

JUN 6 '22 PM 2:45

June 6, 2022

To: Mayor of Venice  
City Counsel Members

From: Carol Clements  
1081 Tuscany Blvd.  
Venice FL, 34292

Subject: Increasing the height limit of buildings in the city of Venice

I strongly object to changing the height limits for our city. Those plans were put in place for a reason and the reason has not changed. We have a quaint and unique town and if you ask any of the residents, most likely they will say that is why they moved here. I haven't spoken to anyone who was in favor of this change. The only ones who would benefit from it would be the developers who do not live here. Keep our town as it is and visitors will flock here because it is different and enjoyable to visit. If anyone wants high rise buildings, they can always go to Sarasota. I personally don't go there anymore because I feel they have ruined it with all the building. Its not the nice place it was to visit when we moved here in 2003. Don't let Venice go down the same path!! Stop it now while we can still save what we have here, a real gem!

Sincerely,



Carol Clements

Anthony J. Pirrotti, Esq.

141 Medici Terrace, North Venice, FL 34275

June 6, 2022

To: Hon. Mayor Feinsod

To: Venice City Council

May you please permit me to address this Honorable City Council. My name is Antony J. Pirrotti. I am a retired litigator and appellate counsel. I have perfected and argued 35 appeals all over the Northeast and Florida. My last appeal was before you when the VGRC CDD appealed the decision to the City Council on February 2, 2021. I represented some of the residents who spoke in opposition, and as per your vote, the residents prevailed and the VGRC CDD lost.

To the reason why I am here today, I am asking that the sitting members of this Council apologize to the Mayor when he ruled that Neal's attorney, who claimed he represented the property rights of 23 clients, therefore should be given extra time to speak before this Council. The Mayor stated that would be unfair to the public and the six sitting Council members overruled the Mayor. Thus, Neal's attorney had more time allotted than the general public.

To the six Council Members, you were wrong in your opposition to the Mayor's ruling.

First, property rights should not, and must not, overrule individual rights.

Second, and most importantly, you did not understand the Rule of Law agreed to by Neal when he signed his Developer's Agreement dated January 30, 2018. In his Agreement, he agreed to respect and obey the "Unified Control" rule which provides that the developer, in petitioning to rezone his/her PUD, must provide evidence of "Unified Control." See Exhibit 1

"Unified control refers to all land included for purpose of development within PUD District shall be owned or under the control of the applicant for such zoning designation, whether that applicant be an individual, partnership or corporation, or a group of individuals, partnerships or corporations."

The developer Neal had his Manager, James Schier, sign on his behalf, and also on behalf of Border Road & Jacaranda LLC, and as the acting Manager for many of Neal's PUDs. See Exhibit 2.

Please understand that Neal admitted in his "Project Narrative" as required by 86-130 that he owns and controls GCCF PUD, VICA PUD, Laurel Lakes PUD, Cielo PUD, and seeks to combine them into a single PUD (a.k.a. Milano PUD). See Exhibit 3.

Neal's "Project Narrative" which he identifies in the front page of his application which has been assigned by the Planning Commission as Petition No. 22-07RZ Milano PUD. This Petition (No. 22-07RZ), assigned by the Planning Commission, is still the only petition filed by Neal.

So, we see Neal's council is claiming that he wanted more time to speak on behalf of his 23 clients but does not tell you or mention Neal's agreement to abide by the "Unified Rule." What gives Neal the right to disobey the Rule of Law?

The attached exhibit shows that Neal had indeed owned, controlled and managed all of his PUDs. Refer to City of Venice Active Petition Schedule in Exhibit 3.

Please note the signature of James Schier, who signs as "Manager" to mask Neal's control.

1. Ordinance No 2014-16 shows Neal's petition to merge the VICA PUD into his Milano PUD. See Exhibit 4.
2. Ordinance No 2017-25 pursuant to Neal's petition 16-07RZ re: Laurel Lakes PUD and VICA merging into Milano PUD. See Exhibit 5.
3. Neal's Developer Agreement dated January 30, 2018, wherein he agreed to abide by the Unified Control rule. See Exhibit 3.
4. Answer to our Public Records Request dated March 21, 2022, Re: Neal's petition to "rezone" Laurel Lakes and VICA to change the official zoning map description for Laurel Lakes and VICA" See Exhibit 6.
5. Letter from the Water Management District dated October 12, 2018, granting Neal permission to proceed with the construction of a storm water management system. See Exhibit 7.
6. Reply by the City of Venice to our Public Records Request of February 21, 2022. The City answered the official zoning atlas is hereby amended to read Laurel Lakes and VICA PUD. See Exhibit 8.

But if you need more evidence of Neal's violation of his Agreement of January 30, 2018, RE: his agreement to abide by the "Unified Control" rule, please read Neal's Letters of Authorization given to Neal's lawyer, Jeffery Boone, thus:

1. Letter of Authorization dated August 1, 2018, from the same manager referred to above Neal's manager, John Neal, who signed on behalf of Neal's PUD Border Road Management LLC. He authorizes Neal's attorney to act on Neal's behalf. See Exhibit 9.
2. Letter of Authorization signed dated August 1, 2018, giving Neal's lawyer Jeffrey Boone to speak on Neal's "rezoning." See Exhibit 10.
3. Letter of Authorization dated January 11, 2022, again by Neal's agent, John A. Neal, designating Neal's attorney as agent. The Re is in the letter, Neal's GCCF PUD. Please note that Neal's Master Plan is brought on behalf of Milano PUD and GCCF PUD. See Exhibit 11.
4. Finally, the exposure of this "Unified Control" rule is seen in Mr. Boone's transmittal letter of Feb 15, 2022, (Exhibit 12) addressed to Roger Clark. Boone writes:  
"Toward that end attached please find amendment application and all required information in support to this application."

Note, the Planning Commission response to Neal's application by assigning petition NO. 22.07 RZ Milano PUD.

So, what does Neal do when he is bound by the clear terms of 86-130; his answer is "Deny," "Deny," "Deny" and petition for a new 86-130.

The VGRC Property Owners Association (POA) and Community Association (CA) meeting with Neal (June 2, 2022)

The VGRC POA and CA has just met with Neal, and Neal told them he intends to file a new application in a few days.

We refer you to Neal's Public Workshop Summary where he again and again refers to his January 6, 2022, meeting with the residents wherein he reports that this meeting practically every question referred to his plan to build a 47,240 sq ft Publix with 11 retail stores. See attached Public Workshop Summary. See Exhibit 13.

My Sub-Judice Argument, prohibits Neal and City Council to amend 86-130, the very law that Neal bases his application, to permit the building of a supermarket to accommodate the external residents other than the residents of his Milano PUD.

Sub-Judice, as defined by Black's Law dictionary, means under Judicial consideration in court and not yet decided.

Please understand that by amending 86-130 to Neal's is date that you will also be violating the equal protection clause.

My second argument is what every student learns in his first year of law school; the doctrine of "Piercing the Corporate Veil." "Judicial process whereby courts will disregard the usual immunity of corporate officers from liability for fraud."

I have shown that Neal uses his LLC to mask his involvement in building a 47,240 sq ft Publix we have over 1,600 signatures who have signed in protest.

Please, I understand that the six Council Members are honorable people. Please read and tell the Mayor he was right in his decision.

Thank you,

*Anthony J. Pirrotti*

Antony J Pirrotti, Esq. Ret. Appellate Lawyer, Trial Lawyer &  
Former member of the Greenburgh, NY Zoning Board

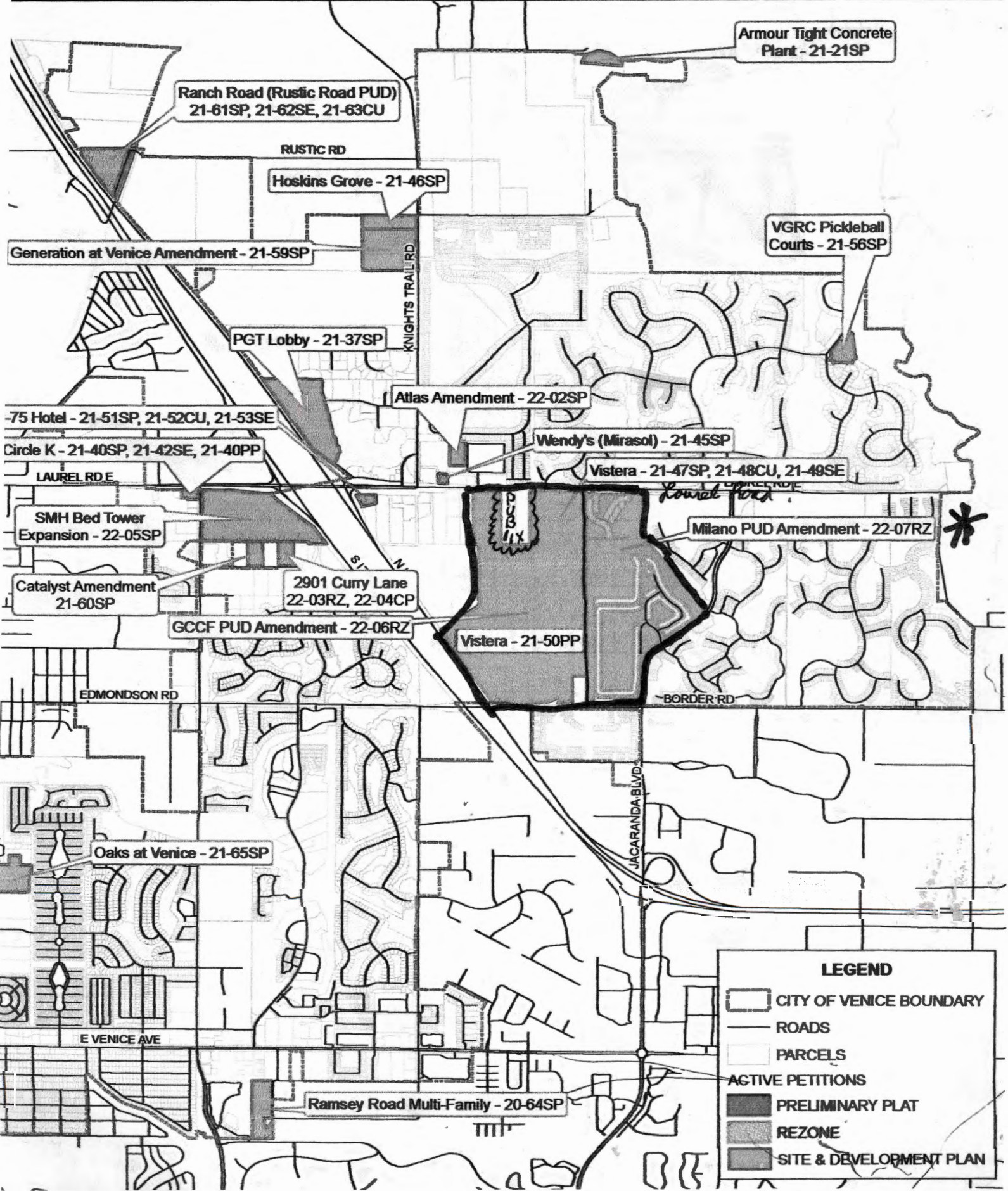
Please note, for most Exhibits, I've only attached the first page as reference.



# CITY OF VENICE ACTIVE PETITION SCHEDULE



0 5,000 Feet



**LEGEND**

- CITY OF VENICE BOUNDARY
- ROADS
- PARCELS
- ACTIVE PETITIONS
- PRELIMINARY PLAT
- REZONE
- SITE & DEVELOPMENT PLAN

From: Ruth Corder ruth.corder@gmail.com  
Subject: copy of 86-130K  
Date: Jun 5, 2022 at 10:10:02 AM  
To: Lee and Tony Pirrotti leepirrotti@hotmail.com

(k) **Evidence of unified control; development agreements.** All land in a PUD shall be under the control of the applicant, whether that applicant is an individual, partnership or corporation or a group of individuals, partnerships or corporations. The applicant shall present firm evidence of the unified control of the entire area within the proposed PUD. The applicant shall, by written, signed and notarized document, agree to:

- (1) Proceed with the proposed development according to the provisions of this chapter and such conditions as may be set forth as a condition of approval for the development;
- (2) Provide agreements, contracts, deed restrictions and sureties acceptable to city council for completion of the development according to the provisions and plans approved at the time of acceptance of the area for a PUD, and for continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at public expense;
- (3) Bind successors in title to any commitments made under subsections (1) and (2) of this subsection.

All such agreements and evidence of unified control shall be examined by the city attorney, and no PUD shall be adopted without a certification by the city attorney that such agreements and evidence of unified control meet the requirements of this chapter.

- 
- (1) In a PUD a maximum density of 4.5 dwelling units per gross acre shall be allowed, provided that such maximum density may be varied by city council, after recommendation by the planning commission, where a showing is made that such maximum density is inappropriate based upon the intensity and type of land use in the immediate vicinity and the intent of the comprehensive plan for the area requested. A minimum of 50 percent of the PUD shall be open spaces.
  - (2) A maximum of eight percent of the gross project site may be required for dedication to municipal uses for all projects in excess of 25 acres in area, after a determination by city council that a demonstrated public need exists for municipal facilities such as parks, fire stations or other public uses.
  - (3) Land in a PUD designated as open space will be restricted by appropriate legal instrument satisfactory to the city attorney as open space perpetually, or for a period of not less than 99 years. Such instrument shall be binding upon the developer, his successor and assigns and shall constitute a covenant running with the land, and be in recordable form.
- (k) **Evidence of unified control; development agreements.** All land in a PUD shall be under the control of the applicant, whether that applicant is an individual, partnership or corporation or a group of individuals, partnerships or corporations. The applicant shall present firm evidence of the unified control of the entire area within the proposed PUD. The applicant shall, by written, signed and notarized document, agree to:
- (1) Proceed with the proposed development according to the provisions of this chapter and such conditions as may be set forth as a condition of approval for the development;
  - (2) Provide agreements, contracts, deed restrictions and sureties acceptable to city council for completion of the development according to the provisions and plans approved at the time of acceptance of the area for a PUD, and for continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at public expense;
  - (3) Bind successors in title to any commitments made under subsections (1) and (2) of this subsection.
- All such agreements and evidence of unified control shall be examined by the city attorney, and no PUD shall be adopted without a certification by the city attorney that such agreements and evidence of unified control meet the requirements of this chapter.
- (l) **Relation to major transportation facilities.** A PUD shall be so located with respect to arterial or collector streets or other transportation facilities as to provide direct access to such PUD without creating or generating traffic along local streets in residential areas or districts outside the PUD.
- (m) **Payment of costs for installation of public facilities; dedication of public facilities to city.**
- (1) *Water supply, fire hydrants, reclaimed water system, and wastewater collection system.* Applicants for

DEVELOPER'S AGREEMENT



This Agreement is entered into this 30 day of January, 2018, by and between Neal Communities of Southwest Florida, LLC, a Limited Liability Company, and Border and Jacaranda Holdings, LLC, a Limited Liability Company, both organized under the laws of the State of Florida ("Developer") and the City of Venice ("City"), a municipal corporation organized under the laws of the State of Florida.

RECITALS

WHEREAS, Developer is the owner of the property now known as Milano PUD, more particularly described in Exhibit "A" attached hereto (the "Property") and through its agent, seeks to rezone the Property to the Planned Unit Development Use ("PUD") zoning district; and,

WHEREAS, Developer plans to develop the Property; and,

WHEREAS, for PUD zoned property, Section 60-130(k) requires that all such agreements and evidence of unified control shall be examined by the city attorney, and no PUD shall be adopted without a certification by the city attorney that such agreements and evidence of unified control meet the requirements of this chapter.

NOW THEREFORE, for and in consideration of the premises and in reliance on the mutual promises, covenants, undertakings, recitals and other matters contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties hereby covenant and agree as follows:

1. **Land Subject to the Agreement.** The land subject to this Agreement, consisting of approximately five hundred twenty eight (528) acres, is commonly known as Milano PUD and is more particularly described in Exhibit "A" of this Agreement.

2. **Development According to Code.** Developer agrees to proceed with the proposed development according to the provisions of Chapter 86, Article V, and all other provisions of the Venice Land Development Code, and such conditions as may be set forth as a condition of approval for the development.

3. **Development Arising out of Master Plan.** Developer agrees to provide agreements, contracts, deed restrictions and sureties, as necessary, acceptable to the City Council for completion of the development according to the binding master development plan approved at the time of acceptance of the area for PUD zoning and for continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at public expense.

EXHIBIT A

IN WITNESS WHEREOF, City and Developer have executed this Agreement on the date first above written.

Witness:

Neal Communities of  
Southwest Florida, LLC,  
a Florida Limited Liability Company

By: NCDG Management, LLC,  
a Florida Limited Liability Company, As its  
Manager

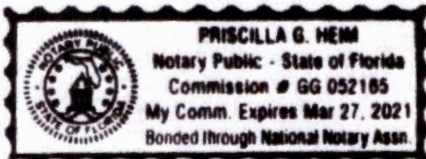
*Priscilla G. Heim*  
Print Name: Priscilla G. Heim

By: *James R. Schier*  
Print Name: James R. Schier  
Title: Manager

*Sherry S. Doddeema*  
Print Name: SHERRY S. DODDEMA

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23 day of Jan., 2018  
by James R. Schier as Manager for NCDG Management,  
LLC, as Manager, for Neal Communities of Southwest Florida, LLC, for and on behalf of whom  
this instrument was executed.



*Priscilla G. Heim*

Notary Public State of Florida  
Typed Name: Priscilla G. Heim  
Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

Personally known  
Or Produced Identification Type  
Of Identification Produced

Exhibit 2  
(page 3 of 4)



IN WITNESS WHEREOF, City and Developer have executed this Agreement on the date first above written.

Witness:

*Priscilla G. Heim*  
Print Name: Priscilla G. Heim

*Sherry S. Dodema*  
Print Name: SHERRY S. DODEMA

Border and Jacaranda Holdings, LLC,  
A Florida Limited Liability Company

By: *James R. Schier*  
Print Name: James R. Schier  
Title: Manager

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23 day of Jan 2018  
by James R. Schier as Manager, for Border and  
Jacaranda Holdings, LLC, for and on behalf of whom this instrument was executed.



*Priscilla G. Heim*  
Notary Public State of Florida  
Typed Name: \_\_\_\_\_ Priscilla G. Heim  
Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

Personally known   
Or Produced Identification Type  
Of Identification Produced

Exhibit 2  
(page 4 of 4)

3



This instrument prepared by and return to:  
Vogler Ashton  
2411-A Manatee Avenue West  
Bradenton, FL 34205

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016154101 3 PG(S)  
December 14, 2016 12:08:52 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL  
Doc Stamp-Deed: \$0.70

Warranty Deed.

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is made the 13 day of December, 2016, by NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, a Florida limited liability company, hereinafter called the "Grantor", whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, to BORDER AND JACARANDA HOLDINGS, LLC, a Florida limited liability company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, hereinafter referred to as "Grantee."

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

See Attached, Exhibit "A"

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

*This deed is not subject to the payment of documentary stamp taxes under the holdings in the cases of Kuro Inc. vs. State Department of Revenue, 713 So.2d 1021 (Fla. 2d DCA 1998), and Crescent Miami Center LLC v. Florida Dept. of Revenue, 903 So.2d 913 (Fla. 2005) because: 1) this deed does not effect a change in the beneficial ownership of the property; 2) there is no mortgage encumbering the property; and 3) this conveyance is not being made in exchange for any interest or for any other consideration.*

WITNESSES:

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

Sherry S. Dodde  
Print Name: SHERRY S. DODDEMA  
Priscilla G. Heim  
Print Name: Priscilla G. Heim

By: NCDG MANAGEMENT, LLC, a Florida limited liability company  
Its: Manager  
By: James R. Schier  
Its: James R. Schier  
Its: Manager

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was subscribed and sworn to before me this 13<sup>th</sup> day of December, 2016, by James R. Schier, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities of Southwest Florida, LLC, a Florida limited liability company, on behalf of the Company.

Sherry S. Dodde who is personally known to me who produced \_\_\_\_\_ as identification, and who acknowledged before me that he/she executed the same freely and voluntarily for the purpose therein expressed, under authority duly vested in him/her by law.

My Commission Expires:



Sherry S. Dodde  
SHERRY S. DODDEMA  
Printed Name  
NOTARY PUBLIC  
STATE OF Florida  
Commission No. \_\_\_\_\_

Exhibit 2  
(page 1 of 2)

**Exhibit "A"**  
**Legal Description**

**ALL OF THE WEST ONE-HALF OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST; AND**

**ALSO: THE WEST 807 FEET OF THE EAST ONE-HALF OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST, LESS THE NORTH 830 FEET THEREOF;**

**LESS, HOWEVER, FROM EACH PARCEL ANY ROAD RIGHT-OF-WAY FOR BORDER ROAD (INCLUDING THOSE LANDS CONVEYED TO SARASOTA COUNTY IN DEED RECORDED IN OFFICIAL RECORDS BOOK 2404, PAGE 2678, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA) AND FOR LAUREL ROAD.**

**ALSO LESS THE FOLLOWING DESCRIBED LANDS:**

**A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST; THENCE N. 89° 17' 54" W ALONG THE NORTH LINE OF SECTION 35, A DISTANCE OF 2663.59 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 35 FOR A POINT OF BEGINNING; THENCE S 00° 33' 56" W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 139.90 FEET; THENCE LEAVING SAID WEST LINE OF SECTION 35 S 62° 52' 34" W, A DISTANCE OF 100.94 FEET; THENCE S 42° 00' 05" W, A DISTANCE OF 94.62 FEET; THENCE S 22° 15' 48" W, A DISTANCE OF 183.78 FEET; THENCE S 11° 10' 11" W, A DISTANCE OF 81.98 FEET; THENCE WEST, A DISTANCE OF 162.42 FEET; THENCE NORTH, A DISTANCE OF 555.56 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE S 89° 10' 16" E, ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 486.26 FEET TO THE POINT OF BEGINNING.**

**ALSO LESS THAT PORTION OF THE ABOVE DESCRIBED LANDS CONVEYED TO THE CITY OF VENICE IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 17, 2013, IN OFFICIAL RECORDS INSTRUMENT 2013007710, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

*Exhibit 2  
(page 2 of 4)*

## **Milano PUD**

### **Project Narrative & Comprehensive Plan Consistency Analysis**

The proposed Milano PUD is an amendment to the previously approved VICA PUD and the previously approved Laurel Lakes PUD which seeks to combine the PUD's into a single 527 +/- acre PUD (Milano). The Milano property is located south of Laurel Road and north of Border Road, and bisected by the Jacaranda Boulevard Extension. Combined, the two previously approved PUD's, the Laurel Lakes PUD (Ordinance No. 2006-40) and the VICA PUD (Ordinance No. 2014-16) authorized up to 1,505 residential dwelling units with a mix of single-family, paired villas, and multi-family units, amenity centers, and a small commercial component. The property is located within the South Laurel Neighborhood Planning Area.

The applicant, Neal Communities of Southwest Florida, LLC, proposes a rezoning to Planned Unit Development (PUD) which would combine the Laurel Lakes PUD and the VICA PUD into a single PUD (Milano) for the development of a residential community consisting of detached single-family homes, paired villas, and multi-family homes, amenity centers, and open space. The proposed density is for up to 1,350 residential units, a 10% reduction in the currently approved density for the site.

The proposed PUD amendment is consistent with all applicable elements of the City of Venice Comprehensive Plan including Policy 16.17 concerning the planning intent of the South Laurel Neighborhood, and Policy 16.18 concerning the South Laurel Neighborhood development standards.

Consistent with Policy 16.18.02 the proposed Milano PUD provides for the interconnection of the former Laurel Lakes and VICA PUD's, including the connection of the former Laurel Lakes PUD to Jacaranda Boulevard, thereby providing a connection from Border Road to Laurel Road (Jacaranda Boulevard) for the Milano PUD. The roadway through the Laurel Lakes PUD contemplated in the Comprehensive Plan and the Jacaranda Boulevard Extension were placed in the Comprehensive Plan at a time when the proposed density for the combined Laurel Lakes and VICA properties was approximately 2,800 dwelling units. The combined density of the proposed development for the properties is 1,350 units. As a result in the current condition the existing Jacaranda Boulevard Extension serves to provide the required connection between Laurel Road and Border Road for the Milano PUD.

In addition, the proposed PUD amendment is consistent with Future Land Use Policy 8.2 as evaluated below:

**Policy 8.2 Land Use Compatibility Review Procedures.** Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Compatibility review shall include the evaluation of:

- A. Land use density and intensity.  
**There are no proposed changes to the currently approved uses. Therefore, they remain compatible with the existing neighborhoods.**
- B. Building heights and setbacks.

*Exhibit 3  
(page 1 of 2)*

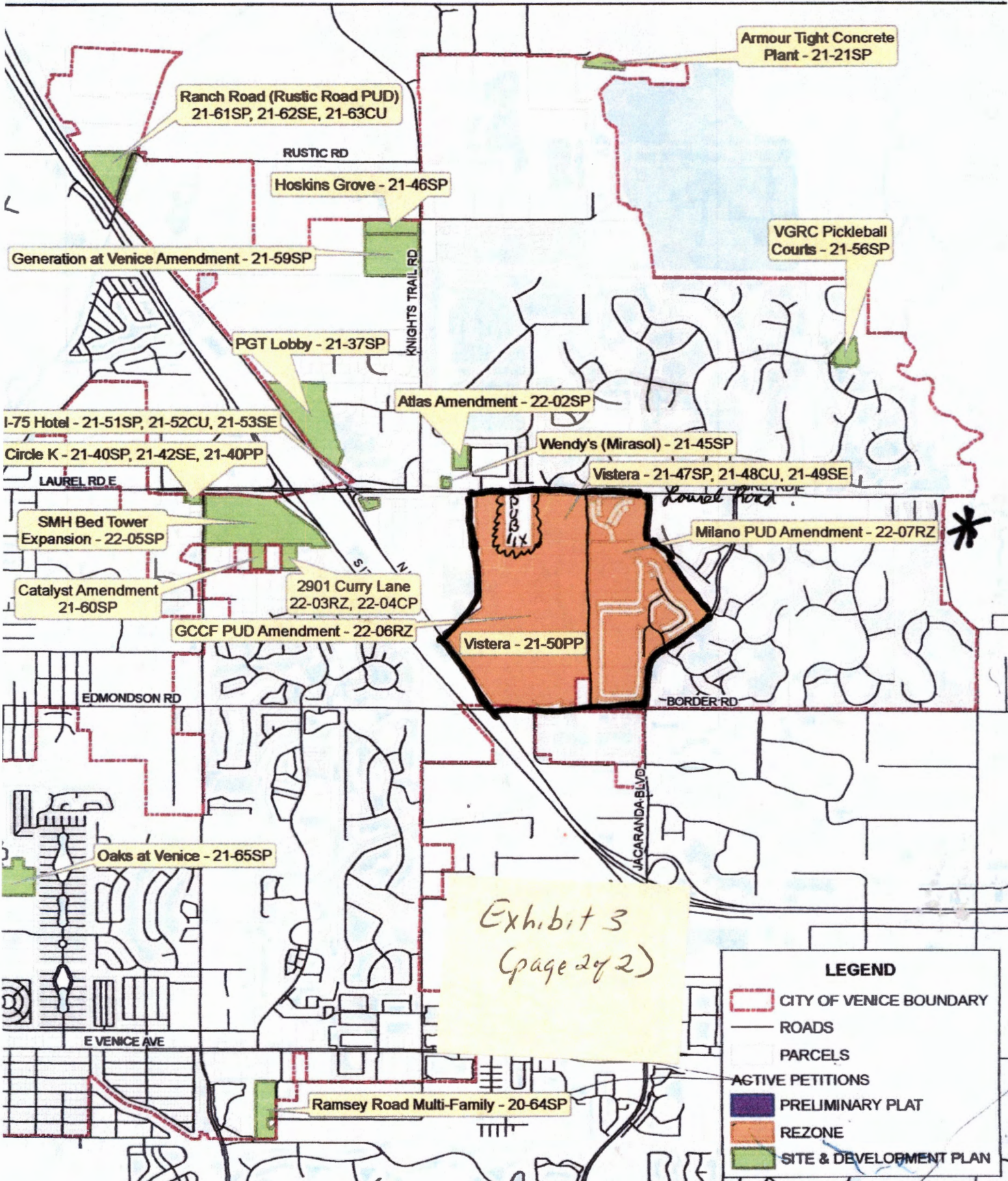
RECEIVED  
MAY 04 2017  
PLANNING & ZONING



# CITY OF VENICE ACTIVE PETITION SCHEDULE



0 5,000 Feet



*Handwritten note:* 2901 Curry Lane  
22-03RZ, 22-04CP

*Handwritten note:* Exhibit 3  
(page 2 of 2)

LEGEND	
	CITY OF VENICE BOUNDARY
	ROADS
	PARCELS
	ACTIVE PETITIONS
	PRELIMINARY PLAT
	REZONE
	SITE & DEVELOPMENT PLAN

Prepared by: City Clerk

**ORDINANCE NO. 2014-16**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, RELATING TO PROPERTY LOCATED BETWEEN LAUREL AND BORDER ROAD, COMMONLY REFERRED TO AS THE VICA PROPERTY, AS REFLECTED IN REZONING PETITION NO. 14-1RZ FOR THE REZONING OF THE PROPERTY DESCRIBED THEREIN, FROM CITY OF VENICE RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) ZONING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

✓ **WHEREAS, Rezone Petition No. 14-1RZ to rezone property described in Section 3 below commonly referred to as VICA, has been filed with the City of Venice to change the official City of Venice Zoning map from Residential, Multiple-Family-1 (RMF-1) zoning district to Planned Unit Development (PUD) zoning district; and**

**WHEREAS, the subject property described in Section 3 below has been found to be located within the corporate limits of the City of Venice; and**

**WHEREAS, the City of Venice Planning Commission has been designated as the local planning agency in accordance with F.S. 163.3174; and**

**WHEREAS, the Planning Commission held a public hearing on April 15, 2014, for which public notice was provided regarding the petition and based upon public comment received at the public hearing, the staff report, and discussion by the Planning Commission, voted unanimously to recommend approval of Rezone Petition No. 14-1RZ with stipulations; and**

**WHEREAS, the Venice City Council has received and considered the report of the Planning Commission concerning Rezone Petition No. 14-1RZ requesting rezoning of the property described herein; and**

**WHEREAS, City Council held a public hearing on the proposed rezoning of the property described herein, all in accordance with the requirements of city's code of ordinances, and has considered the information received at said public hearing; and**

**WHEREAS, City Council finds that Rezone Petition No. 14-1RZ is in compliance with and meets the requirements of the city's Land Development Regulations and Comprehensive Plan and any amendments thereto.**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA:**

**SECTION 1. The Whereas clauses above are ratified and confirmed as true and correct.**

**SECTION 2. The Official Zoning Atlas is hereby amended, by changing the zoning classification for the following described property located in the City of Venice from City of Venice Residential,**

Exhibit 4

**ORDINANCE NO. 2017-25**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO REZONE PETITION NO. 16-07RZ, RELATING TO PROPERTY IN THE CITY OF VENICE LOCATED SOUTH OF LAUREL ROAD, NORTH OF BORDER ROAD AND BOTH EAST AND WEST OF JACARANDA BOULEVARD AND OWNED BY NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, AND BORDER AND JACARANDA HOLDINGS, LLC, FOR THE REZONING OF THE PROPERTY DESCRIBED THEREIN, FROM CITY OF VENICE LAUREL LAKES PLANNED UNIT DEVELOPMENT (PUD) AND VICA PUD TO CITY OF VENICE MILANO PUD; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS, Rezone Petition No. 16-07RZ to rezone property described in Section 3 below, has been filed with the City of Venice to change the official City of Venice Zoning Map designation for the subject property from City of Venice Laurel Lakes Planned Unit Development (PUD) and VICA PUD to City of Venice Milano PUD; and**

**WHEREAS, the subject property described in Section 3 below has been found to be located within the corporate limits of the City of Venice; and**

**WHEREAS, the City of Venice Planning Commission has been designated as the local planning agency in accordance with F.S. 163.3174; and**

**WHEREAS, the Planning Commission held a public hearing on June 6, 2017, for which public notice was provided regarding the petition and based upon the evidence and public comment received at the public hearing, the staff report, and discussion by the Planning Commission, voted to recommend approval of Rezone Petition No. 16-07RZ; and**

**WHEREAS, the Venice City Council has received and considered the report of the Planning Commission concerning Rezone Petition No. 16-07RZ requesting rezoning of the property described herein; and**

**WHEREAS, City Council held a public hearing on the proposed rezoning of the property described herein, all in accordance with the requirements of city's code of ordinances, and has considered the information received at said public hearing; and**

**WHEREAS, City Council finds that Rezone Petition No. 16-07RZ is in compliance with and meets the requirements of the city's Land Development Regulations and Comprehensive Plan.**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA:**

**SECTION 1. The Whereas clauses above are ratified and confirmed as true and correct.**

**SECTION 2. The City Council finds as follows:**

**A. The Council has received and considered the report of the Planning Commission recommending approval of Zoning Map Amendment Petition No. 16-07RZ.**

**B. The Council has held a public hearing on the petition and has considered the information received at said public hearing.**

Exhibit 5

**Fwd: Public Records Request - City of Venice - Laurel Lakes Planned Unit Development and Milano PUD - Issue=38504**

1 message

Ruth Adams <ruth.adams.usa@gmail.com>  
To: Richard Cordner <rcordner@gmail.com>

Mon, Mar 21, 2022 at 12:27 PM

FYI - no records were found....,

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

From: Valerie Jordan <Valerie.Jordan@swfwmd.state.fl.us>  
Date: Mon, Mar 21, 2022 at 12:12 PM  
Subject: Public Records Request - City of Venice - Laurel Lakes Planned Unit Development and Milano PUD - Issue=38504  
To: ruth.adams.usa@gmail.com <ruth.adams.usa@gmail.com>  
Cc: FootPrintsPRR <FootPrints.PRR@swfwmd.state.fl.us>

Ms. Cordner,

I am contacting you regarding your public records request (Issue No. 38504) for:

*"I would like a copy of the documentation submitted for Section 3 points # 2, #3, #5, #6, #8, #9 and 10. I've included the language of ORDINANCE NO. 2017-25 for your review. "AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO REZONE PETITION NO. 16-07RZ, RELATING TO PROPERTY IN THE CITY OF VENICE LOCATED SOUTH OF LAUREL ROAD, NORTH OF BORDER ROAD AND BOTH EAST AND WEST OF JACARANDA BOULEVARD AND OWNED BY NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, AND BORDER AND JACARANDA HOLDINGS, LLC, FOR THE REZONING OF THE PROPERTY DESCRIBED THEREIN, FROM CITY OF VENICE LAUREL LAKES PLANNED UNIT DEVELOPMENT (PUD) AND VICA PUD TO CITY OF VENICE MILANO PUD; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE WHEREAS,*

*Rezone Petition No. 16-07RZ to rezone property described in Section 3 below, has been filed with the City of Venice to change the official City of Venice Zoning Map designation for the subject property from City of Venice Laurel Lakes Planned Unit Development (PUD) and VICA PUD to City of Venice Milano PUD; and*

*WHEREAS, the subject property described in Section 3 below has been found to be located within the corporate limits of the City of Venice; and*

*WHEREAS, the City of Venice Planning Commission has been designated as the local planning agency in accordance with F.S. 163.3174; and*

*WHEREAS, the Planning Commission held a public hearing on June 6, 2017, for which public notice was provided regarding the petition and based upon the evidence and public comment received at the public hearing, the staff report, and discussion by the Planning Commission, voted to recommend approval of Rezone Petition No. 16-07RZ; and*

*WHEREAS, the Venice City Council has received and considered the report of the Planning Commission concerning Rezone Petition No. 16-07RZ requesting rezoning of the property described herein; and*

Exhibit 6





Southwest Florida  
Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899  
(352) 796-7211 or 1-800-423-1476 (FL only)  
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)  
On the Internet at: WaterMatters.org

An Equal  
Opportunity  
Employer

**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) 965-7481 or  
1-800-836-0797 (FL only)

October 12, 2018

Neal Communities of Southwest Florida, LLC  
Attn: James Schier  
5800 Lakewood Ranch Blvd. N.  
Sarasota, FL 34240

10/2018  
WATER  
"Cielo"

**Subject: Notice of Intended Agency Action - Approval  
ERP Individual Construction**  
Project Name: Cielo  
App ID/Permit No: 768530 / 43041590.006  
County: Sarasota  
Sec/Twp/Rge: S35/T38S/R19E, S34/T38S/R19E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at <http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx> and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.  
Manager  
Environmental Resource Permit Bureau  
Regulation Division

cc: Florida Fish and Wildlife Conservation Commission  
Alec Hoffner  
Travis Fledderman, P.E., Stantec Consulting Services, Inc.

Exhibit 7

[Records Center] Public Records Request :: R001801-022122

1 message

City of Venice <venicefl@mycusthelp.net>  
To: "ruth.cordner@gmail.com" <ruth.cordner@gmail.com>

Fri, Mar 4, 2022 at 8:25 AM

— Please respond above this line —



RE: PUBLIC RECORDS REQUEST of February 21, 2022, Reference # R001801-022122

Dear Ms. Ruth Cordner,

The City of Venice received a public information request from you on February 21, 2022. Your request mentioned:

Thank you for your response and for providing the documents (Request # R001 762-020122). However, I did not see the documentation evidencing compliance with a few stipulations in Section 3.

**SECTION 3. The Official Zoning Atlas is hereby amended, by changing the zoning classification for the following described property located in the City of Venice from City of Venice Laurel Lakes Planned Unit Development (PUD) and VICA PUD to City of Venice Milano PUD, subject to the following stipulations:**

- 2. An updated listed species survey shall be conducted prior to any construction.
- 3. The applicant shall provide the city with the results of the updated listed species survey, and any correspondence with the United States Fish and Wildlife Service (USFWS) or the Fish and Wildlife Conservation Commission (FWC).
- 5. The applicant shall comply with FWC regulations regarding the survey and relocation of Gopher Tortoises and associated commensal species.
- 6. The applicant shall provide a tree survey and any other permits or documents related to tree removal to the city.
- 8. Any nuisance species observed within project area wetlands and uplands shall be removed and replanted with native Florida species, as required to obtain SWFWMD permits.
- 9. Grand trees are present on the subject property. All Grand Trees, as defined by the Trees Code and verified by Sarasota County Environmental Protection Division staff, shall be shown on the preliminary plat and/or site and development plan. Consistent with the Trees Code, all impacts to Grand Trees shall be avoided by design, unless it is determined by staff that the tree(s) may adversely affect the public's health, safety, and welfare during Construction Plan review. Changes to the development concept shall be made to occur to ensure that all Grand Trees have full dripline protection.
- 10. The agreement regarding PUD obligations and concurrency shall be approved and e developer and the city prior to any further development approvals.

Please provide the documentary evidence of compliance with the above requirements.

Exhibit 8

August 1, 2018

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

Re: PUD Rezoning- PID #'s 0389-00-2005, 0389-00-2006, 0389-00-1010, 0390-00-3040, 0389-00-2032, 0389-00-2030, 0390-00-3041, 0390-00-3030, 0390-00-3010

Ladies and Gentlemen:

This letter is submitted to designate Jeffery A. Boone, Esquire as authorized agent to act on our behalf with regard to the Rezone Petition and other matters relating to the above-referenced property.

Thank you for your attention to these matters.

Very truly yours,  
Border Road Investments, LLC

By: [Signature]  
John Neal, Manager

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

31<sup>st</sup> I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 31<sup>st</sup> day of August, 2018, by John Neal, who is personally known to me or produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Sign [Signature]

Print \_\_\_\_\_

(SEAL)  
My Commission Expires:

Agency letter

**RHONDA MAYER**  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. FF 967232  
MY COMMISSION EXPIRES MARCH 29, 2019

Exhibit 9

August 1, 2018

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

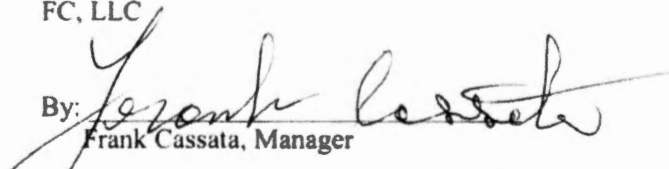
Re: PUD Rezoning- PID #'s 0389-00-2005, 0389-00-2006, 0389-00-1010, 0390-00-3040, 0389-00-2032, 0389-00-2030, 0390-00-3041, 0390-00-3030, 0390-00-3010

Ladies and Gentlemen:

This letter is submitted to designate Jeffery A. Boone, Esquire as authorized agent to act on our behalf with regard to the Rezone Petition and other matters relating to the above-referenced property.

Thank you for your attention to these matters.

Very truly yours,  
FC, LLC

By:   
Frank Cassata, Manager

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 31<sup>st</sup> day of August, 2018, by FRANK CASSATA, who is personally known to me or produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Sign Margaret F. Morrison  
Print MARGARET F. MORRISON

(SEAL)  
My Commission Expires:  
Agency letter

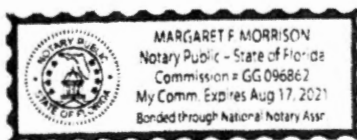


Exhibit 10

January 11, 2022

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

Re: GCCF PUD Amendment

Ladies and Gentlemen:

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

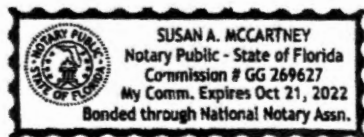
Thank you for your attention to these matters.

Very truly yours,

Vistara Associates, LLC

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 11 day of January, 2022, by John A Neal, who is personally known to me or produced \_\_\_\_\_ as identification.



NOTARY PUBLIC

Sign Susan A. McCartney  
Print \_\_\_\_\_

Susan A. McCartney

(SEAL)

My Commission Expires:

Agent

Exhibit 11



LAW OFFICES  
**BOONE, BOONE & BOONE, P.A.**

P. O. BOX 1596  
VENICE, FLORIDA 34284

ESTABLISHED 1956

E.G. (DAN) BOONE (1927-2019)  
JEFFERY A. BOONE  
STEPHEN K. BOONE  
JACKSON R. BOONE  
STUART S. BOONE  
ANNETTE M. BOONE

JAMES T. COLLINS, LAND PLANNER  
(NOT A MEMBER OF THE FLORIDA BAR)

STREET ADDRESS:  
1001 AVENIDA DEL CIRCO 34285  
TELEPHONE (941) 488-6716  
FAX (941) 488-7079  
e-mail: adm@boone-law.com

February 15, 2022

**VIA ELECTRONIC SUBMITTAL**

Mr. Roger Clark, AICP  
Planning Director  
City of Venice  
401 West Venice Ave  
Venice, Florida 34285

Re: PUD Amendment Application – Milano PUD

Dear Roger:

As you are aware, we represent Neal Signature Homes, LLC and Neal Communities of Southwest Florida, LLC in connection with the above-referenced matter.

Toward that end, attached please find a PUD Amendment Application, and all required information in support of the application.

Please do not hesitate to contact us should you have questions or require additional information.

Kind regards.

Very truly yours,

  
Jeffery A. Boone

Enclosures

cc: client (w/encl.)

F:\17080\rc1

Exhibit 12

## Public Workshop Summary

A Zoom virtual public workshop was held on January 6, 2022 for proposed amendments to the GCCF PUD and the Milano PUD. The proposed amendments to the PUD were limited to two matters. Designation of an 11 acre parcel within the Milano PUD for commercial uses, and the removal of a strip of open space from the western edge of the Milano PUD and the addition of the that strip of open space to the eastern edge of the GCCF PUD.

Pat Neal, of Neal Communities led a Power Point presentation to the neighbors in attendance which presented the proposed changes, including an exhibit depicting the proposed changes on an aerial, and a conceptual site plan of the proposed commercial site, a potential Publix anchored commercial site.

Alex Hoffner, the project environmental scientist, described the proposed wetland impacts related to the commercial site and plans for mitigating any wetland impacts.

Frank Domingo, the project transportation consultant discussed the proposed access points, signalization, potential for trip length reductions, potential for access for alternative modes of transportation and the overall anticipated transportation impacts.

The neighbors were then presented an opportunity to submit questions and comments regarding the proposed plan. Their questions/comments and responses are summarized below;

Is there a signal light planned at Jacaranda and Laurel Road?

**-Yes, but no signal is planned at Veneto Blvd and Laurel Road.**

Why not Fresh Market or Trader Joe's?

**-Publix has interest, others are possible but have not expressed interest.**

Was this initiated by Publix or Neal?

**-The applicant will be Neal because of interest from Publix.**

We think a stop light will be needed at Veneto.

**-The applicant does not believe a stop light can be permitted because of its proximity to the future light at Laurel and Jacaranda, but timing of the light at Laurel and Jacaranda should enable access from Veneto.**

Had does adding a shopping center reduce traffic?

**-Current shopping centers are approximately 2 ½ miles west of the site and 2 ½ miles south of the site, for properties developing in the Laurel Road corridor trips will be shortened.**

Who will pay for this?

**-The developer will pay.**

Exhibit 13

From: Mr. Richard Kearney  
106 Mestre Place, N. Venice 34275

June 6, 2022

Subject: LDR public workshop

To the Venice city council:

I am sure you are all aware of the major amount of opposition to the regional shopping center proposed by Pat Neal in the previously approved Milano PUD.

In our opinion there isn't one good reason for that proposed shopping center to be located there and a multitude of logical legal reasons it shouldn't be located there.

Also, I am sure by now you are aware of all the specific reasons residents are sooo opposed to its potential location!

One of those reasons I would like you all to consider is the location of Venice fire station 3 on Laurel Road!

If this regional shopping center is allowed to be built there it will in essence place a major road block for our first responders exiting the station both going down Laurel and also going down Jackoranda.

I am sure the city would not have located the station there if this shopping center was already in place.

I hope you all consider how important response time is for first responders when it comes to saving lives!

Within the last 2 years two of my immediate neighbors had health issues where response time really mattered and we all were so happy with how quickly the ambulances got there ! If this regional shopping had been in its proposed location slowing the response time, they might not have been so lucky!

Please consider where station no 3 is in consideration to the proposed traffic nightmare and require in the new LDR s that no changes can be made to prior approved and built PUDs. To me protections should remain in place to protect the lifestyle residents thought they had when they purchased property in the immediate area but also in this case their safety!

That protection for at least existing built PUDs should be in place.



From: Mr. Richard Kearney  
106 Mestre Place, N. Venice 34275

Subject: LDR public workshop

Doing so not only protects residents but also protects the city's future plans for locations of things like fire stations.

Existing approved and built PUDs certainly at least need to be protected!

Changing the LDRs without PUD protection from commercial is just not right!!  
The perception is that the protections that were built in to the existing LDRs are being eliminated to protect one builders proposed project!!

What about protection for hundreds of residents!

Over 1600 residents signed the petition against this! What's really ironic and unfair and most likely illegal is that Mr Neal sold Milano to home buyers saying "no commercial" now he's lobbying for LDR rule changes to get this project approved irregardless of the adverse effect it has on those very same home buyers he profited from! Wow that's just not right! Please do the right thing and protect existing PUDs and future PUDs!

Thank You —Richard Kearney 106 Mestre Place Venice - please read this into the public comments section of your workshop June 6th and any future meetings on the subject that are appropriate

## Statement City Council June 6, 2022.

While Mayor, 2007-2010, I initiated two new citizen advisory councils: an Economic Development Task Force and an Environmental Task Force. My plan was for the City to develop an economic plan, guiding commercial, industrial and tourist development. My successor as Mayor, eliminated the Economic Task force before it had really begun to function. Fortunately, the Environmental Task Force, which he also tried to cancel, unsuccessfully, had written a turtle ordinance that the State used as a model for others. Venice went from a very poor rating on mortality to a model program.

The downtown area has been a major driver of economic strength for the City and a successful merchant group. As Mayor I often walked "Downtown" chatting with visitors and merchants. I was interested in where these folks were from, many from Sarasota and environs, others along the Gulf Coast, and still others from other states, Canada and other nations.

The Universal comment was they liked the "Downtown" its charming, small town feel, its lower heights, (frequent comment from Sarasotans, driving 25 miles to shop, dine, relax.)

Increasing the heights will certainly reduce the City's appeal and hurt our economy and merchants. Only development interests will benefit at the City's expense.

\*\*

I would also like to comment on this LDR process, which I believe is inappropriate governance.

The Planning Commission spent about two years on the LDR process and while it was generally not responsive to the public, it was in open meetings.

Then, Planning Director Clark sat down privately with attorney Jeffrey Boone for hours and made major changes in the plan. After PC Chair Snyder said there would be no increase in the 35 feet height limit, and the exception provision ended, the Boone LDRs increases height in several ways. There are dozens of other changes as well.

In Washington this type odious practice is called "Lobbyist Laws." Lobbyists have to register and disclose who they are representing, Mr. Boone does not. The public can reason he is being paid by development profiteers.

If I now sit down with Roger and in a few hours revise these LDRs, would you allow that? Is that how government should function? No public visibility and then a rush to approve.

Council should identify every Boone change and have an explanation made public for that change and why it is in the public interest.

I am not an attorney and do not know if this process has been illegal, but it clearly is improper in a

common sense view. Integrity demands a change.

Hundreds, perhaps thousands, of citizens are asking you to "do the right thing."

**From:** [Susie Taylor](#)  
**To:** [City Council](#)  
**Subject:** rezoning of our precious land  
**Date:** Monday, June 13, 2022 10:17:14 AM

---

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

I have written to you in the past and don't know who on the council care, if any, but after the Mayor's plea to have citizens speak up I thought I would try again.

It is so surprising what you have allowed to be done to our city. I voted in good faith for those of you running to stop overgrowth of our sweet town. I feel totally duped. And many of us won't make that mistake again.

If you read anything or listen to anyone other than Mr. Neal and Mr. Boone, (who were allowed to speak longer than others were permitted) then you can see what you are doing to our town. I suggest, if you can afford the gas, or fill up your EV at those taking up spots for the average citizen charging stations.... To take a drive down Laurel... all the way to the end.. then take a gander at Border as the new developments break all the way from Laurel to Border.

Does the greed never stop? Does the council not see that there is one little spot left? One little bit of land and a small lake for wild life and just peace. Many don't write after Mr. Neal.... Who stated in a public meeting with a grin...I NEVER LOSE... the nerve that we don't count and the council will always go with his want of the green bucks instead of green land. You don't represent Mr. Neal... you represent us!

You were elected, in case it has slipped your mind, to represent all.. there was a very long and thought filled thread on NexDoor concerning the issue and it was unflattering for the council. It reflected as many have said that Mr. Neal and Boone as other developers too can just rezone anything ....cause... tada... he never loses.

I saw the glossy brochure you will get today.. may I point out that the picture of citizens leisurely crossing Laurel to get to his commercial corner is laughable if not so misrepresented.. Laurel is a 45mph zone with a large amount of trucks, dump trucks, cement trucks and speeding workers that it would be a death trap to try to cross. The thought that we can hit those little buttons all day to cross and the traffic will magically stop is just not going to work.. nor a traffic light when there will be a light at Jacaranda. At the VGRC we will be on the direct end of Mr. Neal's traffic nightmare. The entry is not near his developments but the VGRC .In his latest project on Laurel, we were faced with filth for weeks, sometimes impossible to go out with out coughing as all vegetation was removed without the aid of a watering truck to minimize the dirt... now he wants Laurel to become 4 lanes for 2 miles then end at Jacaranda into a single lane and a turning lane.. crazy waste when there is so much that Venice can do for the good of the town for all.

When is enough enough for you all?? Can we not have a little space.... A little peace on one road without congestion... just asking for you to stand up for the citizens and allow us a little spot .. when we moved zoning was checked and I thought nothing could happen for 99 yrs... my how time flies when you get your way... if I wanted Sarasota I would have moved to Beeridge....ball is in your court and I hope that just maybe this time other voices will be heard over the developer that never loses. Keep Venice "Venice" .... Keep the downtown historical.... Let the voices be heard

Not being unkind, just being tired of it all

Susan Taylor

150 Mestre Place 34275 – you know – way out there

Sent from [Mail](#) for Windows

**From:** [Jan Vertefeuille](#)  
**To:** [City Council](#)  
**Cc:** [Rick Cordner](#)  
**Subject:** Venice coalition calls for additional LDR forums  
**Date:** Monday, June 13, 2022 8:35:46 AM

---

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

## **Land Development Regulations: Coalition Calls on Venice City Council to Hold Adequate Public Hearings**

Dear Honorable City Council Members,

The proposed Venice Land Development Regulations will guide the growth and livability of our city for years to come. That's why your current review of the draft LDRs is so critical.

A number of concerns and deficiencies within the draft LDR have been identified: lack of adequate protections for historic preservation, the environment and wildlife, as well as lack of constraints on commercial building in Planned Unit Developments. We, the undersigned, representing thousands of Venice voters, urgently call on our City Council members to commit to a thorough, fair and robust process to ensure adequate public input before a vote on the LDRs.

We request that the process be conducted in public, with a series of open workshops on specific areas of the LDRs in which residents and external experts can ask questions and make comments regarding the proposed rewrite of the Land Development Regulations. It should include sessions for open dialogue with Council members, without the constraints of a formal public hearing.

Please make this commitment to the voters of Venice.

***North Venice Neighborhood Alliance***

***Save Downtown Venice***

***Central Venice Coalition***

***Venice Area Audubon Society***

***Sarasota Alliance for Historic Preservation***

***Concerned Citizens for Historic Venice***

***Edwin Martin, former Venice mayor***

***Marshall Happer, former Vice Chairman of Planning Commission, member of Architectural Review Board and Venice Charter Committee***

***Betty Intagliata, one of the founders of Venice MainStreet and the founder of the Venice Area Historical Society***

***Paul Intagliata, first president of Venice MainStreet***

***Lisa Jarvio, founder, Save Downtown Venice petition***

***Sue Lang, former member City Council, and Steve Trombeta***

***Frank and Susan Wright***

***Tommye and Curt Whittaker***

***Jan Vertefeuille and Ben Abramson***

***Judy Cross***

***Larry R. Humes***

***Ann Keohan, real estate broker and former chair, Architectural Review Board***

***Nancy DeForge, preservationist***

***Carol and Harry Orenstein***

***CC: Each member of City Council***

**From:** [bill@flackbroadcasting.com](mailto:bill@flackbroadcasting.com)  
**To:** [City Council](#)  
**Subject:** Height restrictions downtown and growth  
**Date:** Sunday, June 12, 2022 10:28:01 PM

---

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

Dear City Council Members,

I'm writing to express my objection to ANY and all changes in the height of buildings downtown. Since purchasing our first property in Venice in 2004, I have been observing the rapid growth and the disregard for the environment in favor of the developers and big money interests. I find it appalling!

I believe that most of you have been bought and paid for by the developers and their lawyers. All one has to do is look at the contributions that went into putting many of you into office. The Boone Law Firm, marinas, land owners, realtors, contractors, and various big money interests. Then there is the "dark" money that came from Tallahassee. You remember, the money paid that paid for those slick mailers supporting many of you. Those mailers are expensive to produce and mail. Why so much interest in a small city "non partisan" council election??? We know why. Do you think the voters are stupid???? The developers want your vote and they are paying for it. Some of you are so blatantly pro development, you put your campaign signs on building sites. Once again, do you think the residents of Venice are stupid??? We are not!

I am offering you a challenge. PROVE ME WRONG! Say NO to Mr. Boone and his clients! The citizens of Venice have spoken loud and clear. We want NO no additional height on buildings downtown. Absolutely NONE! We also do not want to see any subtle changes that can open the door to increased height in the future. We like our downtown the way it is. We moved to Venice, not Naples, Ft Myers or any other city in Florida. Close all loop holes that the developers and their lawyers want to open. No height changes. Put a lock on it! PERIOD!

Remember, we will be watching how each and every one of you votes. Many of us are unhappy with basic one party rule in our city, county, and state. We are tired of our elected officials giving carte blanche to those big money interests. Like I said, prove me wrong! You were elected by the people of this city! Start representing your constituents and stop worrying about your re-election! We will be watching!

Bill Flack  
Pine Needle Rd. Venice



**From:** [Jan Walker](#)  
**To:** [City Council](#)  
**Subject:** Building heights  
**Date:** Tuesday, June 7, 2022 1:44:53 PM

---

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

Dear council

I would like to express my views on changing the building heights for downtown Venice. This beautiful town needs to remain just as it is. We don't need high rise buildings, we don't need more condo/apartments or the traffic it would bring with increased population.

Please do not allow the height to increase, let's keep this the most beautiful place on earth.

No to increase building heights!

Jan Walker

Sent from my iPhone

**From:** [Rose Kreger](#)  
**To:** [City Council](#)  
**Subject:** Land Rezoning and PUD on Jacaranda and Laurel  
**Date:** Monday, June 13, 2022 12:40:03 PM

---

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

City Council

Please do not make continuous exceptions to zoning, favoring developers in the area and changing building heights.

Keep Venice and the local areas environmentally friendly for the wildlife, for residences leisure living and beauty. We don't want high rise buildings, or more apartments, condo, and new residential development in the area. Enough is enough.

Please consider the wishes of the residences that live here and not the developers. As one developer mentioned, he always wins and gets his way, well..... what about the people that live here. We pay the taxes and want the wildlife, the preserves and to keep Venuece quaint.

Thank you  
Mark and Rose Kreger  
233 Malina Ct  
Venice, Fl 34275

Sent from my iPhone

# Now is time to talk to City Council about land rules

The city of Venice had a public workshop on Monday, June 6th at 5 p.m. The announcement of this meeting was less than a week in advance, so one might expect a small group of attendees, especially considering the fact that so many local residents are away this time of year.



**RON FEINSOD**  
Guest columnist

Short notice didn't deter our residents!

The Council chambers were packed to standing room only. The people who spoke were very clear and articulate about their concerns regarding issues of height, historic preservation, the environment and more.

They were clear in their desire to protect their PUDs (planned unit developments) from large commercial intrusion. They pulled no punches about their desire to maintain the current 35-foot to the peak of the roof in historic downtown.

They want City Council to take more time before passing these regulations. They also demand that we have more public workshops.

The Planning commission has taken almost five years to put these Land Development Regulations together and yet the Planning Director would like Council to approve this massive document in just six weeks.

This is over 500 pages of complex codes that will affect the city, its residents and businesses for decades.

As important as this document is, and with the understanding that it can't be implemented until Council passes it, I question why we are being asked to approve a document with so many obvious issues.

Until the public's concerns have been addressed and resolved in a way that protects their quality of life, their concerns about Historic Downtown, the many historic homes and buildings throughout the city, the environment, their PUDs protection from large commercial developments, protection of endangered species and other still unresolved issues, these LDRs should not be voted on by City Council.

The idea that the LDRs will require some changes after being passed is understandable. What is not understandable is attempting to push through a document with so many obvious issues.

I urge the residents to contact each council member individually and express your concerns. As the Chair of the Planning Commission has stated, this isn't about what we currently have; it's about what we want for the future of Venice.

I have yet to hear from a single person that wants the future of Venice to be anything like Sarasota, Fort Myers or any other over-developed city.

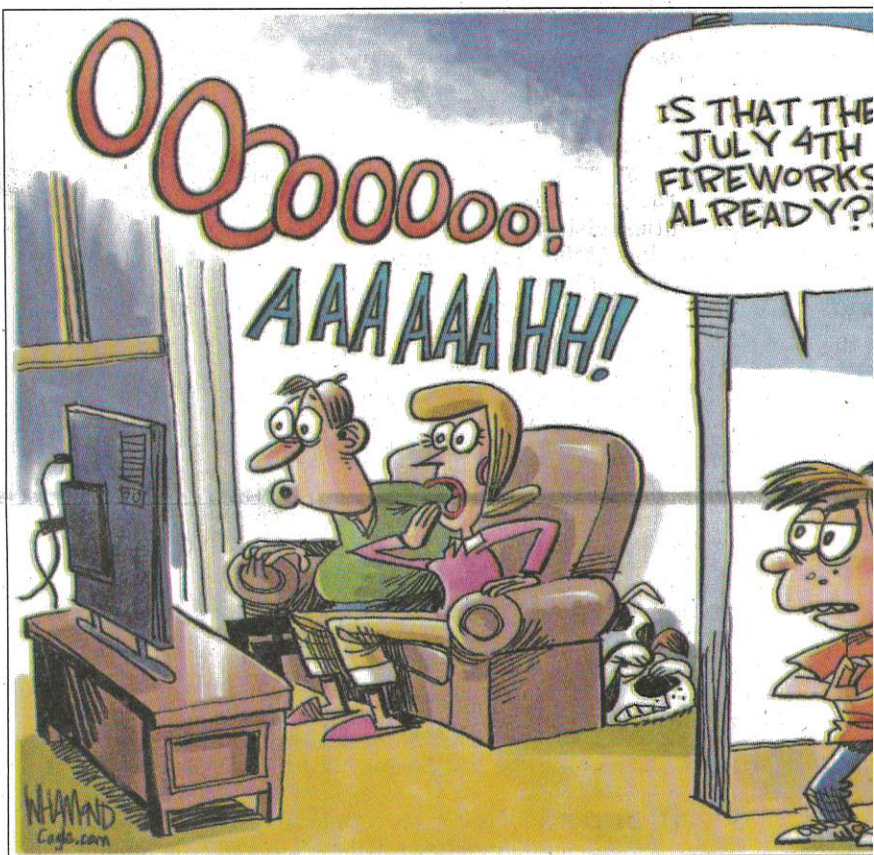
Now is the time to speak up, show up and stand up for the future of our very unique and special City on the Gulf.

*Ron Feinsod is the mayor of Venice.*

## HAVE SOMETHING TO SAY?

Letters are welcome on virtually any subject but we do have some rules. Letters to the Editor should be kept to 250 words or less. Letters will be edited to length as well as grammar, spelling and Associated Press style. All letters must be signed with a full name. An address and telephone number must be included but will not be published. Due to the number of letters received, we only run one letter per person per month.

Email letters to: [ronald.dupont@yoursun.com](mailto:ronald.dupont@yoursun.com) or mail letters to: The Venice Gondolier, 200 E. Miami Ave., Venice, FL, 34285.



## LETTERS TO THE EDITOR

### Rep. Steube's comments didn't make sense

EDITOR:

In a letter to his constituents, my Florida representative, Greg Steube, a parent, said, "Texas experienced a heart-wrenching tragedy at Robb Elementary in Uvalde," quoting, "Blessed are those who mourn, for they shall be comforted." — Matthew 5:4.

Of course, "I am keeping the students, families, and Uvalde community in my prayers during this horrific time and intend on filing federal legislation to protect our most vulnerable and prevent needless tragedy."

However, he already introduced bills to keep kids safe at school. He explained, "They were never passed into law because they were so politicized. We must stop politicizing shootings so that our country can agree on solutions for keeping all our children safe at school."

I had to look up "politicized?" Did his proposed legislation between legislators and his constituents get "aired, campaigned, debated, discussed, lobbied, put on the agenda, raised awareness of politics" and their ineffectiveness? I didn't see an agenda to discuss this.

How about eliminating guns that fire 30 bullets in 10 to 12 seconds blasting huge holes into its victims?

**KIM EUDY**  
Venice

### Lives, not gun rights, are sacred

EDITOR:

Guns are made for one purpose: to shoot things (including people). If you shoot something, you will cause harm. We do not have a right to do harm.

We could argue endlessly about what type of harm may or may not be acceptable, or about what type of gun might produce reasonable or unreasonable harm ... or we could just accept that in a nation flush with guns, some of them are bound to end up in the wrong hands and used for wrong reasons.

That is both absolutely true and absolutely unacceptable.

I'm willing to agree (barely) that there are some reasonable purposes for gun ownership. For hunting, if you really need the food. Police officers who have achieved certain levels of responsibility and who are actually likely to encounter a situation in which a gun might lead to a positive outcome (so, not traffic cops and not community-based officers whose job it is to prevent violence in stressed neighborhoods).

If you need a gun, you must be willing to write a full defense of your needs. You can have one of those guns that fires a bullet, then requires you to think again about whether to fire a second one.

You must be trained, background-checked, and swear an oath that you will bear full responsibility for how that gun is used — even if it's stolen by an angry teenager.

The Bill of Rights says we have the right to own a gun, in case it becomes necessary to form a militia. We have a professional army; no militia needed.

The Bill of Responsibilities (for some reason yet to be written) says you have no right to shoot me or my children, nor my neighbor, nor my dog. You have no right to carry a gun when you're angry, or when you feel trapped, or when you're grief-stricken beyond the possibility of rational action.

You have no right to make it possible for your gun to get into

**From:** [Toni Cone](#)  
**To:** [City Council](#)  
**Subject:** Correspondence LDRs  
**Date:** Monday, June 13, 2022 2:06:44 PM  
**Attachments:** [Venice Gondolier Column Ron Feinsod 61122.pdf](#)  
[image001.png](#)

---

Attached is a guest column regarding the LDRs written by Mayor Feinsod.

Please do not "Reply All"; respond only to me.

*Sincerely,*

***Toni Cone***  
***Administrative Coordinator***  
***Office of the City Clerk***  
*401 W. Venice Avenue*  
*Venice FL 34285*  
*Office: (941) 882-7396*  
*Email: [tcone@venicefl.gov](mailto:tcone@venicefl.gov)*  
*2020 Census Population: 25,463*



**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Letter from Anthony Pirrotti  
**Date:** Monday, June 6, 2022 7:54:55 AM  
**Attachments:** [Anthony Pirrotti Letter June 6 2022.pdf](#)

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**From:** Leonore Pirrotti <leepirrotti@icloud.com>  
**Sent:** Sunday, June 5, 2022 11:40 PM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>  
**Subject:** Letter from Anthony Pirrotti

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

Dear Ms Barcia  
Please share this with the Mayor and the other members of the city council.  
Much appreciated  
Anthony Pirrotti.

Sent from my iPhone

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: LDR  
**Date:** Monday, June 6, 2022 12:09:41 PM

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-----Original Message-----

From: Diana Geiss <[dkaygeiss@yahoo.com](mailto:dkaygeiss@yahoo.com)>  
Sent: Monday, June 6, 2022 12:08 PM  
To: Mercedes Barcia <[mbarcia@venicefl.gov](mailto:mbarcia@venicefl.gov)>  
Subject: LDR

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

I am in support of the proposed LDR draft and want the plan to be approved without further delay. I have received emails from neighbors recently claiming that the building height is being changed to 55' downtown Venice. Upon reading the information I see that is not correct. Some of this misinformation seems to be coming from local activists.

Diana Geiss  
817 Cincy St  
Venice

Diana Geiss

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: LDR Workshop June 6  
**Date:** Thursday, June 2, 2022 10:25:42 AM

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-----Original Message-----

From: Debbie Gericke <146bella@gmail.com>  
Sent: Thursday, June 2, 2022 10:11 AM  
To: Mercedes Barcia <mbarcia@venicefl.gov>  
Subject: LDR Workshop June 6

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

Mayor and City Council members,

Land development should be concerned about ascetics before growth. The reason so many live and love Venice is it's old charm and adding new regulations that allow more unnecessary commercial and height additions will ruin the old charm ascetics we all appreciate. Please please keep this in mind.

Finally the proposed Publix on the corner of Laurel Rd is not only unnecessary.. it is not at all in keeping with surrounding compatibility of homes. This must not be allowed. Please also keep this this in mind as you make critical decisions.

Thank you

Best  
Karl and Debbie Gericke  
146 Bella Vista Terrace  
Venetian Golf and River Club

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: LDR draft plan  
**Date:** Monday, June 6, 2022 8:22:29 AM

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**From:** henry.yeh <henry.yeh@comcast.net>  
**Sent:** Sunday, June 5, 2022 7:00 PM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>  
**Subject:** LDR draft plan

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

To whom it may concern,  
Jan and I have been Florida residents for 2 years now. When we decided to retire on the west coast of Florida from Scituate MA we visited many cities and towns from Dunedin to Naples. We settled on Venice because it had more to offer (combinations of a small city, small town flavor, excellent restaurants, nature, beaches, arts and cultural, and most of all the people. We feel like there is a more small town comrade and volunteerism than any other place that we visited. We don't want to see Venice become another Sarasota! So please keep the LDR as is and don't give in to the developers!

Thank you,  
Jan and Henry Yeh  
109 Amora Ave

Sent from Samsung Galaxy smartphone.



**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: LDR comments for City Council  
**Date:** Monday, June 6, 2022 12:07:36 PM

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**From:** kathleendecono <kathleendecono@gmail.com>  
**Sent:** Monday, June 6, 2022 12:04 PM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>  
**Subject:** LDR comments for City Council

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

My name is Kathleen Economides and I live at 1322 Whispering Lane in Pinebrook South.

As I have indicated before, I oppose the proposed maximum height for PUDs. I was dismayed to listen at the last meeting when the Council agreed to even further increase the proposed maximum height. I also oppose the increased maximum height proposal for the Seaboard area.

One of the reasons people love Venice is because of its charm and neighbor atmosphere. If residents wanted a "city" atmosphere, they would have chosen Sarasota or Tampa. I can't count the number of residents who are appalled with the high rise condos built next to the KMI Bridge and along the Intracoastal. To think of high rise buildings in the Seaboard area is very upsetting.

There is no need to build high rise structures in Venice. People are attracted to Venice because it is a place with which they are comfortable. Developers, real estate personnel, contractors and attorneys can make good money without creating high rise buildings. The market here is very lucrative.

Please reconsider the proposed height requirements, and thank you for your work on the land development regulations. It is a massive undertaking.

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: LDR  
**Date:** Tuesday, June 7, 2022 7:35:02 AM

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-----Original Message-----

From: Elizabeth Rosch <kickingwaves@hotmail.com>  
Sent: Monday, June 6, 2022 7:12 PM  
To: Mercedes Barcia <mbarcia@venicefl.gov>  
Subject: LDR

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

I was unable to attend the meeting. From my understanding they are going to allow high rises which will ruin the entire beauty of Venice. Is greed the problem here?  
Sent from my iPhone

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: LDR  
**Date:** Tuesday, June 7, 2022 8:46:27 AM

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-----Original Message-----

From: Notification Team <emhenry55@hotmail.com>  
Sent: Monday, June 6, 2022 12:51 PM  
To: Mercedes Barcia <mbarcia@venicefl.gov>  
Subject: LDR

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

I am a concerned citizen of Nokomis who frequents downtown Venice often. What makes Venice so charming is it's attention to preserving the past. Please don't sell out to developers who DO NOT have our best interest at heart!  
NO BUILDING OVER 3 STORIES!!

Please feel free to read my comments into public record.  
Sincerely,  
Eileen Henry

Sent via the Samsung Galaxy S10, an AT&T 5G Evolution capable smartphone

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: LDR  
**Date:** Monday, June 6, 2022 4:49:49 PM

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-----Original Message-----

From: Jean Hooker <jeanhooker@gmail.com>  
Sent: Monday, June 6, 2022 4:47 PM  
To: Mercedes Barcia <mbarcia@venicefl.gov>  
Cc: Ron Feinsod <rfeinsod@venicefl.gov>  
Subject: LDR

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

Good afternoon,

As I stated in previous emails to the mayor and council members, there is absolutely no reason to change the building height in downtown Venice. Let the developers do what they have to do off the island and leave our charming historical downtown alone. There is no reason to change this!

Jean C. Hooker  
Maggiore Road  
Venice

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Land Use Proposal concerns  
**Date:** Monday, June 6, 2022 8:27:09 AM

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**From:** Betty Reinders <bjr4ncs@gmail.com>  
**Sent:** Saturday, June 4, 2022 12:36 PM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>  
**Subject:** Land Use Proposal concerns

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

Hello,

Below find public comments for the June 6 workshop on land use plans that are in the works. Thank you.

I would like to voice concerns on four things:

1. I am against allowing Mr. Neal and his lawyers to secure approval for the proposed shopping area at the corner of Laurel Road and Jacaranda.

When we bought in Milano, 2+ years ago, we were shown that the areas across Jacaranda Blvd and bordering Laurel Road and Border Road were all residential areas. No mention was made of a grocery store and other business being inserted anywhere. Cielo was represented as the "for family" housing area. Aria and the vacant land to the east of Milano was represented as all residential. If a regional commercial area is/was such a good thing, why was it not mentioned at the time of the sales of the homes. You know the answer. It was not a good selling point and still is not. This

corner commercial mall places a busy, noisy, lighted (all day and night), traffic generating, trash generating, open till 10 or later commercial blob smack dab in an area of established communities. Would you like a 12 acre or larger shopping area plunked next door to your comfortable existing home? Probably not. There already are four Publix stores and numerous businesses and retail stores in the area that residents of Milano, Cielo, Venice Golf and Country Club, Aria and other developments can easily access. There will be more to come in the River Road commercial areas. Jacaranda Blvd and Laurel Dr. is not the right place for this strip mall.

2. I am against changes to the Land Use document that removes the stipulations listed below. By removing these 2 statements/rules, it will enable developers to force more and larger commercial use in residential areas. Don't let this happen. Allowing developers to include commercial development with some discretionary conditions that are not listed is the wrong way to go.

- **The PUD may include commercial uses which are determined at the time of approval for the PUD to be compatible with the existing and future development of adjacent and nearby lands outside the PUD.** All areas around and adjacent to the proposed 12 acre mall at Laurel Rd and Jacaranda Blvd are already existing residential.

- **Commercial uses located in a PUD are intended to serve the needs of the PUD and not the general needs of the surrounding area. Areas designated for commercial activities normally shall not front on exterior or perimeter streets, but shall be centrally located within the project to serve the residents of the PUD.** This proposed commercial area at Laurel Rd and Jacaranda Blvd is not centrally located (it actually abuts Venetian Golf and Country Club) and will attract many from outside the immediate PUD/area, I.E be regional.

(As an aside, it would be helpful to take the word "normally" out of the second stipulation above to leave no room for defining and redefining what the adverb "normally" means.)

(If the next two comments are not on the land use meeting agenda, ignore them and forgive me for commenting on them here.)

3. I am against allowing any building or % of a building to be higher than 35' in downtown Venice. Stop the destruction of our special historic place.

4. I am against adding a control tower to the airport. I am for the airport to be moved to the East of 75 with a control tower and planned expansion. Safety is a sales point for the control tower, but it is a safe airport already. I recall very few, if any, tragedies since 2005. Reduction of noise from jet takeoffs is also a selling point, but no matter which runway is used for a jet, or even a lesser plane, everyone in the vicinity will hear it. The noise is the noise whether it comes from the east or west, etc. The issue is where the airport is and the growth of this area which includes more noise, more planes and more jets. It's time to slow down growth but also to develop a plan for an airport far off the island to accommodate current and future plane/helicopter/jet needs.

Many of us are counting on you, our elected officials, to represent and vote for the people, not the developers. Enough is enough.

Thank you.

Betty Reinders  
Milano Resident





**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Land Development Regulations Laurel Road and Jacaranda  
**Date:** Thursday, June 2, 2022 2:30:29 PM

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**From:** Diane Guardiano <dguar254@gmail.com>  
**Sent:** Thursday, June 2, 2022 2:26 PM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>  
**Subject:** Land Development Regulations Laurel Road and Jacaranda

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

To whom it may concern:

I have been a resident since 2005 of the Venetian Golf and River Club on Laurel Road. When I purchased my home one of my first concerns was the vacant land surrounding the Venetian. I was assured that all land surrounding us was residential only.

I am asking the Venice City Council to keep our neighborhood free from commercial building. This builder, Neal, wants to destroy our neighborhood and the wildlife in our area so that he can make a fast profit on this land. When he purchased the land he knew it was residential. I am asking you to not grant him the right to build a commercial shopping center destroying our property values and creating a traffic nightmare.

Thank you .

Diane Guardiano  
254 Padova Way  
North Venice, FL 34275



**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Cc:** [Roger Clark](#)  
**Subject:** FW: Land Development Regulations (LDR)  
**Date:** Friday, June 3, 2022 1:10:21 PM

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**From:** Robert Crane <craners11@gmail.com>  
**Sent:** Friday, June 3, 2022 12:02 PM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>; Gordon And Donna Oliver <donngord@aol.com>  
**Subject:** Land Development Regulations (LDR)

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

My wife and I are totally lost for words expressing our displeasure with the proposed LDR changes that will have a negative impact on the "Wonderful High Quality Of Life" we now enjoy living here in the Venetian Golf and River Club.

Having attended Mr. Neal's presentations on his plans for a commercial development across the street from our homes, I found his demeanor audacious and his plan very contrived to think this proposed development would enhance the living experience in our community!! Nonsense!!

My questions Are as follows:

A. How will living here be enhanced by having 2,500 seasonal residents trying to navigate unavoidable traffic congestion in and out one main exit across the street from a shopping center??

B. Why didn't Mr. Neal's previously approved building plans for development along Laurel Road show this shopping center?? Because they might not have been approved??? Now, please council members, approve this new and revised LDR, so that I can impose myself on the Venetian residents and everything will be okay!!

C. Why approve this new shopping center, when we have a convenient shopping center 3-4 miles from Venetian?? Additionally, there is open commercial property 2 miles from Venetian.

As you can tell, my wife and I are strongly opposed to the LDR planned changes for not only Quality of Life potential changes, but community safety concerns and the impact these changes may have on our home values.

Bob and Sharon Crane  
June 3rd, 2022

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Land Development Regulations (LDR) Draft Plan  
**Date:** Monday, June 6, 2022 8:24:51 AM

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**From:** donngord@aol.com <donngord@aol.com>  
**Sent:** Sunday, June 5, 2022 11:43 AM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>  
**Subject:** Land Development Regulations (LDR) Draft Plan

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

Venice City Council Members:

We are writing to voice our concerns and strong opposition regarding the replacement in the Venice City Land Development Regulations, Section 86-130, with proposed Section 87-2.2.4, in the draft LDR plan for the governance of Planned Unit Developments.

Before we purchased our Venetian Golf and River Club (VGRC) home we investigated the surrounding area to determine what the plans were for future development. We were assured that additional residential communities were planned for adjacent areas. Commercial development was evident at the junction of Knights Trail Rd. and Laurel Rd., which was appropriate for that location. Over the years we have experienced great enjoyment from the high quality of life in the Venetian Golf and River Club and the City of Venice overall.

Now Mr. Pat Neal has proposed to build a commercial development on Laurel Rd., directly across from the entrance to the VGRC, even though his land development applications to the city for the property in question have stated in the past that there was no commercial development being proposed, only residential.

Furthermore, Mr. Neal proposes to place the entrance to this commercial development directly across from the one main entrance to the VGRC which must be used for entering and exiting the community by its 2500 residents. The traffic problems that would result from such a plan would greatly and negatively impact the safety of and quality of life for VGRC residents.

Mr. Neal applied to develop this property on Laurel Rd. under the current LDR restrictions and should be held accountable for same.

Gordon and Donna Oliver

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: High rises in Venice  
**Date:** Monday, June 6, 2022 3:59:05 PM

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-----Original Message-----

From: Claire MacFayden <c\_macfayden@yahoo.com>  
Sent: Monday, June 6, 2022 3:58 PM  
To: Mercedes Barcia <mbarcia@venicefl.gov>  
Subject: High rises in Venice

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

To whom it may concern:

I am deeply opposed to having any height limits for buildings in the city of Venice changed to allow more height. It's totally unnecessary and will ruin the charm that IS Venice.

Tourists come to Venice for the beauty and charm of a small city that respects its history and heritage.

If they want height or skyscrapers, they'll go to Miami!

The appeal of Venice is its old world feel, the Mediterranean influences, the beautiful flowers, the charming outside dining and strolling the avenue.

We chose and moved to Venice for exactly some of those reasons.

Let Venice be exactly as it is!!

**NO TO ANY INCREASES IN HEIGHT!!**

Claire MacFayden  
Venice Island resident

Sent from my iPhone

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Downtown Building  
**Date:** Monday, June 6, 2022 8:22:54 AM

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-----Original Message-----

From: Rick Watson <watsonr03@yahoo.com>  
Sent: Sunday, June 5, 2022 6:40 PM  
To: Mercedes Barcia <mbarcia@venicefl.gov>  
Subject: Downtown Building

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

Honorable Members of Venice City Council, Please maintain the 35 foot height limits for all structures in downtown Venice, without loopholes. While development is important for economic growth, it needs to be made within the current historic and quaint "Old Florida" feel of this lovely community.

The charm of Venice not being highly developed with high rise buildings is what attracts tourists and retirees to the area. When looking for a second home, it was the uniqueness of such a charming downtown that drew us to Venice. Hopefully, you will maintain the 35 foot limitation to ensure the ambiance of beautiful downtown Venice.

Respectfully,  
Sharron Watson  
watsonr03@yahoo.com

Sent from my iPad

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Downtown  
**Date:** Monday, June 6, 2022 4:16:49 PM

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-----Original Message-----

From: Cynthia Miller <[smdclm@icloud.com](mailto:smdclm@icloud.com)>  
Sent: Monday, June 6, 2022 4:16 PM  
To: Mercedes Barcia <[mbarcia@venicefl.gov](mailto:mbarcia@venicefl.gov)>  
Subject: Downtown

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

I have attended several meetings with the city council and the will of the local residents is to keep the downtown heights at 35 feet with no exceptions. Do your job and vote for what the people want! Thanks, Cynthia Miller

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Comments on LDR's  
**Date:** Thursday, June 2, 2022 11:20:19 AM

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**From:** Robin Holler <[rholler0921@gmail.com](mailto:rholler0921@gmail.com)>  
**Sent:** Thursday, June 2, 2022 11:06 AM  
**To:** Mercedes Barcia <[mbarcia@venicefl.gov](mailto:mbarcia@venicefl.gov)>  
**Subject:** Comments on LDR's

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

Good morning!

I'd like to express my support in keeping the land development regulations for downtown Venice in effect. There is no reason to change them. Taller buildings will have a negative effect on our historical downtown. One of the reasons that so many people love Venice is because of the quaintness and history of Venice Florida. Please do not change the current regulations just to make money for land developers.

Thank you,  
Robin Holler  
[rholler0921@gmail.com](mailto:rholler0921@gmail.com)  
1522 Gondola Park Dr, Venice FL 34292  
217-502-1119



**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Comments from Dianne Cogburn Venice resident on LDR draft  
**Date:** Monday, June 6, 2022 2:25:53 PM  
**Attachments:** [image001.png](#)

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**From:** Dianne Cogburn <dianne cogburn@gmail.com>  
**Sent:** Monday, June 6, 2022 2:24 PM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>  
**Cc:** Dianne Cogburn <dianne cogburn@gmail.com>  
**Subject:** Comments from Dianne Cogburn Venice resident on LDR draft

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

Greetings,

I am writing on behalf of me and my husband, Dr. William Cogburn. We are unable to attend today's workshop but want to write our preference to keep the building height limits on the downtown area at 35', no exceptions.

We also would like to ask for more public workshops to go over the many dozens of last-minute changes made to accommodate one developer lawyer. We have lived on the island for over 30 years. We have always been so proud of Venice, the hidden pearl, a nice small town feel that brings such joy to locals and visitors. Building up will risk the potential of becoming a strip of high rises and also lead to more congestion that continues to add to traffic, accidents, and in the long-run will detour tourists from wanting to stay in Venice.

I appreciate your service and thank you for reading my comments.

Sincerely,  
Dianne F Cogburn, MPH, RDN, LDN  
941-223-1422



**DIANNE COGBURN**  
DIETITIAN & NUTRITIONIST

**From:** [Kelly Michaels](#)  
**To:** [City Council](#)  
**Subject:** FW: Comments for City Council Meeting 5-10-22  
**Date:** Tuesday, May 10, 2022 8:42:38 AM

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FYI

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**From:** Loretta Berardinelli <ljean1998@gmail.com>  
**Sent:** Monday, May 9, 2022 9:27 PM  
**To:** Kelly Michaels <kmichaels@venicefl.gov>  
**Subject:** Comments for City Council Meeting 5-10-22

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

Hello,

My name is Loretta Berardinelli, a resident at 1350 Lucaya Ave - Pinebrook South.

I would like to formally comment on the Venice LDR draft currently open to input from residents. I am new to the Venice area - 2 years - and so my explanations and use of the terms, and codes might be a bit rough.

- - - Thank you for your time and attention in reading this - Loretta - - -

My comments are regarding the zoning and classifications / regulations:

(1) I have a huge concern for the allowed building height exceptions for a PUD. Namely the current PUD building height is max of 35' but allows an exception to 56' . The Pinebrook South PUD is also categorized as MUR so allows for the exceptions but another residential class type of RSF allow no exceptions. Why is this difference? Pinebrook is primarily single family homes and more like a RSF-2 or RSF-3 based on existing house lot size. Why is the PUD max height exception more similar to the other NON-RESIDENTIAL types of GOV or PCD or OPI where these have no homes at all?

(2) If an exception is made for a new development in a MUR PUD to allow building height over the max to 56 feet, can then the minimum setbacks also be increased to give more separation and room for appropriate buffer solutions? I would not want a 56 foot tall office building 10 feet off the back of my property.

(3) Also is it possible to break out or better define the classifications of a PUD? Now they are all lumped into one PUD class. There are several different levels of residential types: the RSF and RMF are split into to different designations. Seems that these residential types are based on lot size and density. Are all the PUDs really that similar that the additional fine tuning by breaking out the designation is not necessary? The Pinebrook South PUD is very different, an older development and presently has only ONE non-residential building more like an RSF. Can this idea be discussed?

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: City Council Meeting 6/6/2023  
**Date:** Monday, June 6, 2022 2:18:19 PM

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-----Original Message-----

From: emily garlock dickenson <emilygarlockdickenson@yahoo.com>  
Sent: Monday, June 6, 2022 2:13 PM  
To: Mercedes Barcia <mbarcia@venicefl.gov>  
Subject: City Council Meeting 6/6/2023

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

I would like to comment on the proposed planning of high rise hotels, large developments etc pertaining to Venice Island.

Venice Island is unique and should be kept to the high standard that it has maintained. Once you bring in the large hotels, high rise buildings etc to the island it will loose its unique atmosphere. The island draws people from all over the Florida area plus people from out of state.

Please keep Venice Island the way it is and from becoming another coastal area like Miami or Daytona. They are great places but we have an even greater area and want to keep it quaint. That is what makes Venice Island perfect the way it is.

I am not against businesses coming to the island but the city should keep the planning conforming to the already buildings that are in place.

There has been discussion of a restaurant on Venice Avenue with a roof top which is a great idea for the island. It is using a building or area already in place.

When I came to Venice in 2004, the island is what drew me. Yes we now have huge growth all around Venice which is wonderful but please don't bring in hotels etc to the island.

Thank you for your consideration.

Emily Garlock Dickenson

Sent from my iPhone

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: My comments to the city council  
**Date:** Monday, June 6, 2022 2:18:40 PM  
**Attachments:** [City Council 6June.docx](#)

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**From:** Kenneth Baron <kjbaron1@gmail.com>  
**Sent:** Monday, June 6, 2022 2:18 PM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>  
**Cc:** Joan Harder <joan.harder@cbrealty.com>  
**Subject:** My comments to the city council

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

Ms. Barcia,

I am submitting my comments that I will deliver in person this evening to the members of the city council. I will fill out my speaker's card when I arrive.

Can you please provide a copy of my comments to the members?

Thank you in advance.

Warmest regards,

Ken

Kenneth Baron  
209 Corelli Dr  
North Venice, FL 34275  
443-867-4172  
[kjbaron1@gmail.com](mailto:kjbaron1@gmail.com)

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: New LDRs you are considering  
**Date:** Monday, June 6, 2022 8:26:53 AM

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-----Original Message-----

From: Dick Kearney <[richiet85@aol.com](mailto:richiet85@aol.com)>  
Sent: Saturday, June 4, 2022 2:13 PM  
To: Mercedes Barcia <[mbarcia@venicefl.gov](mailto:mbarcia@venicefl.gov)>  
Subject: New LDRs you are considering

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

To the Venice city council

I am sure you are all aware of the major amount of opposition to the regional shopping center proposed by Pat Neal in the previously approved Milano PUD .In our opinion there isn't one good reason for that proposed shopping center to be located there and a multitude of logical legal reasons it shouldn't be located there .Also I am sure by now you are aware of all the specific reasons residents are sooo opposed to its potential location ! One of those reasons I would like you all to consider is the location of Venice fire station 3 on Laurel road ! If this regional shopping center is allowed to be built there it will in essence place a major road block for our first responders exiting the station both going down Laurel and also going down Jackoranda . I am sure the city would not have located the station there if this shopping center was already in place .I hope you all consider how important response time is for first responders when it comes to saving lives ! Within the last 2 years two of my immediate neighbors had health issues where response time really mattered and we all were so happy with how quickly the ambulances got there ! If this regional shopping had been in its proposed location slowing the response time they might not have been so lucky ! Please consider where station no 3 is in consideration to the proposed traffic nitemare and require in the new LDR s that no changes can be made to prior approved and built PUDs .To me protections should remain in place to protect the life style residents thought they had when they purchased property in the immediate area but also in this case their safety ! That protection for at least existing built PUDs should be in place .Doing so not only protects residents but also protects the city's future plans for locations of things like fire stations . Existing approved and built PUDs certainly at least need to be protected ! Changing the LDRs with out PUD protection from commercial is just not right !! The perception is that the protections that were built in to the existing LDRs are being eliminated to protect one builders proposed project !! What about protection for hundreds of residents ! Over 1600 residents signed the petition against this ! What's really ironic and unfair and most likely illegal is that Mr Neal sold Milano to home buyers saying " no commercial " now he's lobbying for LDR rule changes to get this project approved irregardless of the adverse effect it has on those very same home buyers he profited from ! Wow that's just not right ! Please do the right thing and protect existing PUDs and future PUDs ! Thank You —Richard Kearney  
106 Mestre Place Venice - please read this into the public comments section of your workshop June 6th and any future meetings on the subject that are appropriate  
Sent from my iPhone

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: NO  
**Date:** Monday, June 6, 2022 11:28:11 AM

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**From:** Jodie Cooper <jodie906@yahoo.com>  
**Sent:** Monday, June 6, 2022 11:26 AM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>  
**Subject:** NO

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

I vote NO on increasing zoning height in the historic downtown district!

Jodie Cooper  
92 Drifting Sands Dr, Venice

[Sent from Yahoo Mail on Android](#)

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Opposed to High Rises  
**Date:** Monday, June 6, 2022 1:40:36 PM

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**From:** Michelle Wroblewski <wrobomom1@gmail.com>  
**Sent:** Monday, June 6, 2022 1:20 PM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>  
**Subject:** Opposed to High Rises

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

Dear Council,

I am respectfully voicing my vehement opposition to high-rise buildings of any type on the island or coastal areas. The charm, draw and historic preservation of Venice will be lost, along with the support of the vast majority of current residents.

Please DO NOT permit this to happen!

Thank you,  
Michelle Wroblewski

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Preserve the current building code for downtown  
**Date:** Monday, June 6, 2022 7:53:35 AM

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-----Original Message-----

From: shari thornton <sharithornton@gmail.com>  
Sent: Monday, June 6, 2022 5:52 AM  
To: Mercedes Barcia <mbarcia@venicefl.gov>  
Subject: Fwd: Preserve the current building code for downtown

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

> As a resident of Venice, what drew me to this area was the historic feel of downtown. I strongly encourage you to maintain the current building code and not allow taller structures.  
> Thank you,  
> Shari Thornton  
>  
> Sent from my iPhone



**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Proposed changes to LDRs  
**Date:** Monday, June 6, 2022 7:53:45 AM

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**From:** JAN ADDITON <madditon@aol.com>  
**Sent:** Sunday, June 5, 2022 11:46 PM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>  
**Subject:** Proposed changes to LDRs

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

To: Venice City Council  
Date: June 3, 2022  
Subject: **HELP KEEP LARGE COMMERCIAL BUILDINGS OUT OF RESIDENTIAL NEIGHBORHOODS**

Dear Venice City Council members,

I am writing to you as a resident of Venice regarding the proposed changes to the Land Development Regulations (LDR) put before you by the Venice Planning Commission on May 4, 2022. I am also writing to you as a homeowner in the quiet neighborhood of North Venice, where Neal Communities has announced its intention to construct a 12-acre regional shopping center within a neighborhood's boundaries at the corner of Laurel Road and Jacaranda Boulevard. These two issues are linked.

As you know, under the LDR that now exists, any commercial development within a residential Planned Unit Development (PUD) is to be small in scale, designed to serve only the residents of that PUD, and must be centrally located within the PUD. In short, "neighborhood scale" services, not "regional."

The new LDR now being considered by the Venice City Council allows commercial development to be anywhere within a residential PUD. Much worse, it will allow **any one building within the development to be as large as 40,000 square feet.** A 40,000 square foot building is a very large building, nearly one acre in size! An average Seven-11 convenience store is 3,000 square feet, and a Walgreens is 13,500 square feet. A 40,000 square foot store is intended to serve much more than the neighborhood...it is **regional in scale.** This is completely contrary to the intent of the Venice City 2017 Comprehensive Plan and **puts every PUD within the City at risk** from the intrusion of commercial applications completely out of scale with our neighborhoods. This is not acceptable to Venice City residents and voters, and as your constituents, we ask that you reject this proposed change and put our interests before those of developers.

Regarding the Neal Communities proposed regional shopping center in North

Venice, Neal may be waiting for you, the CityCouncil members, to approve the new land development regulations which have been drafted to be more favorable to Neal and other developers. The LDR changes that Neal and other developers are lobbying for will potentially affect residential planned unit developments throughout Venice. **We need to stop what would be a good law for developers but a bad law for neighborhoods. We need to keep regional-scale commercial buildings out of Venice's residential neighborhoods.**

Sincerely,  
Janice L Additon  
180 Valenza Loop  
Venice FL 34275

Sent from my iPad

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Proposed changes to Venice  
**Date:** Tuesday, June 7, 2022 7:35:18 AM

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**From:** McFarlin, Fred <fred.mcfarlin@floridamoves.com>  
**Sent:** Monday, June 6, 2022 6:57 PM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>  
**Subject:** Proposed changes to Venice

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

I watched today's City Council workshop and was almost driven to tears by the passion and eloquence of the many people speaking out against making changes to downtown Venice. Like many people, my wife and I spent years searching for a new place to live. After 30 years in Atlanta, GA - seeing the uncontrolled building that went on there; multi-floor apartment buildings dropped in the middle of an area that could barely contain the residents it already had with no improvements to roadways - making traffic a nightmare. The rise in prices that drove people to have to live an hour outside the city just to be able to afford to work in town. We found Venice and, like many of the people who spoke today, fell in love with its relatively small town charm. Much of that due to the quaint and beautiful downtown. In the short time we have lived here, we are starting to see some of the issues we saw happen in Atlanta. Worse, we have heard many people express a common concern; that developers control the city council and that's who they respond to, not the residents. That the city council is in the pocket of the big developers. I hope that's not the case, but I can see it being a reality in all the land being bulldozed and new developments being put in without, it seems, any thought to how that new development affects the quality of life for other nearby residents. And I can see it in any proposals being considered to change downtown Venice. Don't do it. Tonight's meeting has inspired me to get involved in local politics, and to make our voices - my wife and mine - heard. Please pass along to the city council to Keep Venice Venice.

Thanks.

**\*Wire Fraud is Real\*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: public workshop at 5 p.m. Monday, June 6 on the City's Land Development Regulations (LDR) draft plan  
**Date:** Monday, June 6, 2022 8:23:17 AM

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**From:** cphaed@aol.com <cphaed@aol.com>  
**Sent:** Sunday, June 5, 2022 6:37 PM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>  
**Subject:** public workshop at 5 p.m. Monday, June 6 on the City's Land Development Regulations (LDR) draft plan

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

**Please....keep building height limits on the downtown area at 35', no exceptions, no creative measuring techniques, no games!**

**Also, please hold more public workshops to go over the many dozens of last-minute changes made to accommodate one developer lawyer.**

**thank you.  
your constituent,**

**Catherine Haedrich  
801 Waterside Drive  
Venice, FL**

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Public workshop at 5 p.m. Monday, June 6 on the City's Land Development Regulations (LDR) draft plan.  
**Date:** Monday, June 6, 2022 5:20:16 PM

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**From:** allardgeri@gmail.com <allardgeri@gmail.com>  
**Sent:** Monday, June 6, 2022 5:03 PM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>  
**Subject:** Public workshop at 5 p.m. Monday, June 6 on the City's Land Development Regulations (LDR) draft plan.

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

I live on Venice Island and am concerned about the new development regulations you are discussing this evening. I moved here from New Jersey in 2019 because the politics there were NEVER in favor of the community. My taxes here are close to what I paid in Jersey but I didn't mind as we have our small town character in downtown Venice with the quaint shops, small intimate restaurants and airy streets. This I am certain would change if these regs were approved. I understand there is something in the regulations that will allow exceptions to the current height restrictions allowing builders to develop the air space above the existing structures. I am also skeptical that this workshop is being offered now in the summer after many of our neighbors are gone and can't voice their concerns in person. I, like many others love it here because you all take such good care of our little beach town. I do not want it to be a mini Sarasota and would prefer to keep the height restrictions in place. I tried to read the regs and the only thing that I recognized was "rooftop dining" Sounds exciting as if one would be betting on making the town vote for this so they can have this fancy feature. I'm a Jersey girl and I don't buy it.

Please Don't Jersey My Venice!!

*Geri Allard*

732-670-8072

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Public Workshop comments  
**Date:** Monday, June 6, 2022 12:20:11 PM

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**From:** Mary Johnston <mary.johnston6@icloud.com>  
**Sent:** Monday, June 6, 2022 12:19 PM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>  
**Subject:** Public Workshop comments

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

**I cannot participate in today's workshop however I wanted to submit my comments regarding downtown building heights:**

- 1. Please keep building height limits on the downtown area at 35', no exceptions, no creative measuring techniques, no gaming the system.**
- 2. Please add more public workshops to go over the many dozens of last-minute changes made to accommodate one developer lawyer.**

**I am frankly astonished that this has played out in this manner given the overwhelming public support for current building height limits. We selected Venice as our winter home specifically because it was NOT an overdeveloped downtown.**

**Best regards,  
Mary Johnston  
700 Golden Beach Blvd.**

Sent from my iPhone

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: PUD and LDR  
**Date:** Monday, June 6, 2022 11:44:11 AM

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-----Original Message-----

From: Anne Morris <ab\_invenice@comcast.net>  
Sent: Monday, June 6, 2022 11:41 AM  
To: Mercedes Barcia <mbarcia@venicefl.gov>  
Subject: PUD and LDR

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

The value of being a Venice Resident is about to be stolen by the greed of local real estate dealers and builders. We citizens have nowhere to ask for help except our representatives on the City Council. So here we go again.....Keep building heights limits at 35'. No Exceptions. No "Creative Measuring". Techniques. More Public Workshops to keep the development lawyers cooperating with our wishes. Thank you..... Antoinette Morris. 3326 MeadowRun Circle , Venice. Fl. 941-496-9352

Sent from my iPhone

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Raising Height of Buildings  
**Date:** Monday, June 6, 2022 11:35:19 AM

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-----Original Message-----

From: Terri Brock <terri.brock@ymail.com>  
Sent: Monday, June 6, 2022 11:34 AM  
To: Mercedes Barcia <mbarcia@venicefl.gov>  
Subject: Raising Height of Buildings

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

It saddens me to see all of the development in Venice and now this proposal. I lived 60 years on the southern coast of California, mainly Laguna Beach, before moving to Venice. It was a beautiful town filled with ocean lovers and artists. When we moved away because of large development changes and codes favoring development, it was and is a mess. Living there turned into overcrowded streets and highways, too many people, with no thought that Coast Highway (like the Tamiami) was only two lanes each way that moved at five miles an hour. Laguna lost its charm and became Disneyland 365 days a year, artists and long time residents left. PLEASE don't let the charm of downtown historic Venice go the way of Laguna Beach.

Peace,

Terri



**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Response to Input from taxpayers for Workshop  
**Date:** Monday, June 6, 2022 8:23:27 AM

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-----Original Message-----

From: Lori <ladietechie@gmail.com>  
Sent: Sunday, June 5, 2022 5:40 PM  
To: Mercedes Barcia <mbarcia@venicefl.gov>  
Subject: Response to Input from taxpayers for Workshop

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

Re. Seaboard improvement:

It is laudable that the city wants to improve this area and make it an attractive entrance to the island, and has put considerable effort into the way it is implemented.

However, from the property owner's point of view, it diminishes the value by forcing industrial and light warehouse usage to end. (The wording is vague in the draft regarding "limited light industrial"). When originally presented, city officials were enthusiastic that the proposed change expands the usage. They conveniently left out the fact that ILW will be effectively eliminated.

This area has been industrial in nature since I can remember. To transition it to a different zoning for the purposes of making it into a commercial and residential neighborhood, while it may be a better land use, constitutes financial suicide for current users.

My warehouse building is valuable in that it generates rent income. It also provides my tenants a place to do business.

And reserving the right to allow five stories for buildings, certainly appeals to developers eager to cash in on this desirable area.

Therefore, the value to them is in the land. My building would be bulldozed. Something that could be conceivably worth a couple million, if ILW doesn't get changed, would be worth less than what I paid for it over 12 years ago.

As you can see, this is seriously concerning to me and other owners.

It doesn't meet the standard of changing due to "general health, safety or welfare of the people" ...certainly not for the property owners and their tenants.

I welcome some sort of compromise and seek input from everyone that has a stake in this issue.

Thank you for your time.

Lori Rich  
Owner of Webb Rich 1031 LLC  
607 Spur street, Venice

Sent from Lori's iPhone



**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: rezoning and the changes in Venice  
**Date:** Monday, June 6, 2022 8:24:17 AM

---

**From:** Susie <ontheporch4231@comcast.net>  
**Sent:** Sunday, June 5, 2022 4:05 PM  
**To:** Mercedes Barcia <mbarcia@venicefl.gov>  
**Subject:** rezoning and the changes in Venice

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

I am requesting that this email be put in the meeting agenda and read by all on the committee... according to most, your closed minds have already decided on the city's favorite son... Mr. Neal.

It is sadly very clear to so many that live in the City and the surrounding communities that those sitting in City Hall haven't cared enough to listen... to stop the maddening growth you are allowing in Venice along Laurel Road.

When purchasing a home we felt secure that this quaint town must have very caring representatives listening to the people... we checked zoning and assured by some on the current council that growth was being checked. We felt secure that we would have a peaceful environment and proudly told others to check out our new town.

But... it seems that zoning can change if you have enough power... if you have the means to hire attorneys that are in it for the fee and not the care or future beauty of what they are doing to the community.

Another change to Mr. Neal's newest baby.... The townhomes on Laurel. It seems a waste of time for him to ever get a permit when he will return for a bigger and in his mind better plan so that the zoning and regulations will change. It is sadly laughable. The new change to parking spots and his new stretch to the skies for his townhomes is a small example of greed and the need to make more money in a limited space... and you all just keep signing off... when do you ever say no? When it's in your neighborhood perhaps?

You should be as upset with a statement made by Mr. Neal at a public meeting as everyone that heard it was ..... Mr. Neal, with a smile, said he has never lost for zoning or planning of his communities ... shameful – of him and for you to allow such changes to continue.. Shameful that a builder to think he has more rights than the citizens that you represent and should be listening to with as much respect.

How do you allow such uncaring for the people you represent? This builder could care less about the

surrounding area and only lining pockets of his and the city with purposed income on taxes...

There is so much more down the road ... a new shopping center .. a new traffic circle directly in front of a development that has been so supportive of the city.. a new Publix when we have 2 within a short distance... but attorneys for all sides will be fighting that issue soon.

I sincerely hope that a copy of this letter to newspapers and TV stations will catch the attention of all Venice residents and allow them to see that no one is safe in their community from the need of builder over residents.

Most Sincerely Dismayed,  
Susan Taylor  
150 Mestre Place 34275 (yep the zip code you forget all about)

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:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Sheila LeFevre  
**Date:** Monday, June 6, 2022 7:54:54 AM

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-----Original Message-----

From: Sheila LeFevre <[swlefevre76@gmail.com](mailto:swlefevre76@gmail.com)>  
Sent: Sunday, June 5, 2022 11:24 PM  
To: Mercedes Barcia <[mbarcia@venicefl.gov](mailto:mbarcia@venicefl.gov)>  
Subject: Sheila LeFevre

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

Dear Venice City Council,

I live in the Venetian Golf and Country Club. My house was built in 2005. We bought it in 2015 with the understanding that there would be no commercial development in this stretch of Laurel Road. Seventeen years later, Mr. Neal wants to change the rules and put in a Publix and 12 other stores across the street from our entrance. Changing the rules now and changing the neighborhood is completely unfair to the several thousand families that have moved into this area at the juncture of Laurel and Jacaranda. All of us understood that this was to be a residential area. And I understand that there is an eagles nest located in the area where the proposed shopping center is going. What about the environment? I personally feel that every new development in Venice should have a percentage of its land set aside in a natural state for the birds that already live here and have been displaced. What is the city council doing? Why have you allowed so much building that the traffic for 9 months of the year is ghastly? With the new hospital on Laurel road there is going to be a lot more traffic already in this area. That is going to reduce the value of our homes if there is significant traffic to get in the entrance. I don't see why we have to add to that for a shopping center that is not needed. There are two Publix stores a mile down the road in each direction. That is the one piece of infrastructure that we don't need. Even in the peak of season, I have never had to wait for more than one person ahead of me at the checkout at either Publix. Is water supply going to be a problem in the future? It really doesn't rain that much here unless there is a hurricane. Why don't you let the infrastructure catch up to the population boom? You can't go to the pharmacy, the doctor's, a restaurant, or park safely at any strip mall with all the increased population.

In addition, Venice has a lovely downtown area. I hear you are planning to destroy that also by increasing the building height. In the summer when a lot of people are gone and with one meeting for the public before the proposal is voted on. Do you represent the residents of Venice or the developers? And why do you favor them so heavily?

Thank you for reading this. Sincerely, Sheila LeFevre MD

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: Venice LDR  
**Date:** Monday, June 6, 2022 12:06:54 PM

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-----Original Message-----

From: Carol <711carolann@gmail.com>  
Sent: Sunday, June 5, 2022 8:56 AM  
To: Mercedes Barcia <mbarcia@venicefl.gov>  
Subject: Venice LDR

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

I'm one of several residents who moved here due to downtown Venice as it is. I am against what's proposed, most people are.

Thank you.

Carol Norville

**From:** [Edwin Martin](#)  
**To:** [Mitzie Fiedler](#); [Nicholas Pachota](#); [City Council](#); [Helen Moore](#); [rfiensod@venicegov.com](mailto:rfiensod@venicegov.com); [rfrank@venicegov.com](mailto:rfrank@venicegov.com)  
**Subject:** Height change, voter opposition  
**Date:** Thursday, May 26, 2022 3:56:39 PM

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

Some time ago the Chair of the Planning Commission publicly commented that the height change downtown, proposed, was revoked.

The current height limit of 35 feet should be maintained to protect the successful businesses which have prospered from the downtown, being attractive to future residents and visitors. As Mayor I spoke with dozens of visitors, many from Sarasota and even Naples. They all explained they preferred the Venice streetscape, low rise, “small town charm”, etc.

The change adding 20 percent height, changing roof allowances, maintaining the 10 foot exception, will lead to changes that are less attractive. Look at the BAC building, and compare with two story buildings, next door and up and down the street.

The Pinkerton Building, the new Bank and New Steakhouse, are absolute proof that it is financially prectical for new businesses to build under the 35 feet limit.

Anything else told you is misleading from people who wish to profit from higher construction, Mr Beebe, Mr. Boone, etc. who have met with City Staff and Mr. Snyder to make these changes after Mr. Snyder declared the issue closed.

Hundreds of citizens oppose these changes. They will not forget, what people are already telling me is a “betrayal.”

Forget this height increase, you do not want it to be your legacy, or perhaps political epitaph. Save Venice as we now appreciate it.

Ed Martin

**From:** [Karen Neudahl](#)  
**To:** [City Council](#)  
**Subject:** Height restriction  
**Date:** Monday, May 9, 2022 11:13:15 AM

---

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

As a Venice resident, I am strongly opposed to any deviation from the 35 foot high building restriction. I live in Venice and do not want it to be/look like Sarasota.

Karen Neudahl  
828 Nokomis Ave S.



From: [Tommye Whiteaker](#)  
To: [Larry Hamer](#); [edms@venicecaahistoricalsociety.org](#); [barbara.h.steenrod@gmail.com](#); [Carol Overstein](#); [Chris Simmons](#); [Ryan Harrison](#); [David Ortiz](#); [Venice Heritage](#); [Erm DeFazio](#); [John Helle](#); [Historic Preservation Board](#); [info@venicemainstreet.com](#); [Jackie H](#); [Bob Mudge](#); [tdaport@venicegoodrider.com](#)  
Subject: LDR Height Draft Changes, again  
Date: Sunday, May 8, 2022 1:03:55 PM

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

Good afternoon,

This was written for the FB site Venice FL Historic Homes today. It seems rather sad to have to bring it up again. But, when 100 local citizens show up on a raw, rainy Tuesday afternoon and say no to height changes in the John Nolen plan and almost 1,000 people sign a petition saying no, why then, did the Planning Commission and Mr. Clark backpedal?

Write your concerns about this to the City Council members, or better yet, show up on May 10th as a warm body. Thank you for your interest and consideration.

Regards, Tommye

### **Update on Venice's Land Development Regulations: Downtown Building Height**

**In its last meeting last Tuesday, May 3, the Planning Commission essentially backtracked from its commitment to a firm 35 foot height limit for Venice's historic downtown. Just to summarize how we got here:**

**Current Regulations: allow 35 feet to the top point of a building. Applicants can ask the City Council for up to an additional 10 feet.**

**New LDRs: The Planning Board initially proposed to increase the existing 35 feet to 39 feet, meaning that a building could go as high as 39 feet "of right" and then ask for another 10 feet.**

**After public pushback on the height increase, the Planning Commission proposed a firm 39 foot height, with no option to increase by 10 feet.**

**However, after more public objection and a meeting with the City Council on Feb. 8 in which the Planning Commission asked for guidance, the next LDR draft set the height at 35 feet with no exceptions. That seemed to resolve the issue – and Planning Commission Chairman Snyder seemed to indicate that the issue was done.**

**However, in meetings on April 19 and May 3, the Planning Commission returned to the height issue anyway. The current draft is maybe the worst of all possible options presented so far:**

- **35 feet of right, but for a hipped roof, that 35 feet is measured at the midpoint between the larger base of the roofline and the point. So the actual top of the roof could extend any number of feet above the roof base. The City staff says that is how Venice measured roofs decades ago, and should return to that.**
- **Applicants would also have the option of asking for up to another 10 feet. That request would go first to the Planning Commission, then get appealed to City Council. The reality there is that the Planning Commission will be more prone to grant approvals, making it a real burden on the public to appeal the decisions lot by lot.**
- **On top of that, an applicant could add decorative elements to the root base up to 20% of the building height (so 7 feet for a 35 foot building). Apparently Sarasota allows this, so the argument is Venice should too.**

**In my view, if we don't want Venice to turn into Sarasota, we should think twice about adopting building height rules from Sarasota. And I have a problem with the Planning Commission saying that the issue was settled after a huge public meeting with City Council, letting people relax a bit, and then completely undoing that settlement with rules that would allow building heights to climb to 35 feet + 10 feet+ more feet based on root hip midline + 20% for more decorative elements. These rules would allow for building heights of at least 52 feet from the street, and even more with the midline rule!**

**Our elected officials gave the unelected Planning Commission direction, and the Planning Commission is determined to ignore it, no doubt under pressure from developers over the last few months. It is unfortunate, but it seems like anyone who cared about this issue before needs to write the City Council about it, and/or attend the City Council meeting on May 10. The May 10 meeting has a long agenda and a long presentation of the new LDR draft by Roger Clark and City staff, and any public participation comes after that. So it could be a slog.**

Sent from my iPad

**From:** [Gary Scott](#)  
**To:** [City Council](#)  
**Subject:** LDR  
**Date:** Friday, June 3, 2022 8:25:57 AM

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

When it is raining this weekend and you are stuck inside with nothing to do, to pass the time you should go to the City's website and locate the video for the City Council meeting of July 11, 2017. Go to about the 4 hour, 11 minute mark.

At that meeting the approval of the Master Plan for the Milano PUD in North Venice was before the Council. At that hearing Councilwoman Jeanette Gates asked Pat Neal of Neal Communities if he would consider dedicating just a couple of acres for a much needed park or ball field in the PUD.

Neal's attorney Jeffrey Boone in responding for Mr. Neal, stated the following:

"You and I share the same feelings about parks and how important it is. Active recreation parks with lights, loudspeakers, traffic, parking, noise, kids screaming, all those great sounds, that's probably better, if someone could give me a pen to design where to put a park, I would put it up Knights Trail where hardly anyone lives around it and it's not going to cause a problem for anybody."

Neal believed back in 2017 that a park or a ball field would result in too much traffic and noise for those in the neighborhood. And because Neal did not want to build a park, no park was built. The Milano Binding Master Plan was approved without a park. But presumably in order to get its plan approved, Neal stated in the plan that there would be no commercial development. No acres were designated as commercial in the plan.

Yet today in a location within the Milano PUD that is now wetlands, open space and a pond, Neal is proposing to build a 12-acre shopping center with yet another Publix as well as a dozen other stores and a parking lot large enough to accommodate 400 vehicles. With that would go lots of noise, traffic and lights as well as 18 wheeled delivery trucks. Neal has suddenly lost the concern it claimed to have had for North Venice neighbors back in 2017.

That should not be a surprise. Neal Communities is a developer. It develops. Developers many times do what they need to do and say what they have to say in order to do what they are paid to do, which is develop. And developers have the money and the means to get what they want done, done. For those who from time to time oppose a particular development, it is challenging to be seen or heard. Those people need the help of the law, specifically the Land Development Regulations. If the people don't have the law on their side in these disputes with developers, they have nothing.

The North Venice Neighborhood Alliance is proposing some language for the regulations concerning commercial development inside PUDs, and the preservation of areas designated as open space within PUDs. The residents of PUDs across Venice need to be protected from oversized and unwanted commercial development in their neighborhoods. Their open spaces need to be preserved. Please give serious consideration to what the NVNA is proposing. Thank you. Gary Scott, 156 Pesaro Drive, North Venice. Property owner.

To: Venice City Council

Date: xxx

Subject: **HELP KEEP LARGE COMMERCIAL BUILDINGS OUT OF RESIDENTIAL NEIGHBORHOODS**

Dear Venice City Council members,

I am writing to you as a resident of Venice regarding the proposed changes to the Land Development Regulations (LDR) put before you by the Venice Planning Commission on May 4, 2022. I am also writing to you as a homeowner in the quiet neighborhood of North Venice, where Neal Communities has announced its intention to construct a 12-acre regional shopping center within a neighborhood's boundaries at the corner of Laurel Road and Jacaranda Boulevard. These two issues are linked.

As you know, under the LDR that now exists, any commercial development within a residential Planned Unit Development (PUD) is to be small in scale, designed to serve only the residents of that PUD, and must be centrally located within the PUD. In short, "neighborhood scale" services, not "regional."

The new LDR now being considered by the Venice City Council allows commercial development to be anywhere within a residential PUD. Much worse, it will allow **any one building within the development to be as large as 40,000 square feet**. A 40,000 square foot building is a very large building, nearly one acre in size! An average Seven-11 convenience store is 3,000 square feet, and a Walgreens is 13,500 square feet. A 40,000 square foot store is intended to serve much more than the neighborhood...it is **regional in scale**. This is completely contrary to the intent of the Venice City 2017 Comprehensive Plan and **puts every PUD within the City at risk** from the intrusion of commercial applications completely out of scale with our neighborhoods. This is not acceptable to Venice City residents and voters, and as your constituents, we ask that you reject this proposed change and put our interests before those of developers.

Regarding the Neal Communities proposed regional shopping center in North Venice, Neal may be waiting for you, the City Council members, to approve the new land development regulations which have been drafted to be more favorable to Neal and other developers. The LDR changes that Neal and other developers are lobbying for will potentially affect residential planned unit developments throughout Venice. **We need to stop what would be a good law for developers but a bad law for neighborhoods. We need to keep regional-scale commercial buildings out of Venice's residential neighborhoods.**

Sincerely,  
Jane Q Public  
123 Tranquil Blvd  
Venice FL 34275

Anthony J. Pirrotti, Esq.  
141 Medici Terrace, North Venice, FL 34275

June 6, 2022

To: Hon. Mayor Feinsod

To: Venice City Council

May you please permit me to address this Honorable City Council. My name is Antony J. Pirrotti. I am a retired litigator and appellate counsel. I have perfected and argued 35 appeals all over the Northeast and Florida. My last appeal was before you when the VGRC CDD appealed the decision to the City Council on February 2, 2021. I represented some of the residents who spoke in opposition, and as per your vote, the residents prevailed and the VGRC CDD lost.

To the reason why I am here today, I am asking that the sitting members of this Council apologize to the Mayor when he ruled that Neal's attorney, who claimed he represented the property rights of 23 clients, therefore should be given extra time to speak before this Council. The Mayor stated that would be unfair to the public and the six sitting Council members overruled the Mayor. Thus, Neal's attorney had more time allotted than the general public.

To the six Council Members, you were wrong in your opposition to the Mayor's ruling.

First, property rights should not, and must not, overrule individual rights.

Second, and most importantly, you did not understand the Rule of Law agreed to by Neal when he signed his Developer's Agreement dated January 30, 2018. In his Agreement, he agreed to respect and obey the "Unified Control" rule which provides that the developer, in petitioning to rezone his/her PUD, must provide evidence of "Unified Control." See Exhibit 1

"Unified control refers to all land included for purpose of development within PUD District shall be owned or under the control of the applicant for such zoning designation, whether that applicant be an individual, partnership or corporation, or a group of individuals, partnerships or corporations."

The developer Neal had his Manager, James Schier, sign on his behalf, and also on behalf of Border Road & Jacaranda LLC, and as the acting Manager for many of Neal's PUDs. See Exhibit 2.

Please understand that Neal admitted in his "Project Narrative" as required by 86-130 that he owns and controls GCCF PUD, VICA PUD, Laurel Lakes PUD, Cielo PUD, and seeks to combine them into a single PUD (a.k.a. Milano PUD). See Exhibit 3.

Neal's "Project Narrative" which he identifies in the front page of his application which has been assigned by the Planning Commission as Petition No. 22-07RZ Milano PUD. This Petition (No. 22-07RZ), assigned by the Planning Commission, is still the only petition filed by Neal.

So, we see Neal's council is claiming that he wanted more time to speak on behalf of his 23 clients but does not tell you or mention Neal's agreement to abide by the "Unified Rule." What gives Neal the right to disobey the Rule of Law?

The attached exhibit shows that Neal had indeed owned, controlled and managed all of his PUDs. Refer to City of Venice Active Petition Schedule in Exhibit 3.

Please note the signature of James Schier, who signs as "Manager" to mask Neal's control.

1. Ordinance No 2014-16 shows Neal's petition to merge the VICA PUD into his Milano PUD. See Exhibit 4.
2. Ordinance No 2017-25 pursuant to Neal's petition 16-07RZ re: Laurel Lakes PUD and VICA merging into Milano PUD. See Exhibit 5.
3. Neal's Developer Agreement dated January 30, 2018, wherein he agreed to abide by the Unified Control rule. See Exhibit 3.
4. Answer to our Public Records Request dated March 21, 2022, Re: Neal's petition to "rezone" Laurel Lakes and VICA to change the official zoning map description for Laurel Lakes and VICA" See Exhibit 6.
5. Letter from the Water Management District dated October 12, 2018, granting Neal permission to proceed with the construction of a storm water management system. See Exhibit 7.
6. Reply by the City of Venice to our Public Records Request of February 21, 2022. The City answered the official zoning atlas is hereby amended to read Laurel Lakes and VICA PUD. See Exhibit 8.

But if you need more evidence of Neal's violation of his Agreement of January 30, 2018, RE: his agreement to abide by the "Unified Control" rule, please read Neal's Letters of Authorization given to Neal's lawyer, Jeffery Boone, thus:

1. Letter of Authorization dated August 1, 2018, from the same manager referred to above Neal's manager, John Neal, who signed on behalf of Neal's PUD Border Road Management LLC. He authorizes Neal's attorney to act on Neal's behalf. See Exhibit 9.
2. Letter of Authorization signed dated August 1, 2018, giving Neal's lawyer Jeffrey Boone to speak on Neal's "rezoning." See Exhibit 10.
3. Letter of Authorization dated January 11, 2022, again by Neal's agent, John A. Neal, designating Neal's attorney as agent. The Re is in the letter, Neal's GCCF PUD. Please note that Neal's Master Plan is brought on behalf of Milano PUD and GCCF PUD. See Exhibit 11.
4. Finally, the exposure of this "Unified Control" rule is seen in Mr. Boone's transmittal letter of Feb 15, 2022, (Exhibit 12) addressed to Roger Clark. Boone writes:  
"Toward that end attached please find amendment application and all required information in support to this application."

Note, the Planning Commission response to Neal's application by assigning petition NO. 22.07 RZ Milano PUD.

So, what does Neal do when he is bound by the clear terms of 86-130; his answer is "Deny," "Deny," "Deny" and petition for a new 86-130.

The VGRC Property Owners Association (POA) and Community Association (CA) meeting with Neal (June 2, 2022)

The VGRC POA and CA has just met with Neal, and Neal told them he intends to file a new application in a few days.

We refer you to Neal's Public Workshop Summary where he again and again refers to his January 6, 2022, meeting with the residents wherein he reports that this meeting practically every question referred to his plan to build a 47,240 sq ft Publix with 11 retail stores. See attached Public Workshop Summary. See Exhibit 13.

My Sub-Judice Argument, prohibits Neal and City Council to amend 86-130, the very law that Neal bases his application, to permit the building of a supermarket to accommodate the external residents other than the residents of his Milano PUD.

Sub-Judice, as defined by Black's Law dictionary, means under Judicial consideration in court and not yet decided.

Please understand that by amending 86-130 to Neal's is date that you will also be violating the equal protection clause.

My second argument is what every student learns in his first year of law school; the doctrine of "Piercing the Corporate Veil." "Judicial process whereby courts will disregard the usual immunity of corporate officers from liability for fraud."

I have shown that Neal uses his LLC to mask his involvement in building a 47,240 sq ft Publix we have over 1,600 signatures who have signed in protest.

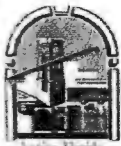
Please, I understand that the six Council Members are honorable people. Please read and tell the Mayor he was right in his decision.

Thank you,

*Anthony J. Pirrotti*

Anthony J Pirrotti, Esq. Ret. Appellate Lawyer, Trial Lawyer &  
Former member of the Greenburgh, NY Zoning Board

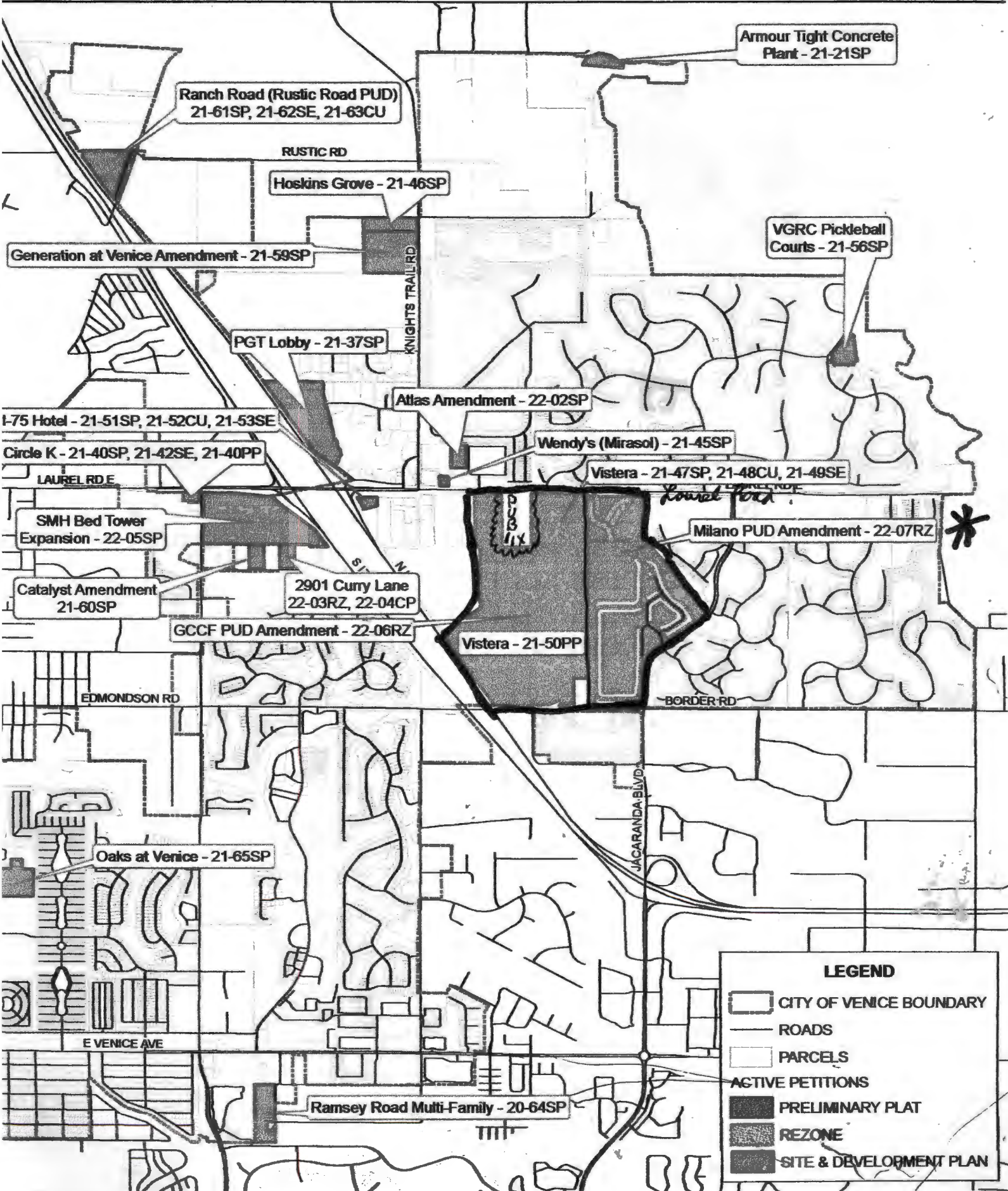
Please note, for most Exhibits, I've only attached the first page as reference.



# CITY OF VENICE ACTIVE PETITION SCHEDULE



0 5,000 Feet



Ranch Road (Rustic Road PUD)  
21-61SP, 21-62SE, 21-63CU

Hoskins Grove - 21-46SP

Armour Tight Concrete  
Plant - 21-21SP

Generation at Venice Amendment - 21-59SP

VGRC Pickleball  
Courts - 21-56SP

PGT Lobby - 21-37SP

Atlas Amendment - 22-02SP

I-75 Hotel - 21-51SP, 21-52CU, 21-53SE

Wendy's (Mirasol) - 21-45SP

Circle K - 21-40SP, 21-42SE, 21-40PP

Visterra - 21-47SP, 21-48CU, 21-49SE

LAUREL R.D.E.

SMH Bed Tower  
Expansion - 22-05SP

Milano PUD Amendment - 22-07RZ

Catalyst Amendment  
21-60SP

2901 Curry Lane  
22-03RZ, 22-04CP

Visterra - 21-50PP

GCCF PUD Amendment - 22-06RZ

EDMONDSON RD

BORDER RD

Oaks at Venice - 21-65SP

JACARANDA BLVD

E VENICE AVE

Ramsey Road Multi-Family - 20-64SP

**LEGEND**

- CITY OF VENICE BOUNDARY
- ROADS
- PARCELS
- ACTIVE PETITIONS**
- PRELIMINARY PLAT
- REZONE
- SITE & DEVELOPMENT PLAN



From: Ruth Corder ruth.corder@gmail.com  
Subject: copy of 86-130K  
Date: Jun 5, 2022 at 10:10:02 AM  
To: Lee and Tony Pirrotti leepirrotti@hotmail.com

(k) Evidence of unified control; development agreements. All land in a PUD shall be under the control of the applicant, whether that applicant is an individual, partnership or corporation or a group of individuals, partnerships or corporations. The applicant shall present firm evidence of the unified control of the entire area within the proposed PUD. The applicant shall, by written, signed and notarized document, agree to:

- (1) Proceed with the proposed development according to the provisions of this chapter and such conditions as may be set forth as a condition of approval for the development;
- (2) Provide agreements, contracts, deed restrictions and sureties acceptable to city council for completion of the development according to the provisions and plans approved at the time of acceptance of the area for a PUD, and for continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at public expense;
- (3) Bind successors in title to any commitments made under subsections (1) and (2) of this subsection.

All such agreements and evidence of unified control shall be examined by the city attorney, and no PUD shall be adopted without a certification by the city attorney that such agreements and evidence of unified control meet the requirements of this chapter.

- 
- (1) In a PUD a maximum density of 4.5 dwelling units per gross acre shall be allowed, provided that such maximum density may be varied by city council, after recommendation by the planning commission where a showing is made that such maximum density is inappropriate based upon the intensity and type of land use in the immediate vicinity and the intent of the comprehensive plan for the area requested. A minimum of 50 percent of the PUD shall be open spaces.
  - (2) A maximum of eight percent of the gross project site may be required for dedication to municipal uses for all projects in excess of 25 acres in area, after a determination by city council that a demonstrated public need exists for municipal facilities such as parks, fire stations or other public uses.
  - (3) Land in a PUD designated as open space will be restricted by appropriate legal instrument satisfactory to the city attorney as open space perpetually or for a period of not less than 99 years. Such instrument shall be binding upon the developer, his successor and assigns and shall constitute a covenant running with the land, and be in recordable form.
- (k) Evidence of unified control; development agreements. All land in a PUD shall be under the control of the applicant, whether that applicant is an individual, partnership or corporation or a group of individuals, partnerships or corporations. The applicant shall present firm evidence of the unified control of the entire area within the proposed PUD. The applicant shall, by written, signed and notarized document, agree to:
- (1) Proceed with the proposed development according to the provisions of this chapter and such conditions as may be set forth as a condition of approval for the development;
  - (2) Provide agreements, contracts, deed restrictions and sureties acceptable to city council for completion of the development according to the provisions and plans approved at the time of acceptance of the area for a PUD, and for continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at public expense;
  - (3) Bind successors in title to any commitments made under subsections (1) and (2) of this subsection.
- All such agreements and evidence of unified control shall be examined by the city attorney, and no PUD shall be adopted without a certification by the city attorney that such agreements and evidence of unified control meet the requirements of this chapter.
- (l) Relation to major transportation facilities. A PUD shall be so located with respect to arterial or collector streets or other transportation facilities as to provide direct access to such PUD without creating or generating traffic along local streets in residential areas or districts outside the PUD.
  - (m) Payment of costs for installation of public facilities, dedication of public facilities to city.
    - (1) Water supply, fire hydrants, reclaimed water system, and wastewater collection system. Applicants for

DEVELOPER'S AGREEMENT



This Agreement is entered into this 30 day of January, 2018, by and between Neal Communities of Southwest Florida, LLC, a Limited Liability Company, and Border and Jacaranda Holdings, LLC, a Limited Liability Company, both organized under the laws of the State of Florida ("Developer") and the City of Venice ("City"), a municipal corporation organized under the laws of the State of Florida.

RECITALS

WHEREAS, Developer is the owner of the property now known as Milano PUD, more particularly described in Exhibit "A" attached hereto (the "Property") and through its agent, seeks to rezone the Property to the Planned Unit Development Use ("PUD") zoning district; and,

WHEREAS, Developer plans to develop the Property; and,

WHEREAS, for PUD zoned property, Section 60-130(k) requires that all such agreements and evidence of unified control shall be examined by the city attorney, and no PUD shall be adopted without a certification by the city attorney that such agreements and evidence of unified control meet the requirements of this chapter.

NOW THEREFORE, for and in consideration of the premises and in reliance on the mutual promises, covenants, undertakings, recitals and other matters contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties hereby covenant and agree as follows:

1. **Land Subject to the Agreement.** The land subject to this Agreement, consisting of approximately five hundred twenty eight (528) acres, is commonly known as Milano PUD and is more particularly described in Exhibit "A" of this Agreement.

2. **Development According to Code.** Developer agrees to proceed with the proposed development according to the provisions of Chapter 86, Article V, and all other provisions of the Venice Land Development Code, and such conditions as may be set forth as a condition of approval for the development.

3. **Development Arising out of Master Plan.** Developer agrees to provide agreements, contracts, deed restrictions and sureties, as necessary, acceptable to the City Council for completion of the development according to the binding master development plan approved at the time of acceptance of the area for PUD zoning and for continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at public expense.

EXHIBIT A

IN WITNESS WHEREOF, City and Developer have executed this Agreement on the date first above written.

Witness:

Neal Communities of  
Southwest Florida, LLC  
a Florida Limited Liability Company

By: NCDG Management, LLC,  
a Florida Limited Liability Company. As its  
Manager

*Priscilla G. Heim*  
Print Name: Priscilla G. Heim

By: *James R. Schier*  
Print Name: James R. Schier  
Title: *Manager*

*Sherry S. Daddema*  
Print Name: SHERRY S. DODDEMA

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23 day of Jan. 2018  
by James R. Schier as Manager for NCDG Management, LLC, as Manager, for Neal Communities of Southwest Florida, LLC, for and on behalf of whom this instrument was executed.



*Priscilla G. Heim*  
Notary Public State of Florida  
Typed Name: Priscilla G. Heim  
Commission Expires  
Commission No.

Personally Known  
Or Produced Identification Type  
Of Identification Produced

Exhibit 2  
(page 3 of 4)

IN WITNESS WHEREOF, City and Developer have executed this Agreement on the date first above written

Witness

*Priscilla G. Heim*  
Print Name: Priscilla G. Heim

*Sherry S. Doddema*  
Print Name: SHERRY S. DODEMA

Border and Jacaranda Holdings, LLC.  
A Florida Limited Liability Company

By *James R. Schier*  
Print Name: James R. Schier  
Title: Manager

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23 day of Jan 2018  
by James R. Schier as Manager, for Border and  
Jacaranda Holdings, LLC, for and on behalf of whom this instrument was executed



*Priscilla G. Heim*  
Notary Public State of Florida  
Typed Name: Priscilla G. Heim  
Commission Expires: \_\_\_\_\_  
Commission No: \_\_\_\_\_

Personally known   
Or Produced Identification Type \_\_\_\_\_  
Of Identification Produced \_\_\_\_\_

Exhibit 2  
(page 4 of 4)

3



This instrument prepared by and return to:  
Vogler Ashton  
2411-A Manatee Avenue West  
Bradenton, FL 34205

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016154101 3 PG(S)  
December 14, 2016 12:08:52 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL  
Doc Stamp-Deed: \$0.70

Warranty Deed.

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is made the 13 day of December, 2016, by NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, a Florida limited liability company, hereinafter called the "Grantor", whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, to BORDER AND JACARANDA HOLDINGS, LLC, a Florida limited liability company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, hereinafter referred to as "Grantee."

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

See Attached, Exhibit "A"

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

*This deed is not subject to the payment of documentary stamp taxes under the holdings in the cases of Kuro Inc. vs. State Department of Revenue, 713 So.2d 1021 (Fla. 2d DCA 1998), and Greacent Miami Center LLC v. Florida Dept. of Revenue, 903 So.2d 913 (Fla. 2005) because: 1) this deed does not effect a change in the beneficial ownership of the property; 2) there is no mortgage encumbering the property; and 3) this conveyance is not being made in exchange for any interest or for any other consideration.*

WITNESSES:

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

Sherry S. Doddema  
Print Name: SHERRY S. DODDEMA  
Priscilla G. Heim  
Print Name: Priscilla G. Heim

By: NCDG MANAGEMENT, LLC, a Florida limited liability company  
Manager  
Its: \_\_\_\_\_  
By: James R. Schier  
James R. Schier  
Its: \_\_\_\_\_  
Manager

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was subscribed and sworn to before me this 13<sup>th</sup> day of December, 2016, by James R. Schier, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities of Southwest Florida, LLC, a Florida limited liability company, on behalf of the Company.

Sherry S. Doddema who is personally known to me who produced \_\_\_\_\_ as identification, and who acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed, under authority duly vested in him/her by said \_\_\_\_\_

My Commission Expires:



Sherry S. Doddema  
SHERRY S. DODDEMA  
Printed Name  
NOTARY PUBLIC  
STATE OF Fla. da  
Commission No. \_\_\_\_\_

Exhibit 2  
(page 1 of 3)

**Exhibit "A"**  
**Legal Description**

**ALL OF THE WEST ONE-HALF OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST; AND**

**ALSO: THE WEST 807 FEET OF THE EAST ONE-HALF OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST, LESS THE NORTH 830 FEET THEREOF;**

**LESS, HOWEVER, FROM EACH PARCEL ANY ROAD RIGHT-OF-WAY FOR BORDER ROAD (INCLUDING THOSE LANDS CONVEYED TO SARASOTA COUNTY IN DEED RECORDED IN OFFICIAL RECORDS BOOK 2404, PAGE 2678, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA) AND FOR LAUREL ROAD.**

**ALSO LESS THE FOLLOWING DESCRIBED LANDS:**

**A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST; THENCE N. 89° 17' 54" W ALONG THE NORTH LINE OF SECTION 35, A DISTANCE OF 2663.59 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 35 FOR A POINT OF BEGINNING; THENCE S 00° 33' 56" W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 139.90 FEET; THENCE LEAVING SAID WEST LINE OF SECTION 35 S 62° 52' 34" W, A DISTANCE OF 100.94 FEET; THENCE S 42° 00' 05" W, A DISTANCE OF 94.62 FEET; THENCE S 22° 15' 48" W, A DISTANCE OF 183.78 FEET; THENCE S 11° 10' 11" W, A DISTANCE OF 81.98 FEET; THENCE WEST, A DISTANCE OF 162.42 FEET; THENCE NORTH, A DISTANCE OF 555.56 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE S 89° 10' 16" E, ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 486.26 FEET TO THE POINT OF BEGINNING.**

**ALSO LESS THAT PORTION OF THE ABOVE DESCRIBED LANDS CONVEYED TO THE CITY OF VENICE IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 17, 2013, IN OFFICIAL RECORDS INSTRUMENT 2013007710, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

*Exhibit 2  
(page 2 of 4)*

## **Milano PUD**

### **Project Narrative & Comprehensive Plan Consistency Analysis**

The proposed Milano PUD is an amendment to the previously approved VICA PUD and the previously approved Laurel Lakes PUD which seeks to combine the PUD's into a single 527 +/- acre PUD (Milano). The Milano property is located south of Laurel Road and north of Border Road, and bisected by the Jacaranda Boulevard Extension. Combined, the two previously approved PUD's, the Laurel Lakes PUD (Ordinance No. 2006-40) and the VICA PUD (Ordinance No. 2014-16) authorized up to 1,505 residential dwelling units with a mix of single-family, paired villas, and multi-family units, amenity centers, and a small commercial component. The property is located within the South Laurel Neighborhood Planning Area.

The applicant, Neal Communities of Southwest Florida, LLC, proposes a rezoning to Planned Unit Development (PUD) which would combine the Laurel Lakes PUD and the VICA PUD into a single PUD (Milano) for the development of a residential community consisting of detached single-family homes, paired villas, and multi-family homes, amenity centers, and open space. The proposed density is for up to 1,350 residential units, a 10% reduction in the currently approved density for the site.

The proposed PUD amendment is consistent with all applicable elements of the City of Venice Comprehensive Plan including Policy 16.17 concerning the planning intent of the South Laurel Neighborhood, and Policy 16.18 concerning the South Laurel Neighborhood development standards.

Consistent with Policy 16.18.02 the proposed Milano PUD provides for the interconnection of the former Laurel Lakes and VICA PUD's, including the connection of the former Laurel Lakes PUD to Jacaranda Boulevard, thereby providing a connection from Border Road to Laurel Road (Jacaranda Boulevard) for the Milano PUD. The roadway through the Laurel Lakes PUD contemplated in the Comprehensive Plan and the Jacaranda Boulevard Extension were placed in the Comprehensive Plan at a time when the proposed density for the combined Laurel Lakes and VICA properties was approximately 2,800 dwelling units. The combined density of the proposed development for the properties is 1,350 units. As a result in the current condition the existing Jacaranda Boulevard Extension serves to provide the required connection between Laurel Road and Border Road for the Milano PUD.

In addition, the proposed PUD amendment is consistent with Future Land Use Policy 8.2 as evaluated below:

**Policy 8.2 Land Use Compatibility Review Procedures.** Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Compatibility review shall include the evaluation of:

- A. Land use density and intensity.  
**There are no proposed changes to the currently approved uses. Therefore, they remain compatible with the existing neighborhoods.**
- B. Building heights and setbacks.

*Exhibit 3  
(page 1 of 2)*

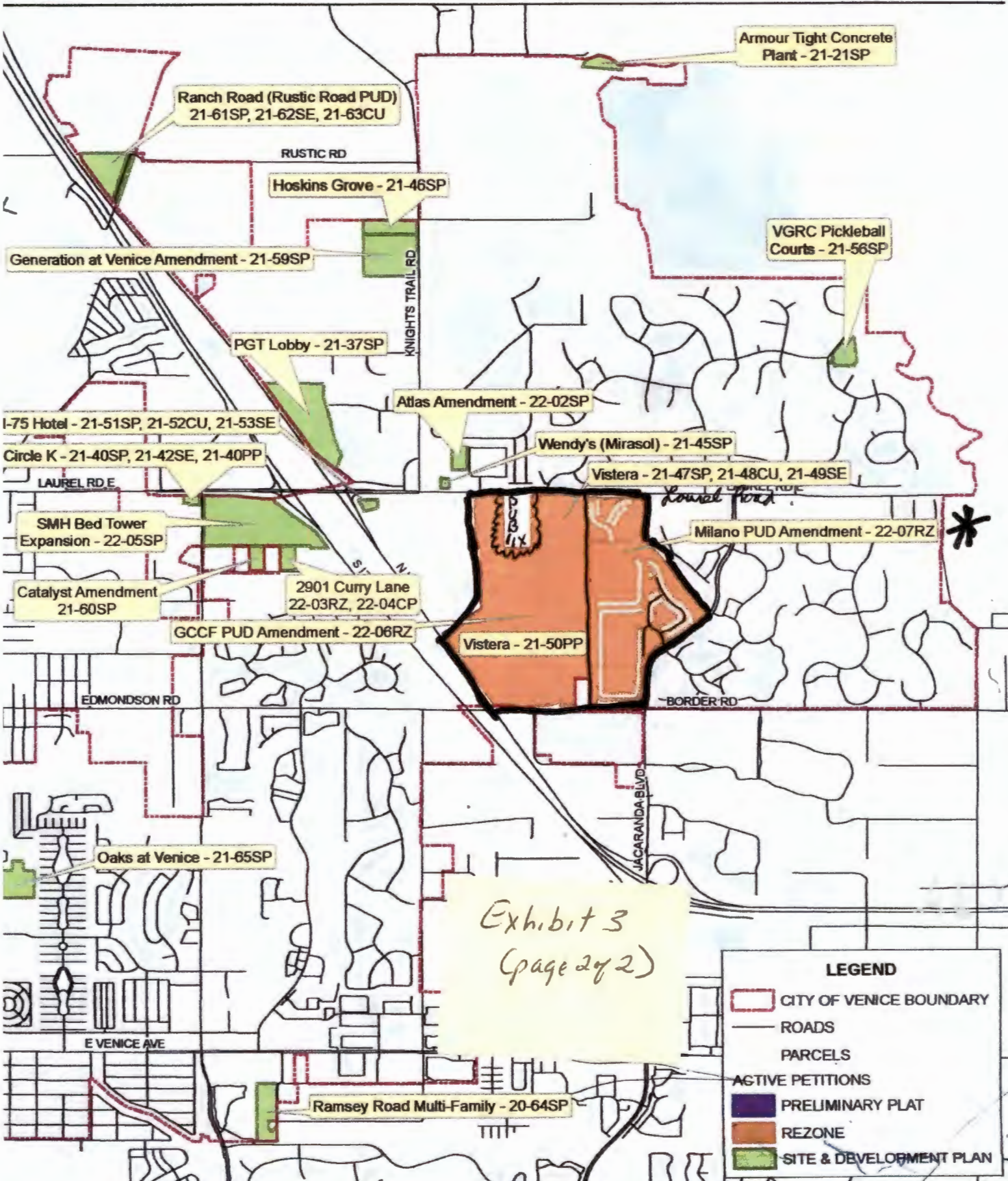
RECEIVED  
MAY 04 2017  
PLANNING & ZONING



# CITY OF VENICE ACTIVE PETITION SCHEDULE



0 5,000 Feet



Ranch Road (Rustic Road PUD)  
21-61SP, 21-62SE, 21-63CU

Armour Tight Concrete  
Plant - 21-21SP

RUSTIC RD

Hoskins Grove - 21-46SP

VGRC Pickleball  
Courts - 21-56SP

Generation at Venice Amendment - 21-59SP

PGT Lobby - 21-37SP

Atlas Amendment - 22-02SP

I-75 Hotel - 21-51SP, 21-52CU, 21-53SE

Wendy's (Mirasol) - 21-45SP

Circle K - 21-40SP, 21-42SE, 21-40PP

Vistera - 21-47SP, 21-48CU, 21-49SE

LAUREL RD E

SMH Bed Tower  
Expansion - 22-05SP

Milano PUD Amendment - 22-07RZ \*

Catalyst Amendment  
21-60SP

2901 Curry Lane  
22-03RZ, 22-04CP

Vistera - 21-50PP

GCCF PUD Amendment - 22-06RZ

EDMONDSON RD

BORDER RD

Oaks at Venice - 21-65SP

Exhibit 3  
(page 2 of 2)

E VENICE AVE

Ramsey Road Multi-Family - 20-64SP

**LEGEND**

- CITY OF VENICE BOUNDARY
- ROADS
- PARCELS
- ACTIVE PETITIONS
- PRELIMINARY PLAT
- REZONE
- SITE & DEVELOPMENT PLAN



Prepared by: City Clerk

**ORDINANCE NO. 2014-16**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, RELATING TO PROPERTY LOCATED BETWEEN LAUREL AND BORDER ROAD, COMMONLY REFERRED TO AS THE VICA PROPERTY, AS REFLECTED IN REZONING PETITION NO. 14-1RZ FOR THE REZONING OF THE PROPERTY DESCRIBED THEREIN, FROM CITY OF VENICE RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) ZONING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS, Rezone Petition No. 14-1RZ to rezone property described in Section 3 below commonly referred to as VICA, has been filed with the City of Venice to change the official City of Venice Zoning map from Residential, Multiple-Family-1 (RMF-1) zoning district to Planned Unit Development (PUD) zoning district; and**

**WHEREAS, the subject property described in Section 3 below has been found to be located within the corporate limits of the City of Venice; and**

**WHEREAS, the City of Venice Planning Commission has been designated as the local planning agency in accordance with F.S. 163.3174; and**

**WHEREAS, the Planning Commission held a public hearing on April 15, 2014, for which public notice was provided regarding the petition and based upon public comment received at the public hearing, the staff report, and discussion by the Planning Commission, voted unanimously to recommend approval of Rezone Petition No. 14-1RZ with stipulations; and**

**WHEREAS, the Venice City Council has received and considered the report of the Planning Commission concerning Rezone Petition No. 14-1RZ requesting rezoning of the property described herein; and**

**WHEREAS, City Council held a public hearing on the proposed rezoning of the property described herein, all in accordance with the requirements of city's code of ordinances, and has considered the information received at said public hearing; and**

**WHEREAS, City Council finds that Rezone Petition No. 14-1RZ is in compliance with and meets the requirements of the city's Land Development Regulations and Comprehensive Plan and any amendments thereto.**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA:**

**SECTION 1. The Whereas clauses above are ratified and confirmed as true and correct.**

**SECTION 2. The Official Zoning Atlas is hereby amended, by changing the zoning classification for the following described property located in the City of Venice from City of Venice Residential,**

Exhibit 4

**ORDINANCE NO. 2017-25**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO REZONE PETITION NO. 16-07RZ, RELATING TO PROPERTY IN THE CITY OF VENICE LOCATED SOUTH OF LAUREL ROAD, NORTH OF BORDER ROAD AND BOTH EAST AND WEST OF JACARANDA BOULEVARD AND OWNED BY NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, AND BORDER AND JACARANDA HOLDINGS, LLC, FOR THE REZONING OF THE PROPERTY DESCRIBED THEREIN, FROM CITY OF VENICE LAUREL LAKES PLANNED UNIT DEVELOPMENT (PUD) AND VICA PUD TO CITY OF VENICE MILANO PUD; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Rezone Petition No. 16-07RZ to rezone property described in Section 3 below, has been filed with the City of Venice to change the official City of Venice Zoning Map designation for the subject property from City of Venice Laurel Lakes Planned Unit Development (PUD) and VICA PUD to City of Venice Milano PUD; and

**WHEREAS**, the subject property described in Section 3 below has been found to be located within the corporate limits of the City of Venice; and

**WHEREAS**, the City of Venice Planning Commission has been designated as the local planning agency in accordance with F.S. 163.3174; and

**WHEREAS**, the Planning Commission held a public hearing on June 6, 2017, for which public notice was provided regarding the petition and based upon the evidence and public comment received at the public hearing, the staff report, and discussion by the Planning Commission, voted to recommend approval of Rezone Petition No. 16-07RZ; and

**WHEREAS**, the Venice City Council has received and considered the report of the Planning Commission concerning Rezone Petition No. 16-07RZ requesting rezoning of the property described herein; and

**WHEREAS**, City Council held a public hearing on the proposed rezoning of the property described herein, all in accordance with the requirements of city's code of ordinances, and has considered the information received at said public hearing; and

**WHEREAS**, City Council finds that Rezone Petition No. 16-07RZ is in compliance with and meets the requirements of the city's Land Development Regulations and Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA:**

**SECTION 1.** The Whereas clauses above are ratified and confirmed as true and correct.

**SECTION 2.** The City Council finds as follows:

A. The Council has received and considered the report of the Planning Commission recommending approval of Zoning Map Amendment Petition No. 16-07RZ.

B. The Council has held a public hearing on the petition and has considered the information received at said public hearing.

Exhibit 5



Ruth Cordner <ruth.adams.usa@gmail.com>

**Fwd: Public Records Request - City of Venice - Laurel Lakes Planned Unit Development and Milano PUD - Issue=38504**

1 message

Ruth Adams <ruth.adams.usa@gmail.com>  
To: Richard Cordner <rcordner@gmail.com>

Mon, Mar 21, 2022 at 12:27 PM

FYI - no records were found.....

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

From: Valerie Jordan <Valerie.Jordan@swfwmd.state.fl.us>  
Date: Mon, Mar 21, 2022 at 12:12 PM  
Subject: Public Records Request - City of Venice - Laurel Lakes Planned Unit Development and Milano PUD - Issue=38504  
To: ruth.adams.usa@gmail.com <ruth.adams.usa@gmail.com>  
Cc: FootPrintsPRR <FootPrints.PRR@swfwmd.state.fl.us>

Ms. Cordner,

I am contacting you regarding your public records request (Issue No. 38504) for:

*"I would like a copy of the documentation submitted for Section 3 points # 2, #3, #5, #6, #8, #9 and 10. I've included the language of ORDINANCE NO. 2017-25 for your review. "AN ORDINANCE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF VENICE, FLORIDA, PURSUANT TO REZONE PETITION NO. 16-07RZ, RELATING TO PROPERTY IN THE CITY OF VENICE LOCATED SOUTH OF LAUREL ROAD, NORTH OF BORDER ROAD AND BOTH EAST AND WEST OF JACARANDA BOULEVARD AND OWNED BY NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, AND BORDER AND JACARANDA HOLDINGS, LLC, FOR THE REZONING OF THE PROPERTY DESCRIBED THEREIN, FROM CITY OF VENICE LAUREL LAKES PLANNED UNIT DEVELOPMENT (PUD) AND VICA PUD TO CITY OF VENICE MILANO PUD; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE WHEREAS,*

*Rezone Petition No. 16-07RZ to rezone property described in Section 3 below, has been filed with the City of Venice to change the official City of Venice Zoning Map designation for the subject property from City of Venice Laurel Lakes Planned Unit Development (PUD) and VICA PUD to City of Venice Milano PUD; and*

*WHEREAS, the subject property described in Section 3 below has been found to be located within the corporate limits of the City of Venice; and*

*WHEREAS, the City of Venice Planning Commission has been designated as the local planning agency in accordance with F.S. 163.3174; and*

*WHEREAS, the Planning Commission held a public hearing on June 6, 2017, for which public notice was provided regarding the petition and based upon the evidence and public comment received at the public hearing, the staff report, and discussion by the Planning Commission, voted to recommend approval of Rezone Petition No. 16-07RZ; and*

*WHEREAS, the Venice City Council has received and considered the report of the Planning Commission concerning Rezone Petition No. 16-07RZ requesting rezoning of the property described herein; and*

Exhibit 6



Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal Opportunity Employer

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) 965-7481 or
1-800-836-0797 (FL only)

October 12, 2018

Neal Communities of Southwest Florida, LLC
Attn: James Schier
5800 Lakewood Ranch Blvd. N.
Sarasota, FL 34240

Handwritten note: 10/2018 WATER "Cielo"

Subject: Notice of Intended Agency Action - Approval
ERP Individual Construction
Project Name: Cielo
App ID/Permit No: 768530 / 43041590.006
County: Sarasota
Sec/Twp/Rge: S35/T38S/R19E, S34/T38S/R19E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Manager
Environmental Resource Permit Bureau
Regulation Division

cc: Florida Fish and Wildlife Conservation Commission
Alec Hoffner
Travis Fledderman, P.E., Stantec Consulting Services, Inc.

Handwritten note on yellow paper: Exhibit 7

[Records Center] Public Records Request :: R001801-022122

1 message

City of Venice <venicef@mycusthelp.net>  
To: "ruth.cordner@gmail.com" <ruth.cordner@gmail.com>

RECEIVED  
FEB 23 2022 10:25 AM

— Please respond above this line —



RE: PUBLIC RECORDS REQUEST of February 21, 2022, Reference # R001801-022122

Dear Ms. Ruth Cordner,

The City of Venice received a public information request from you on February 21, 2022. Your request mentioned:

Thank you for your response and for providing the documents (Request # R001 762-020122). However, I did not see the documentation evidencing compliance with a few stipulations in Section 3.

**SECTION 3. The Official Zoning Atlas is hereby amended, by changing the zoning classification for the following described property located in the City of Venice from City of Venice Laurel Lakes Planned Unit Development (PUD) and VICA PUD to City of Venice Milano PUD, subject to the following stipulations:**

- 2. An updated listed species survey shall be conducted prior to any construction.
- 3. The applicant shall provide the city with the results of the updated listed species survey, and any correspondence with the United States Fish and Wildlife Service (USFWS) or the Fish and Wildlife Conservation Commission (FWC).
- 5. The applicant shall comply with FWC regulations regarding the survey and relocation of Gopher Tortoises and associated commensal species.
- 6. The applicant shall provide a tree survey and any other permits or documents related to tree removal to the city.
- 8. Any nuisance species observed within project area wetlands and uplands shall be removed and replanted with native Florida species, as required to obtain SWFWMD permits.
- 9. Grand trees are present on the subject property. All Grand Trees, as defined by the Trees Code and verified by Sarasota County Environmental Protection Division staff, shall be shown on the preliminary plat and/or site and development plan. Consistent with the Trees Code, all impacts to Grand Trees shall be avoided by design, unless it is determined by staff that the tree(s) may adversely affect the public's health, safety, and welfare during Construction Plan review. Changes to the development concept shall be made to occur to ensure that all Grand Trees have full dripline protection.
- 10. The agreement regarding PUD obligations and concurrency shall be approved and e developer and the city prior to any further development approvals.

Please provide the documentary evidence of compliance with the above requirements.

Exhibit 8

August 1, 2018

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

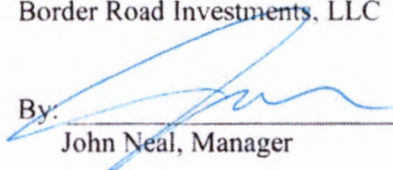
Re: PUD Rezoning- PID #'s 0389-00-2005, 0389-00-2006, 0389-00-1010, 0390-00-3040, 0389-00-2032, 0389-00-2030, 0390-00-3041, 0390-00-3030, 0390-00-3010

Ladies and Gentlemen:

This letter is submitted to designate Jeffery A. Boone, Esquire as authorized agent to act on our behalf with regard to the Rezone Petition and other matters relating to the above-referenced property.

Thank you for your attention to these matters.

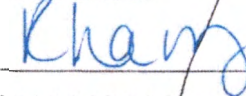
Very truly yours,  
Border Road Investments, LLC

By:   
John Neal, Manager

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

31<sup>st</sup> I **HEREBY CERTIFY** that the foregoing instrument was acknowledged before me this 31<sup>st</sup> day of August, 2018, by John Neal, who is personally known to me or produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Sign   
Print \_\_\_\_\_

(SEAL)  
My Commission Expires:  
Agency letter

**RHONDA MAYER**  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. FF 967232  
MY COMMISSION EXPIRES MARCH 29, 2021

Exhibit 9

August 1, 2018

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

Re: PUD Rezoning- PID #'s 0389-00-2005, 0389-00-2006, 0389-00-1010, 0390-00-3040, 0389-00-2032, 0389-00-2030, 0390-00-3041, 0390-00-3030, 0390-00-3010

Ladies and Gentlemen:

This letter is submitted to designate Jeffery A. Boone, Esquire as authorized agent to act on our behalf with regard to the Rezone Petition and other matters relating to the above-referenced property.

Thank you for your attention to these matters.

Very truly yours,  
FC, LLC

By: Frank Cassata  
Frank Cassata, Manager

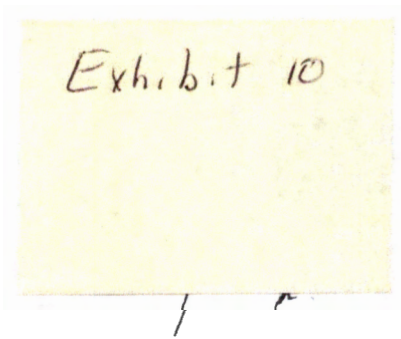
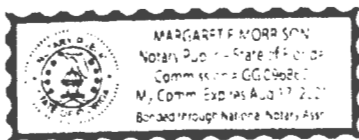
**STATE OF FLORIDA  
COUNTY OF SARASOTA**

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 31<sup>st</sup> day of August, 2018, by FRANK CASSATA, who is personally known to me or produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Sign Margaret F. Morrison  
Print MARGARET F. MORRISON

(SEAL)  
My Commission Expires:  
Agency letter



January 11, 2022

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

Re: GCCF PUD Amendment

Ladies and Gentlemen:

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

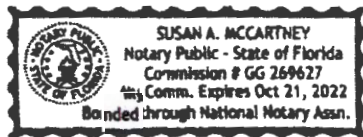
Thank you for your attention to these matters.

Very truly yours,

*[Signature]*  
Visterra Associates, LLC

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 11 day of January, 2022, by John A. Neal, who is personally known to me or produced \_\_\_\_\_ as identification.



(SEAL)  
My Commission Expires:

Agent

NOTARY PUBLIC

Sign *[Signature]*  
Print Susan A. McCartney

Exhibit 11





LAW OFFICES  
**BOONE, BOONE & BOONE, P.A.**  
 P. O. BOX 1596  
 VENICE, FLORIDA 34284  
 ESTABLISHED 1956

E.G. (DAN) BOONE (1927-2019)  
 JEFFERY A. BOONE  
 STEPHEN K. BOONE  
 JACKSON R. BOONE  
 STUART S. BOONE  
 ANNETTE M. BOONE

JAMES T. COLLINS, LAND PLANNER  
 (NOT A MEMBER OF THE FLORIDA BAR)

STREET ADDRESS:  
 1001 AVENIDA DEL CIRCO 34285  
 TELEPHONE (941) 488-6716  
 FAX (941) 488-7079  
 e-mail: [adm@boone-law.com](mailto:adm@boone-law.com)

February 15, 2022

**VIA ELECTRONIC SUBMITTAL**

Mr. Roger Clark, AICP  
 Planning Director  
 City of Venice  
 401 West Venice Ave  
 Venice, Florida 34285

Re: PUD Amendment Application Milano PUD

Dear Roger:

As you are aware, we represent Neal Signature Homes, LLC and Neal Communities of Southwest Florida, LLC in connection with the above-referenced matter.

Toward that end, attached please find a PUD Amendment Application, and all required information in support of the application.

Please do not hesitate to contact us should you have questions or require additional information.

Kind regards.

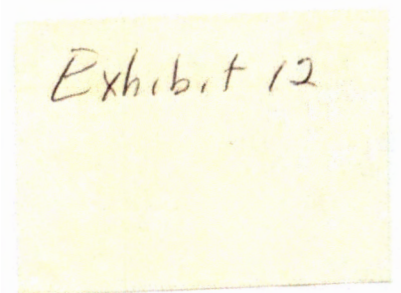
Very truly yours,

  
 Jeffery A. Boone

Enclosures

cc: client (w/encl.)

f: 17080\lrc1



## Public Workshop Summary

A Zoom virtual public workshop was held on January 6, 2022 for proposed amendments to the GCCF PUD and the Milano PUD. The proposed amendments to the PUD were limited to two matters. Designation of an 11 acre parcel within the Milano PUD for commercial uses, and the removal of a strip of open space from the western edge of the Milano PUD and the addition of the that strip of open space to the eastern edge of the GCCF PUD.

Pat Neal, of Neal Communities led a Power Point presentation to the neighbors in attendance which presented the proposed changes, including an exhibit depicting the proposed changes on an aerial, and a conceptual site plan of the proposed commercial site, a potential Publix anchored commercial site.

Alex Hoffner, the project environmental scientist, described the proposed wetland impacts related to the commercial site and plans for mitigating any wetland impacts.

Frank Domingo, the project transportation consultant discussed the proposed access points, signalization, potential for trip length reductions, potential for access for alternative modes of transportation and the overall anticipated transportation impacts.

The neighbors were then presented an opportunity to submit questions and comments regarding the proposed plan. Their questions/comments and responses are summarized below;

Is there a signal light planned at Jacaranda and Laurel Road?

**-Yes, but no signal is planned at Veneto Blvd and Laurel Road.**

Why not Fresh Market or Trader Joe's?

**-Publix has interest, others are possible but have not expressed interest.**

Was this initiated by Publix or Neal?

**-The applicant will be Neal because of interest from Publix.**

We think a stop light will be needed at Veneto.

**-The applicant does not believe a stop light can be permitted because of its proximity to the future light at Laurel and Jacaranda, but timing of the light at Laurel and Jacaranda should enable access from Veneto.**

Had does adding a shopping center reduce traffic?

**-Current shopping centers are approximately 2 ½ miles west of the site and 2 ½ miles south of the site, for properties developing in the Laurel Road corridor trips will be shortened.**

Who will pay for this?

**-The developer will pay.**

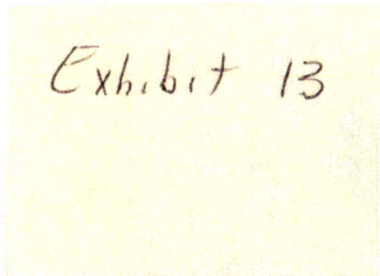


Exhibit 13

**From:** [Mercedes Barcia](#)  
**To:** [City Council](#)  
**Subject:** FW: City Council Meeting 6/6/2023  
**Date:** Monday, June 6, 2022 2:18:19 PM

---

-----Original Message-----

From: emily garlock dickenson <emilygarlockdickenson@yahoo.com>  
Sent: Monday, June 6, 2022 2:13 PM  
To: Mercedes Barcia <mbarcia@venicefl.gov>  
Subject: City Council Meeting 6/6/2023

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

I would like to comment on the proposed planning of high rise hotels, large developments etc pertaining to Venice Island.

Venice Island is unique and should be kept to the high standard that it has maintained. Once you bring in the large hotels, high rise buildings etc to the island it will loose its unique atmosphere. The island draws people from all over the Florida area plus people from out of state.

Please keep Venice Island the way it is and from becoming another coastal area like Miami or Daytona. They are great places but we have an even greater area and want to keep it quaint. That is what makes Venice Island perfect the way it is.

I am not against businesses coming to the island but the city should keep the planning conforming to the already buildings that are in place.

There has been discussion of a restaurant on Venice Avenue with a roof top which is a great idea for the island. It is using a building or area already in place.

When I came to Venice in 2004, the island is what drew me. Yes we now have huge growth all around Venice which is wonderful but please don't bring in hotels etc to the island.

Thank you for your consideration.

Emily Garlock Dickenson

Sent from my iPhone