

From: [Kenneth Baron](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Please deny Petition 23-63RZ, GCCF PUD amendment
Date: Monday, April 8, 2024 6:03:10 PM
Attachments: [Please deny Petition 23-63RZ GCCF PUD amendment.msg](#)

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From: [Kenneth Baron](#)
To: [City Council](#)
Subject: Please deny Petition 23-63RZ, GCCF PUD amendment
Date: Monday, April 8, 2024 6:03:03 PM

Mr. Mayor, Members of the City Council-

My name is Kenneth Baron. I reside at 209 Corelli Drive in the Aria subdivision. I am writing to you to ask that you deny Ordinance 2-24-06, Petition 23-63RZ, GCCF PUD amendment to increase the density from 4.3 to 5.0 dwelling units per acre. This will permit a 25% increase in residences over what was initially approved for the GCCF Binding Master Plan and adds more pressure to a region already being devastated by development.

Pivotal in allowing this increase in density to become mathematically possible per the city's land development regulations is the result of Ordinance Number 2022-20, which swapped 24.1 acres from the Milano PUD (Tract 604) to the GCCF PUD, presently known as Vistera. While this land swap was blessed by the Venice Planning Commission and the Venice City Council, tract 604 of Aria Phase III remains a part of Aria in the Sarasota County Property Appraiser site and the Sarasota County Land Records. The residents of Aria have been told by the property management company, Castle Management, that tract 604 is still deeded to Aria and will remain this way until the property is turned over to the residents, at a date to be determined. In the meantime, the back security gate for Aria, which is on Tract 604, remains our responsibility, even though this land has now, under questionable terms, been assigned to Vistera. This gate has been inoperative for at least the last several months. It represents a potential security breach in our so-called "gated community" and the developer, who will make millions more if this amendment is approved, has done nothing to rectify the problem except provide a \$25.00 piece of chain and Master lock. Most of the time, the gate is left wide open.

I am against the increased density for not only the obvious reasons of increased traffic and the inner-city feel which Northeast Venice will soon boast, but for the simple reason that you would be approving a major change to density for property that isn't even deeded to the correct subdivision. I would ask you to have the developer wait until this land is deeded appropriately before considering a change in density....because once it happens, you can't get it back.

Thank you for your consideration.

regards,

Baron

Corelli Dr

Best

Kenneth

209

From: [Diana](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: Density
Date: Monday, April 8, 2024 10:21:51 PM

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

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Please vote against allowing a 25 percent increase in homes in Vistera. The new four story buildings on the Laurel Rd side will already present more traffic and accidents than any of us desire to witness. Thank you
Sent from my iPhone

From: [Tommye Whittaker](#)
To: [City Council](#)
Cc: [Boris Jovc, Council Member](#)
Subject: Wait on the PUD, please
Date: Monday, April 8, 2024 4:22:38 PM

[You don't often get email from twclub628@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Please DO NOT approve this tomorrow. It is an unnecessary addition, and the PUD process has not been defined ! Thank you

ORDINANCES - FIRST READING ORD. NO. 2024-06 An Ordinance of the City of Venice, Florida, Granting PUD Amendment Petition No. 23-63RZ for the GCCF Planned Unit Development (PUD) Located South of Laurel Road East, North of Border Road, East of I-75 (323.56± Acres), by Increasing the Density from 4.3 to 5.0 Dwelling Units Per Acre; Providing for Repeal of All Ordinances in Conflict Herewith; Providing for Severability; and Providing an Effective Date (Quasi-judicial)

Tommye Whittaker 613 West Venice Ave Venice, FL. 34285

Sent from my iPad

From: [Kenneth Baron](#)
To: [City Council](#); [Kelly Fernandez](#)
Subject: Ordinance 2-24-06, Petition 23-63RZ, GCCF PUD amendment
Date: Tuesday, April 9, 2024 4:31:18 PM
Attachments: [171260287337blob.png](#)
[1712605702954blob.png](#)

Mr. Mayor, Members of the Venice City Council-

I wanted to share with you the documentation I used to make the claims that I made and that was presented during today's city council meeting. I apologize because I should have forwarded this information to you when I sent the letter. I have redacted portions of the e-mail chain that are not pertinent for brevity. On the e-mail portion, the Regional Director of Castle Management states, on August 31, 2023, in regards to the construction gate on the back of the property, on Tract 604, "Your documents have not been changed and indicate that Aria is responsible for this area."

Furthermore, I have also included website links from the Sarasota County, which currently show Tract 604 on the Aria Phase III Plat documents (attached). I do not see this tract of land attached to any of the Vistera documents currently available for view. The attached Aria Phase III Plat drawing is the most recent document listed for Aria Phase 3 on the Sarasota County Land website. It clearly shows tract 604, which is now being used to calculate Vistera's density. Here is the link to the Vistera Plat documents: <https://secure.sarasotaclerk.com/SubPlatsSearch.aspx>

I am not a land use attorney. I am a citizen layperson who has seen so many smoke and mirror tactics, (final, final plat and using the applicant's attorney for a title opinion immediately come to mind) used in the city council chambers that it makes me distrust the entire process. Quite frankly, I do not believe there is much oversight of what developers are doing in this city. Answering application questions with the question and without objective evidence is but one example. Decisions on development are made too quickly and the entire process is unclear and confusing at best...perhaps that is by design. That said, when I see current documents on a county website showing this tract on Aria documents but not on Vistera documents, and then read comments by the Regional Director of Castle Management telling my neighbors that we as a community are responsible for this tract of land, it gets my attention as something we must do a deeper dive on. I make no apologies for raising the question.

The devil is in the details and until all aspects of this or any other land swap transaction are reconciled, including the plat documents, if applicable, we should not be recalculating the density of another subdivision. I was happy with the decision the council made today.

Please feel free to send this to the attorney who claimed I was wrong. I am a man of integrity and will promptly admit when I make an error. My only mistake was incorrectly using the term "deeded". I sincerely apologize for any confusion this may have caused.

Regards,

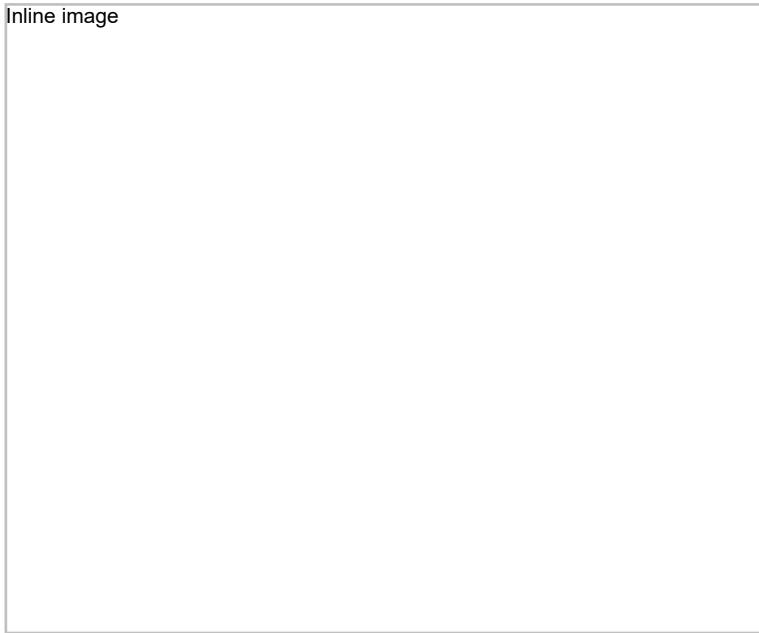
Kenneth Baron

Begin forwarded message:



From Sarasota County Clerk Official Records: Instrument Number 2021171125 Plat - Subdivision Aria Phase III

Inline image



Begin forwarded message:

From: Ron Walters <rjtraveler@yahoo.com>
Date: August 31, 2023 at 6:12:13 PM CDT
To: Sabrina Traeger <straeger@castlegroup.com>
Cc: Kathy Walters <kathy4united@yahoo.com>, Becky Joy <rjoy@castlegroup.com>
Subject: Re: Aria Land Swap

So let me get this straight... the Neal organization takes 24 acres, (including the emergency access gate), from Aria and gives it to Vistera. This allows him to modify the Vistera plat to add more sellable lots. He makes more \$\$\$ from these additional lots. What does Aria get? Worse than nothing... continued bills for maintenance and taxes as well as the future uncertainty of our "gated community" status.

Is my understanding correct? Wow... what a deal!

In all seriousness. Thank you for confirming what we suspected. It still doesn't make it right.

Best, Ron

Sent from my iPad

On Aug 31, 2023, at 3:20 PM, Sabrina Traeger <straeger@castlegroup.com> wrote:

Thanks for the information. We know that the land is not deeded to the association until turnover. This happens with most developers. Neal has confirmed its Aria and we can only go by that information and what is in governing documents. Your documents have not been changed and indicate that Aria is responsible for this area. Only when its deeded and the documents change Aria is responsible for maintaining this area.

Thanks Sabrina

[<130730logo_standardusetagline_78407771-6854-469a-9cca-7da08eda4d96.jpg>](#)

Sabrina Traeger

Regional Director | Castle Group
6311 Atrium Drive Suite 209, Lakewood Ranch, FL 34202
straeger@castlegroup.com | www.castlegroup.com
P: 813-455-0984



[<signaturerecommendation\(2\)_1567fa83-d687-49de-a632-308a636f23e3.png>](#)

From: Kathy Walters <kathy4united@yahoo.com>

Sent: Monday, August 28, 2023 12:14 PM

To: Sabrina Traeger <straeger@castlegroup.com>; Becky Joy <rjoy@castlegroup.com>

Cc: Ron <rjtraveler@yahoo.com>

Subject: Aria Land Swap

Caution: This email originated from outside the Castle Group organization. Please exercise caution when clicking on any links or attachments. When in doubt, contact the IT Department.

Good Afternoon,

Confirmed at Venice City Hall today with Nicole Tremblay, the land marked with dark grey has not belonged to Aria since 9/13/2022.

You both have worked with Builder controlled communities, so your expectations of their forthcoming honesty is probably negligible.

I am learning they are most interested in power and greed. No thought of moral honesty and integrity!

We will be needing invoices of Gate-Pros, Artistry and Impact, all dated work 9/13/2022 and forward.

Thanks

Kathy

<image001.jpg>

Sent from my iPhone