Planning Commission voted against the request. The developer has now appealed to the City Council.

Given the unique hydrological constraints of Tract 17 and the critical role this area plays in stormwater management for 203 acres of lakes, I respectfully ask the Council to carefully weigh these factors and the potential risks associated with altering this site.

The outlet channel is essential infrastructure for our community, and any change to its function could have significant consequences.

Thank you for considering the information and for your responsibility in evaluating this appeal.

Sincerely,

Inna McNally

Toscana Isles

186 Villoresi Blvd,

Nokomis, FL 34275

From: [Julio Osorio](#)
To: [City Council](#)
Cc: toscana.manager@amiwra.com; [Board and Council Messages](#)
Subject: [EXTERNAL] NO on Ordinance 2025-46
Date: Thursday, December 4, 2025 12:43:17 PM

This Message Is From an External Sender

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Hi City Council of Venice,

My name is Julio Osorio with resident at 320 Palestro Street North Venice, FL 34275 at Toscana Isles.

My answer is "**NO**" on Ordinance 2025-46 to protect our weir and prevent catastrophic flooding in Toscana Isles.

Regards,

Julio Osorio
(201) 220-8024

From: [Patricia Rom](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Wisdom townhouses
Date: Thursday, December 4, 2025 10:55:05 AM

This Message Is From an External Sender

This message came from outside your organization.

Please vote no ,this will bring so much damage to the area.

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: [Lucretia Ryan](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] vote NO on Ordinance 2024-46
Date: Thursday, December 4, 2025 4:55:34 PM

This Message Is From an External Sender

This message came from outside your organization.

Please vote no to protect our weir and prevent catastrophic flooding in Toscana Isles. I vote in every election.

Lucretia Ryan
Toscana Resident
224 villoresi blvd
North venice Florida.
Lucretiaryan@gmail.com
914-584-2458

From: [Savard, Kevin](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Wisdom Properties Planned Condo Complex Near Toscana Isles
Date: Thursday, December 4, 2025 11:04:29 AM
Attachments: [image001.png](#)
Importance: High

This Message Is From an External Sender

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Hello,

As a longtime resident of Toscana Isles I have witnessed first hand the drainage problems that we have currently, and am EXTREMELY concerned about what This new 7 building condo Complex that Wisdom Properties is petitioning the Venice City council to build after the PLANNING COMMISSION listened to the Residents here in Toscana Isles And voted the proposal down citing the problems we will be raising at the meeting Tuesday DEC 9.

I am a full time employed worker and cannot attend the meeting but wanted to voice my concerns here

And to urge you to VOTE **NO on Ordinance 2024-46** to protect our weir and prevent catastrophic flooding in Toscana Isles.

This proposed development also will create worse traffic problems and more accidents on Knight's Trail as well since it is an industrial area.

Kevin Savard
Senior Conversions Engineer
Tyler Technologies, Inc.

www.tylertech.com



Empowering people who serve the public®

From: [David Shimko](#)
To: [City Council](#)
Cc: shimko@netvigator.com; [Board and Council Messages](#)
Subject: [EXTERNAL] Wisdom Townhomes - Ordinance 2024-46
Date: Thursday, December 4, 2025 6:18:17 PM

This Message Is From an External Sender

This message came from outside your organization.

Dear Venice City Council,

I am a current property owner in Toscana Isles - 600 Maraviya Blvd., Nokomis, FL. I am not able to attend the City Council Hearing on Dec. 9 for Ordinance 2024-46 to allow Wisdom Townhomes to build on Track 17 next to Toscana Isles. My understanding is these Townhomes would interfere with the drainage of the Toscana Isles lakes affecting the Flood Control which is the main reason it is currently zoned for no construction. During the 2022-2024 hurricane seasons that I have lived in TI, there have been multiple times where the lake levels have risen to uncomfortable and once a very dangerous level on my property. I am already paying significant Home and Flood Insurance so am completely against any further construction that will affect the current Flood Controls. It is already way too crowded with Developments in this area.

Please **VOTE NO** on **Ordinance 2024-46**. Venice City will have a lot of liability if moving forward with construction plans that cause future flooding in Toscana Isles.

Best regards,

David Shimko

Ok Im Choi

Ph: (330) 824-1875

From: [Bozena Suponcic | Coldwell Banker Realty](#)
To: [City Council](#)
Cc: [Ron Suponcic Coldwell Banker Realty; Board and Council Messages](#)
Subject: [EXTERNAL] Vote NO on Ordinance 2024-46 to protect our weir and prevent catastrophic flooding in Toscana Isles.
Date: Thursday, December 4, 2025 8:04:39 PM

This Message Is From an External Sender

This message came from outside your organization.

Dear City Council,

Please vote **NO on Ordinance 2024-46** to protect our weir and prevent catastrophic flooding in Toscana Isles.

Sincerely,

Bozena

Bozena Suponcic
Coldwell Banker Realty
Broker-Associate

Bozena Cell: +1.941.350.2453
bozena@suponcic.com

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From: [Carmen Williams](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] NO on Ordinance 2024-46
Date: Thursday, December 4, 2025 11:20:10 AM

This Message Is From an External Sender

This message came from outside your organization.

Please vote **NO on Ordinance 2024-46. We need to** protect our weir and prevent catastrophic flooding in our development of Toscana Isles.

Carmen Williams

Owner in TI

Sent from my iPhone

From: [MaryPat Young](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Thursday, December 4, 2025 11:48:10 AM

This Message Is From an External Sender

This message came from outside your organization.

Good morning

As a resident of Toscana Isles I would like to urge the council to please vote NO to the Ordinance 2024-46. Placing new housing at that location in particular a 50-unit, 7-building townhouse complex on **Tract 17** bordering Toscana Isles, north of the resident gate. This site includes the ONLY **outlet channel** for **203 acres of our lakes**—a system Toscana Isles *maintains*.

Why it matters: Any rise in our lake levels—just one foot—creates 66 million gallons that must exit through that single channel. We cannot risk compromising it. Voting NO will prevent catastrophic flooding.

Thank you for your consideration.

Mary Pat Young

175 Maraviya Blvd

Toscana Isles

From: [David Gipe](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Opposition to proposed development next to Toscana Isles.
Date: Friday, December 5, 2025 3:05:15 PM

This Message Is From an External Sender

This message came from outside your organization.

Dear City Council members,

We are full-time residents of the Toscana Isles community and are vehemently opposed to Wisdom Townhomes' plans to build a 50-unit, 7-building townhouse complex on Tract 17 bordering Toscana Isles, just north of the resident gate.

This project would be built on the parcel of land that contains the weir which ensures proper drainage of Toscana Isles' four lakes. There has already been flooding in the community due to heavy rains and hurricanes. We watched helplessly last year as the rains from Hurricane Debby caused the lake behind our house to rise 10-12 inches above normal. It took nearly a week for the lake to drain and return to a normal level.

Besides the obvious detrimental impact on storm water mitigation, we are also very concerned that the townhome development will adversely affect our property values as presumably these homes will cost less than the median price of the homes in our community.

The Venice Planning Commission has already voted down the zoning change necessary for the project to go through. Wisdom Townhomes is now appealing that decision to the Venice City Council. **We strongly urge the members of the Venice City Council to vote NO on ordinance 2024-46.** By doing so you will prevent catastrophic flooding in Toscana Isles and protect our property values.

Thank you for your consideration,

David Gipe & Carolyn Heffner

637 Maraviya Blvd.
Toscana Isles
Nokomis, FL 34275

From: [lhogen](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance No. 2024-46
Date: Friday, December 5, 2025 12:56:04 PM

This Message Is From an External Sender

This message came from outside your organization.

Dear City Council,

Since I am unable to attend the meeting on Dec. 9, 2025 at 9am, I'm asking the City Council to vote NO on Ordinance No. 2024-46 to save our community catastrophic flooding from destroying our Weir water outlet.

Thank you,

Linda Hogenmiller
Toscana Isles
178 Veraza Ct.
Venice, FL. 34275

Sent from my iPad

From: [Bill Markham](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] No on Ordinance 2024-46
Date: Friday, December 5, 2025 3:09:58 PM

This Message Is From an External Sender

This message came from outside your organization.

To whom it may concern,

I am a resident of the Toscana Isles community in north Venice and am writing this to urge you to please vote **NO on Ordinance 2024-46** to protect our weir and prevent catastrophic flooding in our neighborhood.

Your attention in this matter is greatly appreciated.

Regards,

Bill & Karen Markham

From: [j.norris](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] City Council to vote
Date: Friday, December 5, 2025 4:33:10 PM

This Message Is From an External Sender

This message came from outside your organization.

I urge you to vote - "NO" on Ordinance No. 2024-46 to save our community from catastrophic flooding that might destroy our Weir water outlet.

J Norris
409 Maraviya Blvd.
Toscana Isles
Resident

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From: [Bradley Rausch](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Public Hearing Notice regarding Wisdom Townhomes PUD
Date: Friday, December 5, 2025 8:35:28 PM

This Message Is From an External Sender

This message came from outside your organization.

I am writing to express my strong opposition regarding the proposed PUD for Wisdom Townhomes. There has already been adequate reviews regarding the loss of natural habitat/drainage resulting in increased flooding in the area. The traffic has increased dramatically since we moved here in 2021. Toscana Isles is already a huge development which has increased traffic along with the landfill traffic on Knights Trail. Adding more will lead to dangerous levels. I would never had moved to this area if I knew there was going to be this absurd level of development without considerations to habitat and infrastructure.

Signed,
Bradley E. Rausch

From: [Ann Rosola](#)
To: [City Council](#); annrosola@gmail.com
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance No 2024 - 46
Date: Friday, December 5, 2025 1:54:05 PM

This Message Is From an External Sender

This message came from outside your organization.

I am a full time resident in Toscana Isles. I am writing to urge you to vote **NO on Ordinance 2024-46** to protect our weir and prevent catastrophic flooding in Toscana Isles. This is a major concern for me and other residents of Toscana Isles. Thank you for your support and consideration.

Respectfully,

Ann Rosola
173 Villoresi Blvd.
Nokomis, FL 34275

From: [Michael Seaver](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46 - Vote NO
Date: Friday, December 5, 2025 3:12:55 AM

This Message Is From an External Sender

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To whom it may concern:

I may be unable to attend the Council Hearing in person. Research has shown that it is necessary for you to vote NO on Ordinance 2024-46 - Re. Wisdom Townhomes appeal for zoning change and access onto Gene Green Road - Tract 17 bordiering Toscana Isles, North of the resident gate. I feel strongly about this issue. Feel free to reach out for any details.

Regards,

Michael G Seaver, 253 Vinadio Blvd, Nokomis, FL 34275
agniktwo@gmail.com
920-858-4591

From: [Jenny Tharp](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Toscana Isles
Date: Friday, December 5, 2025 5:50:36 PM

This Message Is From an External Sender

This message came from outside your organization.

I am asking city council to vote NO on ordinance NO. 2024-46 to save our community catastrophic flooding from destroying our weir water outlet. Thank you, Jenny Tharp
Sent from my iPhone

From: [Kevin Vail](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Meeting.
Date: Friday, December 5, 2025 12:00:32 PM

This Message Is From an External Sender

This message came from outside your organization.

Sent from my iPhone. Kevin and Cathy Vail 325 Maraviya vote no on the development. We hope this doesn't go through with Wisdom town homes. We can't attend the meeting.

From: [Shawndra](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Toscana Isles Resident -NO on Ordinance 2024-46
Date: Friday, December 5, 2025 9:30:31 AM

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This message came from outside your organization.

Hello City Council,

I am a resident at Toscana Isles and I vote NO on Ordinance 2024-46 to protect our weir and prevent catastrophic flooding in our community.

Thank you,
Shawndra Venema

From: [Jodi Webber](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance #2024-46
Date: Friday, December 5, 2025 1:06:25 PM

This Message Is From an External Sender

This message came from outside your organization.

Good afternoon,

I'm writing this to ask you to vote NO on Ordinance 2024-46. I live in Toscana Isles, & we know our area is already prone to flooding when the weir isn't properly maintained. This proposed townhouse project is right next to the weir, which will disrupt the flow of the water, & will put our homes at risk. Please vote NO to protect our homes.

Thank you!
Jodi Webber

From: [Valentin Zhelyaskov](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Please vote NO on Ordinance 2024-46 to protect our weir and prevent catastrophic flooding in Toscana Isles
Date: Friday, December 5, 2025 10:45:49 AM

This Message Is From an External Sender

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Dear City Council commissioner,

Wisdom Townhomes plans to build a 50-unit, 7-building townhouse complex on **Tract 17** bordering Toscana Isles, north of the resident gate. This site includes the **only outlet channel** for **203 acres of our lakes**—a system *we* maintain.

Any rise in our lake levels—just one foot—creates **66 million gallons** that must exit through that single channel. **We cannot risk compromising it.**

Please vote NO to this proposal!

Regards,
Valentin

--

Valentin Zhelyaskov, Ph.D.
941-914-3655
vzhelyaskov@gmail.com

Know that you don't know. That is superior.
Lao Tzu

From: [JANET BOHLAND](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Saturday, December 6, 2025 12:07:01 PM

This Message Is From an External Sender

This message came from outside your organization.

I live in Toscana Isles and I'm voting NO for Ordinance 2024-46. Definitely against it!
Sent from my iPhone

From: [Tom brandt](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vote NO on Ordinance 2024-46
Date: Saturday, December 6, 2025 9:41:35 AM

This Message Is From an External Sender

This message came from outside your organization.

Please vote NO on ordinance 2024-46. I'm a resident of Toscana Isles and this ordinance would drastically harm the development in several ways, especially as relates to vastly increased flooding risk.

Thank you,
-Tom Brandt

From: [Nancy Dorflinger](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Saturday, December 6, 2025 12:19:42 PM

This Message Is From an External Sender

This message came from outside your organization.

To whom it may concern:

Please vote “NO” to Ordinance 2024-46. I live in Toscana Isles and believe it would be a great detriment to our community. I am a full time resident and beg you to consider the potential problems this can cause 800-900 homes at Toscana Isles.

Thank you,
Nancy Dorflinger
157 Villoresi Blvd, Nokomis, Fl

From: [Paul Dorflinger](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] NO on Ordinance 2024-46
Date: Saturday, December 6, 2025 1:17:49 PM

This Message Is From an External Sender

This message came from outside your organization.

Hi. My name is Paul Dorflinger. I live at 157 Villoresi Blvd. This project would have massive adverse impact on my house and our entire community. Flooding due to overdevelopment is a risk we are not willing to deal with. The added traffic will be dangerous. Allowing non Toscana Isle residents access using our private access will cause added criminal activity, such as trespassing. It will also cause our lakes and ponds to be destroyed due to runoff and pollution.

Sent from my iPad

From: [Debra Dottavio](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vote NO on ordinance 2024-46
Date: Saturday, December 6, 2025 12:16:54 AM

This Message Is From an External Sender

This message came from outside your organization.

On December 9th, please vote “NO” on Ordinance No. 2024-46 to save our community of 1000 homes from catastrophic flooding from destroying our Weir water outlet. Please do not let a 50 unit townhouse complex built on 8 acres ruin an entire 1000 home community already in existence. Thank you!

Deb Dottavio
Toscana Isles Resident

From: micheleillig@aol.com
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Saturday, December 6, 2025 11:09:14 AM

This Message Is From an External Sender

This message came from outside your organization.

To Whom it may concern:

My name is Michele Illig. I live at 633 Maraviya Blvd. Toscana Isles. Please vote no on ordinance 2024-46. Wisdom Townhouses wishes to build on Tract 17 adjacent toscana Isles.

That property maintains our lake levels. Interfering with that drainage area and weir could have a devastating impact on our properties in a storm/rain event. It's the only outlet channel for 203 acres of lakes. The planning commission voted NO on this proposal 6-1. Please vote accordingly with their recommendation. Vote NO to ordinance 2024-46

Thank You, Michele Illig 716-474-6850

From: illig6@aol.com
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Wisdom Townhouses
Date: Saturday, December 6, 2025 9:57:01 AM

This Message Is From an External Sender

This message came from outside your organization.

Peter Illig of 633 Maraviya Blvd. Toscana Islers asks you please to vote NO on ordinance 2024-46. The planning commission voted NO 6-1. Please accept their decision. The drainage of our lakes is very dependant on this tract of land (tract 17). I will be unable to attend the meeting on the 8th but please vote NO.
Peter Illig 585-307-2737

From: [Kelly Jackson](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance No. 2024-46
Date: Saturday, December 6, 2025 1:54:12 PM
Importance: High

This Message Is From an External Sender

This message came from outside your organization.

Good afternoon,

I am writing to ask that you vote NO for Ordinance 2024-46. I live in Toscana Isles, and I am extremely concerned about the thought of building townhomes on Tract 17 just north of our neighborhood. During our last 3 major hurricanes over these last 3 years, it has become very evident that our weir cannot withstand additional stress. In order to protect the weir and prevent catastrophic flooding, I urgently ask you to vote NO for this new development.

Thank you for your thoughtful consideration.

Sincerely,
Kelly Jackson
141 Veraza Court
North Venice, FL 34275

From: nmancy@icloud.com
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Fwd: Ordinance 2024-46
Date: Saturday, December 6, 2025 10:52:00 AM

This Message Is From an External Sender

This message came from outside your organization.

Sent from my iPhone

Date: December 6, 2025 at 10:49:13 AM EST
To: citycouncil@venicgl.gov
Subject: Ordinance 2024-46

To all members of the Venice City Council, with regards to the above subject ordinance, as a year round homeowner in Toscana Isles, I am asking for the council's thoughtful consideration in voting NO on this ordinance. The Wisdom Townhomes planned development project bordering a tract with TI, will result in significant and detrimental impacts to the weir and surrounding lakes, including potential major flooding concerns. While this year our hurricane season had relatively no impact to our area, unlike last year's significant hurricane flooding and severe damage, even 1 major hurricane, or other significant summer season rainfall would cause major flooding and damage if this ordinance is passed, and the Wisdom Townhomes planned development is built. Thank you for your service and support for the community of Toscana Isles. Sincerely, Nicholas A Mancywoda.

Sent from my iPhone

From: [Martha Marlow](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Saturday, December 6, 2025 1:55:08 PM

This Message Is From an External Sender

This message came from outside your organization.

Please vote NO on ordinance 2024-46.

Martha Marlow
180 Soliera St Toscana Isles
Venice, FL 34275

From: [Tia Martin](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Wisdom Townhomes
Date: Saturday, December 6, 2025 7:51:09 AM

This Message Is From an External Sender

This message came from outside your organization.

Please vote NO. This could have devastating flooding ramifications for Toscana Isles.
It would be irresponsible.

Thank you.

Tia Martin

Sent from my iPhone.

From: [Dina McGlotten](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Toscana Isles Ordinance 2024-26
Date: Saturday, December 6, 2025 6:00:50 PM

This Message Is From an External Sender

This message came from outside your organization.

To whom it may concern,
We are homeowners in Toscana Isles (148 Pescador Place) and I vote NO on Ordinance 2024-26.

Thank you
Reginald McGlotten
Dina Almeida-McGlotten

148 Pescador Place
Nokomis, FL 34275

damecglotten@gmail.com

From: [D.M](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Fw: Wisdom Townhomes public hearing concerns
Date: Saturday, December 6, 2025 1:05:51 PM

This Message Is From an External Sender

This message came from outside your organization.

We strongly urge and appeal to the Venice City Council to vote NO on Ordinance 2024-46 to protect our weir and prevent catastrophic flooding in Toscana Isles. The proposed development is a disaster waiting to happen with regard to the lakes and drainage in Toscana Isles during inevitable hurricanes and just regular heavy summer rain storms. Be smart like the planning commission was with rejecting any development near the Weir for our lakes. There is plenty of land for this developer to build a few miles north of the currently proposed location!!

Please VOTE NO!!!

David & Lisa Missana
348 Maraviya Blvd
Nokomis, FL 34275

TOSCANA ISLES

----- Forwarded Message -----

From: DM <anassimd@yahoo.com>
To: "planningcommission@venicefl.gov" <planningcommission@venicefl.gov>
Cc: Lisa Missana <lisa.missana@verizon.net>
Sent: Sunday, November 2, 2025 at 12:44:12 PM EST
Subject: Wisdom Townhomes public hearing concerns

We live at 348 Maraviya Blvd in Toscana Isles and would like to voice our formal objection to any possible approval on the public hearing for wisdom townhomes, and the associated amendment to the Toscana Isles binding master plan. The proposed location of these town townhomes on Knights Trail Road Will negatively impact our property on multiple levels.

The location of the townhomes will squeeze them into areas unnaturally wedged up against the Toscana Isles existing community, impacting the property values and current appeal of our community. Even more concerning is the location of the proposed townhomes at the intersection of Knights Trail Road and Gene Green Road where the existing lake drainage weir for Toscana Isles is located. This weir has encountered multiple problems over the years, particularly during hurricanes and caused the lakes in Toscana Isles to back up and flood the existing Toscana Isles community. Trying to wedge a townhome community over top of an existing water drainage weir, even with the developer trying to mitigate any possible issues is just a disaster waiting to happen. We demand that the planning commission deny wisdom townhomes any ability to build on these locations as it will undoubtedly cause major impacts to all of the homeowners in Toscana Isles that exist today.

David & Lisa Missana

From: [Carol Paolissi](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Saturday, December 6, 2025 9:23:58 AM

This Message Is From an External Sender

This message came from outside your organization.

Please vote NO on Ordinance 2024-46
Residents Teramo Way Toscana Isles
Thank you
Sent from my iPad

From: [Sandra Schumacher](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Saturday, December 6, 2025 10:12:42 AM

This Message Is From an External Sender

This message came from outside your organization.

Hello,

I am a homeowner in Toscana Isles. I am urging you to please vote NO on ordinance 2024-46 to protect our weir and prevent catastrophic flooding in Toscana Isles.

Thank you,
Sandra Schumacher

Sent from my iPhone

From: [Sophia Schumacher](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Fwd: Ordinance 2024-46
Date: Saturday, December 6, 2025 10:21:17 AM

This Message Is From an External Sender

This message came from outside your organization.

Hello,

I am a homeowner in Toscana Isles. I am urging you to please vote NO on ordinance 2024-46 to protect our weir and prevent catastrophic flooding in Toscana Isles.

Thank you,
Sophia Schumacher

Sent from my iPhone

From: [Linda Varone](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Saturday, December 6, 2025 7:44:52 AM

This Message Is From an External Sender

This message came from outside your organization.

Please vote NO on Ordinance 2024-46 The consequences to Toscaana Isles would be devastating!

Thank you,
Linda Varone

From: [F. John Wiley](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Please Vote "NO" on Ordinance No. 2025-46
Date: Saturday, December 6, 2025 12:14:51 PM

This Message Is From an External Sender

This message came from outside your organization.

Dear City Council Members,

I am writing to express my concern regarding Ordinance No. 2025-46 - the proposed development by Wisdom Townhomes to build a 50-unit townhouse complex on Tract 17, an area adjacent to Toscana Isles. I am a full-time resident and homeowner in Toscana Isles.

Although I generally support development within our community, I agree with the City of Venice Planning Commission's prudent decision to reject this project. The proposed construction jeopardizes the sole outlet channel for our 203 acres of lakes. Disruption of this outlet poses a significant risk of flooding in Toscana Isles during heavy rains or hurricanes.

Unfortunately, we have already witnessed similar circumstances in other parts of Sarasota County, where increased development likely contributed to severe flooding in previously unaffected neighborhoods located well outside of flood zones.

In light of these concerns, I respectfully urge you to vote "NO" on Ordinance No. 2025-46 to protect our community from potential catastrophic flooding.

Thank you for your attention to this critical issue.

Sincerely,
John Wiley
580 Maraviya Blvd.
Nokomis, FL 34275
941-220-5232

From: [Deborah Barnes](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Sunday, December 7, 2025 2:52:09 AM

This Message Is From an External Sender

This message came from outside your organization.

I want to voice my protest on the Wisdom townhomes plans to build a 50 unit complex on Tract 17 bordering Toscana Isles. This site includes the only outlet channel for 203 acres of our lakes in Toscana Isles, a system we maintain. Any rise in our lake levels even 1 foot creates 66 million gallons that must exit through that single channel. This could cause catastrophic flooding. The Planning Commission has already voted it down and I urge the Venice City Council to vote NO on the developers appeal. The Commission was concerned the proposed bridge over the main stormwater drainage ditch that serves the surrounding property could impede the flow of water, potentially causing flooding in the area.

Approving this explosive growth will put North Venice and Toscana Isles at risk of widespread flooding. Please vote NO on Ordinance 2024-46.

Sincerely,

Ronald & Deborah Barnes

Toscana Isles residents

Sent from Debi's iPhone

From: [Karen Donahue](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vote NO on Ordinance 2024-46
Date: Sunday, December 7, 2025 4:05:17 PM

This Message Is From an External Sender

This message came from outside your organization.

Please vote NO on the issue of Freedom Townhomes!

Allowing a housing project such as this to be built on top of the only drainage and weir for the Toscana Isles lakes would be irresponsible!!

There are over 900 families in this development whose lives and property will be impacted by your decision on Tuesday!! Do the right thing.

Respectfully,

Karen and Gerald Donahue
516 Ravello Blvd

From: [Stella Fishman](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vote on Ordinance 2024-46
Date: Sunday, December 7, 2025 9:03:41 AM

This Message Is From an External Sender

This message came from outside your organization.

Please vote NO on Ordinance 2024-46.

Toscana Isles Resident

Stella Fishman
261 Teramo Way
Nokomis FL 34275

Sent from my iPhone

From: [Simon Fishman](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Toscana Isles - Ordinance 2024-46
Date: Sunday, December 7, 2025 8:55:55 AM

This Message Is From an External Sender

This message came from outside your organization.

Please, vote NO on Ordinance 2024-46

Thanks

Resident of Toscana Isles
Simon Fishman
261 Teramo Way,
Nakomis, FL 34275

From: [Bob Gudas](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Sunday, December 7, 2025 9:53:06 AM

This Message Is From an External Sender

This message came from outside your organization.

As a resident of Toscana Isles, I urge you to vote NO on Ordinance 2024-46.
Thank you,

Robert Gudas
142 Toscavilla Blvd, Nokomis, FL 34275

6168431372

From: [Susie](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Resident of Toscana Isles
Date: Sunday, December 7, 2025 1:23:58 PM

This Message Is From an External Sender

This message came from outside your organization.

Hi my Name is

Mark Holt

214 Toscavilla Blvd

Nokomis Fl 34275

I am writing and urging you to vote NO

To Ordinance 2024-46 to protect our home from catastrophic flooding in our neighborhood.

We have built our forever dream home here and do not want to loose it because a Builder wants to build Townhomes on Gene Green that will effect us. We own a Business downtown Venice and have lived in Venice for over 40 years . We vote NO. Thank you Mark Holt

From: [Susie](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Resident of Toscana Isles
Date: Sunday, December 7, 2025 1:33:52 PM

This Message Is From an External Sender

This message came from outside your organization.

Hi I am writing to vote NO to Ordinance 2024-46 to protect our home from catastrophic flooding , we have lived in the area for over 40 years and finally built our Dream forever Home in Toscana isle because of these gorgeous lakes, and now a builder wants to come in and destroy our dream we urge you to vote NO to this. We have been long time store owners Downtown Venice for 30 years and have worked so hard to live in this beautiful neighborhood please protect us from this happening. I vote NO to ordinance 2024-46.

Susan Holt
214 Toscavilla Blvd
Nokomis Florida 34275

From: [Inna Kotlyar](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vote No on Ordinance 2024-46
Date: Sunday, December 7, 2025 9:25:56 AM

This Message Is From an External Sender

This message came from outside your organization.

Please vote **NO on Ordinance 2024-46** to protect our weir and prevent catastrophic flooding in Toscana Isles.

Thank you,
Toscana Isles resident
Inna Kotlyar,
address: 145 Villoresi Blvd.
Nokomis, FL 34275

From: [Christine Leaver](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Sunday, December 7, 2025 11:05:23 PM

This Message Is From an External Sender

This message came from outside your organization.

Christine Leaver
109 Soliera St
Nokomis, FL 34275

Email: CLeaver472@yahoo.com

December 7, 2025

Honorable Members of the City Council Venice

Dear Council Members,

I am writing to formally express my disapproval and concern regarding the proposed ordinance that would permit the construction of Wisdom Townhomes adjacent to Toscana Isle. Based on the preliminary plans and grading assessments, it appears that this development could significantly alter local drainage patterns and increase the likelihood of flooding of my property.

My property has not historically experienced chronic flooding, and I am deeply concerned that the changes associated with the proposed development—including soil elevation adjustments, reduced permeable surface area, and increased stormwater runoff—may create new and avoidable risks. As a property owner, the potential for damage to my home, landscape, and long-term property value is troubling.

I respectfully request that the Council vote 'NO' on Ordinance 2024-46.

Thank you for your consideration of this matter and for your continued commitment to responsible land-use planning in our community.

Sincerely,

Christine Leaver

From: [Linda Naif](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Wisdom Townhouse comed- impact to Flooding
Date: Sunday, December 7, 2025 12:24:25 PM

This Message Is From an External Sender

This message came from outside your organization.

Dear Ciry Council.

WE NEED YOUR HELP. The Wisdom Townhomes that you intend to build (50 unit townhouse complex – 7 large buildings - on Tract 17, a 7.92 acre area abutting Toscana Isles on our Northwest Border, which is just above our North Gate.

The solitary outlet channel for our 203 acres of lakes is there, and we maintain it. The builder is proposing a multi-use two lane vehicular bridge over it which will disrupt the flow of the water.

This issue has flooding potential to affect all of Toscana Islea and surrounding areas. Why? Every foot of water that rises in our ponds at peak creates 66,000,000 gallons that need to flow out that solitary channel.

THIS OUTLET CANNOT BE BLOCKED!

On December 9th, i am unable to attend the appeal from Wisdom Townhomes regarding this ordinance to the City Council of the City of Venice. PLEASE Vote NO to the ordinance.
Thank you.

Linda and Dan Naif
237 Teramo Way
Nokomis FL 34275

Date: TUESDAY, DECEMBER 9th

Time: 9:00

Location: Council Chambers, City Hall, 401 W Venice Avenue

(

From: [schuneuro](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Fwd: Ordinance 2024-46
Date: Sunday, December 7, 2025 12:24:47 PM

This Message Is From an External Sender

This message came from outside your organization.

>
> Hello,
>
> I am a homeowner in Toscana Isles. I am urging you to please vote NO on ordinance 2024-46 to protect our weir and prevent catastrophic flooding in Toscana Isles.
>
> Thank you,
> James Schumacher M.D.
>
> Sent from my iPhone

From: [Anne Soper](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vote No on Ordinance 2024-46
Date: Sunday, December 7, 2025 5:17:13 PM

This Message Is From an External Sender

This message came from outside your organization.

Dear Council Members,

We urge you to vote no on Ordinance 2024-46 to protect the Toscana Isles weir and prevent possible catastrophic flooding in Toscana Isles. We are concerned about Wisdom Townhouse plans to build 50 units and 7 buildings of condos and townhouses on Tract 17 bordering Toscana Isles on the only outlet channel for the 205 acres of lakes. If the lake water rises even a foot the flooding in Toscana Isles could be a disaster. Please consider the homeowners in Toscana Isles and vote no.

Sincerely,

Anne and Dan Soper
212 Teramo Way
Nokomis, FL 34275

From: [Greg Talarico](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Sunday, December 7, 2025 11:10:00 AM

This Message Is From an External Sender

This message came from outside your organization.

I am a resident of Toscana Isles I live on Veraza Ct. and I urge you to vote no on Ordinance 2024-46. This ordinance would pose a danger to our community with potential flooding and dangerous traffic patterns.

Thank you

Greg Talarico

Sent from my iPhone

From: [Alicja Wojdakowska](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] No on Ordinance 2024-46
Date: Sunday, December 7, 2025 12:24:08 PM

This Message Is From an External Sender

This message came from outside your organization.

From: [Heather Aguirre](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Re: Vote NO on Ordinance 2024-46
Date: Monday, December 8, 2025 12:01:02 PM

This Message Is From an External Sender

This message came from outside your organization.

Hello, I believe I submitted the wrong info. I vote NO on Ordinance 2025-46. Thank you!

On Mon, Dec 8, 2025 at 11:49 AM Heather Aguirre <hnaguirre@gmail.com> wrote:

Hello,

My name is Heather Aguirre-Lave and I own a home in Toscana Isles at 308 Palestro Street. I am unable to make it to the city council hearing tomorrow as I am working. I was told I should send you an email to inform you of my stance on Ordinance 2024-46, the Meritage townhome project. I would like to express that I would not like this project to move forward.

Thank you for your consideration,

Heather Aguirre-Lave - Toscana Isles homeowner and resident

From: [al bibbero](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] NO on Ordinance 2024-46
Date: Monday, December 8, 2025 9:35:54 AM

This Message Is From an External Sender

This message came from outside your organization.

Hi, I have lived in the Toscana isles for almost 10 years. We have lived here through several major weather events and we have seen first hand what can happen to our neighborhood when the weir becomes over taxed with runoff from our neighborhood. Flooded streets and yards are the result of an overburdened drainage system. Adding additional stress with the addition of new construction by Wisdom Townhomes could have devastating consequences. Please vote no on this issue.

Thank you for your consideration.

Al Bibbero and Amy Pukl

130 Toscavilla Blve. Nokomis 34275

From: [Siobhan Boyd](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vote No On ordinance #2024-46
Date: Monday, December 8, 2025 11:29:17 AM

This Message Is From an External Sender

This message came from outside your organization.

I vote NO to the above ordinance to save flooding in our community at Toscana Isles

--

Von Boyd
D.E. Robinson Construction Group LLC
4callbooks@gmail.com
941-441-5871



From: [Jennifer Brisendine](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] PUD Amendment Petition NO. 25-01RZ; Evidence to Decline amendment
Date: Monday, December 8, 2025 11:39:56 AM
Attachments: [Soliera St Flooding Oct 3, 2022 PIC1.PNG](#)
[Soliera St Flooding Oct3, 2022 PIC2.PNG](#)

This Message Is From an External Sender

This message came from outside your organization.

City Council of Venice,

My name is Frank Brisendine and I am a resident of Toscana Isles, 272 Soliera St Nokomis FL. My property is directly behind the perimeter wall of our neighborhood, parallel to Gene Green Road.

I am opposed to the granting of this petition for the following reasons:

1. The flooding of my street, which started and did not recess for days after Hurricane Ian, made it impossible for me to back my car out of my driveway. The over-taxing of flood waters and structural challenges to our weir proved as the primary culprit. Please see the attached photos as evidence of flood waters on Soliera Street days after Ian, even when much of the water had already receded.

2. As an emergency responder for SMH Venice, I am responsible for arriving to the hospital within 30 minutes of notification of an emergency. It is my concern that future flooding of our neighborhood, due to overtaxing our associated weir, would impede my ability to provide life-saving care to citizens of Venice.

Thank you for your time and your attention to this matter.

Respectfully,

Frank Brisendine

From: [Michael Caldarella](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance No. 2025-46
Date: Monday, December 8, 2025 1:41:24 PM
Attachments: [IMG_8417.PNG](#)
[IMG_8418.PNG](#)
[IMG_8419.PNG](#)
[IMG_8420.PNG](#)
[IMG_8421.PNG](#)
[IMG_8422.PNG](#)
[IMG_8423.PNG](#)

This Message Is From an External Sender

This message came from outside your organization.

Good afternoon Council members,

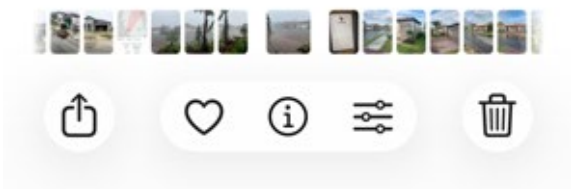
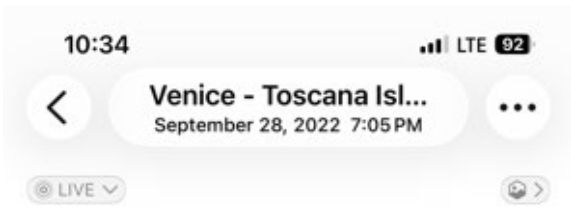
I'm asking you to please vote this ordinance down. The pictures below are what happens now to our community and it can only get worse with buildings around and on top of our existing weir. Please don't let flooding happen to us again.

Thank you,
Michael Caldarella
124 Positano Trail
Toscana Isles
Venice











Sent from my iPhone

From: [Pamela Carey](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Wisdom Townhomes Zoning Change
Date: Monday, December 8, 2025 10:44:43 AM

This Message Is From an External Sender

This message came from outside your organization.

My husband and I live in Toscana Isles and urge you to vote NO on Ordinance 2024-46 to protect our weir and prevent catastrophic flooding in Toscana Isles.

Thank you for your consideration in this matter.

Pam & Shaun Carey
166 Toscana Blvd.
Nokomis, FL 34275

From: [Linda Chambers](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Resident of Toscana isles
Date: Monday, December 8, 2025 2:37:03 PM

This Message Is From an External Sender

This message came from outside your organization.

Hi my name is Linda Chambers I live at 239 Toscavilla blvd I am writing about the 2024-46 ordinance I am asking for you to vote no to this building on Gene Green Rd. We live in a beautiful community and bought in here because of of gorgeous view now we have to worry about catastrophic flooding . Please vote No for us. Thank you
Linda chambers
Sent from my iPhone

From: [Beth Costa](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Toscana Isles
Date: Monday, December 8, 2025 10:34:11 AM

This Message Is From an External Sender

This message came from outside your organization.

Please vote no to protect our weir and prevent catastrophic flooding in Toscana Isles.

Thank you,

Elizabeth Costa and Carl Cucco

209 Teramo Way

Sent from my iPhone

From: [Lisa Fine](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Please vote NO!
Date: Monday, December 8, 2025 1:39:16 PM

This Message Is From an External Sender

This message came from outside your organization.

Please vote no to protect the weir and prevent catastrophic flooding in the Toscana Isles community and surrounding areas. My neighbors and I are very concerned about this very important issue. We have owned our home since 2019 and have been full time residents since 2024. And we are voters!

Thank you very much for your attention to this very important matter.

Lisa Fine
368 toscavilla blvd
Venice, FL 34275
914 417-7538 / mobile

From: [David Gizzi](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] PLEASE VOTE NO
Date: Monday, December 8, 2025 9:05:04 PM

This Message Is From an External Sender

This message came from outside your organization.

Dear Council Members,

Please vote NO on the proposed building outside of Toscana Isles. Our weir cannot handle the increase in water and we dread the potential for horrific flooding! Please preserve the beauty of Venice and stop this madness!

Respectfully,

David J Gizzi

237 Vinadio Blvd

Sent from my iPhone

From: [Irina G](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Please Vote to Protect Our Weir Toscana Isles
Date: Monday, December 8, 2025 12:00:50 PM

This Message Is From an External Sender

This message came from outside your organization.

Please vote to protect our weir, prevent catastrophic flooding in Toscana Isle, and say **NO** to construction in this area.

Irina and Alexander Gorbikov,
200 Villoresi Blvd.
North Venice, FL 34275

From: [Cynthia Grosso](#)
To: [City Council](#)
Cc: [Cynthia Grosso](#); [Board and Council Messages](#)
Subject: [EXTERNAL] Tract 17 Ordinance 2024-46
Date: Monday, December 8, 2025 9:47:47 AM

This Message Is From an External Sender

This message came from outside your organization.

Council Members,

I'm asking that this City Council vote NO on the proposal already voted down by the Planning Commission regarding the access from Jean Green Rd for the building of townhouses in Tract 17. It's known that a city Council composed of elected officials can choose to except or reject recommendations based on various factors including political considerations, economic benefits (money,) or different interpretations of technical data even in the face of expert advice and resident opposition. This dynamic often leads to tension between expert opinion, community concerns, and political will. Even though council members live on the island, outlying areas and voters of Toscana Isles have issues being brought to you that need to be thoroughly considered.

I also spoke at the planning commission meeting regarding this issue and provided a packet to each member and a poster of the FEMA map for review regarding flood zones. Specifically flood zone AE10 that includes several homes in Toscana Isles along with the No-Rise Certification and the Nuisance Lawsuit. (Refer to that documentation)

FEMA designated Toscana Isles to be situated in an AE 10 flood zone area. Such a designation requires additional thought and consideration to those already living in such an area. This designation was done prior to all the other building you have recently approved in and around Toscana currently. No one can predict what impact this new construction over the past year or two will have on our community since the FEMA designation. However, to approve a multi unit build in the AE10 flood zone area and where the natural flow of water, from the Myakka river, the Venetian Golf Club, and Willow Chase who currently dump water into our ponds and through our weir flowing out to the Gulf, can only negatively impact our community. When you block that natural flow with this proposal in front of you, it is setting up the Toscana Isles community of over 900 + homes to flood even more than FEMA has already specified to be an issue. Not to mention Venetian and Willow Chase could potentially be impacted with flooding that could get backed up as well.

A proposed development in the University city of Missouri was voted on as against the project due to flooding concerns by the city stormwater commission. The city Council overrode their recommendation. Since then the area has experienced significant flooding in 2008 and in 2022. Even though the city Council makes the final vote, it may not always be in the best interest of the residents or the city to do so. A yes vote, by the City Council in this Missouri community devastated the neighborhood and issues are still ongoing 17 years later for residents and legal battles against the city.

Let me end with this, FEMA states and I quote "that New Development in floodways is extremely restricted". In short, building in a floodway is typically off-limits, unless the project causes ZERO impact on flooding. Often communities simply prohibit, floodway

construction altogether aside from minor improvements, due to liability and technical difficulty. Yet, they specifically state that the floodway itself must remain unobstructed.”

My hope is that this City Council may learn from other city councils and avoid a backlash of technical and legal battles by its planning commission that already voted this proposal down. Even though Toscana Isles residents may not live on the Island we are residents and voters within the city of Venice.

Thanking you in advance,

Cynthia Grosso 292 Villoresi Blvd.

From: [len gutin](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] No zoning change
Date: Monday, December 8, 2025 9:45:35 PM

This Message Is From an External Sender

This message came from outside your organization.

We vote NO against changing zone.
268 Soliear str. Nokomis, FL 34275
Gutins family

From: [Janet Herman](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] 2024-46
Date: Monday, December 8, 2025 10:50:46 AM

This Message Is From an External Sender

This message came from outside your organization.

I am a new resident of Florida, Venice & Toscana Isles, and wish to protect my newfound sanctuary.

Please vote NO on 2024-46!

Janet Herman
525 Maraviya Blvd
612-750-3407

Sent from my iPhone

From: [Deer Hunter](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Townhomes adjacent to Toscana Isles
Date: Monday, December 8, 2025 12:08:35 PM

This Message Is From an External Sender

This message came from outside your organization.

I am requesting that the city council vote NO to the townhomes adjacent to Toscana Isles. The development would affect the flow of the weir that the residents of TI count on to prevent flooding during Hurricanes and tropical storms. In addition it will affect the traffic flow on Knights Trail, a roadway that is already overflowing with trucks going to the dump and workers and visitors of the industrial park located on Knights trail. The congestion now and in the future is a fatality waiting to happen. The townhomes will only add to this congestion. I hope the board will consider our concerns and vote NO. The residents of Toscana Isles are concerned voters and we are aware of the candidate stance on building. Thank you for your consideration.
Sent from my iPhone

From: [Alexander Karachunsky](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Public Hearing - Planned unit development for Wisdom townhomes at Knights Trail road
Date: Monday, December 8, 2025 1:46:53 PM

This Message Is From an External Sender

This message came from outside your organization.

Please vote NO on the Ordinance No. 2025-46 to protect our weir and prevent catastrophic flooding in Toscana Isles. We vote in every election.

Thanks!

Alex and Sonya Karachunsky

540 Ravello Blvd, Nokomis FL, 34275

703-589-0449

From: [Irena Komova](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL]
Date: Monday, December 8, 2025 12:17:20 PM

This Message Is From an External Sender

This message came from outside your organization.

Please Vote to Protect Our Weir Toscana Isles

Please vote to protect our weir, prevent catastrophic flooding in Toscana Isle, and say NO to construction in this area.



From: [Lekana Lave](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] VOTE NO ON ORDINANCE 2024-46
Date: Monday, December 8, 2025 11:41:46 AM

This Message Is From an External Sender

This message came from outside your organization.

My name is Lekana lave I own a home in Toscana Isles at 308 Cholesterol St. I'm unable to make it to the city council hearing tomorrow because I am working I would like to show my support in voting no on ordinance 20 24-46, the Meritage townhome project

From: [Claudia McCann](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Wisdom Townhomes 50-unit, 7-building townhouse complex on Tract 17
Date: Monday, December 8, 2025 10:50:20 AM

This Message Is From an External Sender

This message came from outside your organization.

I am a full time resident (owner) of a house in Toscana Isles. I have two concerns regarding the Wisdom Townhomes application to build on tract 17.

1. It is currently very difficult to exit left out of Toscana Isles onto Knights Trail Road into 45 mph traffic to and from the landfill and Ajax Concrete. Building additional residences along Knights Trail Road will add significantly to these current traffic problems.
2. I was a resident during Hurricane Ian when the current drainage system for the area was totally inadequate to handle the storm waters and Myakka River flooding. Since then, a lot of work has been done to improve the drainage to Cow Pen Slough. I am concerned that additional buildings at or near the weir located on the proposed building site will further impede drainage of our property and limit the capacity of the slough to drain storm waters properly. These flood waters pose significant concerns for damage to homes in Toscana Isles.

Thank you for your attention.

Claudia McCann
247 Maraviya Blvd.
Nokomis, FL 34275

From: [Michele McCluskey](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Please vote no
Date: Monday, December 8, 2025 10:46:42 AM

This Message Is From an External Sender

This message came from outside your organization.

Please vote no to the building of the townhouses just outside Toscana Isles. This will protect our weir and prevent serious flooding in Toscana Isles.

Thank you so much for your consideration.

Michele McCluskey

From: [Brent Miller](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Toscana Isle Townhome issue
Date: Monday, December 8, 2025 2:40:11 PM

This Message Is From an External Sender

This message came from outside your organization.

Dear Mr. Ron Smith,

I am a longtime resident of Toscana Isles. I implore you, please vote now to protect our Weir and prevent catastrophic flooding in our community. I have voted in every election including County state and national.

Sent from my iPhones

From: [Morin, Tom](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Monday, December 8, 2025 2:27:04 PM

This Message Is From an External Sender

This message came from outside your organization.

Please vote NO on Ordinance 2024-46 to protect our weir and prevent catastrophic flooding in Toscana Isles. Thanks Tom Morin & Gayle Kesler 220 Soliera St Venice FL.

Tom Morin
Credit Manager



Power Systems Division

Ph: 603-665-4613

tom_morin@miltoncat.com

[Click Here for Credit Application](#)

From: [Susan Perry](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Fw: Residents of Toscano Isles are concerned
Date: Monday, December 8, 2025 4:02:11 PM

This Message Is From an External Sender

This message came from outside your organization.

To the City Council members,

Please see the article I wrote for the Venice Voices group, on the exact issue you are discussing tomorrow, ORD NO 2025-46 on the PUD Amendment petition No. 25-01RZ for the Wisdom Townhomes.

Myself, and a large number of residents are planning on attending the meeting tomorrow to respectfully ask that you deny this amendment.

Please note that I have already coached the residents of Toscana Isles that clapping, standing up, or raising hands during the meeting is prohibited.

No reply is necessary
I will see you tomorrow!

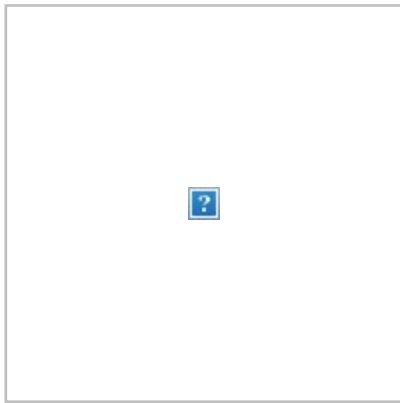
Sue Perry

----- Forwarded Message -----

From: Venice Voices <venicevoice2024-gmail.com@shared1.ccsend.com>
To: "sueperryemail@yahoo.com" <sueperryemail@yahoo.com>
Sent: Wednesday, December 3, 2025 at 05:09:15 AM EST
Subject: Residents of Toscano Isles are concerned



December 2025 newsletter



Toscana Isles

Is Explosive Growth Putting North Venice at Risk of Widespread Flooding?

By Sue Perry, Director Venice Voice, Toscana Isles HOA Board member

Summary

Rapid development in North Venice is raising serious flooding and safety concerns, as essential stormwater systems and community infrastructure face increased pressure from new construction. Residents are urged to take action, attend council meetings, and advocate for responsible growth to protect their neighborhoods.

Main Points

New development is replacing permeable land with paved surfaces, which dramatically increases runoff during storms. This means less water is absorbed into the ground, heightening the risk of flooding for current residents. As more land is developed, the city's infrastructure becomes more vulnerable to extreme weather events.

Stormwater from thousands of homes and businesses is funneled into a single, aging weir located on Tract 17. This overburdened system is already struggling to manage the massive volumes of water from existing communities, and further development will only add to the strain, potentially causing failures and widespread flooding.

Recent development proposals, such as Wisdom Townhomes, have ignored critical infrastructure needs, including sidewalks for schoolchildren and the 50–60 ft setback required near the Toscana Isles North Entrance. These oversights compromise the safety and accessibility of the neighborhood, raising concerns for both residents and city planners.

The plan to build on Tract 17 (next to Toscana Isles) could undermine flood mitigation efforts, especially since Sarasota County's petition to preserve this parcel as wetlands remains unresolved. Wisdom's sudden move to "find" a buyer for the parcel containing the weir adds another layer of uncertainty, as building over such a vital stormwater system with failed mitigation areas is almost certain to lead to problems.

Given the limitations of city and county resources, officials have advised residents to obtain flood insurance and take personal precautions. This guidance signals that institutional protection may be insufficient and that community members must be proactive in safeguarding their homes.

The Planning Commission Denies Wisdom Townhomes Proposal

Main Reasons for Denial

Single Access Point:

1. The planned development included only one access point to Gene Green Road. With the anticipated volume of resident vehicles and the frequent use of the road by commercial tractor trailer trucks, having just one entrance and exit raised significant safety concerns. Additionally, Gene Green Road is a private road, and its use for community traffic was questioned in terms of appropriateness and safety.

Stormwater Drainage and Flooding Risks:

1. The proposal called for constructing a bridge over the main stormwater drainage ditch that serves the surrounding properties. Members of the commission were concerned that this bridge could impede the flow of water, potentially leading to flooding in the area.

Residents are strongly encouraged to voice their concerns regarding flooding and over-development at the Venice City Council meeting on December 9th at 9:00 AM. Collective action is needed to ensure that the city prioritizes safety and sustainable growth over unchecked expansion.

Your Voice Matters

For those interested, please join Toscana Isles residents in their effort to oppose the Wisdom 50-unit Townhome rezoning request at the December 9, 2025 at the 9:00 am meeting at Venice City Hall.

It is our hope that our City Council takes a hard look at the flooding and traffic issues that already exist due to the extensive development in the Knights Trail/Laurel Road area and subsequently supports the denial decision already made by the City's Planning Commission.

VENICE VOICE

We hope that you will use our email address VeniceVoice2024@gmail.com

to submit questions and read the fact-based answers on our website venicevoices.net

We have only one mission:

Giving a voice to fact-based communication for the benefit of Venice communities, thus, eliminating the spread of misinformation

Our website will

1. Post fact-based unbiased answers to the questions you submit to us by email.
2. Post information about candidates for various offices
3. Post information about laws
4. Post information about development
5. Post information about open space
6. Post information about infrastructure
7. Post information about happenings at City Hall
8. Post information about happenings in Sarasota County

It will not

1. Post opinions unless specifically stated as such
2. Post negative comments
3. Post information that is not relevant to our communities

Our next issue

Our next issue will be devoted to development in our area.

Recommendations by readers

Computers and Websites Done Right



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From: vickie.perry1250@gmail.com
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46
Date: Monday, December 8, 2025 9:29:15 AM

This Message Is From an External Sender

This message came from outside your organization.

As homeowners in Toscana Isles, we **strongly oppose** Ordinance 2024-46 and strongly urge you to vote **NO** on this proposed Ordinance.

Thank you.

Dennis Valenti and Vickie Perry

Sent from my iPhone

From: [Mary Pryor](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Townhouse Proposal next to Toscana Isles.
Date: Monday, December 8, 2025 3:51:43 PM

This Message Is From an External Sender

This message came from outside your organization.

I am extremely concerned about the impact of the townhouse proposal. I was here during Hurricane Ian and the 2024 storms and saw the impact of the weir being obstructed. There was flooding in our neighborhood until residents in our neighborhood worked together to clear the weir. It is a very fragile balance, and it cannot withstand additional stressors on that outlet. Please vote no to protect our weir and prevent catastrophic flooding in Toscana Isles.

Thank you!

Mary Pryor
208 Soliera St.

From: [Val Seaver](#)
To: [Board and Council Messages](#)
Subject: [EXTERNAL] Proposed condos approval
Date: Monday, December 8, 2025 3:46:14 PM

This Message Is From an External Sender

This message came from outside your organization.

Though I am planning to attend the Council Hearing in person, I am BEGGING you not to condemn our beautiful community to share the drainage weir that is ALREADY overwhelmed during heavy rains from our community & many others upstream with yet ANOTHER community of condos! The original drainage plan did NOT include all of these additions. The weir will back up and flood our beautiful homes. You have MUCH documentation to verify this situation, and we are pleading with you to vote NO on Ordinance 2024-46 - Re. Wisdom Townhomes appeal for zoning change and access onto Gene Green Road - Tract 17 bordering Toscana Isles, North of the resident gate. Not only is the drainage situation at issue but also the traffic nightmares overcrowding this intersection will cause! PLEASE protect what we have all paid dearly for and VOTE NO! There are PLENTY of other places nearby where this proposed development could be placed including proper provisions for THEIR OWN drainage and entrances. Thank you for doing the right thing for residents who are trusting in you and paying our taxes, expecting proper consideration of our home value & safety.

Valerie Seaver

From: [Mary Talarico](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vote NO on Ordinance 2024-46 (Toscana Isles)
Date: Monday, December 8, 2025 9:44:56 PM

This Message Is From an External Sender

This message came from outside your organization.

Good Morning,

A NO vote is needed to stop the Wisdom Townhomes from building next to Toscana Isles. Please place yourself as a Toscana Isles homeowner and how you would want to protect your home from flooding. I'm praying for you.

Thank you
Mary Talarico
Toscana Isles Homeowner

Sent from my iPad

From: [ladyharley di](#)
To: [City Council](#)
Cc: [Diane; Board and Council Messages](#)
Subject: [EXTERNAL] Toscana Isles
Date: Monday, December 8, 2025 10:57:56 PM

This Message Is From an External Sender

This message came from outside your organization.

Please vote NO to protect our WEIR and prevent CATASTROPHIC FLOODING in
Toscana Isles!

I vote in every election!!

Thank you!

Diane Theis

Toscana Isles

121 Porta Vecchio Bend #101

N. Venice, FL 34275

From: [David Waller](#)
To: [City Council](#)
Cc: [Matt Duncan](#); [Sue Perry](#); [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance No. 2025-46
Date: Monday, December 8, 2025 10:16:51 AM

This Message Is From an External Sender

This message came from outside your organization.

Please accept this email as a concern regarding the above referenced ordinance granting a PUD amendment to the Toscana Isles PUD for Wisdom Townhomes.

I have two concerns if this change is approved.

The first is the weir on the property that is the only outlet for the 203 acres of lakes in Toscana Isles. If not designed properly nor maintained correctly, the potential for flooding is greatly increased to our community.

The second concern is the only way to enter or exit the property would be Gene Green Road. With the amount of traffic on this road, primarily semis and dump trucks, it would only be a matter of time before serious accidents would occur.

Thank you in advance for your consideration and a No vote on this Ordinance.

David Waller
Dwaller2808@gmail.com
248 Soliera Street
Venice, FL 34275

From: [Todd Willoughby](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Ordinance 2024-46 Vote No
Date: Monday, December 8, 2025 10:56:41 AM

This Message Is From an External Sender

This message came from outside your organization.

Hi

I strongly ask that you vote no on this ordinance.

I live across the street from the fence that separates us from this proposed building site. At the corner of my property are 3 large drainage grates in the road. When we get heavy rain, there are torrential rivers running down the 2 streets and the water disappears into the grates and runs into the channel at the end of the street. The channel that the builders want to build through, because it is the only way they can access that land.

It is well documented in this ordinance's processing history that this channel is the only thing that is stopping our entire community, and several others, from getting destroyed by flooding in these torrential rains. Lakes drain into it as well. Everything runs through this 15 foot wide channel.

Currently our people have made presentations about the easement and the maintenance of the channel. The owner of the Ajax paving company, who also own the road that the builders want to use, have strongly opposed this project and strongly oppose having residential vehicles pulling in and out on a road that constantly shuttling massive trucks back and forth to Knights Trail Road. He even went as far as to say that someone is going to get killed because the pure numbers game of human judgement is eventually going lead to a fatal decision of pulling out in front of one of them. Or stopping in front of one on Knights Trail where the truck's weight and momentum will be impossible to stop prior to a collision.

This whole building project has been poorly planned, poorly documented, and poorly represented. It's so important that the project is shut down once and for all. Please recognize the profound dangers it presents and vote no.

Thanks

Todd Willoughby
301 Palestro St

From: [Brad Yates](#)
To: [City Council](#)
Cc: [brad yates](#); [jean yates](#); [doug lumpkin](#); [karen lumpkin](#); [Bill + Karen Markham](#); [Bill + Carol Rymysz](#); [Board and Council Messages](#)
Subject: [EXTERNAL] Re: Tract 17/Wisdom Property: Hearing 12/9/25 @ 9am
Date: Monday, December 8, 2025 11:33:23 AM
Attachments: [Maraviya Blvd. 2022.heic](#)

This Message Is From an External Sender

This message came from outside your organization.

Please Do Not Allow The Planned District Zoning Amendment For Tract 17 To Be Approved!

We are residents of Toscana Isles (225 Villoresi Blvd.) and all three of us are very opposed to Townhouses being built which will overburden our present Weir.

Please see the attached picture of Flooding in the Storm of 2022. Maraviya Blvd. was totally flooded out and became a lake instead of a road!

We cannot allow this unwise proposed District Zoning Amendment to be passed!

Thank You For Your Consideration,

Bradford Yates
Jean Yates
Juli McDermott

From: [RONDA BAESSLER](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Townhome proposal outside the TI community
Date: Tuesday, December 9, 2025 7:37:30 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I, like many of my neighbors in Toscana Isles, hope that you really take out concerns in what could be such a bad decision for our community and so many of our neighbor communities.

Passing this bill would cause so many concerns for all of us who live here.

The weir is a Major concern b/c if townhomes are built on Parcel 17 would affect this drainage system to not work properly and be a Huge threat of flooding in the future. Not only that, but our flood insurance would be outrageous, if we are even able to get the flood coverage.

The traffic on Knights Trail is already very dangerous with all the trucks using this road, and making it almost impossible for residents here to exit out community without the threat of a very dangerous situation. Adding those apartments would only add so many more vehicles to Knights Trail.

I very much appose of this project, and hope the City can see our concerns and vote this proposal DOWN.

Thank You,
Ronda Baessler
resident of Toscana Isles

From: [Sandra Schumacher](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Thank you from Toscana Isles residents
Date: Tuesday, December 9, 2025 5:36:50 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello,

I would like to thank you for your time, patience, and understanding of voting today against the ordinance that would have negatively impacted our community.

I appreciate and admire the work that you do.

Thank you again!
Sandra Schumacher

Sent from my iPhone

From: [Val Seaver](#)
To: [Board and Council Messages](#)
Subject: [EXTERNAL] Denial of Wisdom Townhome Access
Date: Tuesday, December 9, 2025 4:55:54 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

We know you've had a very long day in meetings today, but as residents of Tuscana Isles, we would just like to thank all of the council for all the hard time you put in today, listening carefully, clarifying every point, asking critical questions in the case of Wisdom Townhomes. We are so thankful you ruled in our favor, but even if you had NOT- We realize that you were very attentive to both sides and fulfilled your obligations to each one of us. Everyone was given a fair chance and not once did a council member look bored or pick up their phone to check their email, etc. It speaks so much to the integrity of all of you (not particularly impressed with one member showing up 45 minutes late from lunch after all of TI presentations had pretty much been given), but as to the rest of you-We feel you did a fantastic job for the city of Venice as well as for our community today. I personally was VERY impressed with how you all conducted yourselves and attended to the city's business, and have confidence in all of you going forward! Our deepest gratitude & respect for what you do.
VAI & Mike Seaver

From: [CHE"REE SHEFFIELD](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Toscana Isles protect our weir and prevent catastrophic flooding
Date: Tuesday, December 9, 2025 7:00:03 AM

This Message Is From an External Sender

This message came from outside your organization.

Please vote NO to protect our weir and prevent catastrophic flooding in Toscana Isles. I vote in every election.

Thank you,

Che'ree Sheffield
109 Villloresi Blvd

From: [Jessica Spivey](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Saving Toscana Isles
Date: Tuesday, December 9, 2025 5:47:18 AM

This Message Is From an Untrusted Sender

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Good morning to City Council,
My husband and I reside full time in Toscana Isles and are very happy here. We are asking that you save our neighborhood from whatever Wisdom Townhomes and Meritage wants to do. We are a gated community and we should 100% stay that way and to also protect our water weir to avoid flooding in our neighborhood. Please and thank you for your consideration.
Sent from my iPhone

From: [studdlarry](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Date: Tuesday, December 9, 2025 10:59:51 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

City council, please vote no on ordinance No. 2024-46 to save our community catastrophic flooding from destroying our Weir Water outlet!

Thanks,
Larry Studd

101 Positano Trail
Nokomis, Florida

Sent from my Verizon, Samsung Galaxy smartphone

From: schraderj@comcast.net
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Photos Submitted ref ORD NO 2025-46, Meeting 9 Dec 2025
Date: Tuesday, December 9, 2025 12:55:08 AM
Attachments: [288 Maraviya Blvd Sep-Oct 2022 \(1\).png](#)
[288 Maraviya Blvd Sep-Oct 2022 \(2\).PNG](#)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To the Venice City Council,

We *oppose* the PUD amendment, Petition No. 25-01RZ for the Toscana Isles Planned Unit Development (PUD) for Wisdom Townhomes.

Granting this amendment would put our community at additional and unnecessary risk. We look for the council to consider the disapproval issued by the planning commission and affirm that body's judgement in protecting our community, Venice, and our fragile water management system.

We submit the attached photos documenting the current drainage issues following major storms the Toscana Isles community experiences. These post Hurricane Ian photos show the stress our drainage systems are under. These photos are from immediately after the storm and a week later and their impact on individual families. Developing land on and around our outlet for storm water puts our community in a much poorer state of readiness to deal with the next major storm. Affirming the Planning Commission decision to deny the petition reduces risk and puts Venice in a better position to respond to the inevitable next severe hurricane.

John Schrader and Anmy Torres

From: [Anmy Torres](#)
To: [City Council](#)
Cc: [schraderj@comcast.net](#); [ANMY D TORRES](#); [Board and Council Messages](#)
Subject: [EXTERNAL] Re: Photos Submitted ref ORD NO 2025-46, Meeting 9 Dec 2025
Date: Tuesday, December 9, 2025 2:43:54 PM
Attachments: [288 Maraviya Blvd Sep-Oct 2022 \(2\).PNG](#)

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Good afternoon Venice City Council members

Attached you will find 3 additional pictures of Gene Green Road intersection with Knights Trail taken on 9 Dec 2025. We are very concerned about the safety of citizens especially kids in this area if this ordinance is approved. The traffic is mainly big trucks full of cement, debris, etc which often tends to fall off trucks as they turn into or out of Gene Green road.

These pics also show the width and condition of the Gene Green road today.

Thanks for your attention.

John Schrader and Anmy Torres
288 Maraviya Blvd
Venice FL



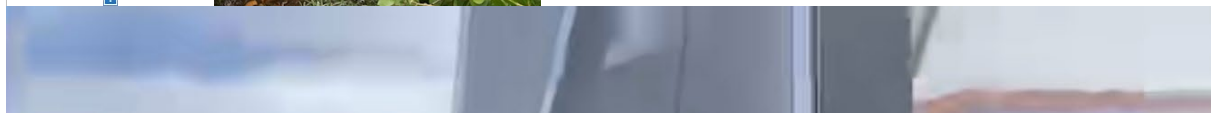
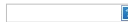
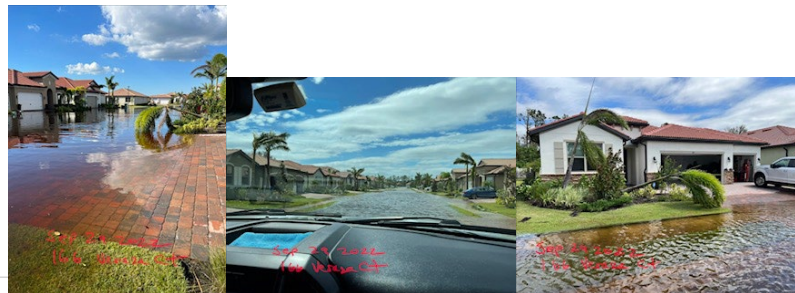
On Dec 9, 2025, at 00:48, schraderj@comcast.net wrote:

To the Venice City Council,

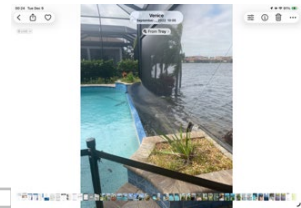
We *oppose* the PUD amendment, Petition No. 25-01RZ for the Toscana Isles Planned Unit Development (PUD) for Wisdom Townhomes. Granting this amendment would put our community at additional and unnecessary risk. We look for the council to consider the disapproval issued by the planning commission and affirm that body's judgement in protecting our community, Venice, and our fragile water management system.

We submit the attached photos documenting the current drainage issues following major storms the Toscana Isles community experiences. These post Hurricane Ian photos show the stress our drainage systems are under. These photos are from immediately after the storm and a week later and their impact on individual families. Developing land on and around our outlet for storm water puts our community in a much poorer state of readiness to deal with the next major storm. Affirming the Planning Commission decision to deny the petition reduces risk and puts Venice in a better position to respond to the inevitable next severe hurricane.

John Schrader and Anmy Torres







From: [Esther Torres](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Townhouse proposal
Date: Tuesday, December 9, 2025 5:43:03 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good morning,

Im writing to kindly request to please vote no regarding the appeal to build the Wisdom townhouses which borders Toscana Isles, north of the resident gate. This site includes the only outlet channel for 203 acres of our lakes—a system we maintain to protect our weir and prevent catastrophic flooding in Toscana Isles. The planning committee already voted this proposal down knowing any rise in our lake levels—just one foot—creates 66 million gallons that must exit through that single channel. As voting constituents my husband and I implore you to vote no this this appeal

Respectfully submitted,

Esther Torres
277 Vinadio Blvd

[Yahoo Mail: Search, Organize, Conquer](#)