

**From:** [Tommye Whittaker](#)  
**To:** [City Council](#)  
**Cc:** [Kelly Fernandez](#); [Dan Lobeck](#); [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)  
**Subject:** The PUD and changes to Venice Theatre  
**Date:** Tuesday, May 23, 2023 8:00:09 AM

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Good morning City Council members,

Today will be a very busy schedule. These are my opinions. I'm not speaking on behalf of Venice Thrives.

Venice Theatre is a gem for the community. The majority of former Venice Unites understand why they switched to the Downtown Edge District. It is necessary for the protection and preservation to rebuild the theater stronger and better than the part built in the 1980s that came down in the hurricane. I wholeheartedly support their endeavors. As far as I know, there won't be pushback about the height issue. These are extenuating circumstances. It's why the final say is from the Council members.

The next issue is awkward and uncomfortable. Mr. Neal, as a developer, is renegeing on his promises to his homeowners in Milan, Ceilo, and Airea, to name a few—a good old-fashioned bait and switch. In as late as 2021, the map he gives the new homeowner shows the preserves. ( See below part of a purchase and sales agreement. They must sign it with their initials). It shows the wildlife estuary, as well. How can you sell homes with the promise of living with nature, a park-like setting, then put up a 47,000 sq feet Publix, 18,000 of nail salons and a 5,000 sq feet resturant with all its light, traffic and sound pollution? Mr. Neal induced reliance.

Thank you.  
Tommye Whittaker  
613 West Venice Ave  
Venice, FL.



Sent from my iPad

**From:** [Barbara Thring](#)  
**To:** [City Council](#)  
**Cc:** [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)  
**Subject:** Shopping Center  
**Date:** Tuesday, May 23, 2023 9:00:38 AM

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

We heartily approve the proposed Neal Shopping Center at the corner of Jacaranda and Laurel Road. We live in the Venetian Golf and River Club, and think it will be a wonderful, and needed, addition to the area. We are unable to attend the 5/23 Meeting, but want you to know our opinion. We sincerely hope the vote goes in a positive direction!

Respectfully,  
Barbara and Ron Thring  
134 Cipriani Way  
North Venice, FL 34275

**From:** [Barbara Thring](#)  
**To:** [City Council](#)  
**Cc:** [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)  
**Subject:** Shopping Center  
**Date:** Tuesday, May 23, 2023 9:00:38 AM

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We heartily approve the proposed Neal Shopping Center at the corner of Jacaranda and Laurel Road. We live in the Venetian Golf and River Club, and think it will be a wonderful, and needed, addition to the area. We are unable to attend the 5/23 Meeting, but want you to know our opinion. We sincerely hope the vote goes in a positive direction!

Respectfully,  
Barbara and Ron Thring  
134 Cipriani Way  
North Venice, FL 34275

5-19-2023

CITY OF VENICE

MAY 23 23 AM 9:52

I am a home owner  
in Dria Pated Community

We have 3 Publics  
close by. 1 on Laurel Rd  
one on Jacaranda/Venice Ave  
and one off Venice Ave/  
Pine Brook.

We don't need one on our  
door steps.

The traffic noise and  
congestion will end up  
a bottle neck for  
Laurel and Jacaranda  
Roads are not accommodate  
the homes in the area.  
And outsiders will  
use Public there, It  
will be a mess.  
You need to find another  
site.  
Joanne H. Logsdon

**From:** [Robert Dooley](#)  
**To:** [City Council](#)  
**Cc:** [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)  
**Subject:** Reject the New Publix Proposal  
**Date:** Tuesday, May 23, 2023 10:40:07 AM

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We are deeply concerned about the traffic and inadequate infrastructure and strongly oppose the proposed new Publix shopping center on Laurel at Jacaranda. The developer got approval for his property and now wants to change his plans and it will be very detrimental to the residents of the area. Please reject this proposal. We do not need another Publix in this area.

Linda and Bob Dooley  
Venetian Golf and River Club

Sent from my iPad

**From:** [Susie](#)  
**To:** [City Council](#)  
**Cc:** [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)  
**Subject:** Redundant???  
**Date:** Tuesday, May 23, 2023 5:16:01 PM

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I left the meeting today after hearing the work redundant when the amount of speakers you were choosing to allow to speak. Another citizen was walking out with me with the same shock as I had felt.

How dare the council and our mayor, limit the amount of speakers! Calling statements from different citizens, taking their time to voice their view point on an issue that will change their way of life in the city that you represent as redundant is shameful on all of you.

Are we to presume that your time is more valuable than the citizens that you are “supposedly” representing? **Redundant????** I never thought I would ever hear from a meeting of issues concerning those “supposed” people you represent that the citizens are redundant. Yep I said redundant again.! Are you afraid to hear something new? Something important? Or are you so sure that Mr. Neal will never *lose* as he has openly stated that you just don’t care about your citizens? Your time should be spent listening to citizens, to hear their issues or their views and not just the lawyers of developers that could care less what will happen to the daily lives of the citizens you seem to care little about with a closed ear to their worries. You seem to belittle the speakers... cross examine? Speaking down to the citizens that are speaking?

Lawyers don’t run the city, citizens do....The intimidation of telling citizens to move on etc..... shameful. The mayor said he never went to law school, well, neither have those who are so concerned that they are willing to come forth and speak but every word is ripped by attorneys or the council saying they are repeating themselves..

Call in Perry Mason and the storm troopers.

Mrs. Fiedler, what you think is relevant and stop someone in the middle of speaking is amazing. These citizens took time to compile their info and you stop them? Maybe if you listen with an open mind, that your thoughts are not the only correct thoughts on an issue, you just may learn something from your citizens and not just the 2 rows of lawyers brought in by the developer in the front row with the other lawyer sitting rows back.

Never thought I would be ashamed to live in the City of Venice, Today I was.

*The porch sitter request: Be kind to everyone you meet, you never know the burdens they may be carrying..... a smile to a stranger may be the kindest thing that happened to them all day... you can make the change*

Sent from [Mail](#) for Windows 10



**From:** [Susie](#)  
**To:** [City Council](#)  
**Cc:** [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)  
**Subject:** meeting for your Neal Development  
**Date:** Wednesday, May 24, 2023 1:35:51 PM

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Since the meeting mystery of no audio continues, may I ask:

The council wanted to ask each speaker if they were part of the North Venice Alliance..... my question then to you is: what is each council members alliance with Neal, personally, business dealings, political, donations to campaigns etc... or is that redundant?

The porch sitter request: *Be kind to everyone you meet, you never know the burdens they may be carrying..... a smile to a stranger may be the kindest thing that happened to them all day... you can make the change*

Sent from [Mail](#) for Windows 10



**From:** Thomas Sixt  
**To:** [City Council](#)  
**Cc:** [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)  
**Subject:** Overdevelopment  
**Date:** Wednesday, May 24, 2023 6:28:05 AM

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We are totally against Pat Neals latest scam, not only is it unnecessary, the fact he lied about it makes it worse. This overkill is ruining the area, vote no on this.

Thomas Sixt Venice,

**From:** [CHARLES MARTIN](#)  
**To:** [City Council](#)  
**Cc:** [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)  
**Subject:** Re: MilanoPUD  
**Date:** Thursday, May 25, 2023 8:51:30 AM

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

Dear Members of Council and Mayor,

My name is Jill Martin and I live at 260 Caserta Ct, Venice FL 34275 in the Cielo Subdivision. I have written to you previously but after the hearing these past two days I wanted to be sure to write again while it was still fresh in your mind since it's in mine everyday.

First I'd like to say i am not sure what makes you a member of the NVAA, is it liking their post on Facebook, wearing a blue shirt, donating or is it just agreeing with their standpoint? If the later is it then I guess I am a member for whatever difference that makes. Regardless, I am likely not going to be able to say anything you haven't already heard on what the addition of Publix (and whatever else is planned which we'll likely get surprised with) to the corner of Jacaranda and Laurel will do to our area, especially the impact on the Cielo subdivision where I live. I am gray concerned about mine and my families quality of life and our property value. Mr. Neal mentioned Publix as an amenity like it is for Wellen Park however I don't see it that way and property values there are lower than ours in North Venice for a reason, so my views are no different and are strongly held like most everyone else in that room.

I do have comments with regards to the purposed land of this development. I would like to mention that the areas marked preserve on the map you have shown of the Cielo subdivision are not all tall trees and wooded like you might imagine. Hopefully with all this delay you will have a chance to go out to Cielo to see what this looks like. Some areas are marsh and small brush so you can see over it and would be able to see a large building like a Publix from the backs or even front of some of our homes. Also, when trees and bushes are removed and ponds filled in with dirt you can start to hear the sounds of traffic which I anticipate from Laurel road with 7 lanes, since there isn't much between the two preserves that are divided by a utility entrance and no barrier wall to the Cielo subdivision.

I am honestly unclear how this has become an issue. Has the rule of law in cases like this been bent so many times that when being challenged it has to now be interpreted? The proposed 10 acres of preserve belongs to the Cielo subdivision and as the Planning commission mentioned in the last hearing, it is not even clear if the deed to the land proposed is legal. Then we hear on Tuesday that the City has some kind of side agreement with the builder to not certify the plats once the final plat has been recorded in case the builder changes his mind. Does that mean that the City is responsible to the Cielo owners if this amendment is approved and the preserve is taken from us?

What I do know is the 2017 Milano PUD Binding Master Plan and the Cielo final plat of 2019 identified this land as open space and stated there would be no commercial development in the

Milano PUD. The land was clearly represented as preserve in the model home, our paperwork HOA paperwork where that map was included and confirmed by the Neal representative when we signed our contract to build our home and that is what I expected. So while whose responsibility this is not something you are deciding, you are deciding on changing the allocation of our land and I think the later should be decided before you do that.

Previously I spoke to nearly every resident in Cielo, and most recently those that have closed on their homes since the Planning Commission hearing hearing and 83% of residents of Cielo not counting the 10% I didn't speak to, do not want a Publix in this area. Mr. Neal is fully aware of this stance amongst Cielo owners and is why he has proposed paying for a gate for which we have denied his offer because with it comes silence of opposition to this project. This project is clearly being the bait and switch Mr. Neal has become known for.

For the record, Tuesday at this past hearing I found the City Planner's testimony as deflection and bias and the City Council woman who lives in Venetian clearly expressing her decision on the amendment with her own arguments before any testimony was even given.

You would have to be living in a box not to see or hear all the comments on social media and in newspapers about dark money and the corruption of Government and elected officials. Sadly, we see it even our your back yard. People are waking up to it and realizing that the only way to prevent unlawfulness from happening so close to home is to know the character and values of who you're voting into these positions. The pendulum has to swing back the either way at some point where lost truths and reasonableness reign but hopefully not before all the preserves and small town feel of Venice becomes a metropolis.

Thank you for your time.

Jill Martin  
260 Caserta Court,  
Nokomis, FL 34275  
(941)928-7860

On May 9, 2023, at 3:16 PM, CHARLES MARTIN  
<martinmurals@verizon.net> wrote:

Dear City Council Member,

My email comes to you with regards to the Milano PUD that Mr. Neal would like to build an un-needed Publix, gas station and whatever else he wants. Since I am a constituent, a resident of Cielo directly south of the Milano PUD and this decision would would negatively impact my quality of living, my family and our home ownership within the City limits of Venice.

Seeing the state of this nation, the articles about dark money and

negative reviews that surrounds Mr. Neal and City Council members I find having to write this email not only warranted but sad and disappointing. I wonder where lost truths and reasonableness have gone and I am not even that old.

My husband and I built a home in the Cielo Subdivision that sits South of the Milano PUD in 2021. When we signed our contract in February of 2021 my husband and I had been looking and saving for 2 years for the perfect place to build. We are not rich people, just hard-working. We had lived in a Neal home previously and found this smaller subdivision with a floor plan we loved in an area we felt was more land locked and couldn't be expanded more than it had been, so we could appreciate the "real Florida". We specifically asked if the area that was listed as Preserve on the map in the Neal spec home would remain Preserve and specifically was told it would. This same map is located on a flash drive we received when we signed our contract. This same information was confirmed when we were told at closing the Plat for Cielo had been recorded.

We recently found out (June 2022) the intentions of Mr. Neal's idea to develop Publix on the area we were ensured was going to be preserve. Not only did we find this, but that the City had not confirmed the Plat that had been recorded and Mr. Neal had illegally transferred the 10 acres for this Publix out of the Cielo Subdivision without any vote of the homeowners. After reviewing the LDR's we realized this is required by law. The deed specifically said it was being transferred in the best interest of the Cielo homeowners.

Now I am not sure who got to decide what our best interest was but after circulating a petition to nearly all the homeowners in Cielo 77% were against that land being used for this Publix which confirms to me Mr. Neal knew he would get this kind of response from a bait and switch and why he did the transfer before the first hearing related to the Milano PUD Amendment.

I am sure all of you are aware of how Mr. Neal handles business my concern is how you handle it. He is not your constituent. Venice is not his town. This Publix is not needed and is not intended to service just the Milano PUD and by law, which I consider lost truth in this country right now, shouldn't be changed to fit in his wallet!

Besides not being needed, this shopping center would increased traffic which could lead to accidents coming out of our subdivision. It could lead to transients, rats and smells from garbage, semi noise, bright lights and no where for the wild life to go. Not to mention decrease the value of my property, we just saved for years to build!

I understand the email is lengthy but you have to understand our desperation and listen to the people who live here.

I will take off work and be in attendance at the hearing to listen to your decision NOT to amend the Milano PUD.

Sincerely,  
Jill Martin

Sent from my iPhone

**From:** [robin.Kriegs](#)  
**To:** [City Council](#)  
**Cc:** [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)  
**Subject:** Milano PUD  
**Date:** Thursday, June 1, 2023 5:45:06 PM

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City Council

I go to WI in the summer, so not able to attend meeting on this proposal. Simply put, I'm against further development on the corner of Laurel and Jacaranda. I think although Neal could build a retail area but with current conditions, finding employees and the seasonal nature of these communities, I don't think it would thrive. Only Neal would benefit.

I don't think we need a failed retail spot. Many shopping options for groceries etc are available.

Best Regards  
Robin Kriegs  
2050 Ancora Blvd  
Willow Chase

**From:** [robin.Kriegs](#)  
**To:** [City Council](#)  
**Cc:** [Kelly Michaels](#); [Mercedes Barcia](#); [Toni Cone](#); [Amanda Hawkins-Brown](#)  
**Subject:** Milano PUD  
**Date:** Thursday, June 1, 2023 5:45:11 PM

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City Council

I go to WI in the summer, so not able to attend meeting on this proposal. Simply put, I'm against further development on the corner of Laurel and Jacaranda. I think although Neal could build a retail area but with current conditions, finding employees and the seasonal nature of these communities, I don't think it would thrive. Only Neal would benefit.

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Best Regards  
Robin Kriegs  
2050 Ancora Blvd  
Willow Chase



**From:** [Nicholas Pachota](#)  
**To:** [Debbie Gericke](#)  
**Subject:** Re: Need you on this Mr Mayor - quasi-judicial  
**Date:** Saturday, June 3, 2023 1:35:21 PM

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Thank you for your e-mail. The City Council sits as a quasi-judicial body in land use matters (such as rezonings and conditional uses) and must behave as judges in making such decisions. As in judicial matters, decisions must be based on factual information made part of the record during the public hearing. The due process rights of all participants include notice, the opportunity to be heard, and the right to be advised of all facts on which the decision makers rely.

For this reason, our Council Members are advised by the City Attorney's Office to not respond to letters, phone calls, e-mails, or requests for meetings with constituents outside the applicable public hearing.

Your correspondence is an important part of the public process and will be placed in the public record for all concerned to read. It is important that you know your correspondence will be read by every City Council Member prior to the public hearing and given its due consideration. You are encouraged to attend the public hearing on this matter and may speak during audience participation.

Nick Pachota  
Mayor  
City of Venice  
401 W Venice Avenue  
Venice FL 34285  
Office: (941) 882-7407  
Cell: (941) 303-3485  
E-mail: [npachota@venicefl.gov](mailto:npachota@venicefl.gov)  
*2020 Census Population: 25,463*

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**From:** Debbie Gericke <[146bella@gmail.com](mailto:146bella@gmail.com)>  
**Sent:** Saturday, June 3, 2023 12:56:58 PM  
**To:** Nicholas Pachota <[NPachota@Venicefl.gov](mailto:NPachota@Venicefl.gov)>  
**Subject:** Need you on this Mr Mayor

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Hi Nick,

Our sense ( and I speak for many ) is the majority of council members and you have already decided how you will vote on the Milano PUD on the 15th. I hope that sense is wrong and you will listen to our side.

Dan was not at his best the last session and we are most hopeful we present a clear and better case. We also hope that Neal suing the city for impact fees has not caused you to negotiate with him based on how you vote for the Milano PUD.

I can promise we are fully prepared to go onto appellate court if needed. We have close to 3000 tax paying households with us and the resources to continue.

Please listen with open ears on the 15th. Neal has deceived so many. Hopefully you will not be one of those who fall into his trap.

Thank you

Best  
Debbie Gericke  
146 Bella Vista Terrace