

From: [James Fullerton](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: April 9 meeting - site & Development
Date: Friday, April 4, 2025 4:40:28 PM

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

Neal's plan for a 70k sq ft shopping center does not fit in location. Please assure compatability of site as it relates to traffic volume, lighting, hours of operation, type of stores, egress/exits

Never should have been permitted in first place but site can be improved to some extent with council's careful consideration.

Lived twice in Scottsdale where they do it right and have from the begining. Very successful today. Venice can be improved with right direction and directives for developers to follow. Time to act.

Jim Fullerton
117 Tiziano Way
North Venice, FL 34275
203-610-5506

From: [Lilian Carter](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Laurel and Jacaranda shopping center
Date: Friday, April 4, 2025 3:54:24 PM

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

I'm contacting you about the planned shopping center at the intersection of Laurel Rd and Jacaranda. The proposed entry is in front of Veneto. This is the entrance to the Venice Golf and River development. There are 1377 residences in this development.

The county will not install traffic lights there.

This will make for a dangerous intersection. There will be 6 lanes of traffic with the widening of Laurel Rd.

Also this 10 acre lot contains ponds and wildlife that will be destroyed. Where will the water run off go when this becomes a parking lot?

There is no breed for commercial development in a residential area. There are plenty of supermarkets within 2 miles of this intersection.

Thank you for considering these facts when you make your decision.

From: [john delaney](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Neal appeal meeting
Date: Friday, April 4, 2025 9:07:28 PM

[You don't often get email from jacksondelaney@sbcglobal.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Please allow Neal to continue with his proposed plan for a shopping center at the jacaranda and laurel rd intersection. We need the stores and look forward to having them conveniently located outside our development. I vote an overwhelming yes!
Thank you
Jack Delaney
Sent from my iPhone

From: [Olga Yuri](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Oppose to Neal's development plan
Date: Friday, April 4, 2025 8:54:25 PM

You don't often get email from yuriolga1@gmail.com. [Learn why this is important](#)

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

I totally oppose to this totally unnecessary development. Please please please...so unnecessary! I think of the vegetation and the little fauna and flora we have left. We have two nice strip malls 2 miles away in each direction.

Please please.

Olga Yuri
262 Padova Way
North Venice Florida 34275

From: [Lisa Asbury](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Public Comment for Appeal Hearing for Village at Laurel and Jacaranda Site and Development Plan Petition No. 22-40SP
Date: Friday, April 4, 2025 1:48:01 PM

You don't often get email from lisaasbury1@gmail.com. [Learn why this is important](#)

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

To Whom It May Concern:

I would like to publicly voice my opposition to the Village at Laurel and Jacaranda Site and Development Plan. This Plan will directly place my house and property at risk, along with the other 70 Owners of homes within the Cielo Subdivision.

The subject matter experts have provided their testimony (either in person or submission to the council). Please consider the expert analysis in your decision making. It's the job of elected officials to be the advocates for the people. We are asking you to ensure the development plan does not move forward.

Lisa Asbury
289 Caserta Court
Nokomis, FL 34275

From: [Shirley](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Shopping center
Date: Friday, April 4, 2025 7:40:18 PM

[You don't often get email from shirlbs@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

I am totally opposed the shopping center on jacaranda and Laurel.

The traffic is horrific now and will get worse once the residents move into the apartments and homes being built.

Other commercial buildings along Laurel are being proposed. We will never be able to leave our communities

It is not necessary. There are three Publix's in our vicinity.

Please please do not let this forward.

Thank you.

S a k very concerned resident
Sent from my iPhone

From: [John Michaelsen](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Shopping center Laurel & Jacaranda
Date: Friday, April 4, 2025 5:09:03 PM

[You don't often get email from jdm3838@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

To all the board members I am a 22 year resident of the Venetian Golf & River club and I can say the city has destroyed the charm of living here with the amount of unattractive apartments and total disregard of what the residents want! So yes i am totally against the proposed shopping center as it will be nothing but a nightmare to have all the traffic immediately outside our gates. You have a responsibility to the residents not builders greed! While i am at showing my disappointment are you the same group approving a circle K gas station on Jacaranda which will be probably be accident roadway!
So vote NO. Thank you
John Michaelsen 130 Martellago dr
Sent from my iPhone

From: [Betty Reinders](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Shopping. Centter on.Laurel and Jac. Comment for april 9 meeting
Date: Friday, April 4, 2025 4:55:30 PM

You don't often get email from bjr4ncs@gmail.com. [Learn why this is important](#)

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

Stop this travesty, please.

Do not allow commercial use of this Milano land.

Come to your senses.

Thank you,

Betty Reinders
Milano resident

From: [Ramona Ivy](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Site Development Petition No.22-40SP
Date: Friday, April 4, 2025 1:33:48 PM

[You don't often get email from rivy451@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Good afternoon.

As a new Nokomis resident (since October 2023), living in the Milano neighborhood, I would like to oppose the development plan at the corner of Jacaranda and Laurel.

We moved to Nokomis due to the “old Florida” feel in this area. Over the past 10 years visiting we have witnessed what was once a peaceful farmland area sadly become an apartment city scape, with Publix stores every 2 miles.

While we love shopping at Publix, we do not feel the need for one on “every corner”...especially this proposed corner.

Removing yet another lake(s) that will eliminate food and water sources for our birds, alligators, deer etc. is heartbreaking. They are already in constant search for new areas to exist.

The restructuring of roads to 7 lanes, and putting up lights in this vicinity, will also result in traffic backups on Jacaranda and Laurel. There are already enough roads with that issue. Let’s not add another, please.

Should a Publix indeed land on this spot, I hope it will not include other strip mall type stores that will increase traffic, possibility of crime, and excess lighting that will ruin/pollute everyone’s beautiful night sky.

Also, should this come to fruition I would like to request all entrances/exits be placed to the extreme far west of Venetian Golf and River Club community to avoid those residents having to “fight” to enter and exit their community. Plus, the esthetics at their community entrance would be ruined.

I thank you and appreciate the opportunity to email my concerns and opinions on this subject.

Sincerely,

Ramona Ivy
451 Casalino Drive
Nokomis, FL 34275

From: [Donald Bornstein](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Neal's Site & Development Plan? (Appeal Hearing for Village at Laurel and Jacaranda Site and Development Plan Petition No. 22-40SP).
Date: Saturday, April 5, 2025 6:42:36 AM

[You don't often get email from bornstein17@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

To the Venice City Council:

I want to register my opposition to allow the above mentioned petition to proceed.

The shortsightedness of those who have granted Neal this opportunity is shameful and speaks loudly to the message that the City Council has sent to its constituents. Wealth, greed, power and misinformation is more important than common sense and the will of the majority!

If Neal is so understanding of wanting to do something good for the region, he would have designed a more sensible location for a shopping center when planning the tracts being developed years ago rather than his last minute maneuvers to change the zoning of the property in question.

But that may have required him to build less homes!

Thank You!

Donald Bornstein

Sent from my iPhone

From: [Nancy Plotkin](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Appeal about shopping center to be built on Laurel & Jacaranda intersection
Date: Saturday, April 5, 2025 1:32:46 PM

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

I am writing about the shopping center that Neal proposes to build at the intersection of Laurel & Jacaranda. I am against it being built. In my opinion, Neal dubbed people who bought property at Cielo by switching the use of the property after people spent hundreds of thousands of dollars to live there. Not nice at all. Why didn't he build it in the properties he is building on Laurel road. That would leave the open space & the beautiful pond at the intersection and not disrupt the various birds and wildlife who live there.

I live in Milano. I do not want the shopping center. It will bring traffic, dangerous driving conditions, noise, and lights at night which will make the area brighter.

Please deny it!

[Sent from Yahoo Mail for iPad](#)

From: [Patricia Calcagno](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Proposed Publix Complex Laurel Rd
Date: Saturday, April 5, 2025 3:53:33 PM

[You don't often get email from patandken237@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

I cannot make the meeting on the plan, however I would like to voice my opinion.

There is too much building in Venice.

We do not need another shopping center that will bring in more traffic through Jacaranda, Border and Laurel Roads.

North Florida climate has been effected by all the tree and vegetation removal in the past 10 years creating a lack of rain and soon there will be a water shortage.

The amount of auto accidents have increased greatly.

I hope the Council will take my views into consideration as another more suitable place to build this complex is needed.

Patricia Calcagno
Aria Community

Sent from my iPhone

From: [Stacy Teter](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Shopping Center at Laurel & Jacaranda
Date: Saturday, April 5, 2025 11:50:55 AM

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

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

To all elected council members who represent me & my neighbors in Venice & in particular my home of 11 years in Venetian Golf and River club. First, I'm disappointed in the reversal of purpose of the property that Mr Neal purchased at the corner of Laurel & Jacaranda many years ago & decided to change his mind on the purpose of the property that you agreed to approve & rezone. Second, I'm writing this email to let you know I do not support the current design of the intersection at the Veneto & Laurel Rd as it is unsafe. How will this impact our storm water & flooding issues we currently have and will they be worse? There are other alternatives based on the property Mr Neil owns that would be less hazardous to home owners of the Venetian Golf & River club and tax payers. I realize Mr Neil has deep pockets that some on your council may have benefited from but does causing undue harm to innocent tax paying people need to be put at risk? How will that weigh on your conscious?

I am very concerned with the addition of yet another retail strip mall outside of our community brings more crime & white noise. I have concern for the bird sanctuary & the decrease in wild life at our beautiful Myakka River entrance, especially since the addition of the back entrance that is highly used at Ariano Dr. I continue to have concern with the safety of our ambulance & fire trucks with firehouse station 53 on Laurel road. At what point will common sense override greed by the city & Mr Neil?

It is part of our duty to protect this planet for future generations, I'm sure you have family as I do, aren't you concerned about their future? I am and about my impact I leave on our planet & my community where I live. Last, I am concerned about "what" will be added to the retail space, we DON'T need another Publix, I'd prefer something healthier like Wholefoods, Sprouts, Fresh Thyme, Detwilers & maybe health related businesses like gym/yoga/pilates or drs offices that support our regional hospital.

I want to conclude that I do not support what you've done with this property and rezoned on the citizens of our city and I certainly don't support the current proposed intersection at Veneto & Jacaranda. You can surely do better please consider more options not the first that is laid out before you.

I am open to questions & to help with suggestions and would appreciate your highest consideration of my concerns listed above. May I suggest a neighborhood council for this intersection? I plan to be at the meeting on 4/9.

Regards,
Stacy Teter
250 Pesaro Dr.

Sent from my iPhone

From: [Tammy Morris](#)
To: [City Council](#); [Pink Panther](#)
Cc: [Board and Council Messages](#)
Subject: Site & Development Plan Petition No. 22-40SP
Date: Saturday, April 5, 2025 4:56:07 PM

[You don't often get email from 4lcfitness@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

I am writing in opposition of the Villages at Laurel & Jacaranda's upcoming site. I am a homeowner in the Milano neighborhood, and have several concerns .

My main concern is possible flooding in the area. We have a lot of new development such as - Vistera community, Adria Townhomes, Maren Apts, Fiore Townhomes, Vicenza Community, New Dermatology Clinic, a smaller shopping center has been approved, and a Venice Park are all coming in / or currently in the building process along Laurel, between Jacaranda and Knights Road. Where will all this rain be diverted too ? Can we look back and survey how the rainfall from Hurricane Ian, Debbie, Helen, and Milton did in the area? I really don't want us to experience flooding like Sarasota's communities went thru in 2024. Doesn't the commission have an obligation to protect the lives and property of the residents of Venice?

I also worry about how this will cut down on the Fire Departments response time since they will be right in the thick of all the new shopping center traffic. Have we looked into how many calls a day this department receives ? The number will surely rise once all these communities are complete, and add to that wrecks dues to more traffic in the area.

Laurel Road dead ends into the Myakka River Park ,which means more traffic will be diverted thru Jacaranda. That projects a pedestrian safety concern for all people who walk, ride bikes, walk dogs etc up and down Jacaranda, as well as Milano, Cielo, and Aria Communities coming and going from their homes. The safety for the surrounding communities which now sit nestled in a quiet peaceful area surrounded by preserves and wetlands for endangered wildlife, will become a brightly lit 70,000 sq. Ft. parking lot bringing in more traffic noise, pollution in neighboring communities , potential for more crime, delivery trucks coming and goings during all hours, and just an overall eyesore.

We really do not need another Publix when we have one 3 miles to the west , and another 3 miles to the south. Has society gotten so lazy that we can't drive 3 miles to the grocery store? I shop at both Publix locations mentioned , and never have I had to wait in line behind more than 2 people. These stores are Not overcrowded, which tells me we do not need another in the area. If this does get approved, then let us keep most of the wetlands, and preserves, and just build a small neighborhood Publix that is a stand alone building.

We have several empty bays in the area already needing tenants , why do we continue to build more when so many sit vacant now? How will this help a residential community having vacant buildings sitting unoccupied? Crime really has a potential to ruin such a beautiful area.

Will the area have to be rezoned, and now be in Flood Zone B due to drainage issues. Which will lead to more residents needing to evacuate a once safe place?

Please rethink the decision on approving this site for such a huge development in a quiet residential community, also pushing out more wildlife, and endangered birds.

I ask that you all please drive to the area, and have a look around before making and final decisions.

Tammy Morris
451 Casalino Dr.
Nokomis Fl 34275

From: donngord@aol.com
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Site Plan Proposed for Shopping Center at Laurel & Jacaranda
Date: Saturday, April 5, 2025 4:12:33 PM

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

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

Venice City Council Members:

We are residents of the Venetian Golf and River Club located off Laurel Road near Jacaranda, and are very concerned about the proposed site plan and size of the 70,000 square foot commercial center planned for the corner of Laurel Rd. and Jacaranda.

The volume of traffic that such a large center would attract will make it a nightmare for autos trying to enter and leave our community. There is one entry point into our subdivision, at Veneto Blvd. and Laurel Rd. The proposed site plan puts the entrance to the commercial center directly across from Veneto Blvd. and has no traffic light to control the 13 lanes of traffic indicated for this intersection.

Also, the size of the proposed commercial plan is not in keeping with the residential nature of the surrounding area. It is an area of neighborhoods and homes, of walking paths and biking venues.

Unless the site plan for this center is modified to address these issues, we believe the development will be a major negative factor for our residential area.

Thank you for your consideration of these issues.

Gordon and Donna Oliver
138 Bella Vista Terrace, Unit B
North Venice, FL 34275

From: [Joan Farrell](#)
To: [Theodore Kleamenakis](#)
Subject: Re: NVNA
Date: Sunday, April 6, 2025 5:44:33 PM

Ms. Kleamenakis:

Thank you for writing. The concerns you mention are valid and I will consider them at the Appeal on Wednesday.

Best,

Joan Farrell
Venice City Council, Seat 1

From: Theodore Kleamenakis <tkleam@yahoo.com>
Sent: Wednesday, April 2, 2025 10:03:20 PM
To: City Council <citycouncil@venicefl.gov>
Cc: Board and Council Messages <boardandcouncilmessages@venicefl.gov>
Subject: NVNA

[Some people who received this message don't often get email from tkleam@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

To all council members,

It is my great disappointment to see that most likely this proposal of a new Publix and other stores will be located at the corner of Border Rd. and Laurel.

I am from Baton Rouge, Louisiana and as a child getting to the Florida Beaches was my greatest wish. My neighbor would purchase one or two baby alligators and we would have alligator races while they were very young. When they got larger they were placed in one of our beautiful wetlands.

I never wanted to move from our city despite pollution from oil refineries, increased crime and other things that were adding to our decline. Everyone in the South except the criminals are usually very friendly and polite. There are not many southerners in my neighborhood and many are very nice but still living here was never my plan. Except high crime has taken over most of the southern states or illegal immigrants, and the homeless have brought problems also. Before I left there were three incidents of men banging on my car windows at the gas station. When we returned for the first time this past Christmas we stayed in a guarded safe hotel. However one block over at the Christmas Parade and when we returned from our party early 9:30 pm our driver told us 5 people had been shot at the Christmas Parade. The route to Downtown from the suburbs were boarded up and many of the businesses I remembered were gone. Even the large mall near my nice neighborhood had been demolished. The sale of the mall had been up for 5 years. Finally Amazon bought this property.

Six years ago we moved here and the first home we bought, I thought the city had left a green belt open along the border of our first neighborhood. However when an automobile dealership built

beside my entrance of my neighborhood and the round about was having multiple accidents; I told my husband we had to move. I told him I will never be able to drive with all the other businesses coming in and be able to make a left turn and get through the round about without having a car wreck and possibly serious injury.

My husband and I decided to return to Baton Rouge after being in Venice for 6 years. The statistics reported 200,000 people had moved from Baton Rouge in the last 2 years. This was our final good bye to a city that we once loved. The food, the music , LSU football has been a real loss to us. This past summer we had to sit everyday for different crews to repair our kitchen that had a slow leak underneath the slab where my kitchen island sat. They had to demolish everything in this area. I am 72 years old, we have not been able to go places for three years due to major construction problems. I had to go stay in a hotel because I have compromised lungs from 2 serious cases of pneumonia. This time the wood floors were defective and had to be replaced. It took 4 months to repair the kitchen. I also had to wash the dishes in the laundry room. This has shortened my time with my grandchildren and plans to travel. My husband and I had difficult jobs that required being on call 24 hours a day. We worked 40 years in our work and we hoped our retirement would be seeing our grandchildren and taking vacations that were not allowed during critical times, especially during Hurricane Katrina.

One Sunday we happened to go under the interstate and found Neal Signature Homes. Now our neighborhood is almost completely built out and the city council is ready to make the same traffic issues that will lead to backup traffic and possibly more wrecks at the intersections of Border Rd./ Jacaranda and Laurel/Jacaranda. Our taxes are high enough and you even allowed 4 story high condos to be built and single family homes all mixed together on the property in back of Aria. The preserves that Mr. Neal sold as part of the backyards to some homeowners have a large gap where they see tall condos. The wildlife of the Sandhill Cranes have disappeared. I also saw a dead one near another brand new development. Someone profits off of these poor conglomeration of these buildings and homes taking away all the green except for small spots. This leads to more pollution, possible flooding and it certainly does not look like the Florida I dreamed of and finally thought I had achieved. Due to the approximate \$150,000 dollars worth of repairs needed on my house from the first night we moved in, our insurance company informed me they were suing Mr. Neal. I told them I did not think it was a good idea because he seems to have everyone in their pockets. He chuckled and said he thought the litigation department could handle it.

When I first brought my daughter to New College for an interview 24 years ago I thought the City of Sarasota was beautiful. However when I returned it just looked like one overbuilt hodgepodge of commercial buildings. I told my husband back to the drawing board. I later found Venice as a retirement city in a magazine.

Besides Mr. Neal, the council has to be profiting from these contracts. My daughter in high school worked in the legislation in Baton Rouge and in her college years at FSU she had a job with Governor Bush. She saw too many things that were dishonest and not for the good of the people.

The decision to put a Publix at the corner of Laurel and Jacaranda is not a good decision. Venice was a beautiful place six years ago, and the city council has seemingly approved everything big business or from any of Mr. Neal's requests. You are destroying the reason people come here. The beaches, the roads filled with cars, trucks adding to pollution, miles of paved concrete, more wrecks, and a city for retirement is just becoming one more conglomeration of misplaced commercial buildings, pollution, (not everyone can afford electric cars). Please vote against urban sprawl.

I do know some things had to occur that generated jobs and housing. I have had two emergency stays at the new SRQ Hospital. I was in perfect health according to my doctor. However I chose to live in Aria because I am in my final years of life and the hospital is 6 minutes from my house. The last

time I had to go to SRQ; I had excruciating pain in my chest. I told my husband get me in the car and get to the emergency room asap. I felt at this point we would be quicker than calling 911. I had a twisted stomach which can be fatal, however my stomach resolved itself. I have faith I still have lots to do and God answered my prayers.

People will find new places, and Mr. Neal and other construction can find other places, and new business. Venice is special and the Island still maintains its beauty with all the wonderful volunteers. However the rest of Venice with back to back traffic, added pollution from trucks, storm damage, showing plans that look like paradise, but in actuality is not true. Prior to our purchase and picking out our lot I came over to walk over all the streets to see where the development held water. There were puddles left from the rain in lower areas of the development. When I walked up Aria from the end of the street the lot we wanted was dry along with the models, the mailboxes and the clubhouse. I told my husband Mr. Neal is not stupid. Just like my father many years ago with our house in Baton Rouge. Our entire neighborhood in BR was built on swamp land. My father brought 3 truckloads of dirt and poured it on our new lot before we built. Our house was at the highest level on the street. I even told my husband that the large lake where the more expensive homes were built will flood. The lake is in a rectangle shape and on the end nearest Border Rd. It had no levy. In fact I walked it off and I estimated about 14 ft. between the lake and their lanai. I told my husband due to the fact it was shallow, no levy, that if Northeasterly winds kick up the water during a hurricane it will flood these homes. Unfortunately I was right. The homeowners obtained a lawyer and Mr. Neal put some rocks up but apparently it is not up to a safe level and they are still fighting with him. This is not what you plan on doing in your retirement years.

There is turnover in homes, as I suspect my husband and I probably have at best 10 more years to live in Aria. Others are leaving because of some of the building issues or finding out they miss family. I pray that the council will do the right thing. Even if we wanted to sell it is not possible. I am still waiting for my Lanai to be built as it was considered a total loss after Hurricane Milton.

Please consider not approving this request by Mr. Neal. And if it is approved please help me understand why? This is not a pretty area any longer.

Sincerely,

Sharon R. Kleamenakis

Sent from my iPhone

From: [Joan Farrell](#)
To: [Tammy Morris](#)
Subject: Re: Site & Development Plan Petition No. 22-40SP
Date: Sunday, April 6, 2025 5:51:22 PM

Ms. Morris,

Thank you for writing. The concerns you mention are valid and I will keep them in mind during the Site Plan Appeal on Wednesday.

Joan Farrell
Venice City Council, Seat 1

From: Tammy Morris <4lcfitness@gmail.com>
Sent: Saturday, April 5, 2025 4:55:44 PM
To: City Council <citycouncil@venicefl.gov>; Pink Panther <4lcfitness@gmail.com>
Cc: Board and Council Messages <boardandcouncilmessages@venicefl.gov>
Subject: Site & Development Plan Petition No. 22-40SP

[Some people who received this message don't often get email from 4lcfitness@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

I am writing in opposition of the Villages at Laurel & Jacaranda's upcoming site. I am a homeowner in the Milano neighborhood, and have several concerns .

My main concern is possible flooding in the area. We have a lot of new development such as - Vistera community, Adria Townhomes, Maren Apts, Fiore Townhomes, Vicenza Community, New Dermatology Clinic, a smaller shopping center has been approved, and a Venice Park are all coming in / or currently in the building process along Laurel, between Jacaranda and Knights Road. Where will all this rain be diverted too ? Can we look back and survey how the rainfall from Hurricane Ian, Debbie, Helen, and Milton did in the area? I really don't want us to experience flooding like Sarasota's communities went thru in 2024. Doesn't the commission have an obligation to protect the lives and property of the residents of Venice?

I also worry about how this will cut down on the Fire Departments response time since they will be right in the thick of all the new shopping center traffic. Have we looked into how many calls a day this department receives ? The number will surely rise once all these communities are complete, and add to that wrecks dues to more traffic in the area.

Laurel Road dead ends into the Myakka River Park ,which means more traffic will be diverted thru Jacaranda. That projects a pedestrian safety concern for all people who walk, ride bikes, walk dogs etc up and down Jacaranda, as well as Milano, Cielo, and Aria Communities coming and going from their homes. The safety for the surrounding communities which now sit nestled in a quiet peaceful area surrounded by preserves and wetlands for endangered wildlife, will become a brightly lit 70,000 sq. Ft. parking lot bringing in more traffic noise, pollution in neighboring communities , potential for more crime, delivery trucks coming and goings during all hours, and just an overall eyesore.

We really do not need another Publix when we have one 3 miles to the west , and another 3 miles to the south. Has society gotten so lazy that we can't drive 3 miles to the grocery store? I shop at both

Publix locations mentioned , and never have I had to wait in line behind more than 2 people. These stores are Not overcrowded, which tells me we do not need another in the area. If this does get approved, then let us keep most of the wetlands, and preserves, and just build a small neighborhood Publix that is a stand alone building.

We have several empty bays in the area already needing tenants , why do we continue to build more when so many sit vacant now? How will this help a residential community having vacant buildings sitting unoccupied? Crime really has a potential to ruin such a beautiful area.

Will the area have to be rezoned, and now be in Flood Zone B due to drainage issues. Which will lead to more residents needing to evacuate a once safe place?

Please rethink the decision on approving this site for such a huge development in a quiet residential community, also pushing out more wildlife, and endangered birds.

I ask that you all please drive to the area, and have a look around before making and final decisions.

Tammy Morris
451 Casalino Dr.
Nokomis Fl 34275

From: [Joan Farrell](mailto:Joan.Farrell)
To: donngord@aol.com
Subject: Re: Site Plan Proposed for Shopping Center at Laurel & Jacaranda
Date: Sunday, April 6, 2025 5:53:49 PM

To: Gordon and Donna Oliver
From: Joan Farrell
Venice City Council, Seat 1
Re: Publix Site Plan

Thank you for writing. Your concerns are valid and I will keep them in mind during the Appeal Hearing this Wednesday.

From: donngord@aol.com <donngord@aol.com>
Sent: Saturday, April 5, 2025 4:12:24 PM
To: City Council <citycouncil@venicefl.gov>
Cc: Board and Council Messages <boardandcouncilmessages@venicefl.gov>
Subject: Site Plan Proposed for Shopping Center at Laurel & Jacaranda

Some people who received this message don't often get email from donngord@aol.com. [Learn why this is important](#)

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

Venice City Council Members:

We are residents of the Venetian Golf and River Club located off Laurel Road near Jacaranda, and are very concerned about the proposed site plan and size of the 70,000 square foot commercial center planned for the corner of Laurel Rd. and Jacaranda.

The volume of traffic that such a large center would attract will make it a nightmare for autos trying to enter and leave our community. There is one entry point into our subdivision, at Veneto Blvd. and Laurel Rd. The proposed site plan puts the entrance to the commercial center directly across from Veneto Blvd. and has no traffic light to control the 13 lanes of traffic indicated for this intersection.

Also, the size of the proposed commercial plan is not in keeping with the residential nature of the surrounding area. It is an area of neighborhoods and homes, of walking paths and biking venues.

Unless the site plan for this center is modified to address these issues, we believe the development will be a major negative factor for our residential area.

Thank you for your consideration of these issues.

Gordon and Donna Oliver
138 Bella Vista Terrace, Unit B
North Venice, FL 34275

From: [Lori Roth](#)
To: [City Council](#); [Board and Council Messages](#)
Cc: [Nicholas Pachota](#); [Jim Boldt](#); [Joan Farrell](#); [Rachel Frank](#); [Rick Howard](#); [Kevin Engelke](#); [Ronald Smith](#)
Subject: Appeal Hearing for Village at Laurel and Jacaranda Site and Development Plan Petition No. 22-40SP
Date: Monday, April 7, 2025 12:39:36 PM

Some people who received this message don't often get email from lori.roth@outlook.com. [Learn why this is important](#)

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

Dear members of Venice City Council,

I am writing to you today as I will be working and not be able to attend the meeting. It does not mean we do not care about the appeal; Cielo is overwhelmingly the most affected.

My husband and I have serious concerns associated with the Village at Laurel and Jacaranda for Cielo. By taking away the ponds and wetlands for the proposed site, this is also taking away key environmental elements for Cielo's protection from flooding. Our stormwater management system is not capable of handling the runoff from the shopping center area and road expansion from a large storm or hurricane. That land is our protection and without it we face the fact that our homes and common areas will flood. As we saw in the 2024 hurricane season, storms are becoming stronger and flooding in areas that never flooded before is occurring and now the norm. The concrete jungle of Southwest Florida is only going to make this worse. We currently have protection, but the proposed site will take that comfort away.

The 71 homes in Cielo have already lost their land, which was promised to not be developed for 99 years. Now we are losing again with a potential development and flooding danger to our homes. What if this was your family's community; your son or daughter owned a home in Cielo with your grandchildren and their pets. Would you really knowingly put your family in danger or potential financial peril due to damage to their home, increased HOA fees for common area damage or even the extra expense of flood insurance? If your answer is no; then why would you knowingly consider putting Cielo, the City of Venice taxpayers in danger? The City of Venice will be acting heedlessly if it does not rule in favor of this appeal and putting 71 homes, their families and pets at risk.

Thank you!

Lori Roth
Cielo
280 Caserta Court
N. Venice, FL 34275
717-752-2769

From: [Maggie Griffin](#)
To: [City Council](#); [Board and Council Messages](#); [Nicholas Pachota](#); [Jim Boldt](#); [Joan Farrell](#); [Rachel Frank](#); [Rick Howard](#); [Kevin Engelke](#); [Ronald Smith](#)
Subject: Appeal Hearing for Village at Laurel and Jacaranda Site and Development Plan Petition No. 22-40SP
Date: Monday, April 7, 2025 4:58:48 PM

Some people who received this message don't often get email from maggieg58@hotmail.com. [Learn why this is important](#)

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

Dear Venice City Council members and related agencies,

I'm a resident of Cielo and have followed the much-publicized saga of the Village at Laurel and Jacaranda construction plans. While I'm strongly against the destruction of this plot of nature preserve, I have accepted the fact that this construction project will take place. Many community members have spoken in opposition, but the votes taken do not reflect those views.

The major concern now is that proper flood and stormwater mitigation must be implemented in order to protect homeowners' property. Without the swamp and pond to absorb the water runoff, the water will run into my neighborhood's drainage system. During Hurricane Ian, Cielo, Millano and Vicena streets flooded but most homes were spared from damage. The current development plans for The Village at Laurel and Jacaranda do not include sufficient protections and will instead contribute to increased, not decreased, flooding issues. Expert examination of the situation has proven this to be the case.

As a Cielo homeowner, I'm alarmed and disappointed that a known hazard that can be prevented is being ignored. At the Wednesday meeting, please give strong consideration to requiring responsible stormwater runoff safeguards.

Thanks for your time,
Maggie Griffin
Cielo Homeowner
277 Caserta Court

From: [Lee Dubé](#)
To: [City Council](#); [Board and Council Messages](#)
Subject: Appeal Hearing for Village at Laurel and Jacaranda Site and Development Plan Petition No. 22-40SP
Date: Monday, April 7, 2025 11:05:58 AM
Attachments: [Cielo Flooding.pdf](#)

Some people who received this message don't often get email from leedube0925@gmail.com. [Learn why this is important](#)

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

Dear members of City Council,

I am writing to you today with grave concerns for the future of Cielo associated with the Village at Laurel and Jacaranda. The site plan under appeal calls for the removal of key environmental elements that protect Cielo from flooding. Attached is a document that contains satellite images of Cielo both pre and postHurricane Ian. You will note the inundation of water and flooding as a result of ~18" of rainfall during the storm. Looking to the future, Cielo is destined to experience much greater damage and destruction should the pond and wetland be permitted to be removed.

Furthermore, it has come to my attention that the Cielo stormwater management system will become the de facto entity for handling stormwater runoff from this project. As you've seen in the slides, Cielo could not support stormwater management during Ian (and other storms since) with the land, the pond, and the wetlands intact. How much worse will it be once they are removed and covered with impermeable surface? Cielo only continues to lose...our land was taken, our land is being developed, now our stormwater management system faces the threat of being overrun to our detriment which would lead to damage of our homes and common area to the peril of all of our community members.

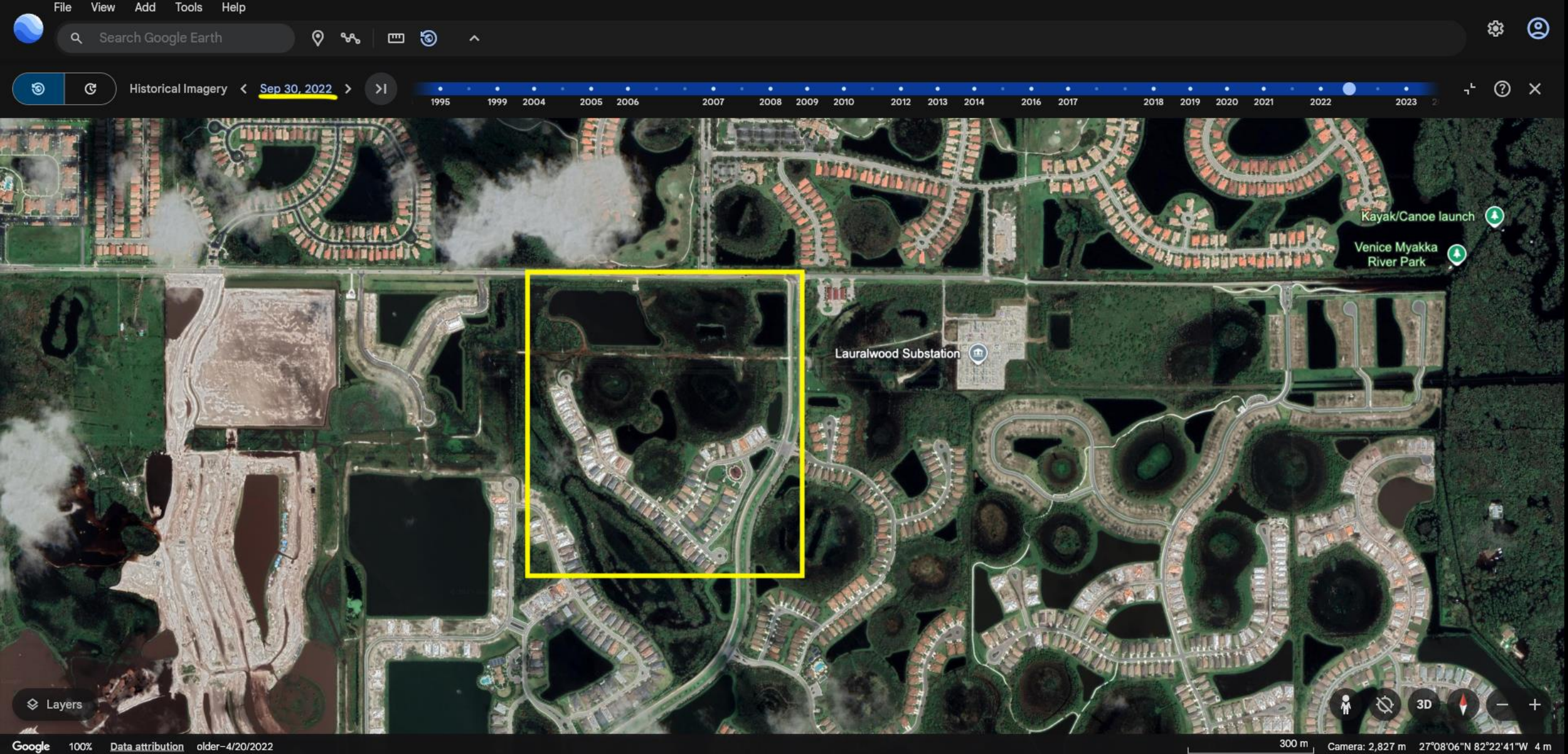
The City of Venice will be acting negligently if it does not rule in favor of this appeal. The City will be knowingly placing 71 tax paying homes consisting of over 200 individuals at risk. Risk to physical safety, emotional safety, and financial safety.

Thank you for your time!

Lee Dube
Cielo
268 Caserta Ct
Venice, FL 34257
603-489-7736



Cielo and former Cielo property April 20, 2022



Cielo and former Cielo property 48 hours post Ian after ~18 inches of rainfall.



Search Google Earth



Historical Imagery < Apr 20, 2022 >

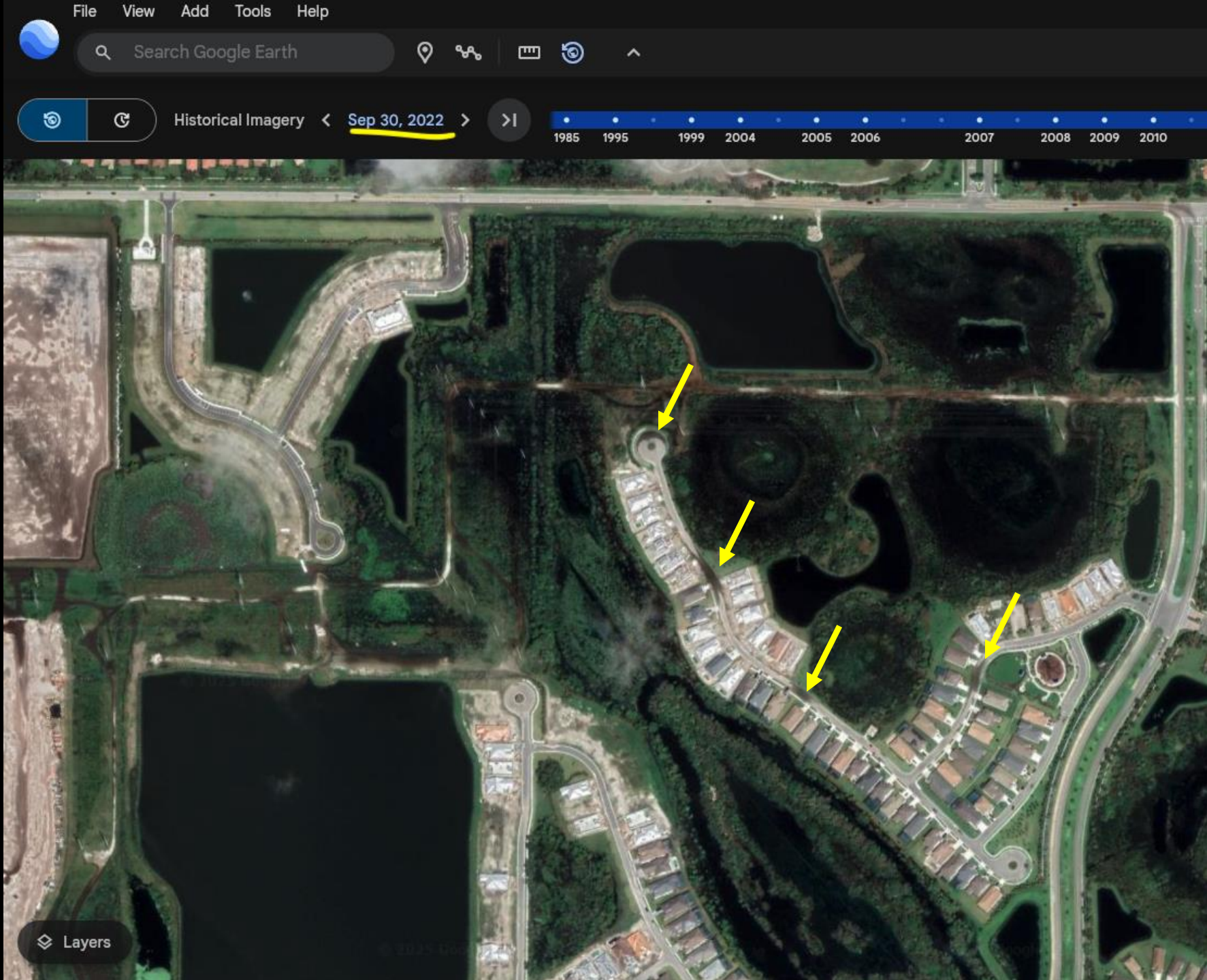


1985 1995 1999 2004 2005 2006 2007 2008 2009

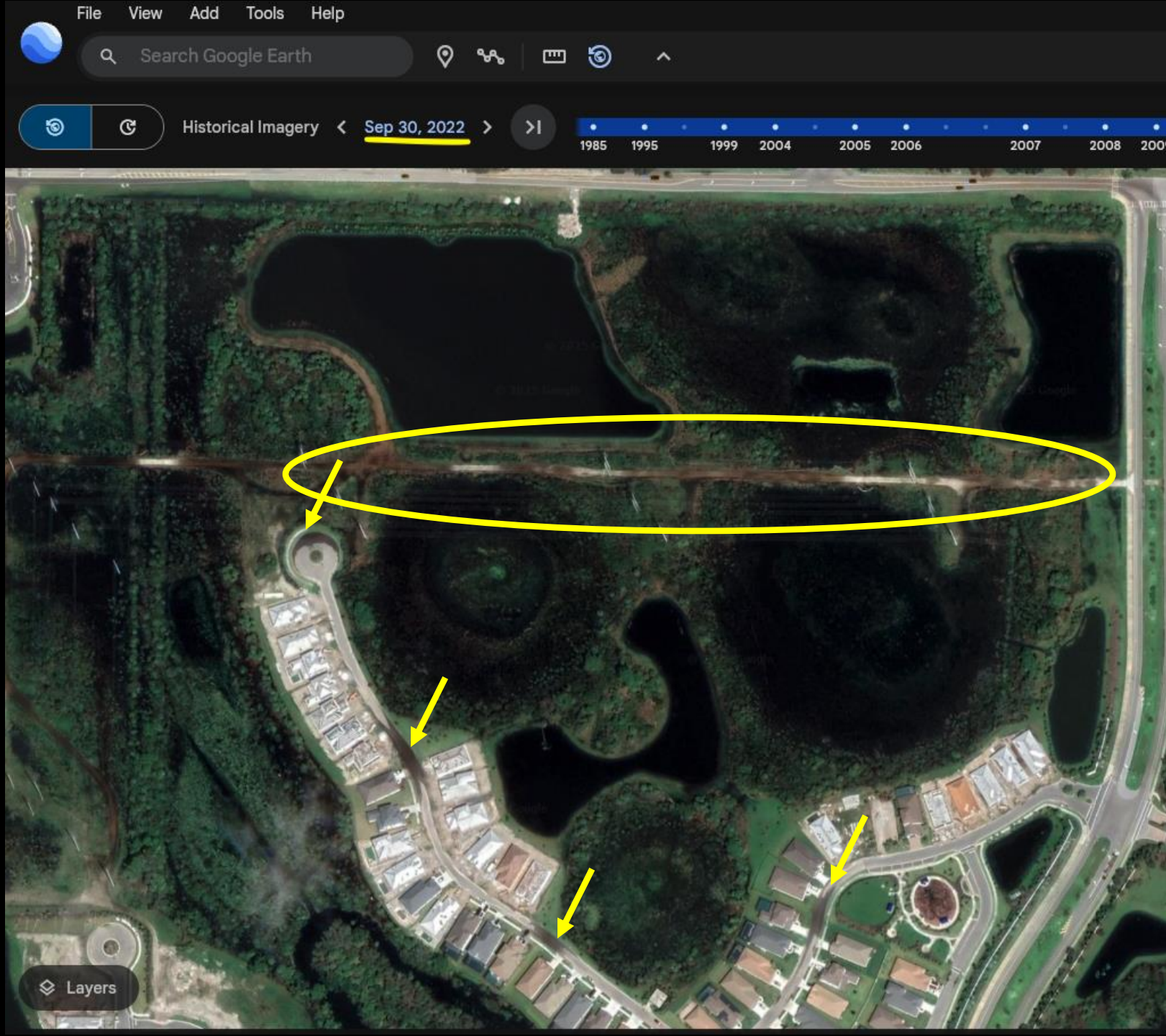


Layers

Standing, deep water 48 hours post lan. All flooded locations are where storm water management inlets are located. The inlets became outlets during and post lan.



Inundation from the pond and wetlands that would be removed with this project.





Search Google Earth



Historical Imagery < Apr 20, 2022 >



1985 1995 1999 2004 2005 2006 2007 2008 2009 2010 2012 2013 2014 2016 2



Layers



Search Google Earth



Historical Imagery < Sep 30, 2022 >



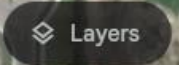
1985 1995 1999 2004 2005 2006 2007 2008 2009 2010 2012 2013 2014 2016 2



~130 feet of flood water + width of road

~80 feet of flood water + width of road

~40 feet of flood water + width of road







TO: Mayor Pachota
Venice City Councilmembers

FROM: Kenneth Baron

SUBJECT: Safety and stormwater concerns: *Village at Laurel and Jacaranda Site and Development Plan Petition No. 22-40SP*

I am Kenneth Baron, an Aria resident and board member of the North Venice Neighborhood Alliance. I am not an appellant in this matter nor am I writing this letter as a NVNA board member. I am writing this letter to you as a concerned resident who is wary of this project and its effect on safety in my community.

During the 7 January 2025 Planning Commission meeting, the applicant's attorney questioned why area residents did not meet with county commissioners to appeal for a traffic light at the intersection of Laurel Road, Veneto Blvd, and the entrance to the proposed commercial site. While the county commissioners expressed no interest in meeting with us, the Publics Works staff did. On 18 March 2025, Olen Thomas and I met with traffic and stormwater engineers from the Sarasota County Public Works department. The primary topic was a traffic light at this intersection. The secondary topic was stormwater and its relationship to the Laurel Road widening project. I will

summarize these meetings and address my concerns individually.

As we all know, there is a traffic signal programmed for the intersection of Laurel Rd and Jacaranda Blvd. Sarasota County denied a traffic light at the intersection of Veneto Blvd (the entrance to the Venetian Golf and River Club, VGRC) and Laurel Rd. The current plan will be to have a two stop signs at this intersection: one at the exit of the VGRC and other at the proposed shopping center exit. There will be 13 different directions a driver can take when approaching that intersection. This IS a dangerous situation. Sarasota County's explanation for denial of the traffic signal is as follows:

While many believe a traffic signal solves all traffic problems, it is more of a detriment than an asset. The reason for this is that if a light is spaced less than 1,320 feet from another light, it will lead to traffic back-ups at the first light, in this case, the light at Laurel and Jacaranda. A traffic circle would likely have the exact same effect. Both may affect response times for the nearby fire station. If this site plan gets approved, Sarasota County's plan for the Veneto/shopping center intersection will be to study the types of crashes that occur and then determine a solution. The most likely implementable solution would be to install median barriers to prevent left hand turns out of the Venetian and the Villages. When the traffic engineer was asked what her solution would be if she were the developer, she stated, "I would move the entrance as far to the west as possible. This is a bad location for this project all around".

To my knowledge there are no transcripts for this meeting and quite frankly you do not have to take my word for this. The issues I have mentioned above are intuitive. This is an unsafe intersection no matter how you look at it. This is a mistake that I do not want rectified after one of my loved ones is “studied” following a car crash. I would ask that if this project MUST be approved due to fears of a lawsuit from the applicant, you approve it conditionally based on the applicant moving the entrance to the shopping center to a safer location.

In addition to the traffic signal issue, we also discussed stormwater concerns, primarily those associated with the Laurel Road widening project. Before highlighting this meeting, I need to illustrate the chronology of events which led us to this meeting.

Understanding that this project was already permitted by SWFWMD, the NVNA hired an independent stormwater engineer, Jennifer Menendez of Catalyst Engineering, LLC, in July 2024. The intent was to evaluate the impact of this project on surrounding neighborhoods. We asked Catalyst to consider if the stormwater system could handle the additional rate and volume of stormwater once a 6.6-acre wetland and its adjacent storage pond (LL-4) were filled in and paved over with impervious surface. The report from Catalyst Engineering is part of the public record and was presented at the 7 January 2025 planning commission. During this meeting, the applicant’s stormwater engineer was asked by Chairman Snyder where the water from this

project was going. Mr. Lein replied, “I think to the southwestern lake....and probably ends up at Curry Creek...I don’t know....”. He also didn’t know if any of the lakes overflowed because of last year’s storms. (1’ 33” of 7 January 2025 planning commission meeting) When the applicant’s attorney asked the engineer if he agreed with the report from Catalyst Engineering, he stated “No, I do not”. Not an unanticipated answer given the fact that it was not an independent assessment. Both answers the engineer provided to the commission were not, in my opinion, “competent and substantial”. In addition, the Planning Commission chair, in his comments, stated the “SWFWMD makes final approval on stormwater”. This is not entirely correct, and I am very concerned that the planning commission ignored this report. This is not my definition of protecting citizens and their property. The complete disregard for our concerns precipitated the meeting with the Sarasota County Stormwater department and the Southwest Florida Water Management District (SWFWMD). I will summarize both and illustrate why the applicant’s stormwater plan must be scrutinized.

I e-mailed the Catalyst report to Dan Golus, a senior engineer with SWFWMD, on 24 January 2025. In the e-mail, I told him of our concerns with the approved stormwater system for this project and our concerns of flooding in the wetlands adjacent to Cielo. He replied immediately and stated he would investigate our concerns once he was up to speed on the project. On 24 February I contacted Mr. Golus, and he scheduled a virtual meeting with me and Jennifer Menendez for 26 February. During our meeting, Mr. Golus saw the model discrepancies in the

outfall structure and bubble up identified by Ms. Menendez. Mr. Golus told us he would follow up with Brandee Alexander, the SWFWMD engineer who reviewed the stormwater application. They would investigate the issue further and would follow up in a few weeks. On 4 April I called Mr. Golus for a status update. I was told that he and Ms. Alexander didn't have the time to review the calculations because "they could barely keep up with the over 1400 applications they already have". He also cited the fact that there are over 13,000 pages of calculations and he didn't have time to review them but asked if Ms. Menendez could review the calculations and "point him in the right direction". Ms. Menendez previously identified this exact issue in her opinion, writing that reviewing a 13,517-page report with no summary page is "overwhelming to review" and "does not lead to a thorough review due to time constraints of the reviewer". I would imagine that this, in fact, is the case and is precisely why this stormwater plan must be scrutinized by the city.

Our meeting with the Sarasota County Stormwater Division centered around the Laurel Road widening project and its effect on stormwater in the area. We were told that the runoff would likely go east to the Myakka River. We were further informed that the ponds in the local area, including LL-7, are joint use ponds and that some runoff from the Laurel Road project may enter them. Pond LL-7 is the pond to the west of this project and is proposed to accept runoff from the Village. This same pond is currently

in use by the Cielo and Fiore. For this project, Pond LL-7 WILL NOT be modified to accept additional runoff.

We also learned that Sarasota County has more restrictive stormwater criteria than the SWFWMD. Here is a chart from the Sarasota County “Stormwater Manual”:

3.1 COMPARISON OF COUNTY AND SWFWMD CRITERIA

The UDC explicitly adopts SWFWMD criteria provided in SWFWMD’s *Permit Information Manual* and applicants are directed to SWFWMD’s *Environmental Resource Permit (ERP) Applicants Handbook I and II* for further guidance on state criteria. The County requires additional stormwater design criteria that are established in the UDC as summarized in Table 3.1.

Table 3.1 Summary of Additional Stormwater Design Criteria

| Design Criteria | Sarasota County | SWFWMD |
|--|---|-----------------------------------|
| Regulated design storm return periods | 10-year, 25-year, and 100 year | 25-year |
| Treatment volume for dry retention ponds | 1 inch of rainfall | 0.5 inch of runoff |
| Treatment volume for wet detention ponds | 1 inch of runoff | 1 inch of runoff |
| Treatment volume when discharging directly into saltwater tidal systems, bays, or the gulf | 1.5 X required treatment | No additional treatment criteria |
| Demonstration of no adverse impact via watershed-scale modeling ¹ | Required when land development equals or exceeds 35 acres total area or 8 acres impervious area | Not required for land development |
| Definition of adverse off-site impact | 0.01 foot or more of model-predicted stage increase ² | No quantitative definition |

¹ SWFWMD uses presumptive flow criteria (pre-development peak discharge greater than or equal to post-development peak discharge) to protect against adverse impacts. Sarasota County uses presumptive flow criteria for projects less than 35 acres total area and less than 8 acres impervious area.

² The County may allow model-predicted stage increases that do not create adverse off-site impacts.

Furthermore, we were informed that the city of North Port is leaning forward in their approach to stormwater management for new development. They are requesting that developers model stormwater systems for a 100-yr/24-hour event versus the 25-year/24-hour event mandated by SWFWMD. This will become mandatory in 2027. The City

of North Port stormwater engineer e-mailed me the following LDR excerpt after I cold called him and with the understanding that I am not a North Port resident:

| | |
|-----|---|
| IV. | <p>New Site Development: : The available stormwater pond attenuation volume for new site developments must be capable of attenuating for the 100-year 24-hour duration storm per SWFWMD criteria. Within a new development, the stormwater runoff piping and conveyance system hydraulic grade line (HGL) analysis shall be based on a 100-year 24-hour duration storm event and shall not cause any adverse flooding impacts on-site or off-site. Deliberate flooding of a parking area in a 100-year 24- hour duration storm event is not allowed. The tail water for the HGL analysis shall be based on the stage in the receiving pond at the time of peak flow.</p> <p>For the HGL analysis, The City Stormwater Manager can allow a greater level of flooding during the peak of a 100-year 24-hour duration storm event on a case-by-case basis, if sufficient documentation is provided to show that this level of flooding cannot be avoided, and the flooding can be demonstrated to not adversely impact public health and safety, natural resources or other property. The flood depth and duration of the flooding must be defined in the attenuation analysis, and justification provided to show why public health and safety is not compromised.</p> <p>This regulation will become effective on July 1, 2027, or upon amendment, expiration, or repeal of Chapters 2023-304 and 2023-349, Laws of Florida; voluntary compliance is encouraged in advance of the effective date of this provision.</p> |
|-----|---|

The City of Venice stormwater standards may be found in Chapter 87, Section 3.3 of the Land Development Code. Important points are highlighted in yellow.

C. Stormwater Facilities. It shall be the developer's responsibility to provide all necessary stormwater facilities such as stormwater culverts, pipes, junction boxes, outfalls, swales, canals, structures, ponds, drainage wells, and all other associated improvements to serve the proposed development. The developer shall obtain an approved SWFWMD permit, permit modification, or exemption prior to commencement of construction activities. A complete stormwater management system shall be provided in all areas of development.

1. All stormwater facilities shall be designed and installed under the direction and supervision of a state-licensed professional engineer and in accordance with the City Standard Details.

2. Stormwater facilities must provide adequate disposal of surface water, maintain any natural watercourses, and provide that historic drainage patterns from adjacent parcels shall be maintained.

3. Stormwater facilities adjacent to regions with historical flooding or ponding shall minimize impacts and be designed to not further increase discharge volume in the region. Stormwater facility designs are to be submitted for approval by the City Engineer through the site and development plan process or as part of construction plan review.

4. In areas where high groundwater exists and it is deemed necessary by the City Engineer for the protection of paved streets, underdrains shall be installed.

5. The engineer is to provide the following statement on all plans requiring a SWFWMD permit: "The post-development runoff will not exceed the pre-development runoff for a 25-year, 24-hour storm event."

6. Drainage calculations must be provided to verify that the peak flow rate and total volume do not exceed the pre-developed runoff. Proposed development runoff may not additionally impact areas of existing flooding or ponding nor negatively impact adjacent property.

a. The stormwater collection system shall be designed in order to completely capture and convey the runoff for the

25-year, 24-hour storm event, unless otherwise determined by the City.

b. The City's EPA/NPDES permit guidelines are to be followed in stormwater system design.

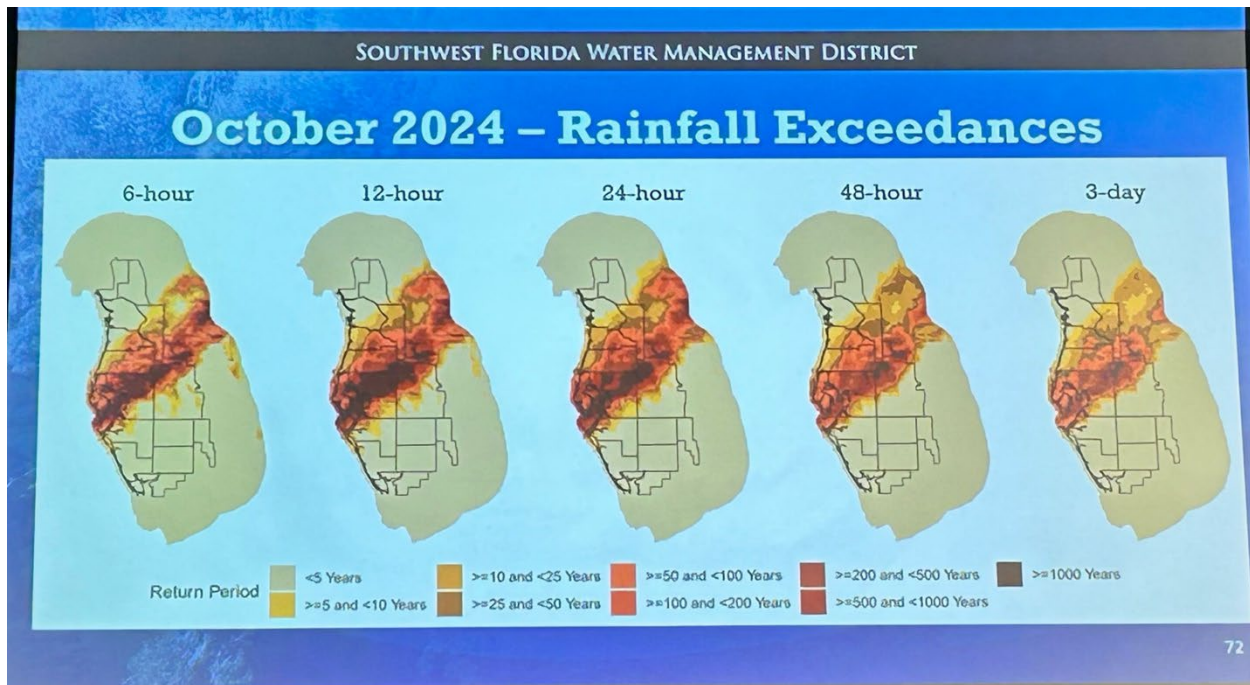
c. Best management practices (BMPs) are to be followed in all permanent constructed systems and in all construction procedures in accordance with the City Standard Details, and all other applicable local, state and federal requirements.

Chairman Snyder of the Planning Commission believes that SWFWMD makes the final approval on stormwater in the city of Venice. The city regulations above dictate otherwise. The city is approving this site plan, of which the stormwater system is a vital component. Per the sections of Chapter 87 highlighted above, the city certifies the plan and has the authority to mandate a better design.

The standards being used by the SWFWMD are based on rainfall amounts from the late 1980's. While the standards utilized by Sarasota County are more stringent, their rainfall amounts are also outdated. During two recent Sarasota County stormwater workshops, many of the county's commissioners expressed concern about this. Commissioner Neunder stated that the fact that the county is working under standards from 1992 gives him heartburn. Commissioner Cutsinger stated, "...part of the solution may be to revise those standards higher based on more current data." At a Sarasota County Commission workshop

on 21 January 2025, professional hydrologist Stephen Suau presented an independent study of the flooding caused by Tropical Storm Debby.

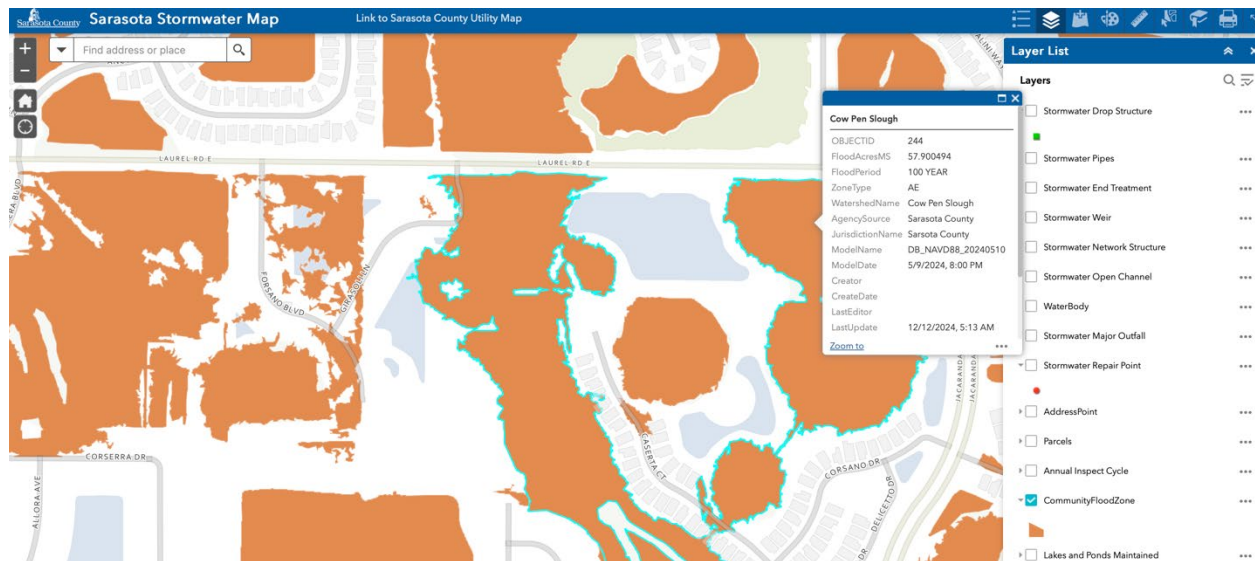
Mr. Suau concluded that SWFWMD and Sarasota County standards are based upon rainfall data nearly 30 years old. He recommended that Sarasota County, SWFWMD and other appropriate authoritative and academic agencies work together to update rainfall volumes for planning and regulatory purposes. This would include updating rainfall amounts using NOAA Atlas-14 standards and potentially modeling storms up to 500-year storms and multi-day storm events. The slide below, from the SWFWMD Board of Governors Stormwater workshop on 25 March 2025, depicts the rainfall Hillsborough County received on 9 October during Hurricane Milton. It is consistent with a 1000-year storm.



Mr. Suau’s findings were debated by the Sarasota County Commission on 12 March 2025. The commission expressed further interest in strengthening the stormwater modeling requirements, but chose a “wait and see approach” contingent on changes SWFWMD would make at their 25 March meeting. This workshop, which I attended, was only an informational session for its Board of Governors. They will be debating change over the next several months.

Another important item which must be addressed are the flood zone maps. Currently, FEMA shows the subject 10.4 acres as Zone X. It should be noted that this is based on information from 2014. The Sarasota County Flood Hazard Area map, which is current up to 2020, classifies the

wetland which will be filled and made impervious, as well as the wetlands adjacent to Cielo, as being in Flood Zone AE.



Once Pond LL-4 and the wetland are filled, there will be no floodplain compensation when a 100-year/24-hour storm is considered. With no proposed modification of Pond LL-7, and this flood zone information, it begs the question “where will this water go and are the adjacent homes at risk?”

I have taken the time to write this lengthy letter because it is important, and you are faced with a decision where residents’ lives and property hang in the balance. The key stormwater issues are:

1. A 10.4-acre parcel containing a 6.6-acre wetland and adjacent retention pond will be filled in, paved over and made impervious. This means more and faster runoff.
2. A professional stormwater engineer identified inaccuracies in the applicant’s stormwater

calculations, calculations made with out-of-date rainfall amounts and identifying that the pond and wetland intended to receive stormwater runoff from this project (and Fiore and Cielo) will not be modified. SWFWMD clearly missed this when reviewing the applicant's 13,517-page report.

3. Drone video taken **6 days** after Tropical Storm Debby showing inundated wetlands adjacent to homes in Cielo.
<https://youtu.be/TZw15RLs2ns?feature=shared>

4. A city regulation which states that engineers will certify that post-development runoff will not exceed pre-development runoff for a 25-year/24-hour storm. A 25-year storm produces about 8.5 inches of rain using 30-year-old standards. Consider that Hurricane Ian dropped 15 inches of rain in a 24-hour period and T.S Debby produced 9-12. (Slide from City of North Port Website)

Takeaway #2 - Stormwater system design

The permitted stormwater system was designed with a full build out plan at a 5-day, 10-year storm.

- Both how much rain and how quickly it falls make a difference in stormwater management.

| Duration | Average recurrence interval (years) | | | | | | | | | |
|----------|-------------------------------------|------------------------|------------------------|-----------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| | 1 | 2 | 5 | 10 | 25 | 50 | 100 | 200 | 500 | 1000 |
| 5-min | 0.580 (0.421-0.665) | 0.652 (0.540-0.732) | 0.765 (0.631-0.921) | 0.856 (0.702-1.04) | 0.976 (0.768-1.21) | 1.06 (0.819-1.35) | 1.15 (0.891-1.50) | 1.23 (0.871-1.66) | 1.33 (0.921-1.93) | 1.41 (0.939-2.01) |
| 10-min | 0.849 (0.704-1.02) | 0.954 (0.790-1.14) | 1.12 (0.925-1.35) | 1.25 (1.03-1.52) | 1.43 (1.12-1.78) | 1.56 (1.20-1.98) | 1.68 (1.25-2.20) | 1.80 (1.28-2.43) | 1.95 (1.32-2.72) | 2.06 (1.36-2.94) |
| 15-min | 1.04 (0.808-1.24) | 1.16 (0.964-1.40) | 1.37 (1.13-1.64) | 1.53 (1.25-1.85) | 1.74 (1.37-2.17) | 1.90 (1.42-2.41) | 2.05 (1.52-2.60) | 2.20 (1.59-3.06) | 2.38 (1.62-3.32) | 2.51 (1.69-3.59) |
| 30-min | 1.57 (1.30-1.88) | 1.76 (1.46-2.12) | 2.07 (1.71-2.49) | 2.32 (1.90-2.80) | 2.64 (2.08-3.28) | 2.88 (2.21-3.65) | 3.11 (2.30-4.06) | 3.33 (2.36-4.49) | 3.61 (2.44-5.02) | 3.80 (2.51-5.43) |
| 60-min | 2.04 (1.69-2.45) | 2.29 (1.89-2.74) | 2.68 (2.21-3.22) | 3.00 (2.46-3.63) | 3.43 (2.70-4.28) | 3.75 (2.89-4.78) | 4.07 (3.01-5.32) | 4.38 (3.10-5.91) | 4.78 (3.25-6.68) | 5.08 (3.36-7.25) |
| 2-hr | 2.51 (2.10-2.99) | 2.81 (2.34-3.35) | 3.29 (2.73-3.93) | 3.68 (3.04-4.42) | 4.21 (3.35-5.23) | 4.62 (3.58-5.84) | 5.02 (3.75-6.53) | 5.43 (3.87-7.29) | 5.96 (4.07-8.27) | 6.35 (4.22-9.01) |
| 3-hr | 2.73 (2.29-3.24) | 3.05 (2.59-3.62) | 3.58 (3.00-4.26) | 4.03 (3.24-5.02) | 4.65 (3.57-5.77) | 5.14 (4.01-6.48) | 5.63 (4.23-7.32) | 6.14 (4.40-8.24) | 6.82 (4.69-9.46) | 7.34 (4.90-10.4) |
| 6-hr | 3.07 (2.60-3.62) | 3.47 (2.93-4.09) | 4.15 (3.49-4.91) | 4.75 (3.97-5.64) | 5.62 (4.54-6.97) | 6.32 (4.86-7.97) | 7.06 (5.35-9.16) | 7.84 (5.68-10.5) | 8.93 (6.19-12.4) | 9.79 (6.58-13.8) |
| 12-hr | 3.43 (2.92-4.01) | 3.94 (3.35-4.61) | 4.86 (4.13-5.78) | 5.69 (4.78-6.71) | 6.93 (5.62-8.50) | 7.97 (6.34-9.89) | 9.09 (6.96-11.8) | 10.3 (7.51-13.72) | 12.0 (8.78-16.4) | 13.4 (9.03-18.6) |
| 24-hr | 3.92 (3.36-4.52) | 4.54 (3.89-5.22) | 5.67 (4.84-6.61) | 6.73 (5.71-7.94) | 8.36 (6.81-10.4) | 9.75 (7.80-12.2) | 11.3 (8.88-14.6) | 12.9 (9.51-17.2) | 15.3 (10.8-21.0) | 17.2 (11.7-23.9) |
| 2-day | 4.66 (4.03-5.37) | 5.34 (4.61-6.16) | 6.63 (5.70-7.66) | 7.85 (6.79-9.12) | 9.76 (8.14-12.1) | 11.4 (9.24-14.3) | 13.2 (10.3-17.0) | 15.2 (11.3-20.2) | 18.1 (12.9-24.8) | 20.5 (14.1-28.3) |
| 3-day | 5.18 (4.50-5.94) | 5.96 (5.17-6.84) | 7.40 (6.38-8.52) | 8.73 (7.60-10.1) | 10.8 (9.02-13.2) | 12.6 (10.2-15.6) | 14.5 (11.3-18.5) | 16.6 (12.3-21.8) | 19.6 (13.9-26.6) | 22.0 (15.1-30.2) |
| 5-day | 5.84 (5.07-6.71) | 6.49 (5.61-7.47) | 8.03 (6.89-9.27) | 9.44 (8.12-10.9) | 11.6 (9.69-14.1) | 13.4 (10.9-16.5) | 15.3 (12.3-18.3) | 17.4 (13.2-21.3) | 20.4 (14.6-27.6) | 22.9 (15.8-31.3) |
| 7-day | 6.33 (5.47-7.22) | 7.03 (6.05-8.01) | 8.56 (7.28-9.84) | 9.96 (8.42-11.6) | 12.3 (10.1-14.9) | 14.1 (11.5-17.9) | 16.0 (13.3-19.8) | 18.0 (13.9-23.1) | 21.0 (15.5-28.5) | 24.2 (17.5-34.0) |
| 10-day | 7.09 (6.23-8.05) | 8.01 (7.01-9.02) | 10.7 (9.40-12.2) | 12.3 (10.7-14.0) | 14.5 (12.1-17.3) | 16.3 (13.3-19.8) | 18.2 (14.3-22.7) | 20.2 (15.1-26.0) | 22.9 (16.5-30.6) | 25.1 (17.5-34.0) |
| 20-day | 11.2 (9.90-12.6) | 12.4 (11.0-14.0) | 14.5 (12.7-16.3) | 16.1 (14.1-18.3) | 18.5 (15.6-21.7) | 20.3 (16.7-24.3) | 22.1 (17.5-27.3) | 24.0 (18.1-30.6) | 26.4 (19.1-34.9) | 28.3 (19.8-38.1) |
| 30-day | 13.9 (12.4-15.5) | 15.4 (13.7-17.3) | 17.8 (15.5-20.9) | 19.7 (17.2-22.3) | 22.3 (18.9-26.9) | 24.2 (19.9-29.7) | 26.0 (20.9-31.8) | 27.8 (21.9-35.2) | 30.1 (21.8-39.4) | 31.8 (22.4-42.6) |
| 45-day | 17.6 (15.7-19.5) | 19.4 (17.3-21.6) | 22.3 (19.8-24.9) | 24.6 (21.7-27.6) | 27.5 (23.2-31.7) | 29.5 (24.4-34.8) | 31.5 (25.0-38.2) | 33.3 (25.3-41.8) | 35.5 (25.8-46.2) | 37.0 (26.2-49.5) |
| 60-day | 20.7 (18.6-23.0) | 22.9 (20.6-25.5) | 26.3 (23.5-29.3) | 28.9 (25.7-32.4) | 32.2 (27.3-37.0) | 34.5 (28.6-40.4) | 36.6 (29.2-44.2) | 38.5 (29.2-48.1) | 40.7 (29.6-52.6) | 42.1 (29.6-56.1) |

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parentheses are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA-Atlas 14 document for more information.

The City's Stormwater System was designed to handle a 10 year frequency, 5 day duration storm*

*5 day duration storms are no longer tracked

Hurricane Ian 9/28/22 delivered over 15 inches of rain in a 24 hour period

NOAA Rainfall Data Downloaded 9/4/24

5. Sarasota County and the city of North Port have adopted tighter stormwater standards. State agencies are debating making them more stringent by adopting current rainfall data.
6. Sarasota County Community Flood Hazard Area, using data up to 2020, has this site and the adjacent wetlands in Flood Zone AE

Given the information contained in this letter, the only conclusion that can be reached is that this stormwater system may very well be inadequate. **With no modifications to storage pond LL-7 and the wetland it drains into, and considering a functional wetland and existing retention pond will be filled and made**

impervious, how on earth can post-development runoff NOT be more than pre-development? We have experienced unprecedented rainfall in this area. If we experience rainfall amounts commensurate with a 1000-year storm, will this stormwater system be able to handle the volume and speed of the stormwater runoff? A stormwater engineer questions its ability to do so in her report. Additionally, other municipalities and state agencies have recognized the urgent need to avoid minimum standards and apply modern stormwater standards to development.

As far as the “Village at Laurel and Jacaranda” is concerned, Venice has an opportunity to do the right thing, in both instances, NOW! This can be accomplished by hiring an independent stormwater engineer to review the applicant’s stormwater calculations and models, which have been called into question. In addition, the engineer can run models for **at least** a 100-year/24-hour event and preferably model a 500-year storm given what is at stake. Current rainfall amounts using NOAA Atlas-14 standards can be plugged in. If the proposed stormwater system is modeled using the above criteria and it performs well, case closed. Everyone sleeps well at night. If the stormwater system cannot handle the rate and volume of water similar to the types of storms we’ve experienced in the recent past, then it should be modified to do so.

The question that must be asked is given this information, is it prudent to approve this site plan without a thorough

analysis of its deficiencies? If the answer is yes, one must get comfortable with the idea that someday these decisions will have to be justified to a homeowner whose home just flooded or a person who lost a family member in a traffic accident. Passing the buck to an overburdened government agency or to the county will not suffice. The buck stops with this city council, and the decision is now yours.

Respectfully,

//signed// 7 April 2025

Kenneth Baron

209 Corelli Dr

443-867-4172

From: [John Moeckel](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Petition 22-40SP Village of Laurel and Jacaranda Comments.
Date: Monday, April 7, 2025 2:24:17 PM

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

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

Please add the following comments to the comments for Petition 22-40SP, Villages of Laurel and Jacaranda

Best,

John Moeckel

April 9, 2025 10am City Council.

Hello, my name is John Moeckel and I live in the Venetian Golf and River Club.

My purpose in being here today is to respectfully urge you to reject the appeal of the approved Publix Shopping Center Site and Development Plan.

This shopping center is crucial to meeting the needs of our ever-growing community. As you may know, the new SMH hospital already has plans to expand to over 600 rooms, which will no doubt add to the existing multiple new businesses, hotels, and medical buildings. In addition, thousands of new homes and apartments have either been completed or are underway.

As you probably know, Publix has shopping centers in residential areas all over Florida, as the leading supermarket company in the region. Publix has determined through their own demographic studies that a new Publix is needed as the 2 existing local markets will not be able to keep up with the growth. Publix will spend millions of dollars on the project, and employ around 150 Publix Associates, in addition to creating the jobs associated with such a development.

Our Venetian Golf and River Club master association's legal team initially advised the Board to work with the developer on this project for the best result for the community. They completely ignored that advise and it has cost our community tens of thousands of dollars. And has pitted neighbor against neighbor. The word on the street now is that we are a divisive community which has had a negative effect on our property values.

As president of the VGRC Community Association, I worked with Mr. Neal on several projects in North Venice, and he consistently worked with us for the best outcome. I believe the same result would have occurred in this situation.

In my view, this development would address a large number of needs of the growing number of citizens you serve. In addition to neighborhood localizing services and retail, it will create more local jobs, change the intensity of traffic patterns travelling to more distant locations, and will certainly increase tax revenues.

This very small neighborhood shopping center will be compatible in our residential area as it has in hundreds of other Publix shopping centers in Florida.

You the city council approved the rezone on this property and the planning commission approved the site and development plan, which went beyond the requirements.

This is why I believe the project should go forward and am hoping you agree. Thanks for your consideration.

I ask that you deny the appeal to the approved Site and Development Plan for this project.

Our community needs to get back to the fun place to live and play.

Thank You!!

From: [Cathy Cardona](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Please do not approve the Neal Site and Development Plan
Date: Monday, April 7, 2025 6:03:58 PM

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

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

City Council Members,

We respectfully request that you not approve the Neal Site and Development Plan in its current form. We hope you will take into account the concerns of local residents. There are 3 major compelling factors that need to be addressed:

1. The proposed intersection at Veneto and Laurel Road will be unsafe and hazardous without traffic lights. The volume of traffic that will enter/exit the 70,000 sq ft shopping center will no doubt need to be managed appropriately to avoid dangerous situations for so many residents and visitors. Due to the increase in Laurel Road traffic it is already becoming difficult to turn left and right to exit. With the large number of homes recently built, can you imagine the volume of people that will exit/enter this large plaza? Just go and observe the traffic at the Jacaranda Publix!
2. The stormwater flooding issues need to be fully addressed before it is too late to do so.
3. The compatibility of a development this size with the surrounding purely residential area and the high intensity of use of the magnitude of this project will destroy the peace and content lifestyle of those of us who purchased our dream homes here. Please do not let this happen!

Thank you for your consideration of doing what is rights for your constituents.

Respectfully,

Catherine and Danilo Cardona
118 Medici Terrace
North Venice, FL 34275

From: [Dawn Rhodes](#)
To: [City Council](#)
Cc: [Di Giovine Ron](#); [Dawn Rhodes](#); [Board and Council Messages](#)
Subject: Attachment for City Council Meeting on April 9th- Neal Site Plan
Date: Tuesday, April 8, 2025 9:05:03 AM
Attachments: [Venice Planning Commission 4.9.25.docx](#)

You don't often get email from dawnrhodes13@gmail.com. [Learn why this is important](#)

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

To: City Council

Please find our attached letter for our protest regarding the development of the Neal Shopping Center and its ramifications for our homes adjacent to this huge development. We wish to be heard and consideration be taken of our concerns.

Regards,
Dawn Rhodes
Ron DiGiovine

April 8, 2025

Venice Planning Commission

Re: Proposed Neal Shopping Center on Laurel Rd.

Our names are Dawn Rhodes & Ron DiGiovine, I live in Venetian Golf & River Club on Avalini Way, my home is adjacent to Laurel Road and across from the firehouse, this is located where the proposed new traffic light will be installed. Along this portion of Laurel Road, we have only a fence line with little foliage barrier due to the last 3 hurricanes. No wall was installed 23 years ago because this high traffic was not anticipated.

Widening of Laurel Rd and placing a light at Jacaranda will destroy our homes privacy and home value. There was no consideration of the impact to our homes with the high density of traffic.

If a shopping center with high volume of traffic is to be built, we are completely against it. It will have the following implications:

1. Noise
2. Traffic which will become too much for the current density we have
3. Loss of more wetland and habitat for our wildlife
4. Safety: Danger for those living in the VGRC in traffic exiting and entering our community
5. Flooding danger (we already had our streets flooded during Hurricane Ian with fish!)
6. Lighting- there will be street lights and headlights shining in my home
7. We already have 3 Publix close to our homes, we have no need for a fourth!
8. The current Laurel Road Publix shopping strip is not full occupancy and has availability for new stores, please fill those before you add more shopping centers.
9. This shopping center Neal is proposing is Not Compatible with our residential area
10. It is reducing the value of our home because of the increase of traffic on the widened road which is only a few bushes away from our property
11. The additional 10 acres that Neal took will also allow for another high traffic volume convenience store and possible gas station- Is this necessary

with the two other convenience stores at Laurel and Knights Rd. Again, not compatible with our properties and communities here.

12. There is no need for the road to be expanded on Laurel Rd to 7 lanes, entrances for the shopping center should come off from Jacaranda.

13. Why would there be any need at all to expand Laurel Road size between Jacaranda and the Venice Park? This stretch of road only services Vincenza, the exit to VGRC and the park. This is a traffic nightmare, and will cause accidents for residents trying to make left turns out of VGRC. The City of Venice will be held accountable for accidents here!

As an alternative we suggest:

1. An alternative to the high-density strip mall; Medical building or medical offices which would help the SMH Venice Hospital down the street and people in the community
2. A wall **must** be constructed all along Laurel Road from Jacaranda down to the exit gate of the VGRC to protect from the added density and traffic, this at the **expense of the developer, or the City of Venice** whom approved this complex, without thought to those living here.
3. Street lighting must be of a restricted height and brightness
4. Move the main entrance of shopping center to Jacaranda for a safer entrance.

Please help save our community from becoming over developed. It is not the Venice we moved here for. It is becoming a place for developers to place any cheap housing and strip malls. Enough! Half of what is currently available is not occupied. Please use what we already have and keep our area with a sense of relaxation, good architecture and community!!!

I hope that our voice and those of my neighbors will be considered and not allow developers to ruin our community.

Dawn Rhodes / Ron DiGiovine / 147 Avalini Way / Cell: 517-712-0449

From: [Deepa Thakar](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Plan petition no. 22-40SP
Date: Tuesday, April 8, 2025 2:01:31 PM

You don't often get email from dkthakar0423@gmail.com. [Learn why this is important](#)

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

Venice City Council,

As a resident of Cielo, I am compelled to express my serious concerns regarding the construction at the corner of Laurel and Jacaranda. If not executed with proper oversight, this project poses a significant risk of flooding to our neighborhood.

Catalyst Engineering has already outlined the potential damages this construction could cause, and I urge you to thoroughly review the latest stormwater management plan. It appears Neal is relying on outdated plans and leveraging their influence to downplay the very real consequences this project could have on our community.

Frankly, we do not need another Publix in this area. It is vital to preserve what little remains of Florida's natural landscapes rather than replacing them with unnecessary developments. I strongly encourage you to take this matter seriously and act in the best interest of the residents and our environment.

--

Sincerely,

Deepa Thakar
Mobile: 630-921-3455

From: [Ron](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Safety and storm-water concerns: Village at Laurel and Jacaranda Site and Development Plan Petition No. 22-40SP
Date: Tuesday, April 8, 2025 10:16:23 AM

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

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

Mayor Pachota and Venice City Council Members

I am Ron Walters, a resident of the Aria community in North Venice for nearly 3 years. In anticipation of the upcoming appeal of the shopping center at Laurel and Jacaranda, I am writing once more to ask your consideration regarding two major areas of concern over the design approved by the Planning Commission.

#1 – The loss of so many acres of wetlands is very concerning for 100's of homeowners in the nearby surrounding areas. When my wife and I moved into our home in the Aria subdivision almost 3 years ago, according to the FEMA flood zone map, our home was well outside any flood zone. This was a key factor in our choice of lots. Post Hurricane Ian, FEMA redrew the maps for the area. Our home is now less than 50' from a flood zone. While we once thought we were safe from flooding and the need for flood insurance, that is no longer the case. We have added flood insurance to our homeowner's insurance policy... another significant unexpected expense we have had to incur since our move to the area. So, for me personally, this is an extremely important concern.

Also consider that the North Venice Community Alliance, on their own dime, hired a flood water expert to evaluate the area and review the findings of developer's expert. Their analysis found flaws in the developer's expert findings... including the fact that the most recent Sarasota County flood water information was not used in the developer's study.

You may have also seen a drone video created by a Cielo resident which shows what the wetlands looked like following hurricane Debbie. I believe this video clearly demonstrates the important role the wetlands play in protecting the nearby residential properties.

I attended the Planning Commission meeting where I shared my personal concerns, heard many other residents do the same. I heard and saw NVCA representatives share the drone video as well as their flood zone analysis. I heard many pleas from residents and NVCA to move forward cautiously to be sure all appropriate steps are taken to protect the surrounding communities. The key ask of the Commission members was to hire an independent flood water expert to review the conflicting studies and ensure the most recent flood water data is being considered. I think we

can all agree that any flood water study for the area which relies on data from 2014 is likely flawed.

I along with the rest of the community in attendance, walked away shocked that the Commission approved the developer's petition without considering the communities very reasonable request for the independent study. It was a real head scratcher. Yes, there is a cost involved, but protecting person and property should be priceless. I can't imagine many Venice residents who would oppose their tax dollars being used to help their neighbors in this way.

Here is your opportunity to correct the decision made by the Planning Commission. Please recommend and approve an independent flood water study to ensure the developer's plans are sufficient to protect the residents of this part of North Venice. Demonstrate to the residents of North Venice that we are more than a source of tax revenue for the City.

#2 – The proposed placement of the main entrance for the shopping center. Please review and study the plan for yourselves. It is directly opposite of the entrance to the Venetian Golf and River Club (VGRC) entrance, creating a new 4-way intersection. At the intersection, Laural Road will consist of four through lanes and 3 turn lanes. Laural Road will go from a 3-way, two lane road to a 4-way seven lane road... with NO traffic light.

Now consider the likely event VGRC residents will access the shopping center by crossing the seven lanes in their cars or golf carts... even biking or walking isn't out of the question. Anyone applying just a bit of common sense will recognize a high probability of a serious accident when they see one.

Someone is going to get hurt. The main entrance cannot remain in this location with out traffic signal. Please use your authority to require the developer to either a move the entrance or get a variance for the traffic signal from the County.

Thank you for your time.

Ron Walters

From: [bttboysen](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Shopping Center at Jacaranda and Laurel Road
Date: Tuesday, April 8, 2025 3:03:49 PM

[You don't often get email from bttboysen@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

To: The City Council
Re: Shopping Center at Jacaranda and Laurel Road

As a long term resident of Venice and an owner in the Venetian Golf and River Club for 18 years, I want you to know that that I have many concerns about the construction of a shopping center at Jacaranda and Laurel Road.

This commercial area will bring a significant increase in traffic and trucks, causing congestion and more difficulty exiting my community. This will be a safety concern to pedestrians, bikers and drivers.

This type of development was never intended to occupy this area. It is incompatible with the surrounding communities. It is unfortunate that the zoning was changed after many owners purchased their homes and never expected to see the wetland changed to a commercial area.

Currently the two retention ponds collect rain water which helps to prevent flooding. Destruction of these ponds not only destroys the natural beauty of the area, but will increase the potential for flooding of nearby homes.

I hope you will reconsider your previous approval of this area as commercial and respect the concerns and requests of the homeowners.

Thank you
Bette Boysen
Owner, Venetian Golf and River Club

Sent from my iPad

From: [Jane Armstrong](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Further development of commercially zoned lands at Laurel Rd & Jacaranda Blvd.
Date: Wednesday, April 9, 2025 4:26:58 PM

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

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

Dear council members,

I am writing in support of limiting further expansion of commercial use on the properties, now zoned as commercial, at this important intersection.

There are two reasons that I am opposed. The hydrology of the entire county is a wild card, as witnessed by last summer's weather events. Our wetlands and the green spaces adjacent must be protected, not viewed as a work around for the real estate/development machinery now driving land use. A Comprehensive Plan that was an example of excellence, one of the first counties to comply, has been eviscerated and rendered a series a special exceptions, one 'public hearing' at a time. The hydrology of this area is a critical factor.

Secondly, and most important, those who already live here need to be heard and protected by those granting permission. It is a nexus of residential properties. Accessible retail/commercial services are already available. No one will be underserved by limiting what that poor decision to rezone as commercial now allows.

Commissioner Tom Knight has recognized that "being a good neighbor" should shape land use decisions. Our quality of life hinges on what is deemed 'allowable' as developmental sprawl advances, on a pay to play basis. We were here first. We're invested. Developers are here to cash in. Period. We have been watching and I am not at all happy about how this is playing out. This current action is NOT about affordable housing. It's about taking advantage. Let's be clear.

I am asking you to consider the same broad sensibility being witnessed in recent BOCC decisions. I would like to think the dreams of current residents are as valid as those seeking to commodify everything and everyone. That perspective relegates our community, habitat and residents alike, to winners or losers as acceptable collateral damage. Can we do something different? Please?

Respectfully,
Jane Armstrong
1141 Ocelot Rd, Venice, FL

34293

From: [ROBIN JACOBSON](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Neals project
Date: Wednesday, April 9, 2025 3:43:00 PM

[You don't often get email from robinjacobson@verizon.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

I am very much against this whole mess that could possible happening. Do not let is happen to us.