

From: [Roger Clark](#)
To: [Lisa Olson](#)
Subject: FW: Venice Planning Commission: Sep 5
Date: Thursday, August 31, 2023 12:03:57 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Please include as written correspondence for both the zoning determination appeal and the Cielo pre-plat.

Thanks,

Roger Clark, AICP

Planning and Zoning Director
Planning and Zoning
City of Venice
401 W. Venice Avenue
Venice, Florida 34285
Tel: [941-882-7432](tel:941-882-7432)
Cell: [941-468-0081](tel:941-468-0081)
Email: RClark@venicefl.gov
Web: www.venicegov.com



Need to Report an Issue? SeeClickFix Venice Connect is available as an app for Android and iPhone. Select SeeClickFix from your app store on your device and choose Venice, Florida. There is also a link to the program on the city's website, www.venicegov.com, or go directly to SeeClickFix at <https://venice.seeclickfix.com/venice>

PLEASE NOTE: This agency is a public entity and is subject to Chapter 119, Florida Statutes, concerning public records. Email communications are covered under such laws; therefore, email sent or received on this entity's computer system, including your email address, may be disclosed to the public and media upon request. If you do not want your email address released to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: 146bella@gmail.com <146bella@gmail.com>
Sent: Thursday, August 31, 2023 11:27 AM
To: Roger Clark <RClark@venicefl.gov>; Kelly Fernandez <kfernandez@flgovlaw.com>
Subject: Venice Planning Commission: Sep 5

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



Morning,

If there is a will there is a way with Neal and Boone. Please DO NOT approve this on Tuesday ! We sent to commissioners.

CORRECTION: Venice Planning Commission Meeting: Tue, Sep 5 (1:30PM)

Dear Friends and neighbors,

We want to update you on the upcoming Planning Commission meeting in connection with the Neal shopping center at LAUREL and Jacaranda.

First, a brief recap of the hurdles Neal must jump through in order to start construction. The first hurdle was the zoning change, which was passed by City Council by a 5-2 vote, against the advice of its own planning commission. It is this zoning change decision which we have appealed. The other two hurdles before Neal are: 1) the Preliminary Plat Amendment, where he would change the land map to reflect commercial property; and 2) the site development plan, where he will have to show the type, layout and scale of commercial buildings that will be placed on the property. Despite the fact that we have appealed the zoning change, Neal – at his own risk – can proceed with the preliminary plat and site development plans. If we win the appeal, the project is halted.

The City's director of planning & zoning directed Neal to submit the Preliminary Plat Amendment to the Planning Commission for a public hearing. Neal's attorney appealed this directive; insisting that the application should go straight to the City Council, bypassing a hearing before the Planning Commission. The ostensible reason is to save the City time and money. At its August 25 meeting, the Planning Commission voted 3-3 (with one member absent), forcing this appeal to be voted on again at

the Sept. 5 hearing.

Accordingly, on Sept 5, the Planning Commissioners will vote again on Neal's Appeal. If the appeal is denied, the Planning Commission will hear the Replat Amendment later during the same Sept. 5th session. If the appeal is approved, the Replat Amendment will be removed from the agenda.

The NVNA is proceeding on the basis that there will be a public hearing on the Replat Amendment. Of paramount importance is the validity of the legal title to the 10.42 acre parcel of land. For this reason, NVNA has recently submitted an email to the Planning Commission asking that they delay any hearing on the plat amendment application and obtain an outside independent legal opinion. This would address the accuracy of the title opinion supporting legal release submitted by Neal in the replat application. The full text of NVNA's email can be viewed on our Facebook page.

That release is no small matter: it attempts to remove the 10.42 acres of open space from the Cielo Covenants so that the applicant (Border and Jacaranda Holdings, or BJH) is free to build its shopping center on that parcel. NVNA believes that the release may be unenforceable under the law and that it should not be the basis for any title opinion.

In sum, NVNA is asking the city not to be hasty in deciding whether to approve BJH's application for the plat amendment. Given the amount of opposition to this controversial project, we believe it is imperative that the city make sure that the applicant has the legal right to build on the 10.42 acre parcel. It's that simple.

NVNA believes that a presence at the hearing by those opposing the shopping center would be helpful. We welcome any of you to talk during the public comment period about the importance of the city getting it right, even if it takes a few more weeks. Please refer to NVNA's email for some talking points. The residents of Venice deserve that much. Once the agenda for the September 5 planning commission is public, we will send you a link. The meeting is at City Hall on the island and starts at

1:30PM.

Meantime, wishing you all the best, and we remain so grateful for your continued support.

Stay in touch with NVNA:

nvnalliance@gmail.com

Find North Venice Neighborhood Alliance on Face Book at: [NVNA on Facebook](#)

With very best regards,

North Venice Neighborhood Alliance Inc.

The North Venice Neighborhood Alliance Inc. (NVNA) was established in April 2022 by concerned residents representing the interests of Laurel Rd East and Jacaranda Extension North to ensure responsible development within and surrounding our residential communities. NVNA is a nonprofit corporation under the laws of the State of Florida and operates as a 501(c)(4) under the Internal Revenue Code.



Copyright © 2023 North Venice Neighborhood Alliance, All rights reserved.

You are receiving this email because you opted in via email notification or signed our petition.

Our mailing address is:

North Venice Neighborhood Alliance
246 Montelluna Dr
North Venice, FL 34275-6616

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).



From: [Diana](#)
To: [Planning Commission](#)
Subject: Milano PUD
Date: Monday, June 13, 2022 11:57:01 AM

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

One can't ignore the local voting public in Sarasota and Venice are very disturbed by the over developing in their communities. Losing all this undeveloped land to development will be irreversible and should take much thought and avoid fast decisions. The very questionable legitimacy of Pat Neal's proposed commercial Milano PUD is an example of a hasty irreversible plan. The public is overwhelming against it and the nightmare traffic will be criticized as a mistake for years to come. Please try to look into the future and see what a mistake this would be. Pat Neal is being greedy, stretching the limits of the law, and not thinking of the people who buy his 7000 houses who were promised no commercial development. Please stop this madness. Thanking you in advance, Diana Watters, Venetian Golf and River Club

Sent from my iPhone

From: [Kelly Michaels](#)
To: [Planning Commission](#); [City Council](#)
Subject: FW: Milano PUD Development
Date: Monday, March 7, 2022 4:13:27 PM

FYI

From: Mitzie Fiedler <MFiedler@Venicefl.gov>
Sent: Monday, March 7, 2022 4:00 PM
To: Kelly Michaels <kmichaels@venicefl.gov>
Subject: Fwd: Milano PUD Development

Please incorporate into the record.
Thank you!

Get [Outlook for iOS](#)

From: dibaz@aol.com <dibaz@aol.com>
Sent: Monday, March 7, 2022 1:43:36 PM
To: webcieslak@gmail.com <webcieslak@gmail.com>
Cc: Darlene Cieslak <webcieslak@gmail.com>; Mitzie Fiedler <MFiedler@Venicefl.gov>
Subject: Re: Milano PUD Development

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

I am trying to find an answer for you.
Diane

[Sent from the all new AOL app for Android](#)

On Mon, Mar 7, 2022 at 12:13 PM, William and Darlene Cieslak <webcieslak@gmail.com> wrote:

Hi Diane, I just heard there is a meeting regarding Neal and this development tomorrow at Venice City Planning. If this is true, my question is do we have POA representation going and why hasn't there been a massive e-mail broadcast encouraging residents to attend? The environmental impact and traffic issues should be of great concern to all of us that live here. I have joined a writing campaign to Publix and they have not committed which is hopeful but we need to convince the City of Venice that egotistical Pat Neal should be not have a given of getting this through the process as he so arrogantly stating at meeting at our River Club. The City of Venice needs a packed house of opposition to this for so many obvious reasons.

Thanking you in advance for anything the POA can do moving forward with this.

Regards,

Darlene and Bill Cieslak

262 Portofino

Sent from my iPad

From: Gary Scott

<grscott520@gmail.com

Sent: Friday, July 28, 2023 9:19 AM

To: Planning Commission <PlanningCommission@venicefl.gov>; Roger Clark <RClark@venicefl.gov>; Kathleen Weeden <KWeeden@venicefl.gov>; Kelly Fernandez <kfernandez@flgovlaw.com>

Cc: Kelly Michaels <kmichaels@venicefl.gov>; Mercedes Barcia <mbarcia@venicefl.gov>; Toni Cone <TCone@Venicefl.gov>; Amanda Hawkins-Brown <ahbrown@venicefl.gov>

Subject: Replat of Cielo Subdivision in the Milano PUD

To All:

I am writing to object to the attempt by Border and Jacaranda Holdings, LLC (BJH) to bypass the City's process to achieve a final plat for the 10.42 acres within the Cielo subdivision upon which it intends to build a commercial shopping center. BJH is attempting to avoid a review of its plat that would otherwise be undertaken by the Planning Commission pursuant to 86-231(b)(3). BJH instead wants its replat of the Cielo subdivision reviewed by the City Engineer's office and then submitted to the City Council for approval most likely by way of the consent agenda, thus avoiding any public input, any public discussion, and perhaps any public knowledge. What is asked is that this applicant follow the process that all other applicants would be required to follow.

What follows are the facts gathered through my document requests to the City.

On June 14, 2022, BJH filed a preliminary plat amendment application regarding the proposed commercial center at the corner of Laurel Road and Jacaranda Boulevard. (Attached) That application, 22-39PP, attempted to limit the amendment to the 10.42 acres within the Cielo subdivision that were intended for the commercial center.

On August 1, 2022, the planning and zoning staff issued its comments to the applicant concerning that application. (Attached) Those comments indicated that the application was a replat of the entire subdivision, not just the 10.42 acres. The comments also included the request to "address F.S. 177.081(2) regarding the requirement for all property owners included in the recorded final plat for Cielo to execute the dedication on the proposed revised plat (or through separate instrument)."

To date there has been no response to the staff comments by the applicant and there has been no action taken by BJH to have its application processed by planning and zoning. Instead on February 16, 2023, Michele Thompson of Stantec Consulting on behalf of BJH submitted documents for the Cielo Replat to the City Engineer's office in an obvious attempt to do an end run around a Planning Commission's review. (Attached)

On March 16, 2023, Assistant City Engineer Jon Kramer emailed review comments to Stantec. (Attached) Those comments included the statement that if the Milano PUD amendment application was approved, "then the preliminary plat will need to be amended consistent with the proposed final plat." The comments also included the same request concerning F.S. 177.081(2) that was included in the planning and zoning staff comments of August 1, 2022.

Those comments are consistent with an email sent by Roger Clark to the city engineer's office on February 23 in which he stated, "This is something that Mr. Boone proposed to both Kelly (Fernandez) and I and I am not sure we agree with the proposed process that skips the preliminary plat process." Kelly Fernandez was copied on that email and she later that same day responded to all, stating, "I wasn't provided with the plat, but I presume all of the concerns I have previously expressed remain. If so, this would likely not pass planning review." (Email string attached)

On July 20 Jim Collins on behalf of BJH responded to the city engineer's comments. (Attached) Mr. Collins stated that he believed that an amendment to the Cielo preliminary plat was not necessary. Regarding F.S. 177.081(2) Mr. Collins stated that the parcel intended for the commercial center is owned by BJH and thus no other property owners shown on the Cielo final plat needed to sign any dedication. That ignores the fact that the application involves a replat of the entire subdivision and not just the 10.42 acre parcel as noted in the planning and zoning staff's original comments of

August 1, 2022.

Concerning F.S. 177.081, attached is a legal opinion issued by the Florida State Attorney General interpreting that statute. In the opinion the Attorney General provides the historical note that a previous version of the statute only required the developer to sign off. But the statute was amended in 1998 to its present form that requires not just the developer but all persons having an interest in the land to be platted to sign off. (Attached)

“While the second sentence of the subsection formerly required that the dedication be recorded by developers applying for approval of a plat or subdivision and having a record interest in the lands subdivided, it now requires all persons, corporations, or entities that have a record interest in the lands to record the dedication.”

Mr. Collins and BJH apparently wish to proceed under an earlier version of the statute. That should not be permitted.

Mr. Collins further states that the Cielo Covenants allow for the developer to “replat a portion of the original plat at its sole option.” That statement ignores Section 4.01(d) of the Covenants that provides that the developer may amend the development plan provided that the amendment “does not delete or convey to another party any Common Property designated, submitted, or committed to common usage if such deletion or conveyance would materially and adversely change the nature, size and quality of the Common Property.” The subject parcel of land was included as part of the land within Cielo identified as Common Property.

Please do not allow Pat Neal to once again ignore and subvert the laws and the processes that everyone else is expected to comply with. Neal Communities of Southwest Florida was allowed to avoid the City’s laws regarding the dedication of open space as they related to the Milano PUD and a similar thing should not be permitted regarding the City’s platting laws. Please require the applicant to amend the Cielo preliminary plat as both the planning and zoning division and the city engineer’s office have indicated is the correct procedure. Do not permit BJH to avoid a review by planning and zoning and the Planning Commission. Thank you.

Gary Scott



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

ESTABLISHED 1956

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

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

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

June 14, 2022

VIA ELECTRONIC SUBMITTAL

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

Re: Village at Laurel and Jacaranda– Preliminary Plat Amendment Application

Dear Roger:

As you are aware, we represent Border and Jacaranda Holdings, LLC in connection with the above-referenced matter.

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

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

Kind regards.

Very truly yours,



Jeffery A. Boone

Enclosures

cc: client (w/encl.)

Project Narrative & Comprehensive Plan Consistency Report Preliminary Plat Amendment (The Village at Laurel and Jacaranda)

The Village at Laurel and Jacaranda is a commercial development within the area defined by the Milano PUD and within the platted Cielo Development. It is located at the southwest corner of Laurel Road and Jacaranda Boulevard. The site is approximately 10.42 acres.

The proposed Preliminary Plat Amendment is consistent with all applicable elements of the City's 2017 Comprehensive Plan. Included among the applicable Elements, the proposed amendment is consistent with *Land Use Element and Northeast Neighborhood Element Strategies LU 1.2.16, LU 1.2.17, and LU NE 1.1.1.A and C.*, with respect to density/intensity and open space, and will allow for the provision of commercial services to the neighborhood while reducing current trip lengths required to obtain such services.



CITY OF VENICE
 Planning and Zoning Department
 401 W. Venice Avenue, Venice, FL 34285
 (941)486-2626 ext. 7434 www.venicegov.com

PRELIMINARY PLAT APPLICATION (NEW OR AMENDMENT)

Submit a complete application package to the Planning and Zoning Department. All information must be legible and will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-231 for complete preliminary plat submittal requirements.

PROJECT NAME: The Village at Laurel and Jacaranda	
Brief Project Description: Milano PUD commercial development	
Address/Location: Laurel Road and Jacaranda Boulevard	
Parcel Identification No.(s): 02391-04-1000	
Parcel Size: 10.42 acres	No. of Lots: 1
<input checked="" type="checkbox"/> Non-Residential <input type="checkbox"/> Residential (Requires School Concurrency)	
Zoning Designation(s): PUD	FLUM Designation(s): Mixed Use Residential
<i>Fees: The Zoning Administrator will determine if a project is a minor or major revision, then select correct fee and review fee below. A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586 (b-d) for complete code. *Extended technical review fee of \$1400 charged at third resubmittal.</i>	
<input type="checkbox"/> Application Fee (greater than 10 lots) \$5,061.39	<input type="checkbox"/> Review Fee \$2,692.22 OR
<input type="checkbox"/> Application Fee (ten or fewer lots) \$3,230.68	<input type="checkbox"/> Review Fee \$1,615.34 OR
<input type="checkbox"/> Application Fee (Amendment for minor revision) \$174.46	<input type="checkbox"/> Review Fee \$107.69 OR
<input type="checkbox"/> Application Fee (Amendment for major revision) \$3,289.90	<input type="checkbox"/> Review Fee \$1,615.34
Applicant/Property Owner Name (will be used for billing): Border and Jacaranda Holdings, LLC	
Address: 5800 Lakewoo Ranch Boulevard, Lakewood Rnch, FI 34285	
Email:	Phone:
Design Professional or Attorney: Shawn Leins, P.E., AM Engineering, Inc.	
Address: 8340 Consumer Court, Sarasota, FI 34240	
Email: sleins@amengfl.com	Phone: 941-377-9178
Authorized Agent (project point of contact): Jefery A. Boone, Esq.	
Address: 1001 Avenida Del Circo	
Email: jboone@boone-law.com	Phone: 941-488-6716



CITY OF VENICE

Planning and Zoning Department
 401 W. Venice Avenue, Venice, FL 34285
 (941)486-2626 ext. 7434 www.venicegov.com

PRELIMINARY PLAT Checklist

Application package is reviewed for completeness by Planning staff. If a document is not being submitted, please indicate N/A and the reason why it is not being submitted.

<input checked="" type="checkbox"/>	Application: Signed by agent and applicant.
<input checked="" type="checkbox"/>	Narrative: Provide a statement describing in detail the character and intended use of the development, in addition to the short description on page one of the application.
<input checked="" type="checkbox"/>	Agent Authorization Letter: A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. Authorization should not be for a corporation or similar entity. This individual will be the single point of contact for staff.
<input checked="" type="checkbox"/>	Statement of Ownership and Control: Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity. For multiple parcels collate by parcel the deeds, agent authorizations, and Sunbiz information.
<input checked="" type="checkbox"/>	Legal Description: Must indicate the PID with each respective description in Word format.
<input checked="" type="checkbox"/>	Public Workshop Requirements: (Section 86-41) 1. Newspaper advertisement 2. Notice to property owners 3. Meeting sign-in sheet 4. Summary of public workshop 5. Mailing List of Notified Parties (must include registered neighborhood associations)
<input checked="" type="checkbox"/>	Survey of the Property: Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. Date of survey: 6/2/22
<input checked="" type="checkbox"/>	Comprehensive Plan Compliant Report: Justification for the proposed amendment including a statement of consistency with the Comprehensive Plan.
<input checked="" type="checkbox"/>	Concurrency Application and Worksheet: *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, a signed and sealed electronic file will be required.
<input checked="" type="checkbox"/>	Binding Master Plan: Approved rezone ordinance with subdivision binding master plan.
<input checked="" type="checkbox"/>	School Concurrency (Residential Only): School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal NOT APPLICABLE
<input checked="" type="checkbox"/>	Common Facility Statements: If common facilities, such as recreation areas or structures, private streets, common open spaces, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained. See General Note No. 3
<input checked="" type="checkbox"/>	Stormwater Calculations: Document addressing drainage concurrency by means of a certified drainage plan.
<input checked="" type="checkbox"/>	Preliminary Plat Plans: Signed and sealed set of plans, consistent with Code Section 86-231(b)(2)a-o and 86-231(c)(1)a-m and indicate where each item can be found on the plan sheets.
<input checked="" type="checkbox"/>	Electronic Files submitted: Provide PDF's of ALL documents, appropriately identified by name. Submit each document as one pdf (not each sheet in an individual pdf). Please title all documents with a clear and concise title (e.g. Application, Narrative, Agent Authorization Letter, Statement of Ownership, Legal Description, etc.).

Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at the public hearing and will be contacted by staff regarding availability. By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name: Jeffery A. Boone, Esq.	Applicant Name:
Authorized Agent Signature:	Applicant Signature:
Date: 6/14/22	Date:

June 5, 2022

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

Re: Milano PUD Amendment (Commercial Parcel)

Ladies and Gentlemen:

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

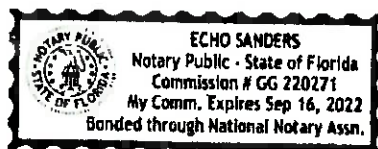
Thank you for your attention to these matters.

Very truly yours,
Border and Jacaranda Holdings, LLC

By: 
Pam Curran, Manager

STATE OF FLORIDA
COUNTY OF SARASOTA


I HEREBY CERTIFY that the foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence (✓) or () online notarization, on this 6th day of June, 2022, by Pam Curran, Manager for Border and Jacaranda Holdings, LLC, who is personally known to me (✓) or produced _____ as identification.



(SEAL)

My Commission Expires:

NOTARY PUBLIC

Sign 
Print Echo Sanders

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



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

SPECIAL WARRANTY DEED

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

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

See Attached, Exhibit "A"

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

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

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

WITNESSES:

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

Print Name: SHERRY S. DODDEMA

Print Name: Priscilla G. Heim

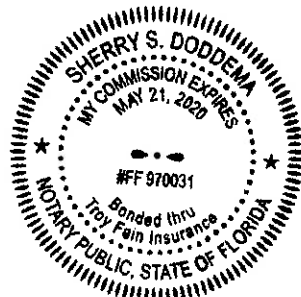
By: NCDG MANAGEMENT, LLC, a Florida limited liability company
Its: Manager
By:
James R. Schier
Its: Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

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

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

My Commission Expires:



SHERRY S. DODDEMA
Printed Name
NOTARY PUBLIC
STATE OF Fla. da
Commission No. _____

Exhibit A

THIS IS NOT A BOUNDARY SURVEY OF LAND PLAT

PAGE 1 OF 2

BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE NORTH LINE OF THE NW1/4 OF SECTION 35, T38S, RANGE 19E BEING N.58°21'00"E., AS SHOWN HEREON.

Commencing at the North 1/4 corner of Section 35, Township 38 South, Range 19 East and considering the North Line of the Northwest 1/4 of said Section 35 to bear South 89°20'49" East with all bearings contained herein relative thereto; thence South 89°20'49" East along and with said North line a distance of 2686.90 feet said point being the Northwest corner of said Section 35; thence South 00°33'31" West to a point on the South Right-of-Way line of Laurel Road as described in Official Records Instrument 2005236099 Public Records of Sarasota County, Florida a distance of 40.00 feet said point being the point of beginning; thence South 89°20'49" East, along and with said South Right-of-Way to a point on the West Right-of-Way of Jacaranda Road as described in Official Records Instrument 2013007710 Public Records of Sarasota County, Florida a distance of 2081.10 feet; thence along said Right-of-Way the next 26 calls; thence South 00°10'09" East, a distance of 860.89 feet to the beginning of a curve tangent to said line; thence southerly and southwesterly a distance of 552.33 feet along the curve concave to the west, having a radius of 936.00 feet and a central angle of 33°48'36"; thence South 33°38'27" West tangent to said curve, a distance of 166.78 feet to the beginning of a curve tangent to said line; thence southwesterly and southerly a distance of 574.82 feet along the curve concave to the east, having a radius of 941.00 feet and a central angle of 34°59'58"; thence South 01°21'31" East tangent to said curve, a distance of 52.24 feet; thence South 88°38'29" West, a distance of 119.62 feet; thence South 36°59'49" West, a distance of 242.13 feet; thence South 36°57'43" East, a distance of 104.70 feet; thence South 55°59'50" West, a distance of 36.93 feet; thence South 13°59'10" East, a distance of 13.67 feet; thence South 54°25'16" East, a distance of 7.64 feet; thence North 55°59'50" East, a distance of 39.98 feet; thence South 36°57'43" East, a distance of 29.75 feet; thence South 11°57'40" East, a distance of 108.67 feet; thence South 72°42'35" East, a distance of 123.31 feet to a point of cusp on a curve concave to the northwest having a radius of 821.00 feet and a central angle of 39°59'32" and being subtended by a chord which bears South 37°17'21" West 561.49 feet; thence southerly and southwesterly along said curve, a distance of 573.05 feet; thence South 57°17'07" West tangent to said curve, a distance of 1204.95 feet to the beginning of a curve tangent to said line; thence southwesterly and southerly a distance of 543.86 feet along the curve concave to the southeast, having a radius of 660.00 feet and a central angle of 47°12'49"; thence South 28°13'15" West, a distance of 20.94 feet to the beginning of a curve concave to the east having a radius of 680.00 feet and a central angle of 6°12'01" and being subtended by a chord which bears South 06°32'30" West 73.55 feet; thence southerly along said curve, a distance of 73.59 feet; thence South 00°04'06" West, a distance of 238.11 feet to the beginning of a curve concave to the west having a radius of 998.00 feet and a central angle of 8°58'01" and being subtended by a chord which bears South 04°20'49" West 156.03 feet; thence southerly along said curve, a distance of 156.19 feet; thence South 08°49'40" West, a distance of 99.31 feet to the beginning of a curve concave to the east having a radius of 1100.00 feet and a central angle of 13°48'11" and being subtended by a chord which bears South 05°46'17" West 264.36 feet; thence southerly along said curve, a distance of 265.00 feet; thence South 00°19'56" West, a distance of 127.78 feet; thence South 45°19'56" West, to a point on the North Right-of-Way of Border Road as described in Official Records Instrument 2004242187 Public Records of Sarasota County, Florida a distance of 28.56 feet; thence South 89°40'40" West, along and with said North Right-of-Way a distance of 1251.79 feet; thence North 00°08'51" West, along and with the West line of the East 1/2 of the East 1/2 of Section 34, Township 38 South Range 19 East a distance of 5153.31 feet to a point on the South Right-of-Way of said Laurel Road; thence South 89°32'09" East, along and with said Right-of-Way a distance of 1359.33 feet to the Point of Beginning. Containing 298.76 Acres, more or less.

BRIGHAM/ALLEN LAND SURVEYING
LB 7898

807 U.S. HIGHWAY 41 BYPASS SOUTH

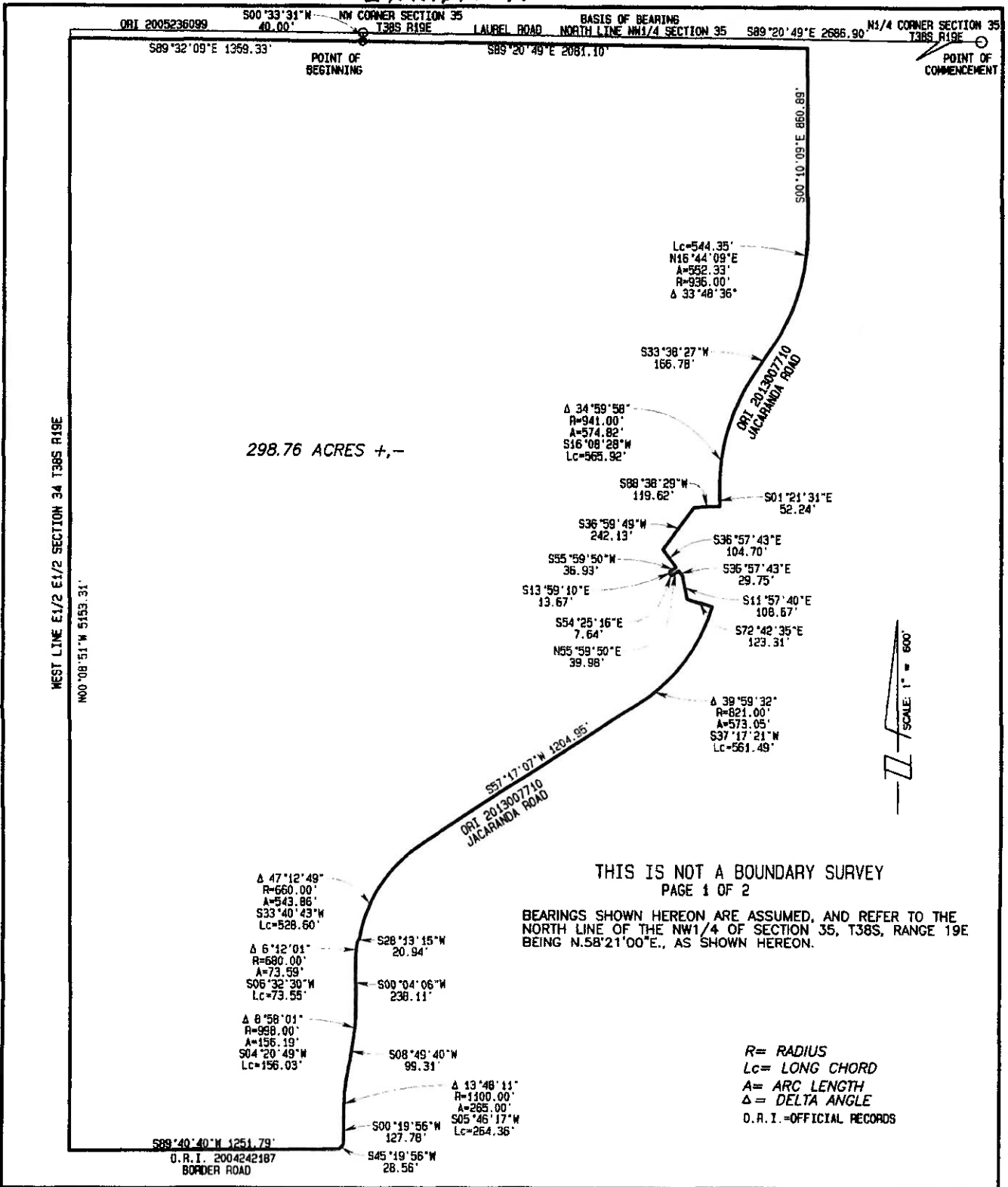
SUITE E
Venice, Florida 34286
ph. (941) 493-4430

brighamallensurveying@gmail.com

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.


BY:  DATE 10-07-16
Michael P. Allen
Professional Surveyor and Mapper PSM 6822 State of Florida

Exhibit A



BRIGHAM/ALLEN LAND SURVEYING
 LB 7898
 807 U.S. HIGHWAY 41 BYPASS SOUTH
 SUITE E
 Venice, Florida 34285
 ph. (941) 493-4430
 brighamallensurveying@gmail.com

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
 FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT
 OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BY: 
 Michael P. Allen
 Professional Surveyor and Mapper PSM 6822 State of Florida

DATE 10-07-16

LEGAL DESCRIPTION (BY SURVEYOR)

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT 700, CIELO SUBDIVISION AS RECORDED IN PLAT BOOK 53, PAGE 288 OF SARASOTA COUNTY OFFICIAL RECORDS, THENCE SOUTH 00°00'06" WEST, A DISTANCE OF 55.04 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF JACARANDA BOULEVARD TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG THE SAID RIGHT-OF-WAY SOUTH 00°00'06" WEST, 478.24 FEET;
THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89°14'10" WEST, 935.70 FEET;
THENCE NORTH 00°45'50" EAST, 72.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 17.60 FEET AND WHOSE CHORD BEARS NORTH 11°25'30" WEST, 7.43 FEET;
THENCE NORTHERLY 7.49 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°22'40", TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 110.67 FEET AND WHOSE CHORD BEARS NORTH 11°23'08" WEST, 46.88 FEET;
THENCE NORTHERLY 47.24 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'24";
THENCE NORTH 00°50'34" EAST, 130.16 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AND WHOSE CHORD BEARS NORTH 11°31'26" WEST, 26.97 FEET;
THENCE NORTHERLY 27.18 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°43'15", TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 94.50 FEET AND WHOSE CHORD BEARS NORTH 11°58'28" WEST, 39.00 FEET;
THENCE NORTHERLY 39.29 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 23°49'11";
THENCE NORTH 00°03'52" WEST, 159.00 FEET TO THE SOUTH LINE OF TRACT 700 OF SAID CIELO SUBDIVISION;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°10'25" EAST, 957.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.42 ACRES OR 453,722 SQUARE FEET, MORE OR LESS.

Meeting ID	Topic	Start Time	End Time	User Email	Duration (Minutes)	Participants
81005876063	GCCF - Milano PUD Amendment	1/6/2022 16:53	1/6/2022 18:45	jboone@boone-law.com	112	298
Name (Original User Email)		Join Time	Leave Time	Duration (Minutes)	Guest	
ctroy iPhone iOS 11.4.0 HFLR		1/6/2022 17:32	1/6/2022 17:33	2	Yes	
ctroy iPhone iOS 11.4.0 HFLR		1/6/2022 17:35	1/6/2022 17:37	2	Yes	
ctroy iPhone iOS 11.4.0 HFLR		1/6/2022 17:37	1/6/2022 17:38	1	Yes	
George Christigkchristie@comcast.net		1/6/2022 17:42	1/6/2022 17:43	2	Yes	
Jimandnola@h.jimandnola@hotmail.com		1/6/2022 18:11	1/6/2022 18:12	2	Yes	
Jeffery Boone jboone@boone-law.com		1/6/2022 16:53	1/6/2022 18:45	112	No	
Elana		1/6/2022 16:53	1/6/2022 17:00	7	Yes	
ahoffner		1/6/2022 16:53	1/6/2022 16:57	4	Yes	
Bob Brodsky rbrodsky4968@gmail.com		1/6/2022 16:53	1/6/2022 17:00	7	Yes	
Paul & Dee Glatz		1/6/2022 16:53	1/6/2022 17:00	7	Yes	
Mark Fafor		1/6/2022 16:53	1/6/2022 17:00	7	Yes	
Cherri Kasmirski		1/6/2022 16:53	1/6/2022 17:00	7	Yes	
Randy		1/6/2022 16:53	1/6/2022 17:00	7	Yes	
Sharon George		1/6/2022 16:54	1/6/2022 17:00	7	Yes	
Charlene Moec.jcminflorida@gmail.com		1/6/2022 16:54	1/6/2022 17:00	7	Yes	
Fiedler		1/6/2022 16:54	1/6/2022 17:00	7	Yes	
Nicholas's iPad		1/6/2022 16:54	1/6/2022 17:00	7	Yes	
Zamvel Oywetsky		1/6/2022 16:54	1/6/2022 17:00	7	Yes	
DOJOS		1/6/2022 16:54	1/6/2022 17:00	7	Yes	
JAL52		1/6/2022 16:54	1/6/2022 17:00	7	Yes	
Kate & Michael Browner		1/6/2022 16:54	1/6/2022 17:00	7	Yes	
Marshall Happelhapper@happer.com		1/6/2022 16:54	1/6/2022 17:00	7	Yes	
Nancy		1/6/2022 16:54	1/6/2022 16:54	1	Yes	
708612		1/6/2022 16:54	1/6/2022 17:00	7	Yes	
Louis Kovach		1/6/2022 16:54	1/6/2022 17:00	7	Yes	
SALT TALKS		1/6/2022 16:54	1/6/2022 17:00	7	Yes	
Roggu		1/6/2022 16:54	1/6/2022 17:00	7	Yes	
Boone	jackson.boone@boone-law.com	1/6/2022 16:54	1/6/2022 17:00	7	Yes	
sandn		1/6/2022 16:54	1/6/2022 16:57	3	No	
Charles M Naylor		1/6/2022 16:54	1/6/2022 17:00	7	Yes	
		1/6/2022 16:54	1/6/2022 17:00	7	Yes	

Est Andersen	estherandersen@comcast.net	1/6/2022 16:54	1/6/2022 17:00	7	Yes
Lew		1/6/2022 16:54	1/6/2022 17:00	7	Yes
Truman & Pamela Henard		1/6/2022 16:54	1/6/2022 17:00	7	Yes
iPad2-20 (3)		1/6/2022 16:54	1/6/2022 17:00	6	Yes
Steve T.		1/6/2022 16:54	1/6/2022 17:00	6	Yes
buzbr		1/6/2022 16:54	1/6/2022 17:00	6	Yes
Bob		1/6/2022 16:54	1/6/2022 17:00	6	Yes
Dawson		1/6/2022 16:54	1/6/2022 17:00	6	Yes
Donald Bornstein		1/6/2022 16:54	1/6/2022 16:56	2	Yes
Karl Gericke		1/6/2022 16:54	1/6/2022 17:00	6	Yes
RM		1/6/2022 16:54	1/6/2022 16:55	1	Yes
Linda's iPad		1/6/2022 16:54	1/6/2022 17:00	6	Yes
Tom		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Ronni Shullmar'rsmus@aol.com		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Janet Johnson's iPad		1/6/2022 16:55	1/6/2022 17:00	6	Yes
iPad		1/6/2022 16:55	1/6/2022 16:55	1	Yes
Jan burtram		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Rose Canepa	rosecanepa@yahoo.com	1/6/2022 16:55	1/6/2022 16:59	5	Yes
iPhone wendroff		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Susan Rector	rectorsmythe@hotmail.com	1/6/2022 16:55	1/6/2022 17:00	6	Yes
Linda		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Harvey Feltquate		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Ken Smaha		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Nancy		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Stantec- Frank Domingo		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Ashley		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Paul		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Laurie Criego	laurie.criego@gmail.com	1/6/2022 16:55	1/6/2022 17:00	6	Yes
Carol Huber	siestakey5010@gmail.com	1/6/2022 16:55	1/6/2022 16:58	4	Yes
John Thackray		1/6/2022 16:55	1/6/2022 17:00	5	Yes
Michael's iPad		1/6/2022 16:55	1/6/2022 17:00	5	Yes
bamma		1/6/2022 16:55	1/6/2022 17:00	5	Yes
marijana		1/6/2022 16:55	1/6/2022 17:00	5	Yes
Susan		1/6/2022 16:56	1/6/2022 17:00	5	Yes

Lynnette Bauza	lbauza@augusta.edu	1/6/2022 16:56	1/6/2022 17:01	5	Yes
Betsy Gennarelli		1/6/2022 16:56	1/6/2022 17:00	5	Yes
Shirley Pollack		1/6/2022 16:56	1/6/2022 17:00	5	Yes
WernerandJoan		1/6/2022 16:56	1/6/2022 17:00	5	Yes
Frank C		1/6/2022 16:56	1/6/2022 17:00	5	Yes
Fred Bass		1/6/2022 16:56	1/6/2022 17:00	5	Yes
Maureen's iPad		1/6/2022 16:56	1/6/2022 17:00	5	Yes
Jill Pozarek		1/6/2022 16:56	1/6/2022 17:00	4	Yes
BobR		1/6/2022 16:56	1/6/2022 17:00	4	Yes
iPad (2)Dan King		1/6/2022 16:56	1/6/2022 17:00	4	Yes
Byron Mattson	bmatt7272@aol.com	1/6/2022 16:56	1/6/2022 17:00	4	Yes
Pat Carr	patacarr@gmail.com	1/6/2022 16:56	1/6/2022 17:00	4	Yes
Kathy Doucette	kdoucette@azwebbuilders.com	1/6/2022 16:56	1/6/2022 17:00	4	Yes
Donald Bornstein		1/6/2022 16:56	1/6/2022 17:00	4	Yes
Randy Buckley	rbuckley5@hotmail.com	1/6/2022 16:56	1/6/2022 17:00	4	Yes
bobbie		1/6/2022 16:57	1/6/2022 17:00	4	Yes
Joe Spallina	spallinaj@gmail.com	1/6/2022 16:57	1/6/2022 17:00	4	Yes
Irene		1/6/2022 16:57	1/6/2022 17:00	4	Yes
iPad		1/6/2022 16:57	1/6/2022 17:00	4	Yes
C LaFata		1/6/2022 16:57	1/6/2022 17:00	4	Yes
iPad (5)		1/6/2022 16:57	1/6/2022 17:00	4	Yes
D. B. Cooper	douglas_vincent@outlook.com	1/6/2022 16:57	1/6/2022 17:00	4	Yes
iPad (5)		1/6/2022 16:57	1/6/2022 17:00	4	Yes
martha		1/6/2022 16:57	1/6/2022 17:00	4	Yes
18029994417		1/6/2022 16:57	1/6/2022 17:00	4	Yes
Boone	jackson.boone@boone-law.com	1/6/2022 16:57	1/6/2022 17:08	12	Yes
iPad (7)		1/6/2022 16:57	1/6/2022 18:37	100	No
Leslie Chaput	ljchaput37@gmail.com	1/6/2022 16:57	1/6/2022 17:00	4	Yes
ahoffner		1/6/2022 16:57	1/6/2022 17:00	4	Yes
lisaplotkin		1/6/2022 16:57	1/6/2022 18:36	99	Yes
Alan Godfried		1/6/2022 16:57	1/6/2022 16:58	1	Yes
Cara's iPad (2)		1/6/2022 16:57	1/6/2022 17:00	3	Yes
John Thackray	jthackray@gmail.com	1/6/2022 16:57	1/6/2022 17:00	3	Yes
Tom Kissing	Kissrx1@comcast.net	1/6/2022 16:57	1/6/2022 17:00	3	Yes

Mary		1/6/2022 16:57	1/6/2022 17:00	3	Yes
Dan McBride	parksnreccdan@gmail.com	1/6/2022 16:57	1/6/2022 17:00	3	Yes
Amanda/Peter		1/6/2022 16:58	1/6/2022 16:58	1	Yes
Dean		1/6/2022 16:58	1/6/2022 17:00	3	Yes
David Orlando		1/6/2022 16:58	1/6/2022 17:00	3	Yes
Mary Keating-Scott		1/6/2022 16:58	1/6/2022 17:00	3	Yes
Frederic's iPad (2)		1/6/2022 16:58	1/6/2022 17:00	3	Yes
Sharon Rehm		1/6/2022 16:58	1/6/2022 17:00	3	Yes
Susan Bunce Ritter		1/6/2022 16:58	1/6/2022 17:00	3	Yes
OG George		1/6/2022 16:58	1/6/2022 17:00	3	Yes
iPad		1/6/2022 16:58	1/6/2022 17:00	3	Yes
lisaplotkin		1/6/2022 16:58	1/6/2022 17:00	3	Yes
shirleymayhew		1/6/2022 16:58	1/6/2022 17:00	3	Yes
Donna's iPhone		1/6/2022 16:58	1/6/2022 17:00	3	Yes
Matt Powers		1/6/2022 16:58	1/6/2022 17:00	3	Yes
17818446690		1/6/2022 16:58	1/6/2022 17:32	34	Yes
Steve T.		1/6/2022 17:00	1/6/2022 18:04	64	Yes
David Orlando		1/6/2022 17:00	1/6/2022 17:54	54	Yes
iPad		1/6/2022 17:00	1/6/2022 17:57	58	Yes
BobR		1/6/2022 17:00	1/6/2022 17:44	45	Yes
Rick Bingen		1/6/2022 17:00	1/6/2022 18:36	96	Yes
Louis Kovach		1/6/2022 17:00	1/6/2022 17:02	3	Yes
Bob		1/6/2022 17:00	1/6/2022 18:00	60	Yes
mary		1/6/2022 17:00	1/6/2022 17:30	30	Yes
DOJOS		1/6/2022 17:00	1/6/2022 18:35	96	Yes
Cherri Kasmirski		1/6/2022 17:00	1/6/2022 18:35	96	Yes
Linda		1/6/2022 17:00	1/6/2022 18:10	71	Yes
John Thackray	jcthackray@gmail.com	1/6/2022 17:00	1/6/2022 18:21	81	Yes
JAL52		1/6/2022 17:00	1/6/2022 18:35	96	Yes
tracygreco		1/6/2022 17:00	1/6/2022 18:43	104	Yes
bamma		1/6/2022 17:00	1/6/2022 18:44	105	Yes
John Thackray		1/6/2022 17:00	1/6/2022 18:04	64	Yes
Sandra Nick		1/6/2022 17:00	1/6/2022 17:01	1	Yes
Mary		1/6/2022 17:00	1/6/2022 17:01	1	Yes

Matt Powers	1/6/2022 17:00	1/6/2022 18:33	94	Yes
Mark Kreighbaum	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Ken Smaha	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Renee Pearlman	1/6/2022 17:00	1/6/2022 18:07	67	Yes
D.B. Cooper	1/6/2022 17:00	1/6/2022 18:36	96	Yes
708612	1/6/2022 17:00	1/6/2022 18:34	94	Yes
Randy Buckley	1/6/2022 17:00	1/6/2022 18:24	85	Yes
alan4	1/6/2022 17:00	1/6/2022 18:14	74	Yes
Patricia's iPad	1/6/2022 17:00	1/6/2022 17:02	2	Yes
jhardigan	1/6/2022 17:00	1/6/2022 17:02	2	Yes
LAURIE CRIEGO	1/6/2022 17:01	1/6/2022 17:02	2	Yes
Celia Cole	1/6/2022 17:01	1/6/2022 17:01	1	Yes
Edward Cole	1/6/2022 17:01	1/6/2022 17:02	1	Yes
JKorah	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Lynnette Bauze	1/6/2022 17:01	1/6/2022 18:10	70	Yes
Tom Kissinger	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Mary Dixon	1/6/2022 17:01	1/6/2022 17:02	1	Yes
joy wolf	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Chris Swart	1/6/2022 17:01	1/6/2022 17:02	1	Yes
iPad (2)rosalind brown	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Bobbie Cole	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Georgette's iPad	1/6/2022 17:01	1/6/2022 17:02	1	Yes
nella	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Claire Call	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Donna Craychee	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Susan Coleman	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Nancy	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Annette Blum	1/6/2022 17:01	1/6/2022 17:02	1	Yes
3TuhL4	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Mary	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Linda Dooley	1/6/2022 17:01	1/6/2022 17:02	1	Yes
donnagrossman	1/6/2022 17:02	1/6/2022 17:02	1	Yes
LAURIE CRIEGO	1/6/2022 17:02	1/6/2022 18:40	99	Yes
Georgette's iPad	1/6/2022 17:02	1/6/2022 18:06	65	Yes

Frank's iPhone		1/6/2022 17:02	1/6/2022 17:03	2	Yes
Claire Call	clairecall51@gmail.com	1/6/2022 17:02	1/6/2022 17:48	47	Yes
iPad (2)rosalind brown		1/6/2022 17:02	1/6/2022 18:04	63	Yes
Patricia's iPad		1/6/2022 17:02	1/6/2022 18:29	88	Yes
Judy Mazrin		1/6/2022 17:02	1/6/2022 18:03	62	Yes
cherylnicholson		1/6/2022 17:02	1/6/2022 18:36	95	Yes
jhardigan		1/6/2022 17:02	1/6/2022 17:55	53	Yes
joy wolf		1/6/2022 17:02	1/6/2022 18:22	81	Yes
Susan Colemarivicfrank@yahoo.com		1/6/2022 17:02	1/6/2022 17:06	5	Yes
Annette Blum ahb06461@gmail.com		1/6/2022 17:02	1/6/2022 18:45	104	Yes
donnagrossman		1/6/2022 17:02	1/6/2022 18:39	98	Yes
Tom Kissinger kissrx1@comcast.net		1/6/2022 17:02	1/6/2022 18:45	104	Yes
penny viau		1/6/2022 17:02	1/6/2022 17:44	43	Yes
Nancy		1/6/2022 17:02	1/6/2022 18:14	73	Yes
Donna Craychee		1/6/2022 17:02	1/6/2022 17:12	11	Yes
Rachel Haines gayhaines1@gmail.com		1/6/2022 17:02	1/6/2022 17:02	1	Yes
3TuhL4		1/6/2022 17:02	1/6/2022 18:05	64	Yes
Chris Swart		1/6/2022 17:02	1/6/2022 18:03	61	Yes
JKorah		1/6/2022 17:02	1/6/2022 18:08	67	Yes
nella		1/6/2022 17:02	1/6/2022 18:36	95	Yes
Cathy Lazdows clazdowski@vestmark.com		1/6/2022 17:02	1/6/2022 17:02	1	Yes
Rachel Haines gayhaines1@gmail.com		1/6/2022 17:02	1/6/2022 18:09	68	Yes
Dan Peabody		1/6/2022 17:02	1/6/2022 17:02	1	Yes
Janice Tkaczyk jantkaczyk5@gmail.com		1/6/2022 17:02	1/6/2022 17:02	1	Yes
Dan Peabody		1/6/2022 17:02	1/6/2022 18:42	100	Yes
Cathy Lazdows clazdowski@vestmark.com		1/6/2022 17:02	1/6/2022 18:02	61	Yes
Hudson Smith		1/6/2022 17:02	1/6/2022 17:03	2	Yes
Gary Barnes gbarnesvt@yahoo.com		1/6/2022 17:02	1/6/2022 17:03	1	Yes
Janice Tkaczyk jantkaczyk5@gmail.com		1/6/2022 17:02	1/6/2022 18:34	92	Yes
Arnold weitzman		1/6/2022 17:02	1/6/2022 17:03	1	Yes
Frederic's iPad (2)		1/6/2022 17:02	1/6/2022 17:03	1	Yes
Rose		1/6/2022 17:02	1/6/2022 17:03	1	Yes
Maureen's iPad		1/6/2022 17:03	1/6/2022 17:03	1	Yes
patty nelson		1/6/2022 17:03	1/6/2022 17:03	1	Yes

Jack Brickner	1/6/2022 17:03	1/6/2022 17:03	1	1/6/2022 17:03	1	Yes
Celia Cole	1/6/2022 17:03	1/6/2022 17:03	1	1/6/2022 17:03	1	Yes
Marcia Libster	1/6/2022 17:03	1/6/2022 17:03	1	1/6/2022 17:03	1	Yes
Carol	1/6/2022 17:03	1/6/2022 17:03	1	1/6/2022 17:03	1	Yes
Bonnie Tokarz	1/6/2022 17:03	1/6/2022 17:03	1	1/6/2022 17:03	1	Yes
Maureen's iPad	1/6/2022 17:03	1/6/2022 17:03	102	1/6/2022 18:45	102	Yes
Marcia Libster	1/6/2022 17:03	1/6/2022 17:03	85	1/6/2022 18:28	85	Yes
Carol	1/6/2022 17:03	1/6/2022 17:03	61	1/6/2022 18:04	61	Yes
Celia Cole	1/6/2022 17:03	1/6/2022 17:03	60	1/6/2022 18:03	60	Yes
Gary Barnes	1/6/2022 17:03	1/6/2022 17:03	102	1/6/2022 18:45	102	Yes
Jack Brickner	1/6/2022 17:03	1/6/2022 17:03	69	1/6/2022 18:12	69	Yes
Rose	1/6/2022 17:03	1/6/2022 17:03	93	1/6/2022 18:36	93	Yes
patty nelson	1/6/2022 17:03	1/6/2022 17:03	51	1/6/2022 17:54	51	Yes
Bonnie Tokarz	1/6/2022 17:03	1/6/2022 17:03	50	1/6/2022 17:53	50	Yes
Hudson Smith	1/6/2022 17:03	1/6/2022 17:03	38	1/6/2022 17:40	38	Yes
howard	1/6/2022 17:03	1/6/2022 17:03	1	1/6/2022 17:04	1	Yes
John Krummel	1/6/2022 17:03	1/6/2022 17:03	1	1/6/2022 17:04	1	Yes
Frank's iPhone	1/6/2022 17:04	1/6/2022 17:04	1	1/6/2022 17:04	1	Yes
howard	1/6/2022 17:04	1/6/2022 17:04	81	1/6/2022 18:24	81	Yes
JoAnn & William	1/6/2022 17:04	1/6/2022 17:04	1	1/6/2022 17:04	1	Yes
John Krummel	1/6/2022 17:04	1/6/2022 17:04	94	1/6/2022 18:37	94	Yes
Jane Freitag	1/6/2022 17:04	1/6/2022 17:04	1	1/6/2022 17:04	1	Yes
Frederic's iPad (2)	1/6/2022 17:04	1/6/2022 17:04	1	1/6/2022 17:04	1	Yes
Frank's iPhone	1/6/2022 17:04	1/6/2022 17:04	79	1/6/2022 18:23	79	Yes
Jane Freitag	1/6/2022 17:04	1/6/2022 17:04	27	1/6/2022 17:30	27	Yes
JoAnn & William	1/6/2022 17:04	1/6/2022 17:04	93	1/6/2022 18:36	93	Yes
Frederic's iPad (2)	1/6/2022 17:04	1/6/2022 17:04	59	1/6/2022 18:03	59	Yes
Peter Crocchiola	1/6/2022 17:04	1/6/2022 17:04	1	1/6/2022 17:04	1	Yes
Janet Ferguson	1/6/2022 17:04	1/6/2022 17:04	1	1/6/2022 17:04	1	Yes
Peter Crocchiola	1/6/2022 17:04	1/6/2022 17:04	65	1/6/2022 18:09	65	Yes
Janet Ferguson	1/6/2022 17:04	1/6/2022 17:04	1	1/6/2022 17:05	1	Yes
james collins	1/6/2022 17:05	1/6/2022 17:05	3	1/6/2022 17:07	3	Yes
Janet Ferguson	1/6/2022 17:05	1/6/2022 17:05	2	1/6/2022 17:07	2	Yes
iPad	1/6/2022 17:05	1/6/2022 17:05	3	1/6/2022 17:07	3	Yes

Ronald's iPad	1/6/2022 17:05	1/6/2022 17:06	1	Yes
Harris	1/6/2022 17:05	1/6/2022 17:07	3	Yes
Nancy Spokow: philinans@verizon.net	1/6/2022 17:05	1/6/2022 17:07	3	Yes
laurenrovner	1/6/2022 17:06	1/6/2022 17:07	2	Yes
Roger Effron	1/6/2022 17:06	1/6/2022 17:07	2	Yes
Debbie	1/6/2022 17:06	1/6/2022 17:07	2	Yes
Ronald's iPad	1/6/2022 17:07	1/6/2022 17:07	1	Yes
Paul & Mary Ellen Quigley	1/6/2022 17:07	1/6/2022 17:07	1	Yes
Colleen	1/6/2022 17:07	1/6/2022 17:07	1	Yes
Heather's iPad	1/6/2022 17:07	1/6/2022 17:08	1	Yes
Nancy Spokow: philinans@verizon.net	1/6/2022 17:07	1/6/2022 17:52	45	Yes
Ronald's iPad	1/6/2022 17:07	1/6/2022 17:19	12	Yes
Harris	1/6/2022 17:07	1/6/2022 17:33	26	Yes
Roger Effron	1/6/2022 17:07	1/6/2022 18:35	89	Yes
iPad	1/6/2022 17:07	1/6/2022 18:36	89	Yes
James collins jcollins@boone-law.com	1/6/2022 17:07	1/6/2022 18:45	98	Yes
laurenrovner	1/6/2022 17:07	1/6/2022 18:19	72	Yes
Debbie	1/6/2022 17:07	1/6/2022 18:27	80	Yes
Paul & Mary Ellen Quigley	1/6/2022 17:07	1/6/2022 18:36	89	Yes
Karen Wilson	1/6/2022 17:07	1/6/2022 18:45	98	Yes
Heather's iPad	1/6/2022 17:08	1/6/2022 18:34	87	Yes
Janet Ferguson janetkferguson@comcast.net	1/6/2022 17:08	1/6/2022 17:10	2	Yes
Lisa Greene	1/6/2022 17:09	1/6/2022 17:10	2	Yes
Susan Coleman vicfrank@yahoo.com	1/6/2022 17:09	1/6/2022 17:10	2	Yes
Janet Ferguson janetkferguson@comcast.net	1/6/2022 17:09	1/6/2022 17:10	2	Yes
rosecanepa	1/6/2022 17:09	1/6/2022 17:10	2	Yes
mark kissinger	1/6/2022 17:09	1/6/2022 17:10	2	Yes
Jennifer D vohisok246@unigeol.com	1/6/2022 17:09	1/6/2022 17:10	2	Yes
Israelig's iPa (2)	1/6/2022 17:10	1/6/2022 17:10	1	Yes
Betsy Zimmer betsz@aol.com	1/6/2022 17:10	1/6/2022 17:10	1	Yes
mary stavnes	1/6/2022 17:10	1/6/2022 17:10	1	Yes
Janet Ferguson janetkferguson@comcast.net	1/6/2022 17:10	1/6/2022 17:18	8	Yes
Susan Coleman vicfrank@yahoo.com	1/6/2022 17:10	1/6/2022 17:53	44	Yes
Israelig's iPa (2)	1/6/2022 17:10	1/6/2022 18:36	86	Yes

mary stavnes	1/6/2022 17:10	1/6/2022 18:36	86	Yes
Dave Salerno	1/6/2022 17:10	1/6/2022 17:45	35	Yes
rosecanepa	1/6/2022 17:10	1/6/2022 18:36	86	Yes
mark kissinger	1/6/2022 17:10	1/6/2022 17:45	35	Yes
Jessica (Jennifevohisok246@untigeol.com	1/6/2022 17:10	1/6/2022 17:14	4	Yes
Betsey Zimmer betsz@aol.com	1/6/2022 17:11	1/6/2022 17:11	1	Yes
Mario Pilozzi mario@mpilozzi.com	1/6/2022 17:11	1/6/2022 17:11	1	Yes
nataliebalyisky	1/6/2022 17:11	1/6/2022 17:11	1	Yes
Betsey Zimmer betsz@aol.com	1/6/2022 17:11	1/6/2022 17:12	1	Yes
nataliebalyisky	1/6/2022 17:11	1/6/2022 18:07	56	Yes
Mario Pilozzi mario@mpilozzi.com	1/6/2022 17:12	1/6/2022 17:12	1	Yes
Z	1/6/2022 17:12	1/6/2022 17:13	2	Yes
Mario Pilozzi mario@mpilozzi.com	1/6/2022 17:12	1/6/2022 18:14	63	Yes
Israel Gopstein	1/6/2022 17:12	1/6/2022 17:13	1	Yes
cherylfharmon	1/6/2022 17:13	1/6/2022 17:13	1	Yes
Israel Gopstein	1/6/2022 17:13	1/6/2022 18:36	83	Yes
Z	1/6/2022 17:13	1/6/2022 17:56	43	Yes
19088120298	1/6/2022 17:13	1/6/2022 17:13	1	Yes
linda k york york	1/6/2022 17:14	1/6/2022 17:15	1	Yes
linda k york york	1/6/2022 17:15	1/6/2022 18:36	81	Yes
seth_	1/6/2022 17:15	1/6/2022 17:15	1	Yes
seth_	1/6/2022 17:15	1/6/2022 18:05	50	Yes
Obie Cherilus	1/6/2022 17:16	1/6/2022 17:16	1	Yes
Obie Cherilus	1/6/2022 17:16	1/6/2022 18:36	81	Yes
MARK'S IPAD	1/6/2022 17:16	1/6/2022 17:16	1	Yes
MARK'S IPAD	1/6/2022 17:16	1/6/2022 18:27	71	Yes
iPhone 941 713 5320	1/6/2022 17:17	1/6/2022 17:17	1	Yes
iPhone 941 713 5320	1/6/2022 17:17	1/6/2022 18:31	74	Yes
Julia's iPad	1/6/2022 17:18	1/6/2022 17:18	1	Yes
LWRDPC zoom@lwrddpc.com	1/6/2022 17:18	1/6/2022 17:21	3	Yes
Janet Ferguson,janetkferguson@comcast.net	1/6/2022 17:18	1/6/2022 17:21	3	Yes
tanya kelly	1/6/2022 17:18	1/6/2022 17:22	5	Yes
Mary Rau-Fost,maryraufoster@gmail.com	1/6/2022 17:18	1/6/2022 17:19	1	Yes
Helen	1/6/2022 17:19	1/6/2022 17:21	2	Yes

Hildee	1/6/2022 17:19	1/6/2022 17:21	2	Yes
Mary Rau-Fosti maryraufoster@gmail.com	1/6/2022 17:19	1/6/2022 17:21	2	Yes
Marge Callery margecallery@outlook.com	1/6/2022 17:19	1/6/2022 17:20	1	Yes
Marge Callery margecallery@outlook.com	1/6/2022 17:20	1/6/2022 17:21	1	Yes
Janet Ferguson janetkferguson@comcast.net	1/6/2022 17:21	1/6/2022 18:03	43	Yes
hildee	1/6/2022 17:21	1/6/2022 17:27	7	Yes
Marge Callery margecallery@outlook.com	1/6/2022 17:21	1/6/2022 17:29	9	Yes
Dick Foster (LW:zoom@lwrpdc.com)	1/6/2022 17:21	1/6/2022 18:35	75	Yes
Helen	1/6/2022 17:21	1/6/2022 17:37	17	Yes
TLK	1/6/2022 17:21	1/6/2022 17:21	1	Yes
TLK	1/6/2022 17:21	1/6/2022 17:23	2	Yes
tanya kelly	1/6/2022 17:22	1/6/2022 17:23	1	Yes
tanya kelly	1/6/2022 17:23	1/6/2022 18:12	50	Yes
Suzy Phillipps	1/6/2022 16:58	1/6/2022 17:00	2	Yes
T J tjonesy@comcast.net	1/6/2022 16:58	1/6/2022 17:00	2	Yes
Bob	1/6/2022 16:58	1/6/2022 16:59	1	Yes
Amanda/Peter	1/6/2022 16:58	1/6/2022 16:59	1	Yes
Marianne Richards maryrichards@hotmail.com	1/6/2022 16:58	1/6/2022 17:00	2	Yes
Crandall Melvin	1/6/2022 16:59	1/6/2022 17:00	2	Yes
mary	1/6/2022 16:59	1/6/2022 17:00	2	Yes
Rick Bingen	1/6/2022 16:59	1/6/2022 17:00	2	Yes
Elin Maher mahere@unb.ca	1/6/2022 16:59	1/6/2022 17:00	2	Yes
Sandra Nick	1/6/2022 16:59	1/6/2022 17:00	2	Yes
Patty	1/6/2022 16:59	1/6/2022 17:00	2	Yes
Bob	1/6/2022 16:59	1/6/2022 17:00	2	Yes
Lou Siracusa lousiracusa@yahoo.com	1/6/2022 16:59	1/6/2022 17:00	2	Yes
Rick Johnson rrick6001@gmail.com	1/6/2022 16:59	1/6/2022 17:00	2	Yes
Joe Browne	1/6/2022 16:59	1/6/2022 17:00	1	Yes
Marcia's iPad (2)	1/6/2022 16:59	1/6/2022 17:00	1	Yes
Ted	1/6/2022 16:59	1/6/2022 17:00	1	Yes
Rose Canepa rosecanepa@yahoo.com	1/6/2022 16:59	1/6/2022 17:00	1	Yes
Steve Kunke mc soloproducts@yahoo.com	1/6/2022 16:59	1/6/2022 17:00	1	Yes
Gil's iPad	1/6/2022 16:59	1/6/2022 17:00	1	Yes
Craig Henderson	1/6/2022 16:59	1/6/2022 17:00	1	Yes

Margaret Palm	meglpalmer7@gmail.com	1/6/2022 16:59	1/6/2022 17:00	1	Yes
Amanda/Peter		1/6/2022 17:00	1/6/2022 17:00	1	Yes
Mark Kreighbaum		1/6/2022 17:00	1/6/2022 17:00	1	Yes
iPad (96)		1/6/2022 17:00	1/6/2022 17:00	1	Yes
Laurie Criego	laurie.criego@gmail.com	1/6/2022 17:00	1/6/2022 17:00	1	Yes
Renee Pearlman	reneepearlman113@gmail.com	1/6/2022 17:00	1/6/2022 17:00	1	Yes
Sheila Zarella		1/6/2022 17:00	1/6/2022 17:00	1	Yes
alan4		1/6/2022 17:00	1/6/2022 17:00	1	Yes
RM		1/6/2022 17:00	1/6/2022 17:00	1	Yes
tracygreco		1/6/2022 17:00	1/6/2022 17:00	1	Yes
RichardOpal		1/6/2022 17:00	1/6/2022 17:00	1	Yes
Judy Mazrin		1/6/2022 17:00	1/6/2022 17:02	2	Yes
Ronni Shullmar	rsmusf@aol.com	1/6/2022 17:00	1/6/2022 18:18	78	Yes
Harvey Feltquate		1/6/2022 17:00	1/6/2022 18:37	97	Yes
Linda's iPad		1/6/2022 17:00	1/6/2022 18:04	64	Yes
iPad2-20 (3)		1/6/2022 17:00	1/6/2022 18:35	96	Yes
Janet Johnson's iPad		1/6/2022 17:00	1/6/2022 18:36	96	Yes
Zimvel Oyvetsky		1/6/2022 17:00	1/6/2022 18:36	97	Yes
Susan Rector	rectorsmythe@hotmail.com	1/6/2022 17:00	1/6/2022 17:42	42	Yes
Est Andersen	estherandersen@comcast.net	1/6/2022 17:00	1/6/2022 18:40	101	Yes
Fiedler		1/6/2022 17:00	1/6/2022 18:02	63	Yes
Nancy		1/6/2022 17:00	1/6/2022 18:45	105	Yes
Charles M Naylor		1/6/2022 17:00	1/6/2022 17:44	44	Yes
iPad (5)		1/6/2022 17:00	1/6/2022 17:54	55	Yes
Maureen's iPad		1/6/2022 17:00	1/6/2022 17:01	1	Yes
Jill Pozarek		1/6/2022 17:00	1/6/2022 18:45	105	Yes
Nicholas's iPad		1/6/2022 17:00	1/6/2022 18:04	65	Yes
iPad (7)		1/6/2022 17:00	1/6/2022 18:09	70	Yes
MG (marijana)		1/6/2022 17:00	1/6/2022 18:42	103	Yes
Leslie Chaput	ljchaput37@gmail.com	1/6/2022 17:00	1/6/2022 18:05	66	Yes
cherylnicholson		1/6/2022 17:00	1/6/2022 17:02	2	Yes
Michael's iPad		1/6/2022 17:00	1/6/2022 18:36	96	Yes
Kathy Doucette	kdoucette@azwebbuilders.com	1/6/2022 17:00	1/6/2022 18:45	105	Yes
iPad		1/6/2022 17:00	1/6/2022 18:36	96	Yes

iPad (5)	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Paul	1/6/2022 17:00	1/6/2022 18:16	76	Yes
Elana	1/6/2022 17:00	1/6/2022 18:37	97	Yes
Betsy Gennarelli	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Joe Spallina	1/6/2022 17:00	1/6/2022 17:59	59	Yes
SALTTALKS	1/6/2022 17:00	1/6/2022 18:34	95	Yes
Jan burtrtram	1/6/2022 17:00	1/6/2022 17:34	35	Yes
Marshall Happphapper	1/6/2022 17:00	1/6/2022 18:13	73	Yes
penny viau	1/6/2022 17:00	1/6/2022 17:02	2	Yes
iPhone wendroff	1/6/2022 17:00	1/6/2022 18:22	83	Yes
Pat Carr	1/6/2022 17:00	1/6/2022 18:03	63	Yes
Carol Huber	1/6/2022 17:00	1/6/2022 18:36	97	Yes
Kate & Michael Browner	1/6/2022 17:00	1/6/2022 18:45	105	Yes
buzbr	1/6/2022 17:00	1/6/2022 18:36	96	Yes
iPad (96)	1/6/2022 17:00	1/6/2022 18:45	105	Yes
Mark Faford	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Sharon George	1/6/2022 17:00	1/6/2022 18:36	97	Yes
Marianne Richemaryrichards	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Frederic's iPad (2)	1/6/2022 17:00	1/6/2022 17:00	1	Yes
Joe Browne	1/6/2022 17:00	1/6/2022 17:55	55	Yes
Dan McBride	1/6/2022 17:00	1/6/2022 17:42	42	Yes
Randy	1/6/2022 17:00	1/6/2022 17:52	53	Yes
Bob	1/6/2022 17:00	1/6/2022 18:37	97	Yes
Laurie Criego	1/6/2022 17:00	1/6/2022 17:02	2	Yes
Karl Gericke	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Marcia's iPad (2)	1/6/2022 17:00	1/6/2022 17:47	47	Yes
Gil's iPad	1/6/2022 17:00	1/6/2022 17:44	44	Yes
Lou Siracusa	1/6/2022 17:00	1/6/2022 17:21	21	Yes
Amanda/Peter	1/6/2022 17:00	1/6/2022 18:26	86	Yes
Donna's iPhone	1/6/2022 17:00	1/6/2022 18:35	95	Yes
Charlene Moecjrcminflorida	1/6/2022 17:00	1/6/2022 18:45	105	Yes
Fred Bass	1/6/2022 17:00	1/6/2022 18:36	97	Yes
T J	1/6/2022 17:00	1/6/2022 18:36	96	Yes
bobbie	1/6/2022 17:00	1/6/2022 18:36	96	Yes

Truman & Pamela Henard	1/6/2022 17:00	1/6/2022 18:15	75	Yes
Shirley Pollack	1/6/2022 17:00	1/6/2022 18:28	88	Yes
shirleymayhew	1/6/2022 17:00	1/6/2022 18:14	74	Yes
Bob Brodsky rbrodsky4968@gmail.com	1/6/2022 17:00	1/6/2022 17:53	53	Yes
Susan Bunce Ritter	1/6/2022 17:00	1/6/2022 18:26	86	Yes
Susan	1/6/2022 17:00	1/6/2022 18:34	94	Yes
Cara's iPad (2)	1/6/2022 17:00	1/6/2022 18:45	105	Yes
RM	1/6/2022 17:00	1/6/2022 17:45	45	Yes
Rose Canepa rosecanepa@yahoo.com	1/6/2022 17:00	1/6/2022 18:40	100	Yes
Rogqu	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Lew	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Irene	1/6/2022 17:00	1/6/2022 18:25	85	Yes
Alan Godfried	1/6/2022 17:00	1/6/2022 18:28	88	Yes
Donald Bornstein	1/6/2022 17:00	1/6/2022 18:36	97	Yes
Margaret Palm megpalmer7@gmail.com	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Ashley	1/6/2022 17:00	1/6/2022 18:39	99	Yes
lisaplotkin	1/6/2022 17:00	1/6/2022 18:26	86	Yes
Dean	1/6/2022 17:00	1/6/2022 17:31	32	Yes
Suzy Phillipps	1/6/2022 17:00	1/6/2022 18:45	105	Yes
Frank C	1/6/2022 17:00	1/6/2022 18:06	66	Yes
Sheila Zarella	1/6/2022 17:00	1/6/2022 17:08	8	Yes
Steve K. (Steve solo products@yahoo.com)	1/6/2022 17:00	1/6/2022 18:00	60	Yes
C LaFata	1/6/2022 17:00	1/6/2022 18:02	63	Yes
Crandall Melvin	1/6/2022 17:00	1/6/2022 17:12	13	Yes
Stantec- Frank Domingo	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Dawson	1/6/2022 17:00	1/6/2022 18:45	105	Yes
Craig Henderson	1/6/2022 17:00	1/6/2022 18:02	62	Yes
Byron Mattson bmatt7272@aol.com	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Mary Keating-Scott	1/6/2022 17:00	1/6/2022 18:20	81	Yes
RichardOpal	1/6/2022 17:00	1/6/2022 18:21	81	Yes
Patty	1/6/2022 17:00	1/6/2022 18:15	76	Yes
Rick Johnson jrck6001@gmail.com	1/6/2022 17:00	1/6/2022 17:05	5	Yes
Elin Maher mahere@unb.ca	1/6/2022 17:00	1/6/2022 17:42	42	Yes
Paul & Dee Glatz	1/6/2022 17:00	1/6/2022 18:36	96	Yes

WernerandJoan	1/6/2022 17:00	1/6/2022 18:45	105	Yes
Sharon Rehm	1/6/2022 17:00	1/6/2022 18:39	99	Yes
sandn	1/6/2022 17:00	1/6/2022 18:06	66	Yes
Ted	1/6/2022 17:00	1/6/2022 18:15	75	Yes
OG George	1/6/2022 17:00	1/6/2022 17:13	13	Yes
martha	1/6/2022 17:00	1/6/2022 17:49	50	Yes
iPad (2)Dan King	1/6/2022 17:00	1/6/2022 17:31	31	Yes
Tom	1/6/2022 17:00	1/6/2022 17:55	55	Yes
Frank's iPhone	1/6/2022 17:00	1/6/2022 17:02	2	Yes
Don's iPhone	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Edward Cole	1/6/2022 17:02	1/6/2022 18:22	81	Yes
Don's iPhone	1/6/2022 17:02	1/6/2022 17:47	46	Yes
Mary Dixon	1/6/2022 17:02	1/6/2022 18:36	94	Yes
Bobbie Cole	1/6/2022 17:02	1/6/2022 18:23	82	Yes
Linda Dooley	1/6/2022 17:02	1/6/2022 18:01	60	Yes
Mary	1/6/2022 17:02	1/6/2022 18:27	86	Yes
Karen Wilson	1/6/2022 17:06	1/6/2022 17:07	2	Yes
Colleen	1/6/2022 17:07	1/6/2022 18:30	84	Yes
Dave Salerno	1/6/2022 17:08	1/6/2022 17:10	3	Yes
Lisa Greene	1/6/2022 17:10	1/6/2022 18:14	64	Yes
Betsy Zimmer	1/6/2022 17:13	1/6/2022 17:13	1	Yes
cherylharmon	1/6/2022 17:13	1/6/2022 17:49	36	Yes
Donna Craychee	1/6/2022 17:14	1/6/2022 17:15	2	Yes
Donna Craychee	1/6/2022 17:15	1/6/2022 18:36	82	Yes
Mary Rau-Fost	1/6/2022 17:21	1/6/2022 18:35	74	Yes
ctroy iPhone iOS 11.4.0 HFLLR	1/6/2022 17:34	1/6/2022 17:35	2	Yes
Jan burtrtram	1/6/2022 17:35	1/6/2022 17:35	1	Yes
TLK	1/6/2022 17:35	1/6/2022 17:36	2	Yes
Jan burtrtram	1/6/2022 17:36	1/6/2022 17:37	2	Yes
carole	1/6/2022 17:36	1/6/2022 18:45	69	Yes
Jan burtrtram	1/6/2022 17:38	1/6/2022 17:48	10	Yes
Dory Josephson	1/6/2022 17:39	1/6/2022 17:46	8	Yes
Pete & Aly	1/6/2022 17:42	1/6/2022 17:44	2	Yes
George Christiegkchristie@comcast.net	1/6/2022 17:43	1/6/2022 17:51	9	Yes

Mike Coulter	1/6/2022 17:43	1/6/2022 17:53	11	Yes
Ronald's iPad	1/6/2022 17:43	1/6/2022 17:44	1	Yes
Dave Salerno	1/6/2022 17:45	1/6/2022 17:59	15	Yes
Pete & Aly	1/6/2022 17:45	1/6/2022 17:46	1	Yes
Dory Josephson	1/6/2022 17:46	1/6/2022 17:49	4	Yes
708612	1/6/2022 17:46	1/6/2022 17:47	1	Yes
Paul & Mary Ellen Quigley	1/6/2022 17:47	1/6/2022 18:45	59	Yes
Douglas Taylor	1/6/2022 17:47	1/6/2022 17:48	1	Yes
Pete	1/6/2022 17:47	1/6/2022 18:25	38	Yes
Douglas Taylor	1/6/2022 17:48	1/6/2022 17:51	3	Yes
Dory Josephson	1/6/2022 17:49	1/6/2022 17:56	7	Yes
mike coulter	1/6/2022 17:50	1/6/2022 18:45	56	Yes
George's	1/6/2022 17:51	1/6/2022 18:20	30	Yes
Douglas Taylor	1/6/2022 17:52	1/6/2022 17:55	4	Yes
Dennis ipad	1/6/2022 17:54	1/6/2022 18:45	52	Yes
Jimandnola@h_jimandnola@hotmail.com	1/6/2022 17:55	1/6/2022 17:56	2	Yes
Jim's Ipad	1/6/2022 17:55	1/6/2022 17:58	4	Yes
Douglas Taylor	1/6/2022 17:55	1/6/2022 18:02	7	Yes
Jimandnola@h_jimandnola@hotmail.com	1/6/2022 17:57	1/6/2022 17:59	3	Yes
Rick Johnson_jrick6001@gmail.com	1/6/2022 17:58	1/6/2022 17:58	1	Yes
Jim's Ipad	1/6/2022 17:59	1/6/2022 18:02	4	Yes
Jimandnola@h_jimandnola@hotmail.com	1/6/2022 17:59	1/6/2022 18:09	10	Yes
Diana's iPhone	1/6/2022 18:02	1/6/2022 18:45	43	Yes
Jim's Ipad	1/6/2022 18:02	1/6/2022 18:03	1	Yes
Jimandnola@h_jimandnola@hotmail.com	1/6/2022 18:09	1/6/2022 18:11	3	Yes
Sandra Nick	1/6/2022 18:09	1/6/2022 18:16	7	Yes
Elizabeth William03635@gmail.com	1/6/2022 18:09	1/6/2022 18:45	36	Yes
Jimandnola@h_jimandnola@hotmail.com	1/6/2022 18:12	1/6/2022 18:16	4	Yes
shirley	1/6/2022 18:13	1/6/2022 18:19	7	Yes
Bob Brodsky_rbrodsky4968@gmail.com	1/6/2022 18:16	1/6/2022 18:16	1	Yes
howard	1/6/2022 18:26	1/6/2022 18:26	1	Yes
Douglas Taylor	1/6/2022 18:35	1/6/2022 18:35	1	Yes
Janet Ferguson_janetferguson@comcast.net	1/6/2022 17:07	1/6/2022 17:08	1	Yes
Julia's iPad	1/6/2022 17:23	1/6/2022 17:24	2	Yes

Janet & Fatima	1/6/2022 17:24	1/6/2022 17:24	1/6/2022 17:24	1	Yes
Julia's iPad	1/6/2022 17:24	1/6/2022 17:24	1/6/2022 18:27	63	Yes
Michael Houpt	1/6/2022 17:24	1/6/2022 17:24	1/6/2022 18:38	75	Yes
David Pheatt	1/6/2022 17:24	1/6/2022 17:24	1/6/2022 17:24	1	Yes
David Pheatt	1/6/2022 17:24	1/6/2022 17:24	1/6/2022 17:29	5	Yes
Janet & Fatima	1/6/2022 17:24	1/6/2022 17:24	1/6/2022 17:25	1	Yes
Nancy Mundorf	1/6/2022 17:24	1/6/2022 17:24	1/6/2022 17:25	1	Yes
Kay Wright's iPadPro	1/6/2022 17:25	1/6/2022 17:25	1/6/2022 17:25	1	Yes
kmcdermott	1/6/2022 17:25	1/6/2022 17:25	1/6/2022 17:27	3	Yes
Nancy Mundorf	1/6/2022 17:25	1/6/2022 17:25	1/6/2022 17:47	23	Yes
Janet & Fatima	1/6/2022 17:25	1/6/2022 17:25	1/6/2022 18:11	47	Yes
Kay Wright's iPadPro	1/6/2022 17:25	1/6/2022 17:25	1/6/2022 18:45	81	Yes
David Wootten	1/6/2022 17:26	1/6/2022 17:26	1/6/2022 17:27	1	Yes
David Wootten	1/6/2022 17:27	1/6/2022 17:27	1/6/2022 17:53	27	Yes
kmcdermott	1/6/2022 17:27	1/6/2022 17:27	1/6/2022 18:43	77	Yes
Maureen	1/6/2022 17:27	1/6/2022 17:27	1/6/2022 17:27	1	Yes
Maureen	1/6/2022 17:27	1/6/2022 17:27	1/6/2022 18:45	78	Yes
marge callery	1/6/2022 17:28	1/6/2022 17:28	1/6/2022 17:29	1	Yes
marge callery	1/6/2022 17:29	1/6/2022 17:29	1/6/2022 18:45	77	Yes
Pete & Aly	1/6/2022 17:39	1/6/2022 17:39	1/6/2022 17:42	3	Yes
Bill King	1/6/2022 17:40	1/6/2022 17:40	1/6/2022 17:43	4	Yes
Douglas Taylor	1/6/2022 17:44	1/6/2022 17:44	1/6/2022 17:46	3	Yes
Michael Houpt	1/6/2022 17:23	1/6/2022 17:23	1/6/2022 17:24	2	Yes

Public Workshop Mailing List

MICHAEL WENDROFF
VG&RC COMMUNITY ASSOCIATION, INC.
213 PORTOFINO DR
NORTH VENICE FL 34275

ROB KING, VP SALES
WCI COMMUNITIES, INC.
4700 TIDEWATER PRESERVE BLVD.
BRADENTON FL 34208

GENE HINES
SORRENTO RANCHES HOMEOWNERS ASSOC., INC.
P.O. BOX 1601
VENICE FL 34284

GENE HINES
SORRENTO RANCHES HOMEOWNERS ASSOC., INC.
221 SORRENTO RANCHES DR
NOKOMIS FL 34275

DAWN SWEET
WILLOW CHASE COMMUNITY ASSOC.
1366 CIELO COURT
VENICE FL 34275

STEPHANIE BURTWELL
ASSOCIA GULF COAST FBO WILLOW CHASE
5216 PAYLOR LANE
SARASOTA FL 34240

JOHN A. TANAKA
WATERFORD MASTER OWNERS ASSOC.
1631 ASHLAND PLACE
VENICE FL 34292

HOLLY LAIRD
PINEBROOK SOUTH HOA
1343 FEATHERBED LANE
VENICE FL 34285

LESLIE VILCONE
AUBURN WOODS HOA
111 AUBURN WOODS CIRCLE
VENICE FL 34292

STEVE CARR
WINDWOOD NEIGHBORHOOD ASSOC
149 AVENS DRIVE
VENICE, FL 34275

DEANS JR STEPHEN T
DEANS CHERIE L
3600 LAUREL RD E,
NORTH VENICE, FL, 34275-3240

WILLOW CHASE COMMUNITY ASSN INC
2477 STICKNEY POINT RD STE 118A,
SARASOTA, FL, 34231-4067

VENETIAN COMMUNITY DEVELOPMENT DISTRICT
C/O SPECIAL DISTRICT SERVICES 2501 BURNS RD STE A
PALM BEACH GARDENS, FL, 33410-5207

WCI COMMUNITIES LLC
10481 BEN C PRATT SIX MILE CYPRESS PKWY,
FORT MYERS, FL, 33966

BOUQUET DONALD C
BOUQUET KATHLEEN A
134 AVELLINI WAY,
NORTH VENICE, FL, 34275

JOSEPH JOHN MCCORMACK REVOCABLE LIVING TRUST
MORENA MCCORMACK REVOCABLE LIVING TRUST
138 AVALINI WAY,
NOKOMIS, FL, 34275

PHILLIPS JILL A
142 AVALINI WAY,
NOKOMIS, FL, 34275

VENICE CITY OF
401 W VENICE AVE,
VENICE, FL, 34285-2006

MILANO NEIGHBORHOOD ASSOCIATION INC
C/O ACCESS MANAGEMENT 2970 UNIVERSITY PKWY
SARASOTA, FL, 34243

CAVALLO MICHAEL S
CAVALLO SUZANNE
229 ALENTO CT
NOKOMIS, FL, 34275

STECKEL JONATHAN
STECKEL VIVIENNE ROSALEEN ANNE
225 ALENTO CT
NOKOMIS, FL, 34275

DUCHARME GREGORY G
814-905 SOUTHDALE RD,
W LONDON, ON, N6P 0E2, CANADA

REYNOLDS HAROLD L (E LIFE EST)
REYNOLDS NANCY L (E LIFE EST)
217 ALENTO CT
NOKOMIS, FL, 34275

ROSS EDWARD FRANCIS
ROSS JOAN CRAIG
213 ALENTO CT
NOKOMIS, FL, 34275

CRONIN DENNIS P (TTEE)
CRONIN KAREN M (TTEE)
209 ALENTO CT
NOKOMIS, FL, 34275

GREENE STEPHEN V
GREENE SUSAN C
351 CARLINO DR
NORTH VENICE, FL, 34275

PERRY WILLIAM D
PERRY JOYCE S
347 CARLINO DR
NOKOMIS, FL, 34275

CLARK KENNETH N
CLARK JANET R
233 ALFERO DR
NOKOMIS, FL, 34275

DIPINTO FRANK
DIPINTO JACQUELINE L
110 JEWELBERRY DR,
WEBSTER, NY, 14580

FORREST DAWN
FORREST WILLIAM
225 ALFERO WAY
NOKOMIS, FL, 34275
VISCIO ROBERT A

VISCIO LINDA J
221 ALFERO WAY
NOKOMIS, FL, 34275

STOLL DENNIS (TTEE)
217 ALFERO WAY
NOKOMIS, FL, 34275

LIZ TAYLOR LIVING TRUST
213 ALFERO WAY
NOKOMIS, FL, 34275

PENDER LORI S
209 ALFERO WAY
NOKOMIS, FL, 34275

FOSTER SANDRA E
FOSTER JAMES
205 ALFERO WAY
NOKOMIS, FL, 34275

GROSSMAN DAVID MICHAEL
GROSSMAN DONNA M
6355 NOBLE RD
WEST BLOOMFIELD , MI, 48322

COULTER VICTORIA L
232 CAPRIANA CT
NOKOMIS , FL, 34275

TIEDEMANN MARK R
TIEDEMANN SUSAN G
228 CAPRIANA CT
NOKOMIS, FL, 34275

HOFFAY DOUGLAS S
HOFFAY LORRI A
224 CAPRIANA CT
NOKOMIS, FL, 34275

LEYVA JULIE ANN
220 CAPRIANA CT
NOKOMIS, FL, 34275

MICALIZZI MARK ANTHONY
MICALIZZI ANNE MARIE
216 CAPRIANA CT
NOKOMIS, FL, 34275

KUPERSMITH ROY IRA
KUPERSMITH ADRIANA ELBA
212 CAPRIANA CT,
NOKOMIS, FL, 34275

MICHAEL J DECATO REVOCABLE TRUST
DECATO MICHAEL J (TTEE)
208 CAPRIANA COURT,
NOKOMIS, FL, 34275

SMITH SUSAN AUDREY
VLANGOS CHRISTOPHER
VLANGOS GEORGETTE
204 CAPRINA CT
NOKOMIS, FL, 34275

COLLISON LORI JAYNE
MC MANUS GERALD XAVIER JR
200 CAPRIANA CT
NOKOMIS, FL, 34275

JUSTICE RICHARD
GRIGORYAN ARMEN
212 CASSANO DR
NOKOMIS, FL, 34275

GONYER JEROME MICHAEL
GONYER PENNY S
216 CASSANO DR
NOKOMIS , FL, 34275

SILVER FAMILY JOINT LIVING TRUST
SILVER RUDOLPH J (CO-TTEE)
SILVER KAREN K (CO-TTEE)
2421 BORDER RD
VENICE, FL, 34292

FORESTAR (USA) REAL ESTATE GROUP INC
2221 E LAMAR BLVD STE 790
ARLINGTON, TX, 76006

NEAL COMMUNITY HOMES LLC
5800 LAKEWOOD RANCH RD,
SARASOTA, FL, 34240

DARLENE A NEWTON TRUST
201 BOCELLI DR,
NOKOMIS, FL, 34275

LETO JOSEPH A
205 BOCELLI DR,
NOKOMIS, FL, 34275

CORSINI BRYAN MICHAEL
209 BOCELLI DR,
NOKOMIS, FL, 34275

KONICKE MICHAEL LEE
213 BOCELLI DR,
NOKOMIS, FL, 34275

REMILLARD MARC R
217 BOCELLI DR,
NOKOMIS, FL, 34275

BLACK THOMAS A
9000 FALCON CT,
VENICE, FL, 34293

PETTEE MICHAEL R
225 BOCELLI DR,
NOKOMIS, FL, 34275

NORRIS PAUL RYAN
229 BOCELLI DR,
NOKOMIS, FL, 34275

RUBOW WAYNE ALAN
233 BOCELLI DRIVE,
NOKOMIS, FL, 34275

FORBES JENNIFER A
1070 PRINCETON DR,
INDIAN LAND , SC, 29707

NEAL SIGNATURE HOMES LLC
5800 LAKEWOOD RANCH BLVD,
SARASOTA, FL, 34240

CALCAGNO KENNETH H
237 BOCELLI DR,
NOKOMIS, FL, 34275

JULIE ANN KIBE REVOCABLE TRUST
1 UPPER RUSSELL RD 252,
KENSINGTON , MA, 01050

KREMKOW KEITH C
245 BOCELLI DR,
NORTH VENICE, FL, 34275-1201

GREENE ANDREW J
249 BOCELLI DR,
NOKOMIS, FL, 34275

BAUZA JOSE A
3880 INVERNESS WAY,
MARTINEZ , GA, 30907

RANNEY JEFFREY M
3279 WILLOW GLEN DR,
OAK HILL, VA, 20171

FERGUSON SCOTT E
400 POTOMAC VIEW PKWY,
BRUNSWICK, MD, 21716

HEADRICK ERIC N
18479 N COUNTRY RD 800 E,
ARCOLA, IL, 61910

SCAVETTA MARK ANTHONY
269 BOCELLI DR,
NOKOMIS, FL, 34275

RONALD J WALTERS LIVING TRUST
1340 YORKSHIRE LN,
CAROL STREAM, IL, 60188

VITTI NICHOLAS WILLIAM SR
277 BOCELLI DR,
NOKOMIS, FL, 34275

SCHNEIDER LARRY L
281 BOCELLI DR,
NOKOMIS, FL, 34275

KHEDERIAN RUSSELL MYRON
293 BOCELLI DR,
NOKOMIS, FL, 34275

WAGGONER DAVID
297 BOCELLI DR,
NOKOMIS, FL, 34275

MANCINI JOHN F
301 BOCELLI DR,
NOKOMIS, FL, 34275

WEIHS CHRISTOF MICHAEL
8136 GABANNA DR,
SARASOTA, FL, 34231

LAZDOWSKI PAUL M
23 APPLEBY RD,
SALEM, MA, 01970

KITCHENS MICHAEL KEVIN
19610 BLUE MIMOSA LN # 203,
VENICE, FL, 34292

MERTZ THOMAS LEE
101 PORTA VECCHIO BEND # 202,
NOKOMIS , FL, 34275

MASEMAN DAVID B
304 CORELLI DR,
NOKOMIS, FL, 34275

STRANDEMO ROBERT RANDALL
300 CORELLI DR,
NOKOMIS, FL, 34275

SCOTT ANDERSON AND VERONICA BATTLES REVOCABLE TRUST
296 CORELLI DR,
NOKOMIS, FL, 34275

BEASLEY ROBERT BRENT
1129 LIPSCOMB DR,
NASHVILLE, TN, 37204

ALEXANDER RATNER REVOCABLE TRUST
168 PESCADOR PL,
NOKOMIS, FL, 34275

HYLAND GREGORY SCOTT
5480 HEATH CT,
COLUMBIA, MO, 65203

ROGERS JOHN S
280 CORELLI DR,
NOKOMIS, FL, 34275

LEEFULLER JOINT TRUST
332 ARIA DR,
NOKOMIS, FL, 34275

CHRISTOPHER W BUGAN REVOCABLE TRUST
328 ARIA DR,
NOKOMIS, FL, 34275

KLEAMENAKIS THEODORE PETER
324 ARIA DR,
NOKOMIS, FL, 34275

SLEZAK NEIL T (TR)
276 CORELLI DR,
NOKOMIS, FL, 34275

MORTENSEN JOHN F
3232 RADIO DR,
BRONX, NY, 10465

STRINGER TERRY MICHAEL
268 CORELLI DR,
NOKOMIS, FL, 34275

PELOPIDA ANTHONY M JR
264 CORELLI DR,
NOKOMIS, FL, 34275

CHILDERS DOUGLAS HARTLEY
260 CORELLI DR,
NOKOMIS, FL, 34275

COLETTI ROBERT
256 CORELLI DR,
NOKOMIS, FL, 34275

PINTO RICHARD J
3209 AVALON DR,
SKELTON, CT, 06484-7609

LOCASCIO FRANK
248 CORELLI DR,
NORTH VENICE, FL, 34275

KILGORE DONALD K
244 CORELLI DR,
NOKOMIS, FL, 34275

ABRAHAM CAROLYNN T
240 CORELLI DR,
NOKOMIS, FL, 34275

ROBERTSON COLIN M JR
236 CORELLI DR,
NOKOMIS, FL, 34275

DANCONA THOMAS
232 CORELLI DR,
NOKOMIS, FL, 34275

CASAMENTO PETER M III
224 CORELLI DR,
NOKOMIS, FL, 34275

TARULLI PETER J
208 CORELLI DR,
NOKOMIS, FL, 34275

NEAL SIGNATURE HOMES LLC
5800 LAKEWOOD RANCH BLVD,
SARASOTA, FL, 34240

HINKLE MICHAEL
200 CORELLI DR,
NOKOMIS, FL, 34275

ANAGNOSTON MARK S
205 CORELLI DR,
NOKOMIS, FL, 34275

BARON KENNETH JOSEPH
209 CORELLI DR,
NOKOMIS, FL, 34275

JEFF & CINDY BATHE TRUST
71 TRIAD SOUTH DR,
SAINT CHARLES , MO, 63304

BROCCOLI CARMINE A
217 CORELLI DR,
NOKOMIS, FL, 34275

JAMES R AND LINDA S EVANS TRUST
65679 COUNTY RD 21,
GOSHEN, IN, 46526

PETTEE JOHN L
225 CORELLI DR,
NOKOMIS, FL, 34275

GEORGE D HILL III 2018 LIVING TRUST
229 CORELLI DR,
NOKOMIS, FL, 34275

ANGAROLA JOHN PETER
233 CORELLI DR,
NOKOMIS, FL, 34275

MCGEE PETER J
237 CORELLI DR,
NOKOMIS, FL, 34275

ROSATO PIETRO R
241 CORELLI DR,
NOKOMIS, FL, 34275

YODER CURTIS JON
70489 BEECHWOOD ST,
UNION , MI, 49130

DE MASI RICHARD ALAN
249 CORELLI DR,
NORTH VENICE, FL, 34275

MCCLINTOCK SHAWN C
253 CORELLI DR,
NOKOMIS, FL, 34275

GLAZEBROOK JOANNE MARY
257 CORELLI DR,
NOKOMIS, FL, 34275

LENTZ CHARLES WALTER
261 CORELLI DR,
NOKOMIS, FL, 34275

STEELE RAYMOND LACHLAN
200 CASERTA CT,
NOKOMIS, FL, 34275

MITCHELL JONATHAN RICHMOND
204 CASERTA CT,
NOKOMIS , FL, 34275

MILLER CHRISTOPHER BRIAN
208 CASERTA CT,
NOKOMIS, FL, 34275

DOMORAD ALEKSEY
212 CASERTA CT,
NOKOMIS, FL, 34275

OSULLIVAN KEVIN
216 CASERTA CT,
NOKOMIS, FL, 34275

HERLIHY JASON MICHAEL
220 CASERTA CT,
NOKOMIS, FL, 34275

CAPOTE NATALIA
224 CASERTA CT,
NOKOMIS, FL, 34275

PETERSON SHANA EVE
228 CASERTA CT,
NOKOMIS , FL, 34275

BORDER AND JACARANDA HOLDINGS LLC
5800 LAKEWOOD RANCH BLVD N,
LAKEWOOD RANCH, FL, 34240

TERRY L REDMAN SR AND SANDRA M REDMAN REVOCABLE TRUST
240 CASERTA CT,
NOKOMIS , FL, 34275

DUNIGAN ERIK MICHAEL
13242 RINELLA ST,
VENICE, FL, 34293

CARROLL KECIA CHRISTINE
248 CASERTA CT,
NOKOMIS, FL, 34275

BENDER SCOTT ANDREW
252 CASERTA CT,
NOKOMIS, FL, 34275

CARLISLE JEFFREY P
256 CASERTA CT,
NOKOMIS, FL, 34275

DUBE LEE
268 CASERTA CT,
NOKOMIS, FL, 34275

OLAUGHLIN ROBERT JAMES
264 CORSANO DR,
NOKOMIS, FL, 34275

METZGER SUZANNE HENNING
260 CORSANO DR,
NOKOMIS, FL, 34275

MEDVAR KEITH JOSEPH
256 CORSANO DR,
NOKOMIS, FL, 34275

OHM TIMOTHY MICHAEL
252 CORSANO DR,
NOKOMIS , FL, 34275

AIMONE ROSEANN
248 CORSANO DR,
NOKOMIS, FL, 34275

REEDMAN JESSICA LIL P
244 CORSANO DR,
NOKOMIS, FL, 34275

VEKSLER VLADIMIR
240 CORSANO DR,
NOKOMIS, FL, 34275

FOERSTER NICHOLAS PAUL
245 CORSANO DR,
NOKOMIS, FL, 34275

STEINER BENJAMIN ROBERT
249 CORSANO DR,
NOKOMIS, FL, 34275

GRIFFIN CHRISTOPHER CORNELIUS
253 CORSANO DR,
NOKOMIS, FL, 34275

SETH A THOMPSON TRUST
257 CORSANO DR,
NOKOMIS, FL, 34275

SMITH JEFFREY SCOTT
265 CORSANO DR,
NOKOMIS, FL, 34275

HOOVER JEFFREY ALLEN
228 DELICETTO DR,
NOKOMIS, FL, 34275

SCHRANTZ MATTHEW CHRISTOPHER
224 DELICETTO DR,
NOKOMIS, FL, 34275

WRAGG MARC R
220 DELICETTO DR,
NOKOMIS, FL, 34275

CARTER ELEANOR ELIZABETH
216 DELICETTO DR,
NOKOMIS, FL, 34275

BORGSTROM ERIC JAMES
212 DELICETTO DR,
NOKOMIS, FL, 34275

BOYCHUK SERGEY IVANOVICH
208 DELICETTO DR,
NOKOMIS, FL, 34275

LITOSHIK VADIM V
204 DELICETTO DR,
NOKOMIS, FL, 34275

BOYCHUK IVAN VASILIAVICH
200 DELICETTO DR,
NOKOMIS, FL, 34275

Public Workshop Notice

DATE: Thursday, January 6, 2022
TIME: 5:00 PM
LOCATION: Virtual ZOOM Meeting- See Attendance Instructions below
RE: Milano PUD Amendment and GCCF PUD Amendment
Contact: Boone Law Firm – (941) 488-6716

A virtual public workshop will be held to discuss proposed amendments to the Milano PUD and GCCF PUD located between Laurel Road and Border Road, North Venice, FL, 34275. This is not a public hearing. The purpose of the workshop is to inform the neighboring residents of the nature of the proposal, to solicit suggestions and comments, and discuss the proposed plan.

The virtual workshop will be held on Thursday, January 6, 2022 at 5:00 PM. You can attend the meeting by following the below instructions.

Join Zoom Meeting

<https://us02web.zoom.us/j/81005876063?pwd=cTcyckZ2OXNVVWNBRVo5d29MSnk3QT09>

Meeting ID: 810 0587 6063

Passcode: 708612

One tap mobile

+13126266799,,81005876063#,,,,*708612# US (Chicago)
+16465588656,,81005876063#,,,,*708612# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)

Meeting ID: 810 0587 6063

Passcode: 708612

Find your local number: <https://us02web.zoom.us/j/kcQm7tUwcv>

Public Workshop Summary

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

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

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

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

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

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

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

Why not Fresh Market or Trader Joe's?

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

Was this initiated by Publix or Neal?

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

We think a stop light will be needed at Veneto.

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

Had does adding a shopping center reduce traffic?

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

Who will pay for this?

-The developer will pay.

Why is there so much parking?

-The parking is conceptual based upon the City's parking requirements.

Has Publix agreed to the building?

-No, but will probably be a mid-sized store with a pharmacy.

Has consideration been given to main access from Jacaranda?

-Yes, but it would not meet the requirements for Publix.

Could this be a Dollar Tree?

-Yes, but the demographics of the neighborhood are not for a Dollar Tree.

Has City Council already approved this?

-No, the City will review based upon consistency with the Comprehensive Plan and Zoning Code.

How will you make up for the loss of open space?

-The Milano PUD currently has in excess of 60% open space, after the proposed changes the Milano PUD will still exceed the required minimum 50% open space.

How will noise be mitigated?

-The site has been oriented so deliveries are along the west side where there are no adjacent residences.

Didn't the Master Plan for Milano state no commercial?

-Yes, this is an amendment to the master plan to allow for up to 5% commercial pursuant to the allowance for PUD zoning.

How many business will there be?

-Unknown, but estimated to be approximately 12.

What is the expected timing?

-Zoning approval in 2022 and S&D approval in 2023.

Will response times for fire rescue be impacted?

-No.

Will there be a connection to the south of the commercial parcel in the future?

-No, the FPL easement will prevent connection to the south.

Will there be night time delivery?

-Yes, and early morning deliveries.

How many homes are in the area around the commercial site?

-Approximately 5,000 – 6,000 homes

What is the current zoning and the proposed zoning?

-The current zoning is PUD and will remain PUD, but there will be an amendment to the currently approved PUD master plan.

Will the FPL transmission line be buried?

-No.

Will there be a landscaping buffer?

-Yes, the current PUD requires a landscape buffer on Laurel Road and Jacaranda Boulevard. The proposed amendment may include a modification to the buffers for the commercial site.

Will bicycle parking be provided?

-Yes.

Have you maxed out the commercial space for this site?

-No, PUD zoning allows for up to 5% of the acreage of the PUD for commercial use. The proposal will be for approximately 2% of the acreage for commercial use.

Why don't you build houses on this site?

-The site is not well suited for residential. The site is at the intersection of two collector roads and is better suited for commercial use.

With no further questions or comments from the neighbors, the meeting was concluded at approximately 6:30 pm.



PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF SARASOTA

Before the undersigned authority personally appeared **Melinda Prescott**, who on oath says that she is the Legal Advertising Representative of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a **Legal Notice** that was published in said newspaper in the issue(s)

12/15/2021

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com. Affiant further says that the said Venice Gondolier Sun is a newspaper published at Venice, in said Sarasota County, Florida, and that the said newspaper has theretofore been continuously published in said Sarasota County, Florida, each Wednesday & Saturday and has been entered as Second-Class mail matter at the Post Office in Venice, in said Sarasota County, Florida, for a period of 1-year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Melinda Prescott
(Signature of Affiant)

Sworn and subscribed before me this 15th day of December, 2021.

Jill Kelli D. Benedetti
(Signature of Notary Public)

Personally known X OR Produced Identification



Public Notice

A virtual public workshop will be held to discuss proposed amendments to the Milano PUD and GCCF PUD located between Laurel Road and Border Road, North Venice, FL, 34275. This is not a public hearing. The purpose of the workshop is to inform the neighboring residents of the nature of the proposal, to solicit suggestions and comments, and discuss the proposed plan.

The virtual workshop will be held on Thursday, January 6, 2022 at 5:00 PM. You can attend the meeting by following the below instructions.

Join Zoom Meeting

<https://us02web.zoom.us/j/81005876063?pwd=c1cyckZ2OXNlVWVWNBkV5d29MSnk3QT09>

Meeting ID: 810 0587 6063

Passcode: 708612

One tap mobile

+13126266799,,81005876063#
*708612# US (Chicago)
+16465588656,,81005876063
#,,,,*708612# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)

Meeting ID: 810 0587 6063

Passcode: 708612

Find your local number:

<https://us02web.zoom.us/j/kc0m7tUwcv>
Publish: December 15, 2021
124939 3824996



CITY OF VENICE

Planning and Zoning Department
 401 W. Venice Avenue, Venice, FL 34285
 (941)486-2626 ext. 7434 www.venicegov.com

CONCURRENCY DETERMINATION APPLICATION

PROJECT NAME: The Village at Laurel and Jacaranda
Parcel Identification No.(s): 0391-04-1000
Parcel Size: 10.42 ac
PROPOSED DEVELOPMENT
<input checked="" type="checkbox"/> Site & Development Plan <input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Special Exception <input type="checkbox"/> Other:
Proposed Use / Number of Units: 1 Grocery Unit and 4 Retail Units
Existing Use: vacant / open space
Prior Development Orders: Cielo
Size of Area to be Improved: 10.42 ac
Impervious Area: 8.43 ac
Pervious Areas: 1.99 ac
PROPOSED LEVEL OF SERVICE IMPACT (see worksheet)
Water (in ERUs): 70,240 sf * 0.3 EDU/1,000 sf = 22 EDUs
Wastewater (in ERUs): 70,240 sf * 0.3 EDU/1,000 sf = 22 EDUs
Solid Waste (pounds per day): N/A
Parks (potential population): N/A
Transportation (PM peak trips per day): See Traffic Study
Drainage (see text on next page): See Drainage Narrative

Applicant's (Owner/Agent) Signature:  (Agent) Date: 6/14/22

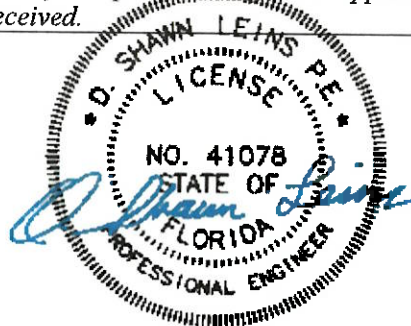
Drainage	LOS = Post development run-off cannot exceed the pre-development run-off for rate or volume established for a 25-year, 24-hour storm event. Show calculations and the structures required by these calculations. Drainage calculations shall meet the standards adopted in the Venice Comprehensive Plan and Southwest Florida Water Management District (SWFWMD) requirements. Copies of any SWFWMD permits and any EPA NOIs are required as appropriate.	Compliance Shown? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Solid Waste	LOS = 6.8 lbs/day/capita (non-residential uses are not included in the adopted LOS) 6.8 lbs x 1.7 persons/household x number of units = demand	Total pounds generated per day: N/A
Recreation	LOS = 7 acres of park for each additional 1,000 functional population	Total potential population in development: N/A
Transportation	LOS = 'C' for all roadways within the City of Venice, 'D' for all state maintained roadways within the City of Venice. Determine the number of trips generated by the proposed project during the PM peak hour, using the most recent edition of the Institute of Transportation Engineering (ITE) Trip Generation report, with no adjustment for internal capture or passerby trips.	Peak hour traffic: See Traffic Study
	If the total number of trips is less than 50 peak hour trips per day, the applicant is required to provide only the existing directional PM peak hour traffic volumes and level of service for the roadway link to which project driveways connect. This information shall include project traffic, existing turning movement volumes at the impacted intersection(s) and intersection(s) level(s) of service. The required data shall be no older than the previous calendar year. Volumes shall be adjusted to reflect annual conditions using current FDOT seasonal adjustment factors for Sarasota County or other adjustment factors approved by the City. The above required level(s) of service roadways shall be determined in accordance with current FDOT Generalized Service Volume procedures.	Trips per day: See Traffic Study
	If the total number of peak hour trips is equal to or greater than 50 trips per day, a transportation study shall be done. The report shall be signed and/or sealed by either a registered Professional Engineer or a member of the American Institute of Certified Planners. A pre-application meeting between City staff and the applicant is required. The purpose of this meeting will be to review the methodology and procedure and to determine the study period. This will usually be a PM peak hour analysis; however, other time periods may require analysis. The methodology used is that found in the Concurrency Management Ordinance.	Traffic study provided? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

The Southwest Florida Regional Planning Council will review traffic impact in regard to this application. There is a fee associated with this service which will be invoiced to the City and passed along to the applicant upon receipt. Your Certificate of Concurrency will not be issued until full payment is received.

Signature of Design Professional

06/07/22

Date of application



(Seal)

Laurel/Jacaranda Commercial Development

Traffic Analysis



Prepared for:
Laurel Road Investments, LLC
5800 Lakewood Ranch Blvd
Sarasota, FL 34240

Prepared by:
Stantec Consulting Services Inc.
6920 Professional Parkway East
Sarasota, Florida 34240

October 2021

Laurel/Jacaranda Commercial Development Traffic Analysis

Table of Contents

PROFESSIONAL ENGINEER'S CERTIFICATION	i
INTRODUCTION	1
EXISTING TRAFFIC CONDITIONS	2
TRIP GENERATION	4
PROJECT TRAFFIC DISTRIBUTION/ASSIGNMENT	4
2025 TOTAL TRAFFIC CONDITIONS.....	7
SITE ACCESS ANALYSIS.....	10
CONCLUSION	12

LIST OF TABLES

Table 1: 2021 Existing Traffic Segment Conditions3

Table 2: 2021 Existing Traffic Intersection Operations3

Table 3: PM Peak-Hour Trip Generation4

Table 4: Historical Growth Rate7

Table 5: 2025 Total Traffic Segment Conditions9

Table 6: 2025 Total Traffic Intersection Operations9

LIST OF FIGURES

Figure 1: Project Location 1

Figure 2: Existing PM Peak-Hour Peak-Season Traffic2

Figure 3: Project Traffic Distribution5

Figure 4: PM Project Traffic Assignment6

Figure 5: 2025 Total PM Peak-Hour Traffic Volumes8

Figure 6: NCHRP Report 745 Left Turn Lane Warrant 10

Figure 7: FDOT Driveway Information Guide Right Turn Lane Guidance 11

LIST OF APPENDICES

APPENDIX ASITE PLAN

APPENDIX B..... PEAK-SEASON CONVERSION FACTORS
TURNING MOVEMENT COUNTS

APPENDIX C..... INTERSECTION VOLUME TABLES

APPENDIX D2021 EXISTING TRAFFIC HCS7 SUMMARY WORKSHEETS

APPENDIX E..... 2025 TOTAL TRAFFIC HCS7 SUMMARY WORKSHEETS

Professional Engineer's Certification

I hereby certify that I am a Licensed Professional Engineer in the State of Florida practicing with Stantec Consulting Services Inc. and that I have supervised the preparation of and approve the evaluations, findings, opinions, conclusions, and technical advice hereby reported for:

PROJECT: Laurel/Jacaranda Commercial Development
Traffic Analysis
215811128

LOCATION: Southwest corner of the Laurel Road/Jacaranda Boulevard intersection,
Venice, Florida

This document titled Laurel/Jacaranda Commercial Development Traffic Analysis was prepared by Stantec Consulting Services Inc. for the account of Laurel Road Investments, LLC. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Prepared by:

Introduction

The proposed project is located at the southwest corner of the Laurel Road/Jacaranda Boulevard intersection in Venice, Florida. The petitioner proposes to develop a 47,000 square-foot grocery store, 18,000 square feet of retail, and a 5,000 square-foot convenience store with gas pumps. The project proposes two full access points and three right-in/right-out access points. One full access point will be on Laurel Road, creating the fourth leg at the Veneto Boulevard intersection and the second will be on Jacaranda Boulevard approximately 560 feet south of the Laurel Road intersection. The location of the project is shown in **Figure 1** and the site plan is attached in **Appendix A**.

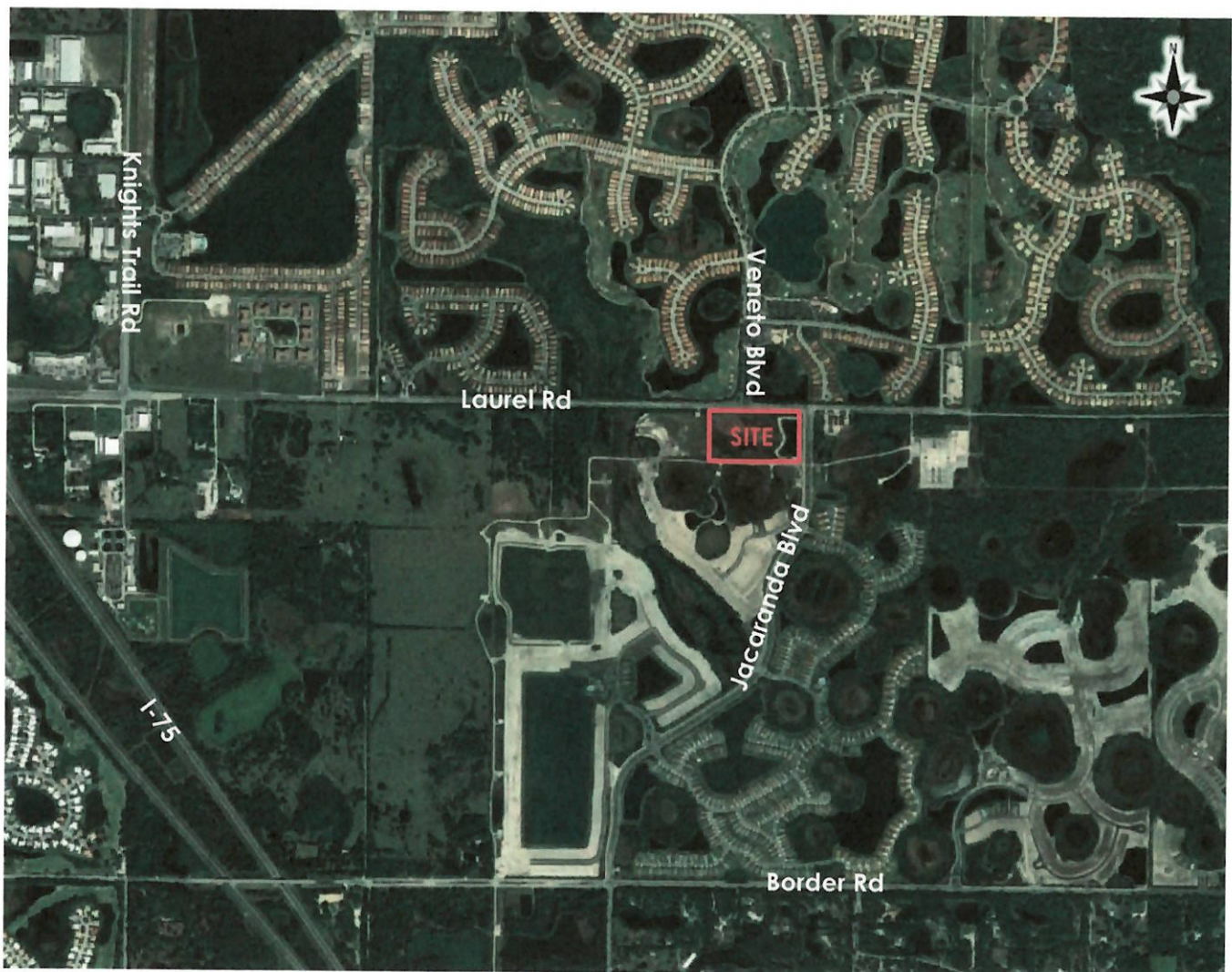


Figure 1: Project Location

Existing Traffic Conditions

Laurel Road is an east-west two-lane undivided roadway classified as a Minor Collector. Laurel Road has a posted speed of 45 mph and an Access Classification of 5. Jacaranda Boulevard is a north-south two-lane divided roadway classified as a Minor Collector. Jacaranda Boulevard has a posted speed of 35 mph and an Access Classification of 5.

Vehicle turning-movement counts were collected at the Laurel Road/Veneto Boulevard and Laurel Road/Jacaranda Boulevard on Thursday September 16, 2021 and Thursday April 29, 2021 during the PM peak-period (4:00 PM to 6:00 PM). The turning movement counts were seasonally adjusted using Sarasota County's peak-season conversion factors. In addition, a COVID-19 adjustment factor of 1.10 was applied to the turning movement counts based on Sarasota County's COVID-19 Traffic Trends Report No. 33. Because there are no sinks/sources between the intersections and since counts were collected on different days, the volumes approaching and departing the intersections along Laurel Road were balanced. The existing PM peak-hour peak-season traffic volumes are shown in **Figure 2**. The Sarasota County's peak-season conversion factors and turning movement counts are provided in **Appendix B**. The intersection volume tables with the peak-season conversion factors and balancing applied are provided in **Appendix C**.

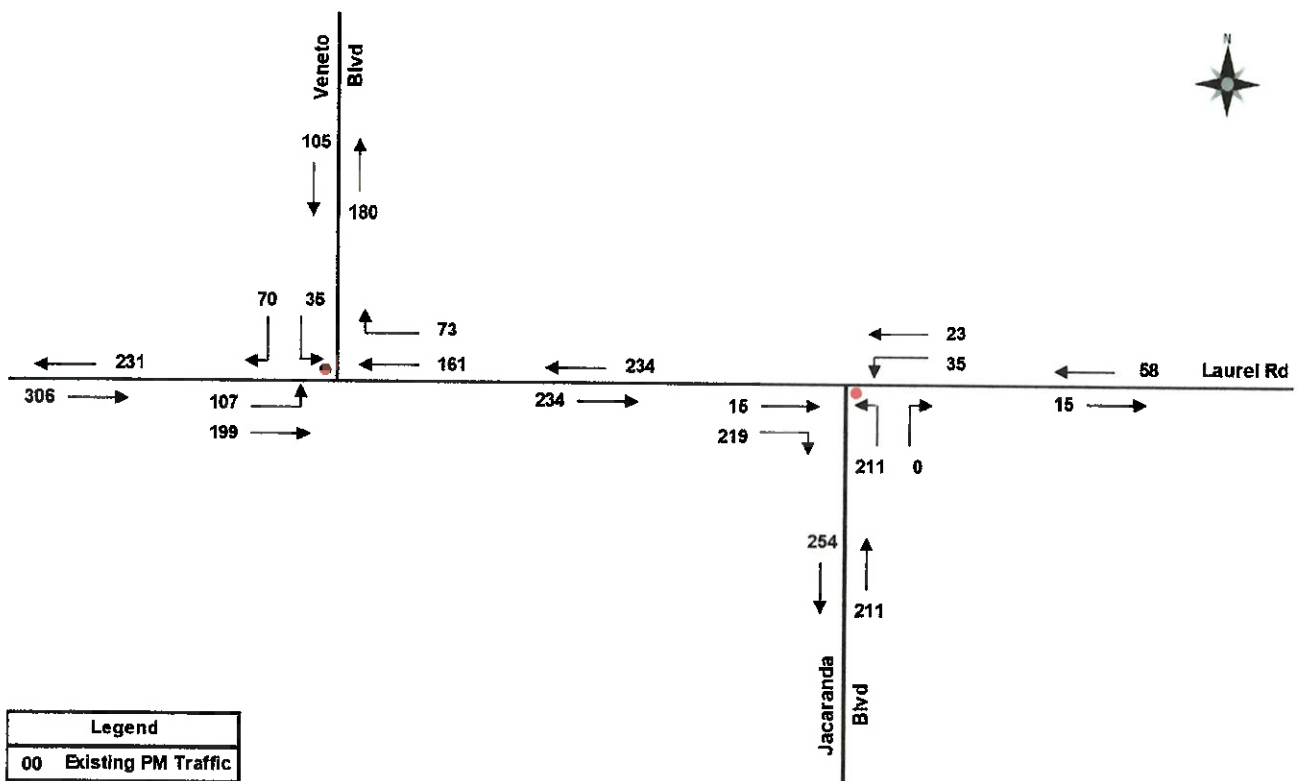


Figure 2: Existing PM Peak-Hour Peak-Season Traffic

Existing traffic was analyzed along the segment of Laurel Road and Jacaranda Boulevard adjacent to the project. The level-of-service standards and service volumes were obtained from Sarasota County's *Generalized Level-of-Service Tables*. Existing segment volumes were obtained from the peak-season volumes entering/exiting the intersections during the PM peak-hour. The results of the 2021 existing level-of-service analysis are summarized in **Table 1** and indicate that both roadways are currently operating within acceptable level-of-service standards.

Table 1: 2021 Existing Traffic Segment Conditions

Road Name and Segment	Adopted LOS			2021 Peak Hour Volume	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume		
Jacaranda Boulevard					
Laurel Rd to Border Rd	D	2	1,330	465	No
Laurel Road					
Knights Trail Rd to Jacaranda Blvd	D	2	1,440	537	No

An intersection analysis was also performed using the Highway Capacity Manual (HCM) 6th Edition methodologies implemented by the Highway Capacity Software (HCS7) at the Laurel Road/Veneto Boulevard intersection and the Laurel Road/Jacaranda Boulevard intersection. The results of the intersection analysis are summarized in **Table 2** and indicates that both intersections are currently operating within acceptable level-of-service standards. The 2021 existing traffic intersection worksheets are provided in **Appendix D**.

Table 2: 2021 Existing Traffic Intersection Operations

Intersection	Control	Movement Delay ¹ (LOS) & v/c Ratio					
		EBL	WBL	NBL	NBR	SBL	SBR
Laurel Rd & Veneto Blvd	Stop	8.0 (A) 0.08				15.0 (C) 0.09	9.7 (A) 0.09
Laurel Rd & Jacaranda Blvd	Stop		7.8 (A) 0.03	12.6 (B) 0.34	8.9 (A) 0.00		

1. Delay expressed in seconds per vehicle

Trip Generation

Traffic volumes generated by the project were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 10th Edition (2017)*. Land Use Code (LUC) 820 (Shopping Center), LUC 850 (Supermarket), and LUC 960 (Super Convenience Market/Gas Station) were used to estimate the trip generation potential. Pass-by capture was estimated based on information contained in the *ITE Trip Generation Handbook, 3rd Edition*. Pass-by capture for LUC 820 was estimated using Table E.9 on page 190 and pass-by capture for LUC 850 was estimated using Table E.13 on page 196. Because LUC 960 does not have any pass-by capture information contained in the *ITE Trip Generation Handbook, 3rd Edition*, the pass-by capture was estimated using the pass-by capture rate for LUC 945 (Table E.38 on page 219). Pass-by trips were checked to ensure that they do not exceed 10% of the future adjacent street traffic (background traffic conditions). **Table 3** summarizes the PM peak-hour trip generation.

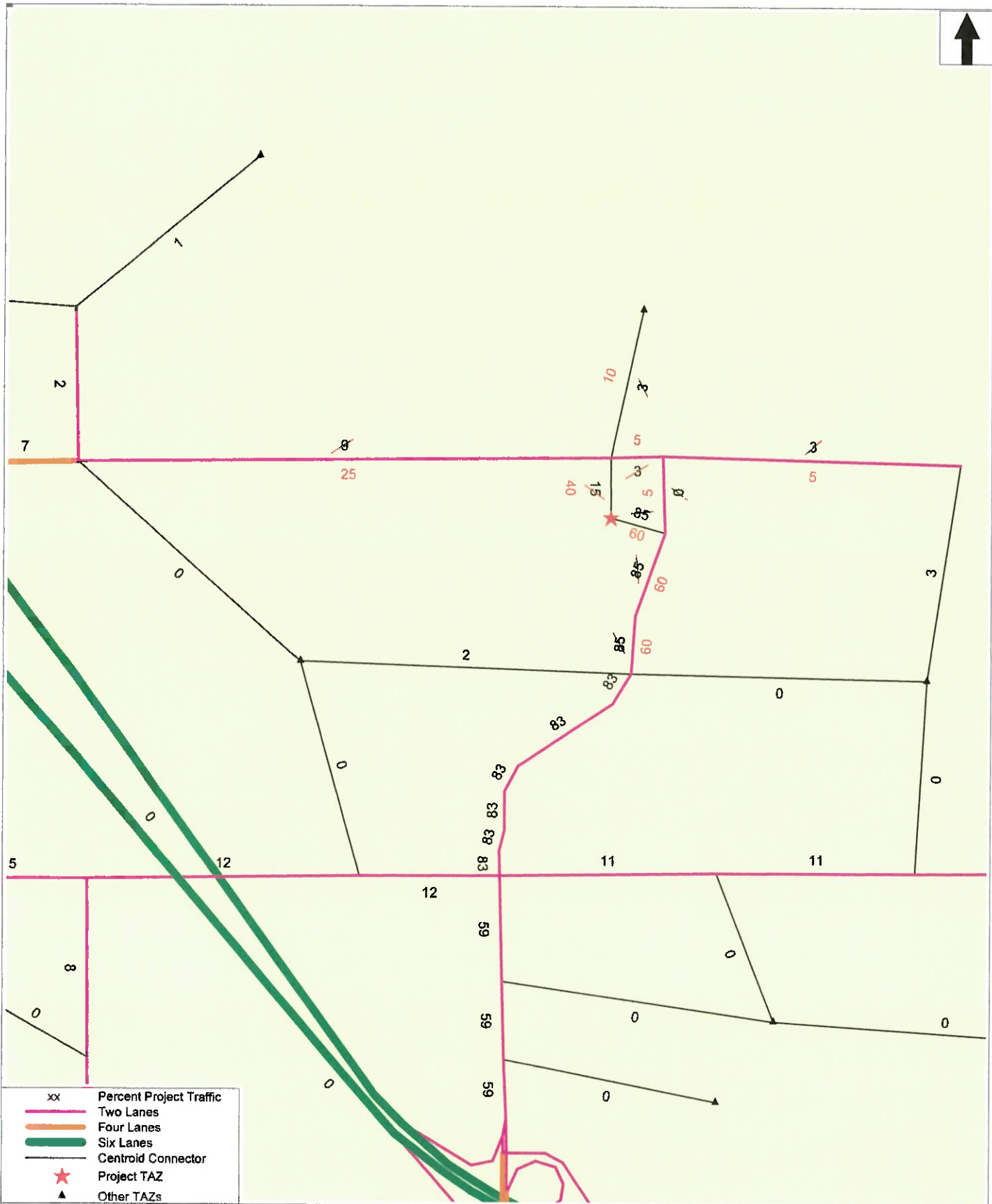
Table 3: PM Peak-Hour Trip Generation

ITE Land Use Category	Variable	Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Gross Trips			Internal Capture %	Pass-By % ¹	Pass-by Capture Trips			New External Trips		
						Total	Enter	Exit			Total	Enter	Exit	Total	Enter	Exit
Shopping Center - 820	Per ksf	18,000	$\ln(T) = 0.74\ln(x) + 2.89$	48%	52%	153	73	80	0%	14%	21	10	11	132	63	69
Supermarket - 850	Per ksf	47,240	$\ln(T) = 0.75\ln(x) + 3.21$	51%	49%	446	227	219	0%	14%	62	32	30	384	195	189
Super Convenience Market / Gas Station - 960	Per ksf	5,000	$T = 69.28(x)$	50%	50%	346	173	173	0%	14%	48	24	24	298	149	149
TOTAL						945	473	472	0%	14%	131	66	65	814	407	407

1. Pass-by trips were reduced so that they did not exceed 10% of the future background traffic conditions.

Project Traffic Distribution/Assignment

The traffic generated by the proposed project was distributed and assigned to the adjacent roadway network using a combination of existing traffic volumes and the FDOT District 1 2023 Existing plus Committed Regional Planning Model with 2045 socioeconomic data. Based on the existing traffic volumes on Laurel Road and Jacaranda Boulevard (shown in **Table 1**), approximately 55% of the traffic is on Laurel Road and 45% of traffic is on Jacaranda Boulevard. Using those existing traffic volumes, a portion of the DIRPM distribution of project traffic on Jacaranda Boulevard south of the project was shifted to Laurel Road west of the project. Additionally, greater weight was given to the interaction between the commercial development and the Venetian Golf and River Club residential development on the north side on Laurel Road. The DIRPM distribution is shown in **Figure 3** and the PM peak-hour traffic assignment is shown in **Figure 4**.



**Figure 3: Percent Project Traffic
2023 Existing Plus Committed Network**

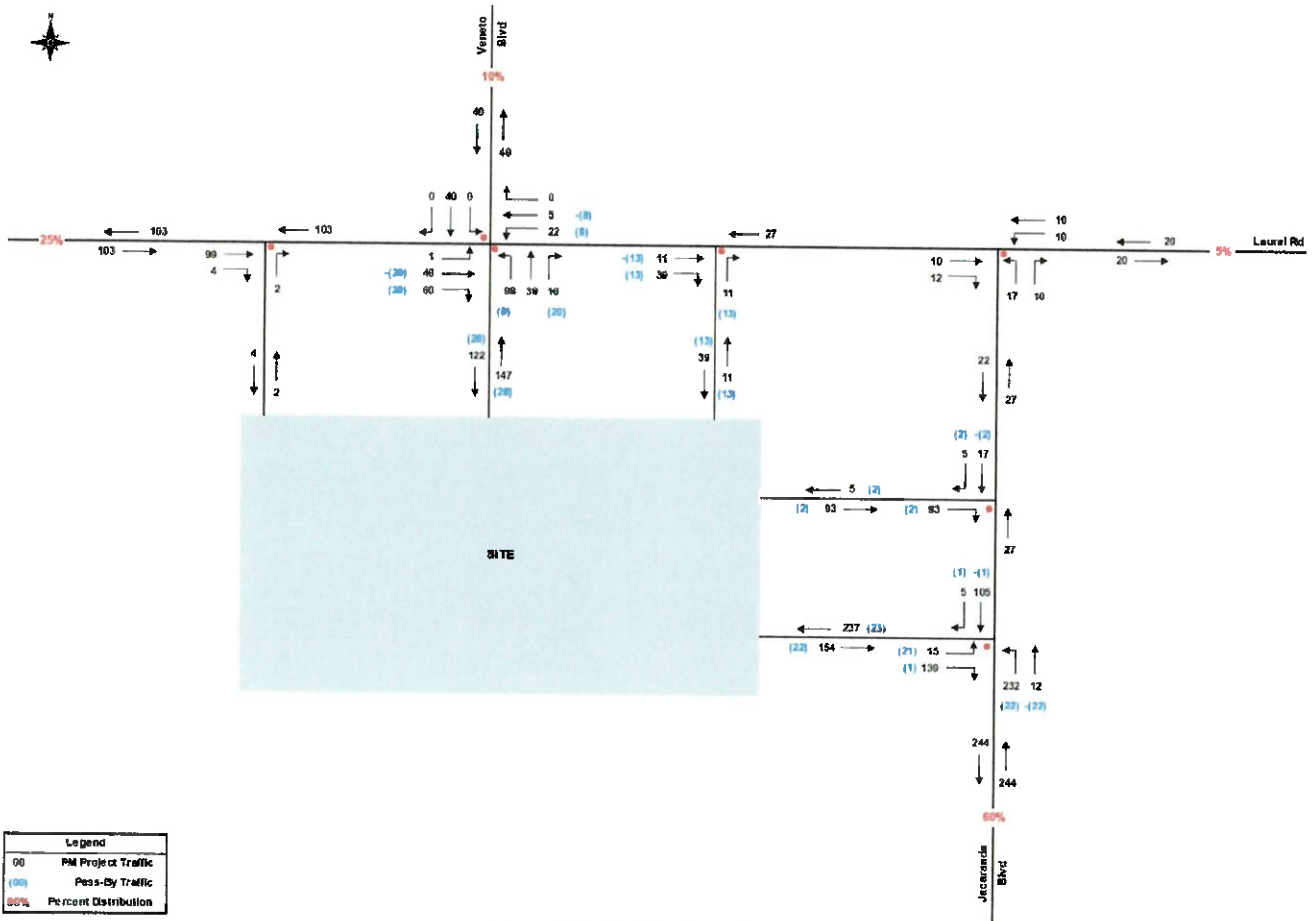


Figure 4: Project Traffic Assignment

2025 Total Traffic Conditions

The total traffic conditions were analyzed for the build-out year of 2025. The total traffic conditions consist of the existing PM peak-hour peak-season traffic volumes, annual background growth, and project traffic. Background traffic volumes were estimated using historical traffic data. Daily traffic volumes obtained from Sarasota County's *Generalized Level-of-Service Tables* adjacent to the site indicates a historical annual growth rate of 11.2% for the last three years and 8.8% for the last 5 years. The historical growth rates are shown in **Table 4**. These high growth rates are consistent with the new development which has been occurring along Laurel Road and Jacaranda Boulevard. A 10.0% annual growth rate was used to forecast future background traffic.

Table 4: Historical Growth Rate

Road Name and Segment	2014 AADT	2016 AADT	2019 AADT	3-Year Growth Rate	5-Year Growth Rate
Jacaranda Boulevard					
Laurel Rd to Border Rd	2,113	3,371	5,211	18.2%	29.3%
Laurel Road					
Knights Trail Rd to Jacaranda Blvd	14,931	15,027	19,355	9.6%	5.9%
TOTAL	17,044	18,398	24,566	11.2%	8.8%

In addition to the background growth, project traffic was added to the existing PM peak-hour peak-season traffic volumes. The total PM peak-hour peak-season traffic volumes are shown in **Figure 5**.

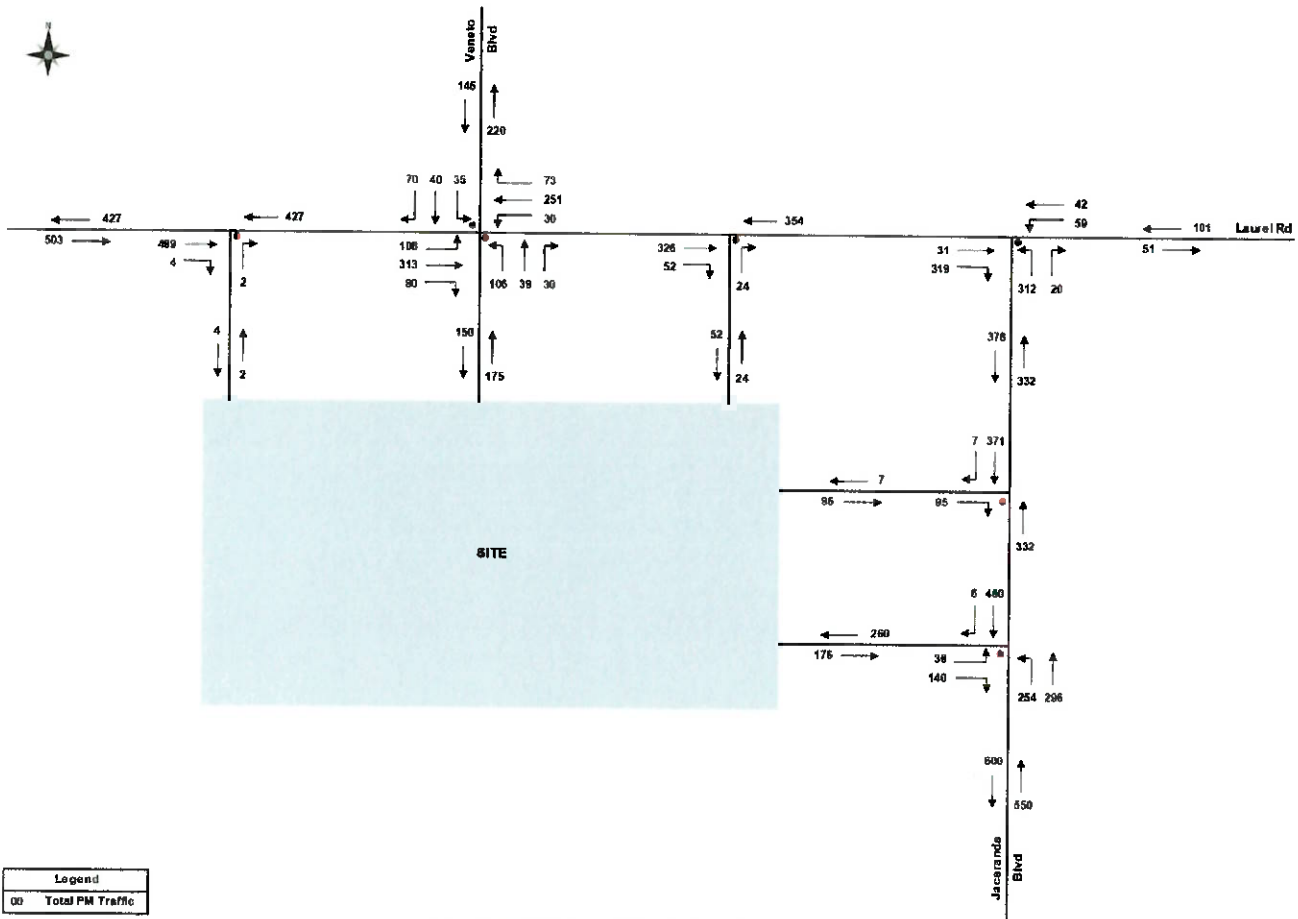


Figure 5: 2025 Total PM Peak-Hour Traffic Volumes

The total traffic was analyzed along the segments of Laurel Road and Jacaranda Boulevard adjacent to the project. In addition, the Laurel Road intersections with Veneto Boulevard and Jacaranda Boulevard as well as the project's full access connection to Jacaranda Boulevard were evaluated. The results of the 2025 total traffic segment analysis are summarized in **Table 5** and the results of the 2025 intersection analysis are summarized in **Table 6**. As indicated by the tables, both roadway segments and all three intersections will continue to operate within acceptable level-of-service standards. The northbound shared left/through movement at the Laurel Road/Veneto Boulevard intersection is operating at level-of-service F, but the volume to capacity (v/c) ratio is less than 1.0 indicating that capacity is still available.

Table 5: 2025 Total Traffic Segment Conditions

Road Name and Segment	Adopted LOS			2021 Peak Hour Volume	Bkgd Growth	Project Traffic	2025 Peak Hour Volume	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume					
Jacaranda Boulevard								
Laurel Rd to Border Rd	D	2	1,330	465	196	488	1,149	No
Laurel Road								
Knights Trail Rd to Jacaranda Blvd	D	2	1,440	537	187	206	930	No

Table 6: 2025 Total Traffic Intersection Operations

Intersection	Control	Movement Delay ¹ (LOS) & v/c Ratio					
		EBL	WBL	NBL	NBR	SBL/T	SBR
Laurel Rd & Veneto Blvd	Stop	8.2 (A) 0.09	8.2 (A) 0.03	68.2 (F) 0.70	19.4 (C) ¹ 0.23	37.6 (E) 0.42	10.4 (B) 0.10
Laurel Rd & Jacaranda Blvd	Stop		8.3 (A) 0.06	21.3 (C) 0.62	9.5 (A) 0.03		
Project Dwy & Jacaranda Blvd	Stop	19.5 (C) ² 0.44		9.6 (A) 0.26			

1. Northbound shared through/right movement

2. Eastbound shared left/right movement

The intersection volume table is provided in **Appendix C**. The 2025 total traffic intersection worksheets are provided in **Appendix E**.

Site Access Analysis

An analysis of the access connections to Laurel Road and Jacaranda Boulevard was completed. Laurel Road is a two-lane undivided roadway with a posted speed of 45 mph and an Access Classification of 5. Jacaranda Boulevard is a two-lane divided roadway with a posted speed of 35 mph and an Access Classification of 5. Class 5 roadways require full access connections to be spaced at 1,320 feet. The full access connection to Laurel Road is located +/- 690 feet west of the Jacaranda Boulevard intersection at the current Veneto Boulevard intersection. The full access connection to Jacaranda Boulevard is located +/- 560 feet south of the Laurel Road intersection and +/- 750 feet north of the Corsano Drive intersection. While the two full access connections do not meet the spacing the spacing standards, they are needed for efficient site circulation due to the majority of traffic accessing the site to/from the west and to/from the south. Additionally, as shown in the total traffic conditions section, both the full access connections are anticipated to operate at acceptable level-of-service standards.

Full Access Connection to Laurel Road

Left and right turn lane warrants were evaluated at the full access connection to Laurel Road. The left turn lane warrant was based on *National Cooperative Highway Research Program (NCHRP) Report 745*. As shown in **Figure 6**, the 26 left turning vehicles and 441 vehicles per hour per lane (as shown in **Figure 5**) warrant the installation of a westbound left turn lane into the site.

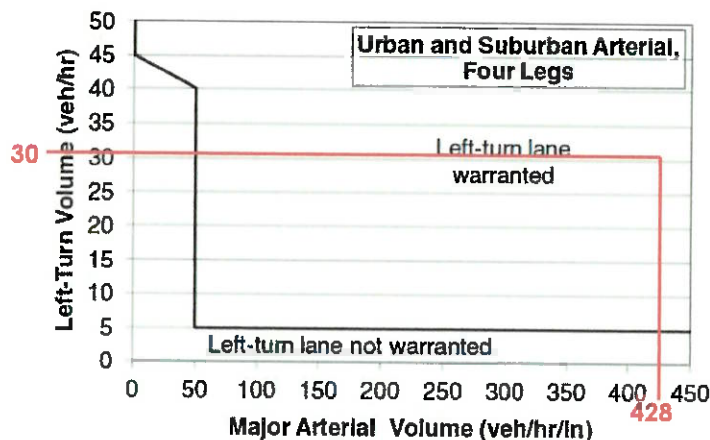


Figure 6: NCHRP Report 745 Left Turn Lane Warrant

The left turn lane length is comprised of the queue length and deceleration length. The deceleration length, based on *FDOT Design Manual Exhibit 212-1* for a design speed of 45 mph (posted + 5 mph), is 240 feet. The required unsignalized queue length for the left turn lane was calculated using procedures outlined in the *AASHTO Green Book (2018) Table 9-22*. The *AASHTO Green Book* specifies that at a minimum, queue storage for at least two vehicles (50 feet) be provided. The 30 PM peak-hour westbound left turning vehicles and 501 opposing vehicles at the will require 50 feet of queue; therefore, a 290-foot (240 + 50) westbound left turn lane shall be constructed.

The right turn lane warrant was evaluated using the FDOT *Driveway Information Guide*. For posted speeds 45 mph or less, a minimum of 80 right turns per hour are required to warrant the installation of a right turn lane. Exhibit 44 from the FDOT *Driveway Information Guide* is shown in **Figure 7**. The 80 eastbound right turning vehicles (as shown in **Figure 5**) meet the threshold required to warrant a right turn lane. Therefore, a 240-foot eastbound right turn lane shall be constructed.

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80-125 (see note 1)
Over 45 mph	35-55 (see note 2)

Figure 7: FDOT Driveway Information Guide Right Turn Lane Guidance

Full Access Connection to Jacaranda Boulevard

Left and right turn lane warrants were evaluated at the full access connection to Jacaranda Boulevard. Jacaranda Boulevard is a two-lane divided roadway. Given that it is a divided roadway, generally accepted good engineering practice dictates that left turn lanes should be provided. The left turn lane length is comprised of the queue length and deceleration length. The deceleration length, based on FDOT *Design Manual Exhibit 212-1* for a design speed of 40 mph (posted + 5 mph), is 155 feet. The required unsignalized queue length for the left turn lane was calculated using procedures outlined in the AASHTO *Green Book (2018) Table 9-22*. The 254 PM peak-hour northbound left turning vehicles and 466 opposing vehicles (as shown in **Figure 5**) at the will require 125 feet of queue; therefore, a 280-foot (155 + 125) northbound left turn lane shall be constructed.

The right turn lane warrant was evaluated using the FDOT *Driveway Information Guide*. For posted speeds 45 mph or less, a minimum of 80 right turns per hour are required to warrant the installation of a right turn lane. The six southbound right turning vehicles (as shown in **Figure 5**) do not meet the threshold required to warrant right turn lanes. Therefore, a southbound right turn lane is not warranted.

Right-in/Right-out Connections

The need for right turn lanes at the three right-in/right-out connections were also evaluated. The right turn lane warrant was evaluated using the FDOT *Driveway Information Guide*. For posted speeds 45 mph or less, a minimum of 80 right turns per hour are required to warrant the installation of a right turn lane. The four eastbound right turning vehicles at the western Laurel Road right-in/right-out, 52 eastbound right turning vehicles at the eastern Laurel Road right-in/right-out, and seven southbound right turning vehicles at the Jacaranda Boulevard right-in/right-out (as shown in **Figure 5**) do not meet the threshold required to warrant right turn lanes. Therefore, right turn lane is not warranted.

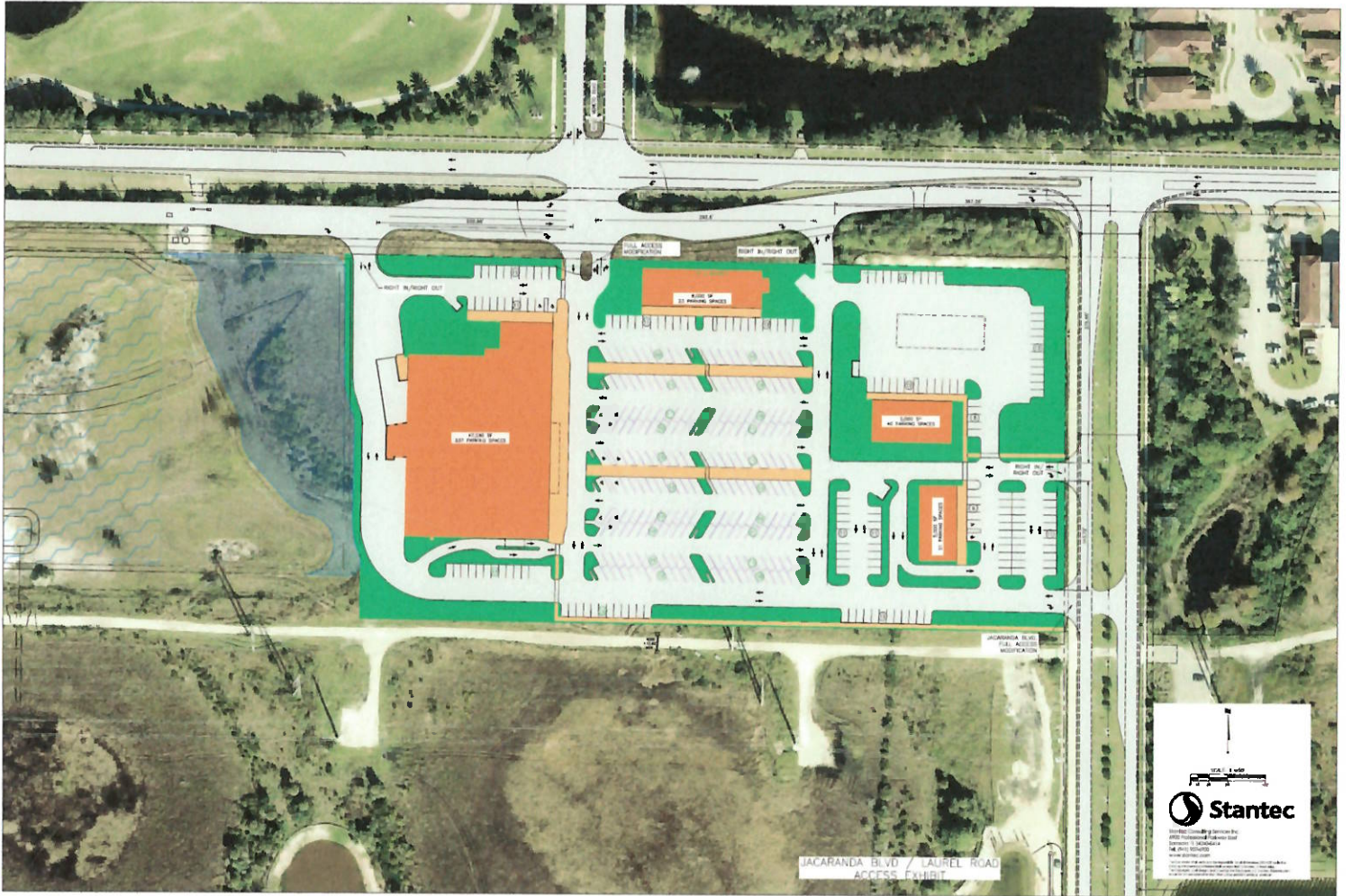
Conclusion

The Laurel/Jacaranda Commercial Development project will consist of a 47,000 square-foot grocery store, 18,000 square feet of retail, and a 5,000 square-foot convenience store with gas pumps. The project is anticipated to generate 814 new external PM peak-hour two-way trip ends. The project proposes two full access points and three right-in/right-out access points. One full access point will be on Laurel Road, creating the fourth leg at the Veneto Boulevard intersection and the second will be on Jacaranda Boulevard approximately 560 feet south of the Laurel Road intersection. The analysis results in the following conclusions:



- All adjacent roadways and intersections are currently and projected to operate within acceptable level-of-service standards.
- The full median openings, while not meeting the County's spacing requirements, will operate within acceptable level-of-service standards and are needed for efficient site circulation due to the majority of traffic accessing the site to/from the west and to/from the south.
- The following turn lanes are required:
 - Full Access Connection to Laurel Road
 - Construct a 240-foot eastbound right turn lane
 - Construct a 290-foot westbound left turn lane
 - Full Access Connection to Jacaranda Boulevard
 - Construct a 280-foot northbound left turn lane
 - Southbound right turn lane not warranted
 - Right-in/Right-out Connections
 - Right turn lanes not warranted

APPENDIX A

SITE PLAN



JACARANDA BLVD / LAUREL ROAD
ACCESS EXHIBIT



Stantec
 CONSULTING & SERVICE INC.
 2025 Professional Corporation Blvd
 Charlotte, NC 28268
 704.366.7000
 www.stantec.com

APPENDIX B

PEAK-SEASON CONVERSION FACTORS

TURNING MOVEMENT COUNTS

**FACTORS FOR ADJUSTING PEAK HOUR TRAFFIC VOLUMES
TO THE 100TH DESIGN HOURLY VOLUME,
BASED ON THE DAY OF THE WEEK AND THE MONTH
OF THE YEAR**

<u>Month</u>	<u>M,T,W,Th</u>	<u>F</u>
January	1.034	0.938
February	1.004	0.936
March	1.025	0.937
April	1.057	0.948
May	1.104	0.991
June	1.138	1.028
July	1.160	1.033
August	1.141	1.032
September	1.134	1.000
October	1.080	0.989
November	1.061	0.974
December	1.017	0.963

These factors are multipliers.

Source: Sarasota County Transportation Department
July, 1991

file: PK100FAC.WP

Turning Movement Count Summary

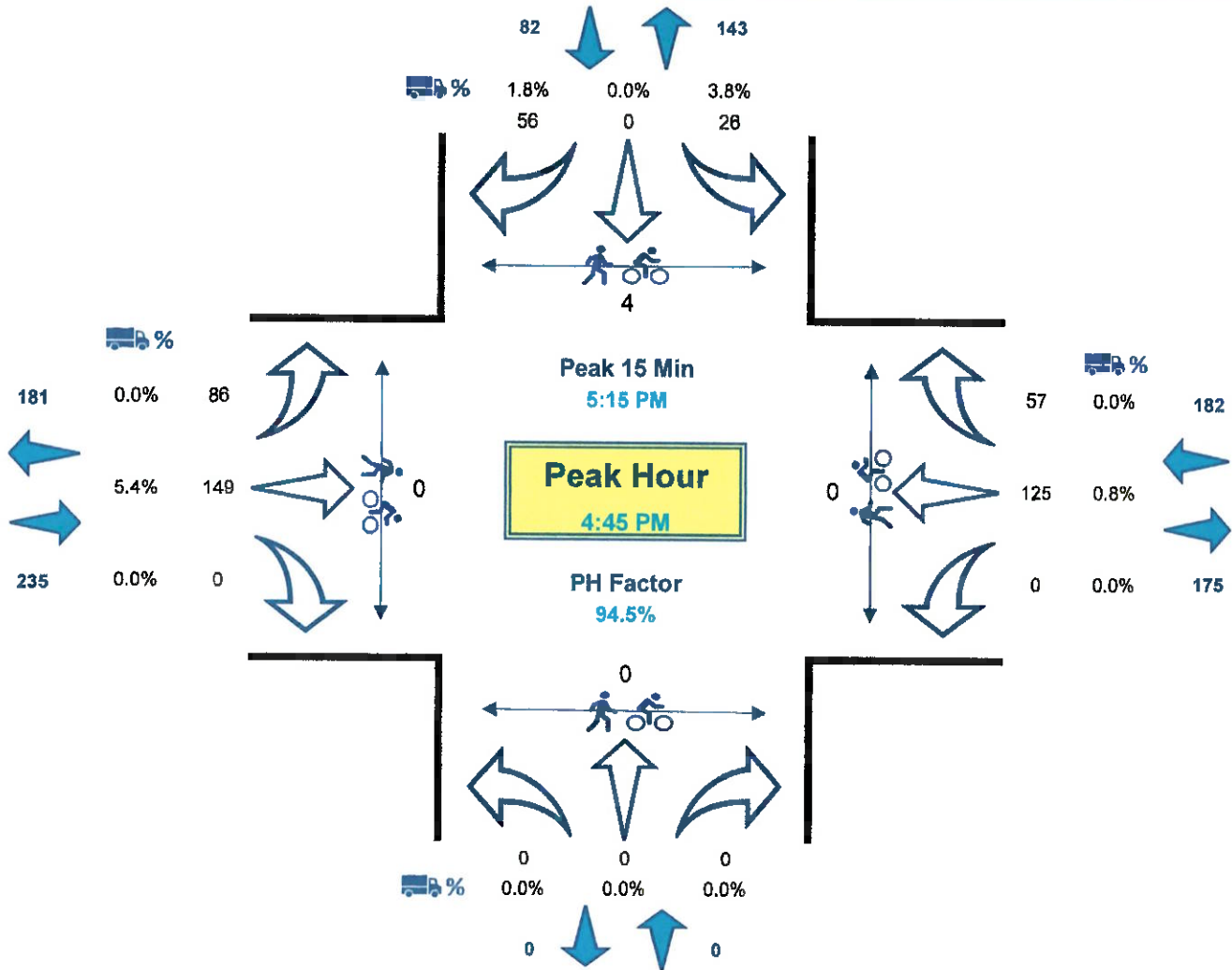
Location: Veneto Blvd & Laurel Rd

Date: 9/16/2021

Count Period: 4:00 PM - 6:00 PM

BES INC

TRANSPORTATION ENGINEERS
ENGINEERING • QUALITY • SOLUTIONS



Time Period	Laurel Rd								Veneto Blvd								Totals	
	Eastbound				Westbound				Northbound				Southbound				:15	Hour
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R		
4:00 PM	0	26	44	0	0	0	29	16	0	0	0	0	0	8	0	9	132	
4:15 PM	0	22	32	0	0	0	27	11	0	0	0	0	0	3	0	15	110	
4:30 PM	0	15	34	0	0	0	29	9	0	0	0	0	0	6	0	12	105	
4:45 PM	0	21	37	0	0	0	27	15	0	0	0	0	0	6	0	11	117	464
5:00 PM	0	23	41	0	0	0	28	16	0	0	0	0	0	11	0	12	131	463
5:15 PM	0	22	41	0	0	0	34	15	0	0	0	0	0	6	0	14	132	485
5:30 PM	0	20	30	0	0	0	36	11	0	0	0	0	0	3	0	19	119	499
5:45 PM	0	14	15	0	0	0	26	11	0	0	0	0	0	7	0	12	85	467
Total	0	163	274	0	0	0	236	104	0	0	0	0	0	50	0	104	931	

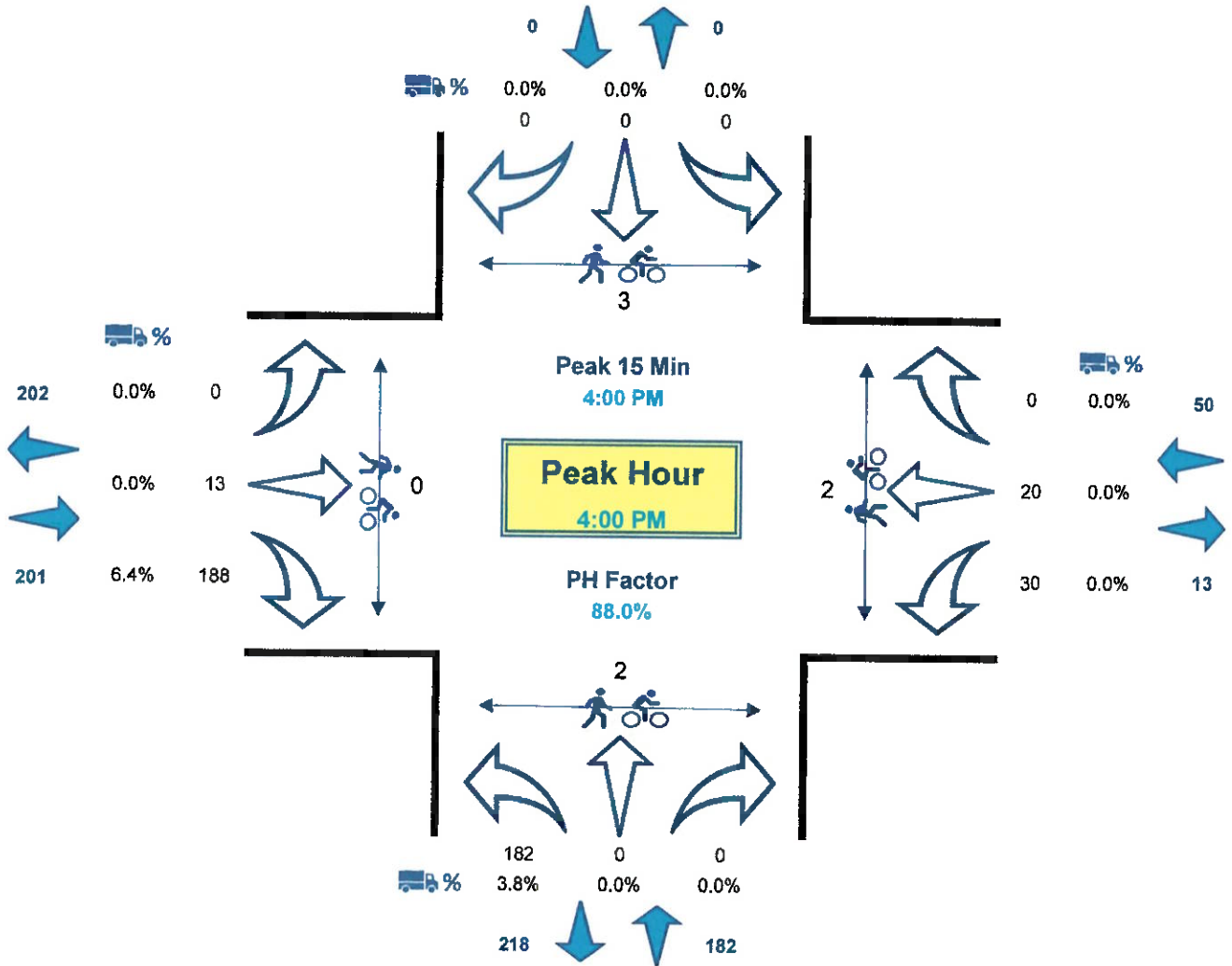
Turning Movement Count Summary

Location: Jacaranda Blvd & Laurel Rd

Date: 4/29/2021

Count Period: 4:00 PM - 6:00 PM

BES INC
TRANSPORTATION ENGINEERS
ENGINEERING • QUALITY • SOLUTIONS



Time Period	Laurel Rd								Jacaranda Blvd								Totals	
	Eastbound				Westbound				Northbound				Southbound				:15	Hour
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R		
4:00 PM	0	0	4	57	0	7	4	0	0	51	0	0	0	0	0	0	123	
4:15 PM	0	0	4	46	0	12	7	0	0	47	0	0	0	0	0	0	116	
4:30 PM	0	0	3	45	0	6	6	0	0	47	0	0	0	0	0	0	107	
4:45 PM	0	0	2	40	0	5	3	0	0	37	0	0	0	0	0	0	87	433
5:00 PM	0	0	1	43	0	3	4	0	0	44	0	1	0	0	0	0	96	406
5:15 PM	0	0	0	33	0	1	6	0	1	41	0	2	0	0	0	0	84	374
5:30 PM	0	0	2	42	0	3	12	0	0	42	0	1	0	0	0	0	102	369
5:45 PM	0	0	1	34	0	2	4	0	0	32	0	1	0	0	0	0	74	356
Total	0	0	17	340	0	39	46	0	1	341	0	5	0	0	0	0	789	

APPENDIX C

INTERSECTION VOLUME TABLE

TRAFFIC VOLUME AT STUDY INTERSECTIONS

Intersection: Laurel Road & Veneto Boulevard

Count Date: 9/16/21

P.M. Peak Time Hour: 4:45 - 5:45 PM

Peak Hour Factor: 0.95

Existing Traffic	Laurel Rd			Laurel Rd						Veneto Blvd		
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movement Count	86	149			125	57				26		56
COVID-19 Adjustment	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Peak Season Factor	1.134	1.134	1.134	1.134	1.134	1.134	1.134	1.134	1.134	1.134	1.134	1.134
Balancing		13			5	2				3		
2021 Existing Traffic	107	199	0	0	161	73	0	0	0	35	0	70

Background Conditions	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Existing Conditions	107	199	0	0	161	73	0	0	0	35	0	70
Years to Build-out	4	4	4	4	4	4	4	4	4	4	4	4
Annual Growth Rate	0.0%	10.0%	10.0%	10.0%	10.0%	0.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%
Background Traffic Growth	0	80	0	0	64	0	0	0	0	0	0	0
Balancing		14			29							
2025 Background Traffic	107	293	0	0	254	73	0	0	0	35	0	70

Total Conditions	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Background Traffic	107	293	0	0	254	73	0	0	0	35	0	70
Project Traffic	1	40	60	22	5		98	39	10		40	
Pass-By Traffic		-20	20	8	-8		8		20			
2025 Total Traffic	108	313	80	30	251	73	106	39	30	35	40	70

Intersection: Laurel Road & Jacaranda Boulevard

Count Date: 4/29/21

P.M. Peak Time Hour: 4:00 - 5:00 PM

Peak Hour Factor: 0.88

Existing Traffic	Laurel Rd			Laurel Rd			Jacaranda Blvd					
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movement Count		13	188	30	20		182		0			
COVID-19 Adjustment	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Peak Season Factor	1.057	1.057	1.057	1.057	1.057	1.057	1.057	1.057	1.057	1.057	1.057	1.057
2021 Existing Traffic	0	15	219	35	23	0	211	0	0	0	0	0

Background Conditions	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Existing Conditions	0	15	219	35	23	0	211	0	0	0	0	0
Years to Build-out	4	4	4	4	4	4	4	4	4	4	4	4
Annual Growth Rate	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Background Traffic Growth	0	6	88	14	9	0	84	0	10	0	0	0
2025 Background Traffic	0	21	307	49	32	0	295	0	10	0	0	0

Total Conditions	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Background Traffic	0	21	307	49	32	0	295	0	10	0	0	0
Project Traffic		10	12	10	10		17		10			
2025 Total Traffic	0	31	319	59	42	0	312	0	20	0	0	0

APPENDIX D

**2021 EXISTING TRAFFIC
HCS7 SUMMARY WORKSHEET**

HCS7 Two-Way Stop-Control Report

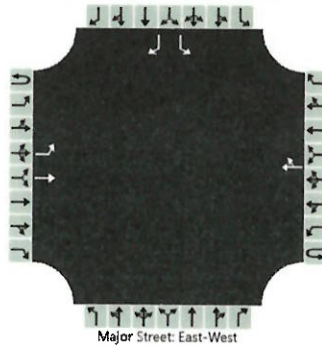
General Information

Analyst	MRC
Agency/Co.	Stantec
Date Performed	9/27/2021
Analysis Year	2021
Time Analyzed	PM Peak-Hour
Intersection Orientation	East-West
Project Description	Laurel/Jacaranda Commercial Development

Site Information

Intersection	Laurel/Veneto
Jurisdiction	Sarasota County
East/West Street	Laurel Rd
North/South Street	Veneto Blvd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		1	0	1
Configuration		L	T					TR						L		R
Volume (veh/h)		107	199				161	73						35		70
Percent Heavy Vehicles (%)		0												4		2
Proportion Time Blocked																
Percent Grade (%)																0
Right Turn Channelized																No
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)	4.1													7.1		6.2
Critical Headway (sec)	4.10													6.44		6.22
Base Follow-Up Headway (sec)	2.2													3.5		3.3
Follow-Up Headway (sec)	2.20													3.54		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)	113													37		74
Capacity, c (veh/h)	1331													398		832
v/c Ratio	0.08													0.09		0.09
95% Queue Length, Q ₉₅ (veh)	0.3													0.3		0.3
Control Delay (s/veh)	8.0													15.0		9.7
Level of Service (LOS)	A													B		A
Approach Delay (s/veh)	2.8								11.5							
Approach LOS	B								B							

HCS7 Two-Way Stop-Control Report

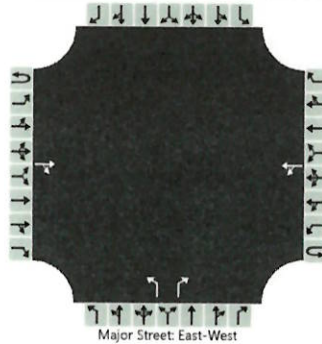
General Information

Analyst	MRC
Agency/Co.	Stantec
Date Performed	9/27/2021
Analysis Year	2021
Time Analyzed	PM Peak-Hour
Intersection Orientation	East-West
Project Description	Laurel/Jacaranda Commercial Development

Site Information

Intersection	Laurel/Jacaranda
Jurisdiction	Sarasota County
East/West Street	Laurel Rd
North/South Street	Jacaranda Blvd
Peak Hour Factor	0.88
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			15	219		35	23			211		0				
Percent Heavy Vehicles (%)						0				4		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1					7.1		6.2			
Critical Headway (sec)						4.10					6.44		6.20			
Base Follow-Up Headway (sec)						2.2					3.5		3.3			
Follow-Up Headway (sec)						2.20					3.54		3.30			

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						40					240		0			
Capacity, c (veh/h)						1310					714		912			
v/c Ratio						0.03					0.34		0.00			
95% Queue Length, Q ₉₅ (veh)						0.1					1.5		0.0			
Control Delay (s/veh)						7.8					12.6		8.9			
Level of Service (LOS)						A					B		A			
Approach Delay (s/veh)					4.8				12.6							
Approach LOS									B							

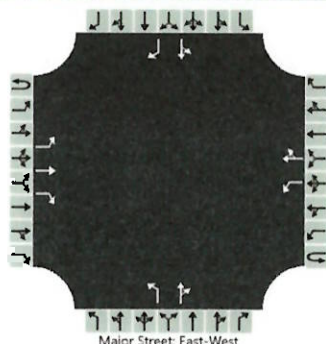
APPENDIX E

**2025 TOTAL TRAFFIC
HCS7 SUMMARY WORKSHEET**

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	MRC			Intersection	Laurel/Veneto		
Agency/Co.	Stantec			Jurisdiction	Sarasota County		
Date Performed	9/27/2021			East/West Street	Laurel Rd		
Analysis Year	2025			North/South Street	Veneto Blvd		
Time Analyzed	PM Peak-Hour			Peak Hour Factor	0.95		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Laurel/Jacaranda Commercial Development						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	1	1	1	0	1	1	0		1	1	0		0	1	1
Configuration		L	T	R		L		TR		L		TR		LT		R
Volume (veh/h)		108	313	80		30	251	73		106	39	30		35	40	70
Percent Heavy Vehicles (%)		0				2				2	2	2		4	2	2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No												No			
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.12				7.12	6.52	6.22		7.14	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.22				3.52	4.02	3.32		3.54	4.02	3.32

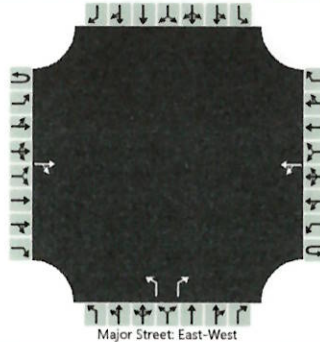
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		114				32				112		73		79		74	
Capacity, c (veh/h)		1229				1145				159		322		187		737	
v/c Ratio		0.09				0.03				0.70		0.23		0.42		0.10	
95% Queue Length, Q ₉₅ (veh)		0.3				0.1				4.1		0.9		1.9		0.3	
Control Delay (s/veh)		8.2				8.2				68.2		19.4		37.6		10.4	
Level of Service (LOS)		A				A				F		C		E		B	
Approach Delay (s/veh)		1.8				0.7				49.0				24.5			
Approach LOS										E				C			

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	MRC	Intersection	Laurel/Jacaranda				
Agency/Co.	Stantec	Jurisdiction	Sarasota County				
Date Performed	9/27/2021	East/West Street	Laurel Rd				
Analysis Year	2025	North/South Street	Jacaranda Blvd				
Time Analyzed	PM Peak-Hour	Peak Hour Factor	0.88				
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25				
Project Description	Laurel/Jacaranda Commercial Development						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			31	319		59	42			312		20				
Percent Heavy Vehicles (%)						0				4		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1					7.1		6.2			
Critical Headway (sec)						4.10					6.44		6.20			
Base Follow-Up Headway (sec)						2.2					3.5		3.3			
Follow-Up Headway (sec)						2.20					3.54		3.30			

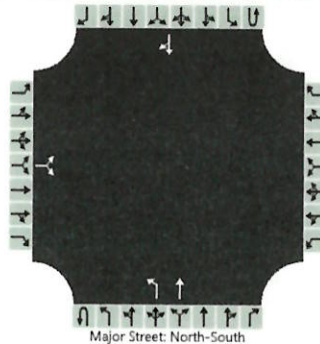
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						67					355		23			
Capacity, c (veh/h)						1172					568		828			
v/c Ratio						0.06					0.62		0.03			
95% Queue Length, Q ₉₅ (veh)						0.2					4.3		0.1			
Control Delay (s/veh)						8.3					21.3		9.5			
Level of Service (LOS)						A					C		A			
Approach Delay (s/veh)					5.0				20.6							
Approach LOS									C							

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	MRC	Intersection	Project Dwy/Jacaranda
Agency/Co.	Stantec	Jurisdiction	Sarasota County
Date Performed	9/27/2021	East/West Street	Project Dwy
Analysis Year	2025	North/South Street	Jacaranda Blvd
Time Analyzed	PM Peak-Hour	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Laurel/Jacaranda Commercial Development		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0	
Configuration			LR							L	T					TR	
Volume (veh/h)		36		140						254	296				460	6	
Percent Heavy Vehicles (%)		2		2						2							
Proportion Time Blocked																	
Percent Grade (%)		0															
Right Turn Channelized																	
Median Type Storage					Left Only								1				

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			191							276							
Capacity, c (veh/h)			437							1058							
v/c Ratio			0.44							0.26							
95% Queue Length, Q ₉₅ (veh)			2.2							1.0							
Control Delay (s/veh)			19.5							9.6							
Level of Service (LOS)			C							A							
Approach Delay (s/veh)		19.5								4.4							
Approach LOS		C															

Prepared by: City Clerk

ORDINANCE NO. 2020-40

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, PURSUANT TO ZONING MAP AMENDMENT PETITION NO. 19-41RZ, AMENDING THE EXISTING MILANO PLANNED UNIT DEVELOPMENT (PUD) ZONING DESIGNATION TO ALLOW FOR TOWNHOMES AND, IN FIORE, THE NORTHWEST CORNER OF THE MILANO PUD, TO ALLOW AN ADDITIONAL ACCESS POINT AND SIGNAGE ON LAUREL ROAD, AN AMENITY AREA, AND SUPPLEMENTAL DEVELOPMENT STANDARDS; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Zoning Map Amendment Petition No. 19-41RZ ("Petition") has been filed by Border and Jacaranda Holdings, LLC to amend the existing Planned Unit Development (PUD) for the property described in Section 3 below to allow for townhomes as a permitted use, an additional access drive and signage on Laurel Road, an amenity area, and supplemental development standards; and

WHEREAS, the subject property has been found to be located within the corporate limits of the City of Venice; and

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

WHEREAS, the Planning Commission held a noticed public hearing on October 6, 2020 regarding the Petition and, based upon the evidence and testimony received at the public hearing, voted to recommend approval of the Petition; and

WHEREAS, the Venice City Council has received and considered the report of the Planning Commission concerning the Petition; and

WHEREAS, City Council held a duly noticed public hearing on the Petition in accordance with the requirements of the City's Code of Ordinances, and has considered the evidence and testimony received at said public hearing.

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

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

SECTION 2. The City Council hereby makes the following findings of fact:

A. The Council has received and considered the report of the Planning Commission recommending approval of the Petition.

B. The Council held, after due public notice, a public hearing on the Petition and considered the evidence and testimony received at said public hearing.

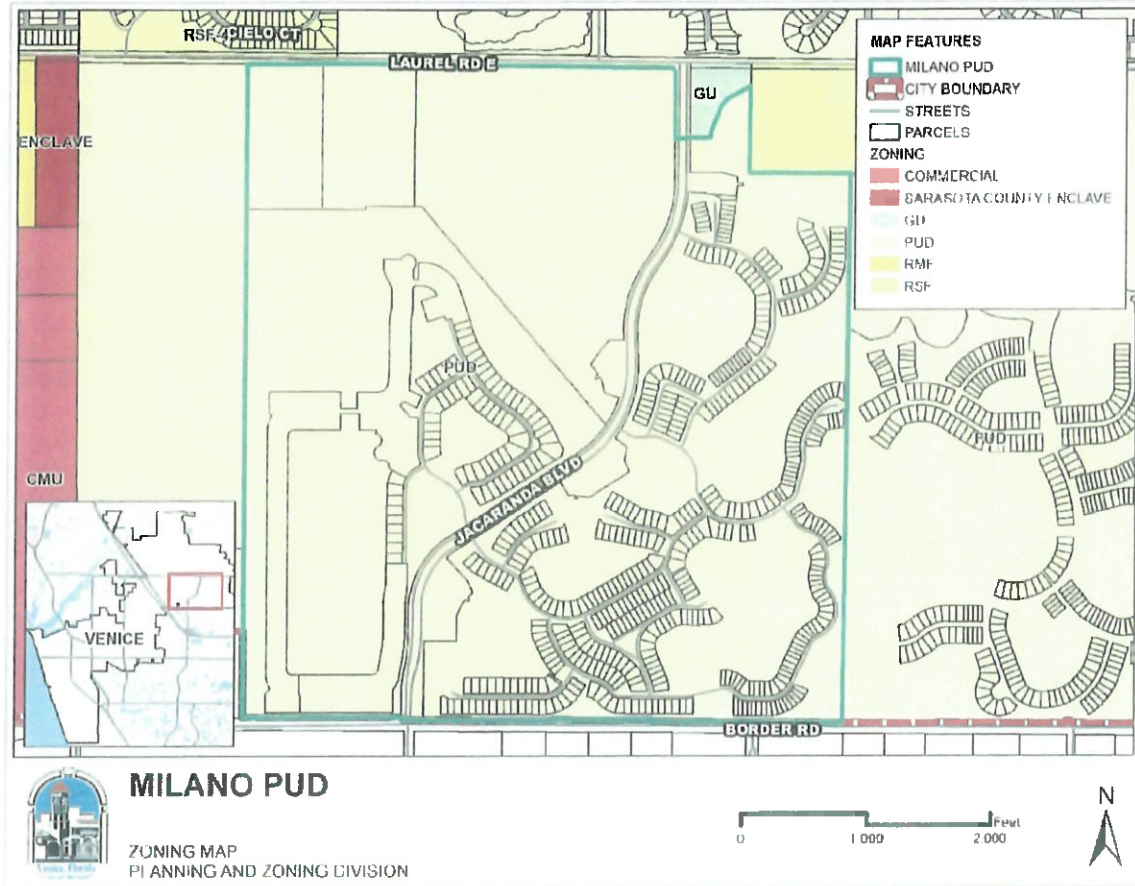
C. The proposed amendment of the PUD described herein is in accordance with and meets the requirements of the Land Development Code and is consistent with the City of Venice Comprehensive Plan.

SECTION 3. The "Milano Planned Unit Development (PUD) Binding Master Plan Amendment" attached hereto as Exhibit "A" is hereby adopted and incorporated by reference, amending the following described property to allow for townhomes as a permitted use, an additional access drive and signage on Laurel Road, an amenity area, and supplemental development standards.

The subject 553.39± acre PUD is comprised of various parcels as depicted on the location map shown below and is further described as follows:

A Parcel of land located in Section 34 and 35, Township 38 South Range 19 East more particularly described as follows; Commencing at the North 1/4 Corner of said Section 35 and considering the North line of the Northeast 1/4 of said Section 35 to bear South 89°28'20" East with all bearings contained herein relative thereto; thence South 00°23'03" West a distance of 139.90 feet along the West line of the Northeast 1/4 of said Section 35 to the true point of beginning; thence continuing along the West line of the Northeast 1/4 of said Section 35 South 00°23'03" West, a distance of 690.17 feet; thence South 89°28'25" East, a distance of 807.08 feet; thence South 00°23'38" West, along the East line of the West 807 feet of the East 1/2 of said Section 35 a distance of 4337.87 feet to a point on the North Right-of-Way of Border Road as described in Official Records Book 2404 at Page 2678, Sarasota County, Florida ; Thence along the North Right-of-Way of Border Road as described in Official Records Book 2404 at Page 2678, Sarasota County, Florida the next 5 calls; thence North 89°49'49" West, a distance of 1524.84 feet; thence North 00°10'11" East, a distance of 10.00 feet; thence North 89°49'49" West, a distance of 793.07 feet; thence South 00°10'11" West, a distance of 10.00 feet; thence North 89°49'49" West, to the easterly Right-of-Way of Jacaranda Boulevard as recorded in Official Records Instrument Number 2013007710, Sarasota County, Florida a distance of 1034.63 feet; thence North 84°06'47" West, to the Westerly Right-of-Way of Jacaranda Boulevard as recorded in Official Records Instrument Number 2013007710, Sarasota County, Florida a distance of 201.57 feet; thence South 89°40'40" West, along the North Right-of Way of Border Road as recorded in Official Records Instrument 2004242187, Sarasota County, Florida a distance of 1251.79 feet; thence North 00°08'51" West, along the West line of the E1/2 of the E1/2 of said Section 34 a distance of 5193.31 feet; thence South 89°32'09" East, along the North line of of the NE1/4 of the NE1/4 of said Section 34 a distance of 1359.82 feet; thence South 89°20'49" East, along the North line of the NW1/4 of said Section 35 a distance of 2055.54 feet to a point on the West Right-of-Way of Jacaranda Boulevard as recorded in Official Records Instrument Number 2013007710, Sarasota County, Florida; thence South 44°45'27" East, along said West Right-of-Way of Jacaranda Boulevard as recorded in Official Records Instrument Number 2013007710, Sarasota County, Florida a distance of 35.69 feet; thence South 00°10'09" East, along said West Right-of-Way of Jacaranda Boulevard as recorded in Official Records Instrument Number 2013007710, Sarasota County, Florida a distance of 532.10 feet; thence North 89°50'40" East, leaving said West Right-of-Way a distance of 282.32 feet; thence North 11°00'51" East, a distance of 81.98 feet; thence North 22°08'01" East, a distance of 183.81 feet; thence North 41°46'18" East, a distance of 94.62 feet; thence North 63°21'42" East, a distance of 93.59 feet; thence North 62°42'21" East, a distance of 101.00 feet to the Point of Beginning. Containing 553.39 Acres, more or less. Less and accept that portion of Jacaranda Boulevard as recorded in Official Records Instrument Number 2013007710, Sarasota County, Florida and a parcel as described in Official Records Book 2043 Page 2352 Sarasota County, Florida.

Any discrepancy between the legal description and the map shall resolve in favor of the map.



SECTION 4. All Ordinances or parts of Ordinances in conflict herewith shall be and the same are hereby repealed.

SECTION 5. If any part, section, subsection, or other portion of this ordinance or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, such part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this ordinance, and all applications thereof not having been declared void, unconstitutional, or invalid, shall remain in full force and effect.

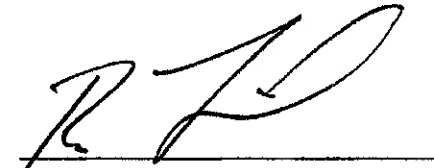
SECTION 6. Effective date. This Ordinance shall take effect immediately upon its approval and adoption as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, THIS 8TH DAY OF DECEMBER 2020.

First Reading: November 17, 2020

Final Reading: December 8, 2020

Adoption: December 8, 2020



Ron Feinsod, Mayor

Attest:



Lori Stelzer, MMC, City Clerk


I, Lori Stelzer, MMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of an Ordinance duly adopted by the City of Venice Council, a meeting thereof duly convened and held on the 8th day of December 2020 a quorum being present.

WITNESS my hand and the official seal of said City this 8th day of December 2020.



Lori Stelzer, MMC, City Clerk

Approved as to form:



Kelly Fernandez, City Attorney

MILANO

**PLANNED UNIT DEVELOPMENT (PUD)
BINDING MASTER PLAN AMENDMENT**

May 14, 2020

ADOPTED BY ORDINANCE NO. 2020-40

December 8, 2020

MILANO PUD AMENDMENT

PROJECT NARRATIVE

The Milano PUD is 527 +/- acre property located south of Laurel Road, north of Border Road, and bisected by the Jacaranda Boulevard Extension. The property is located within the Northeast Neighborhood of the Comprehensive Plan and has a Future Land Use Designation of Mixed Use Residential (MUR). The Milano PUD approved by Ordinance No. 2017-25 is a residential community consisting of detached single-family homes, paired villas, multi-family homes, amenity centers and open space. The density approved for the Milano PUD is up to 1,350 dwelling units.

This proposed amendment to the current Milano PUD, consists of changes which are all located within the approximately 36 acre development pod at the northwest corner of the Milano PUD, and are limited to the addition of one access point along Laurel Road and the restriction of the existing access point to egress only, the addition of project signage at the new access point, the addition of lot standards for townhomes, a modification of driveway standards for townhomes, the addition of an Amenity Area, the addition of alternative roadway sections to allow for on street parking, and minor modifications to conceptual stormwater pond configurations.

COMPLIANCE

The proposed amendment to the Milano PUD plan remains consistent with all applicable elements of the City's updated 2017 Comprehensive Plan. Specifically, the proposed amendment to the Milano PUD is consistent with *Land Use Element and Northeast Neighborhood Element Strategies LU 1.2.16, LU 1.2.17, and LU NE 1.1.1.A and C.*, with respect to density and open space, and with *Open Space Element Intents OS 1.1, OS1.2, OS 1.3, OS1.4, OS 1.5 and OS 1.6* with respect to open space uses, wetlands, native habitats and open space corridors, and with *Land Use Element Intent LU 4.1.*, with respect to transitional strategies related to compatibility, and development standards.

Finally, the proposed Milano PUD is in compliance with the City of Venice Land Development Code Sec. 86-130 requirements for Planned Unit Development (PUD) Districts as outlined in the below Land Use and Development Standards.

LAND USE AND DEVELOPMENT STANDARDS

The following identifies the proposed development standards for the Milano Planned Unit Development. In furtherance of the interpretation authority granted by the City of Venice Comprehensive Plan and Land Development Code, the Zoning Administrator shall have authority to administratively approve minor modifications of standards contained with the Milano Planned Unit Development, excluding standards related to density, building height, buffer widths, and the addition of permitted uses. Reasonable mitigation measures may be imposed by the Zoning Administrator to limit impacts from the requested adjustment of standards. Where the PUD master plan identifies areas for residential uses, the developer shall have the option to convert such residential use areas to open space uses.

Any standard not stated or otherwise addressed in the binding master plan is subject to Section 86-130, City of Venice PUD standards.

A. Land Uses

1) Permitted Principal Uses and Structures

- Residential single-family dwellings (detached)
- Residential single-family dwellings (attached)
- Townhomes
- Multi-family dwellings
- Private club, community centers and civic and social organization facilities
- Recreational areas
- Open Space

2) Permitted accessory uses and structures

- Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
- Are located on the same lot as the permitted or permissible use or structure or on a contiguous lot in the same ownership.
- Do not involve operations or structures not in keeping with the character of the district.
- Do not involve the conduct of business on residential premises, provided that accessory home occupations shall be allowed as accessory to residential uses.

B. Density/ Intensity

- 1) Residential- Up to 1,350 residential units
- 2) Commercial- None
- 3) Open Space- Minimum 50%

C. Maximum Height of Structures- 3 stories up to 42' including parking.

D. LOT DETAIL

1) Single-Family Detached

- Minimum Lot Size: 4,500 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Lot Width: 40 feet
- Front Yard: 20 feet, or 15 feet when building has side entry garage
- Side Yard: 5 feet
- Rear Yard: 10 feet
- Accessory structures/appurtenant structures including, but not limited to pool cages, may be located within five feet of the rear lot line

2) Single-Family Attached (Paired Villas)

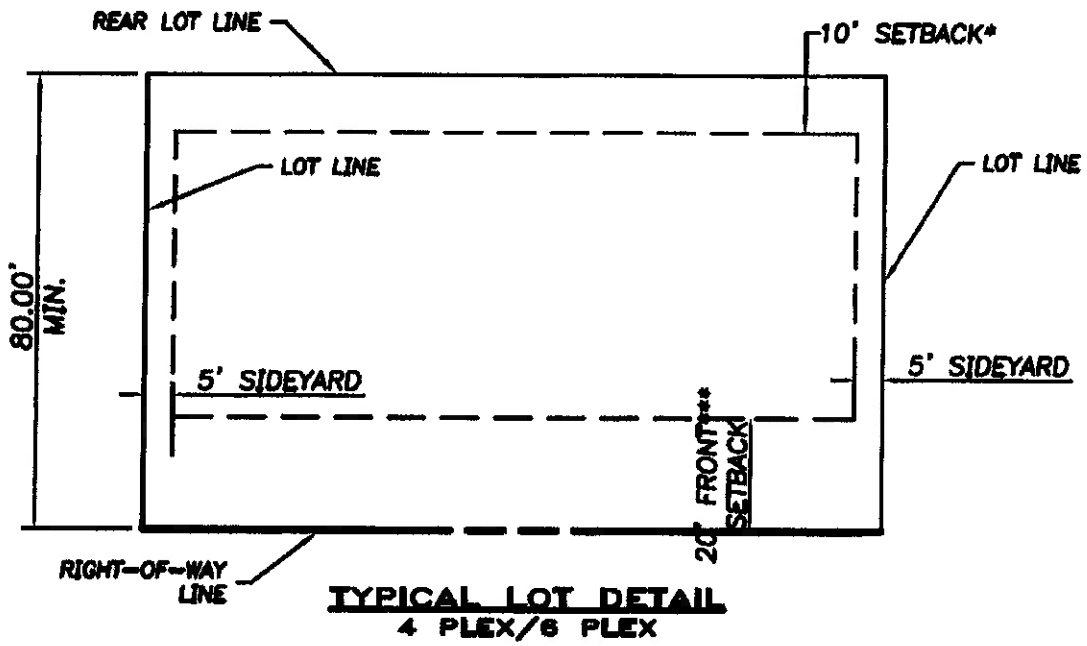
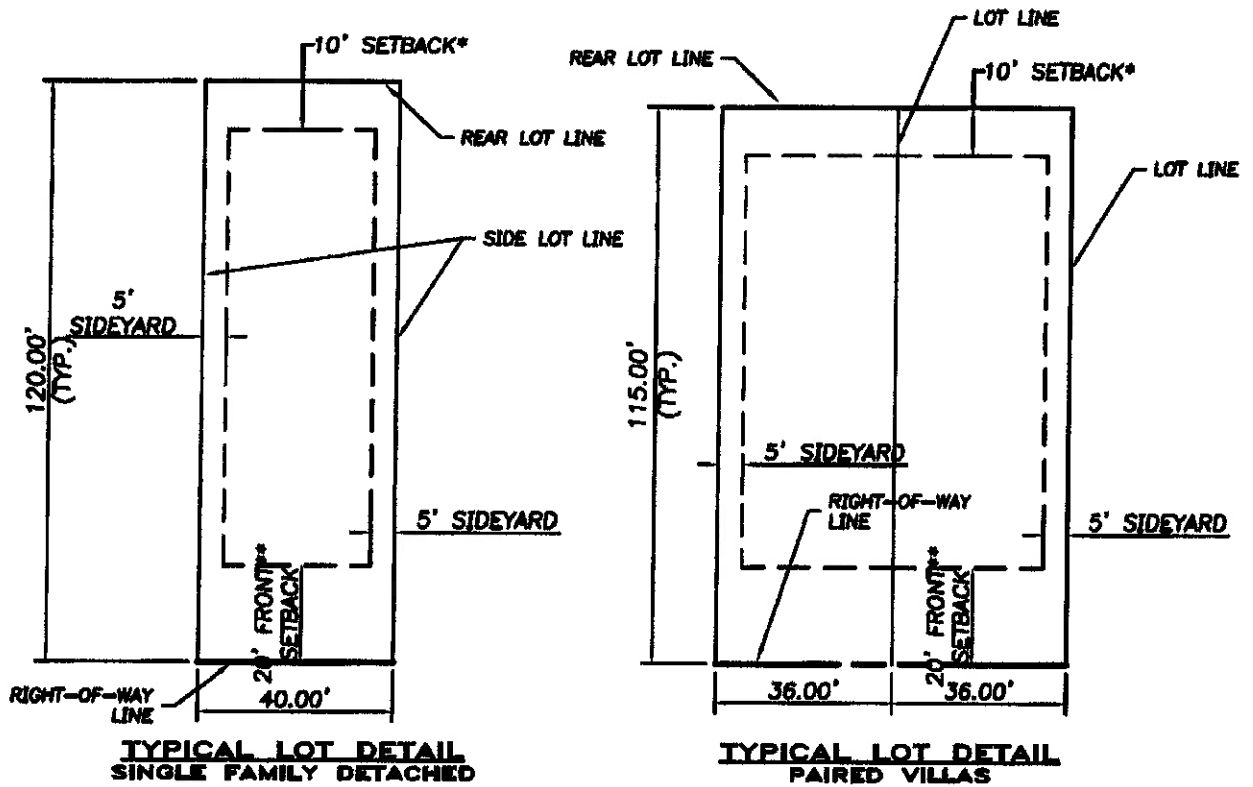
- Minimum Lot Size: 4,140 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Lot Width: 36 feet
- Front Yard: 20 feet
- Side Yard: 5 feet
- Rear Yard: 10 feet
- Accessory structures/appurtenant structures including, but not limited to pool cages, may be located within five feet of the rear lot line

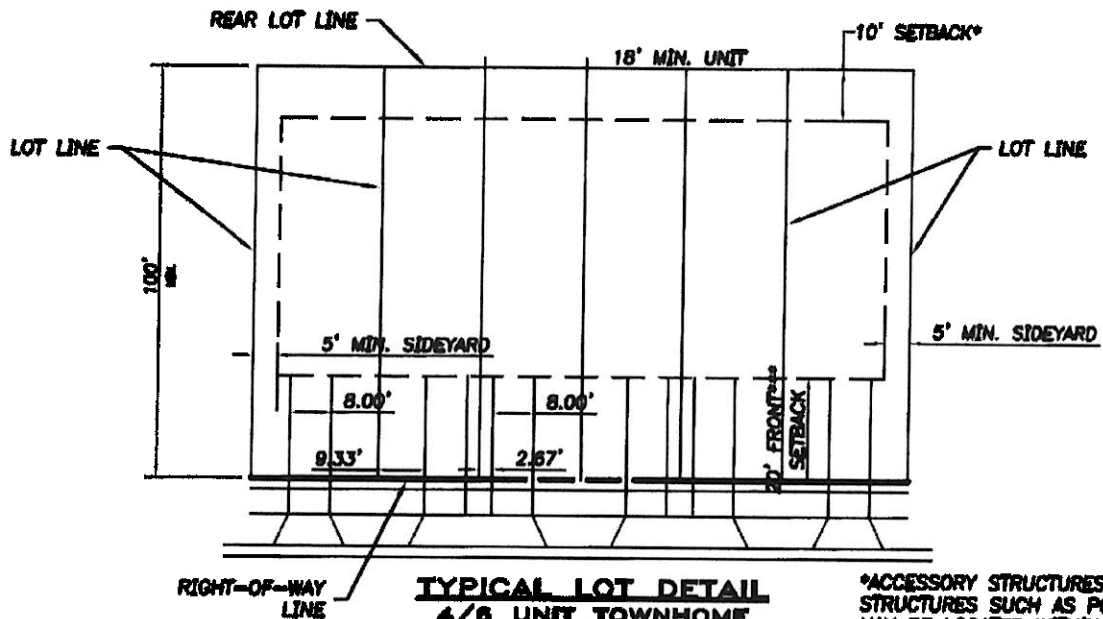
3) Townhomes

- Minimum Lot Size: 1,800 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Lot Width: 18 feet
- Front Yard: 20 feet
- Side Yard: none
- Rear Yard: 10 feet
- Accessory structures/appurtenant structures including, but not limited to pool cages, may be located within five feet of the rear lot line

4) Multi-Family

- Minimum Lot Size: 10,400 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements as set out in this section
- Lot Width: 130 feet
- Front Yard: 20 feet
- Side Yard: 5 feet
- Rear Yard: 10 feet
- Accessory structures/appurtenant structures including, but not limited to pool cages, may be located within five feet of the rear lot line





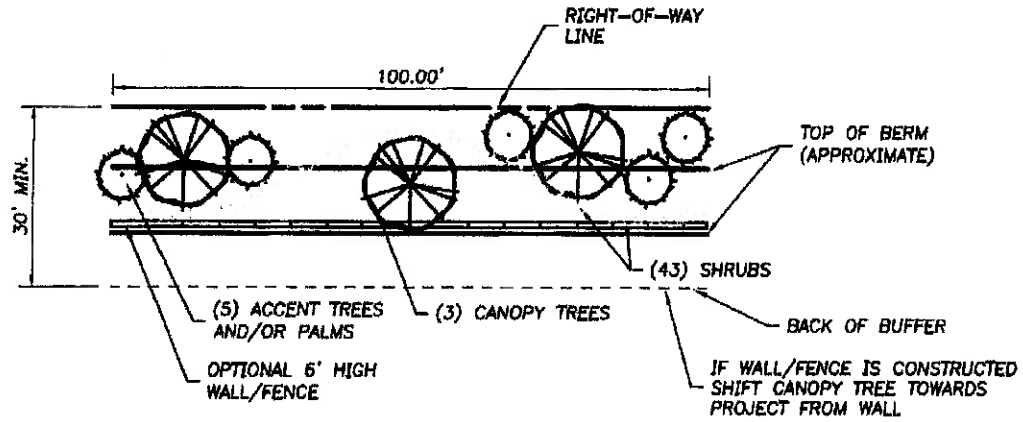
**TYPICAL LOT DETAIL
4/8 UNIT TOWNHOME
BUILDING**

*ACCESSORY STRUCTURES/APPURTENANT STRUCTURES SUCH AS POOL CAGES, MAY BE LOCATED WITHIN FIVE FEET OF THE REAR LOT LINE

**FRONT SETBACK MAY BE REDUCED TO 15' WHEN THE BUILDING HAS A SIDE ENTRY GARAGE

***SETBACKS ARE MINIMUMS AND MAY BE EXCEEDED WHERE NECESSARY

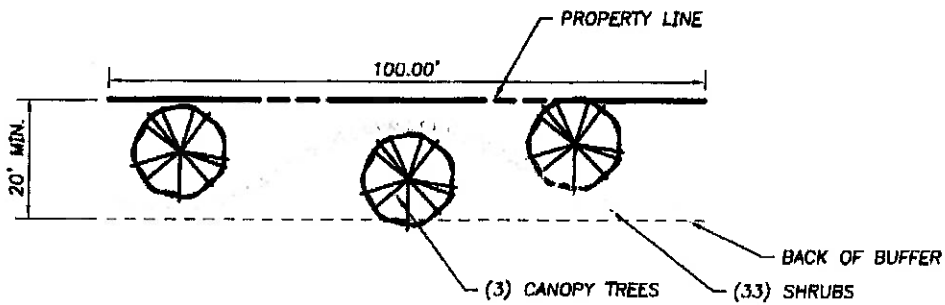
E. BUFFERS/ LANDSCAPING



JACARANDA BOULEVARD TYPICAL BUFFER

NOTES:

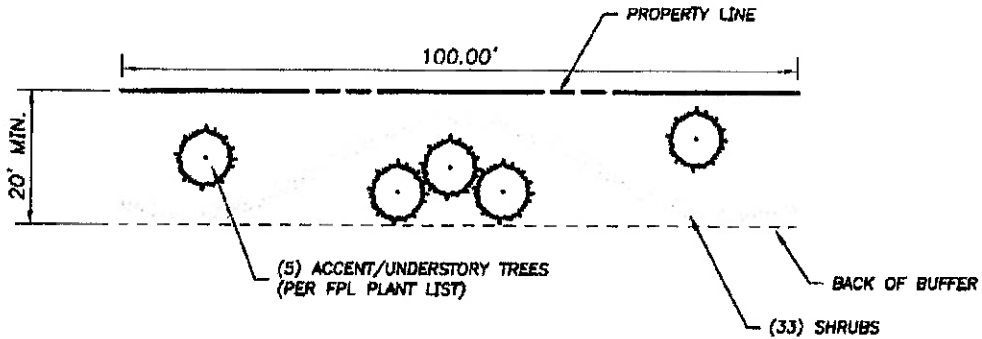
PLANT MATERIAL AND WALL LOCATION DEPENDS ON EXISTING SARASOTA COUNTY UTILITIES LOCATIONS BERM CONSTRUCTION RESTRICTIONS PER SARASOTA COUNTY UTILITY DEPARTMENT.



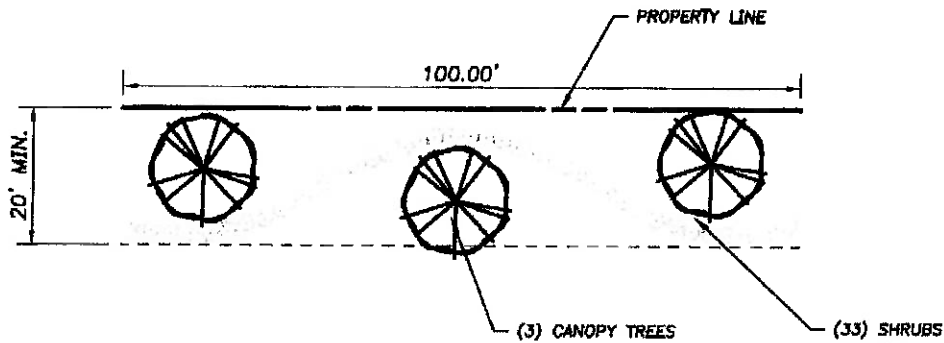
EAST PROPERTY LINE TYPICAL BUFFER

NOTES:

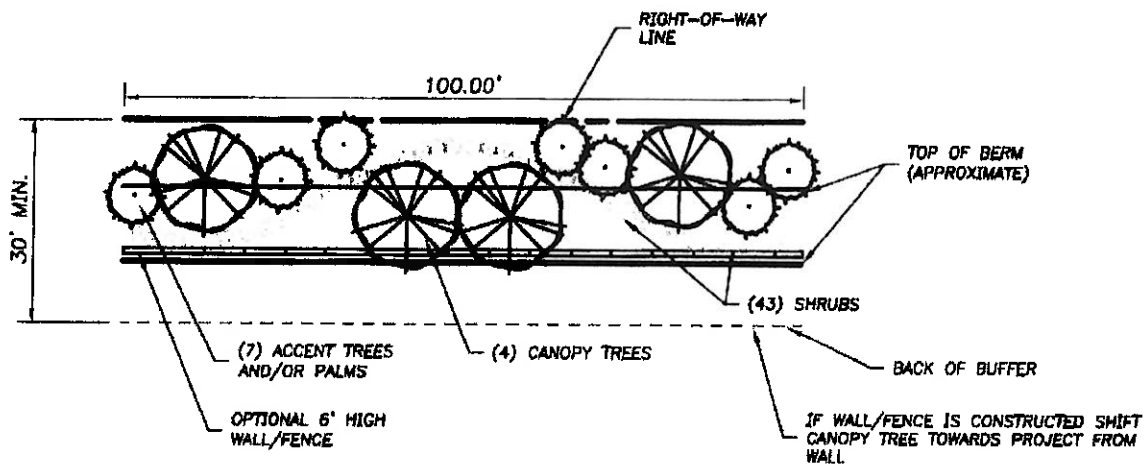
1. EXISTING VEGETATION TO REMAIN WHERE FEASIBLE TO SATISFY BUFFER PLANTING REQUIREMENTS
2. TYPICAL BUFFER REQUIREMENTS WILL NOT APPLY WHERE EXISTING WETLANDS ARE TO REMAIN.



WEST PROPERTY LINE BUFFER (TYPE A)(FPL EASEMENT)



WEST PROPERTY LINE BUFFER (TYPE B)(NO FPL EASEMENT)



**LAUREL ROAD AND BORDER ROAD TYPICAL BUFFER (60% OPACITY)
(TYPE C) - WITH FPL CONFLICT**

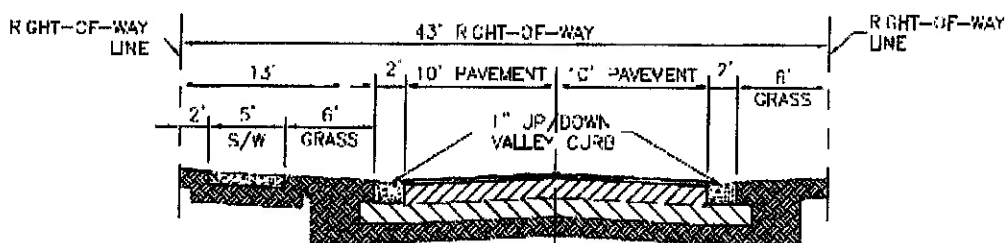
NOTES:

1. EXISTING VEGETATION TO REMAIN WHERE FEASIBLE TO SATISFY BUFFER PLANTING REQUIREMENTS
2. TYPICAL BUFFER REQUIREMENTS WILL NOT APPLY WHERE EXISTING WETLANDS ARE TO REMAIN.
3. WHERE OVERHEAD UTILITY POLE LOCATIONS RESTRICT VERTICAL VEGETATION HEIGHTS, ACCENT TREES AS DEFINED BY SARASOTA COUNTY SHALL BE USED IN LIEU OF A CANOPY TREE.

F. Roadway Design

1) The Milano PUD proposes an alternative neighborhood roadway design with the following standards (see typical roadway section below):

- Right-of-Way: 43 feet
- Travel Lanes: 10 feet
- Sidewalk: 5 feet, one side of street only
- 2 foot curb
- One (1) tree per lot which may be placed within or adjacent to the ROW, minimum 3" caliper at installation



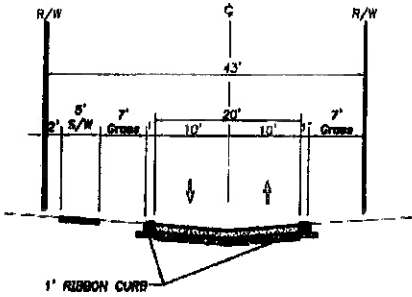
TYPICAL NEIGHBORHOOD ROADWAY SECTION

NOTES:

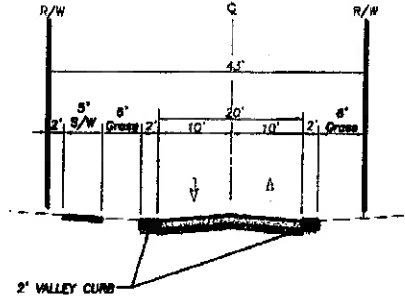
1. ALL PRIVATE LOCAL STREET RIGHT OF WAYS TO BE INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS.
 2. NO UTILITY SERVICES IN SIDEWALK.
 3. THERE SHALL BE NO ON-STREET PARKING PERMITTED.
- 2) Pursuant to Sec. 86-233(3) City Council Approval of dead-end streets (cul-de-sacs) up to 1,200 feet in length is requested.
- 3) Pursuant to City of Venice Comprehensive Plan, Housing and Neighborhood Development Policy 2.6, City Council approval of limited access gates for neighborhood roads is requested.

- 4) The Milano PUD proposes the additional alternative roadway design standards for the 36 acre development pod at the northwest corner of the Milano PUD.

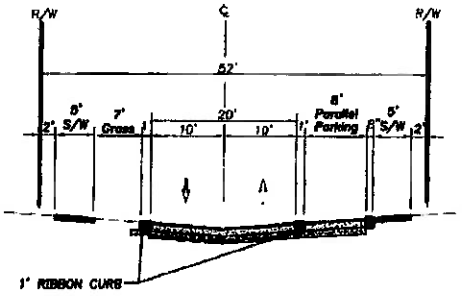
ROADWAY SECTIONS



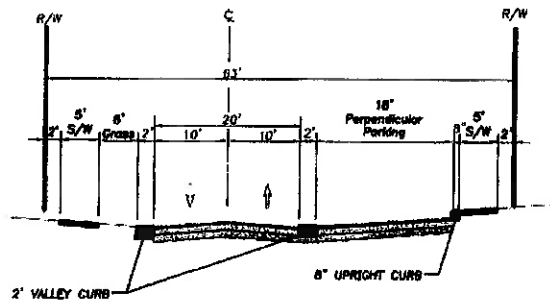
INVERTED CROWN 43' RIGHT-OF-WAY SECTION
20' PAVEMENT
- NO SCALE -



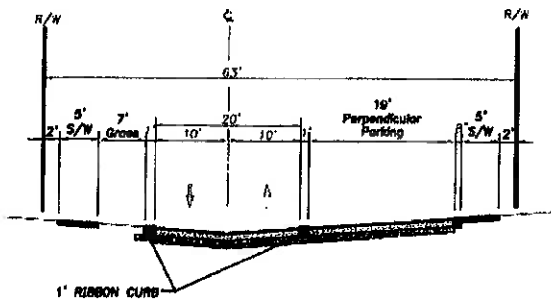
TYPICAL NEIGHBORHOOD ROADWAY SECTION
30' PAVEMENT
- NO SCALE -



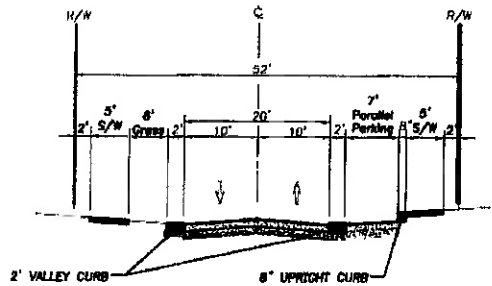
INVERTED CROWN 52' RIGHT-OF-WAY SECTION
PARALLEL PARKING
20' PAVEMENT
- NO SCALE -



CROWN 63' RIGHT-OF-WAY SECTION
PERPENDICULAR PARKING
20' PAVEMENT
- NO SCALE -



INVERTED CROWN 63' RIGHT-OF-WAY SECTION
PERPENDICULAR PARKING
20' PAVEMENT
- NO SCALE -



CROWN 52' RIGHT-OF-WAY SECTION
PARALLEL PARKING
20' PAVEMENT
- NO SCALE -

NOTES:

1. ALL PRIVATE LOCAL STREET RIGHT OF WAYS TO BE INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENTS, AND PUBLIC UTILITY EASEMENTS.
2. NO UTILITY SERVICES IN SIDEWALK.

G. SIGNAGE: No signs are permitted in the Milano PUD except:

- 1) One non-illuminated temporary construction project ground sign per street frontage, not exceeding 32 square feet in area, such sign not to be erected more than 60 days prior to the time actual construction begins, and to be removed upon completion of actual construction. If construction is not begun within 60 days or if construction is not continuously and actively prosecuted to completion, the sign shall be removed.
- 2) One community identification, monument-style ground sign, not to exceed nine (9) feet in height and twenty (20) feet in width, on each side, or in the median and one side, of each vehicular access point off Laurel Road and Jacaranda Boulevard, including access points at the intersections of Laurel Road and Jacaranda Boulevard, and Border Road and Jacaranda Boulevard.
- 3) One wall or monument-style ground sign, not over eight square feet in area, to identify a private club.

H. Architectural Design Standards: Pursuant to City of Venice Comprehensive Plan, Future Land Use and Design Element, Policy 16.18.G.1, the Milano PUD will apply Northern Italian Architectural Design.



Building. Home. Life.

TYPICAL HOUSING STYLES

NEAL COMMUNITIES

PROPOSED MILANO PUD MODIFICATION TO STANDARDS

- 1) A modification to the requirements of Sec. 86-130 (q), concerning the requirement that no structure shall be located closer to any perimeter property line than two times the height of such structure, is requested. The proposed modification is to reduce the required setback from perimeter property lines to one times the building height.

The proposed modification request is justified based upon the low intensity of the development plan, the extensive perimeter buffers and the significant amount of open space otherwise provided.

- 2) A modification to the requirements of Sec 86-232(5) concerning the roadway design standards is proposed and an alternative neighborhood roadway design is proposed. The proposed modification reduces right-of way width from 52' to 43', allows for sidewalks on one side of the neighborhood roadway only, and eliminates bike lanes for the neighborhood roadways.

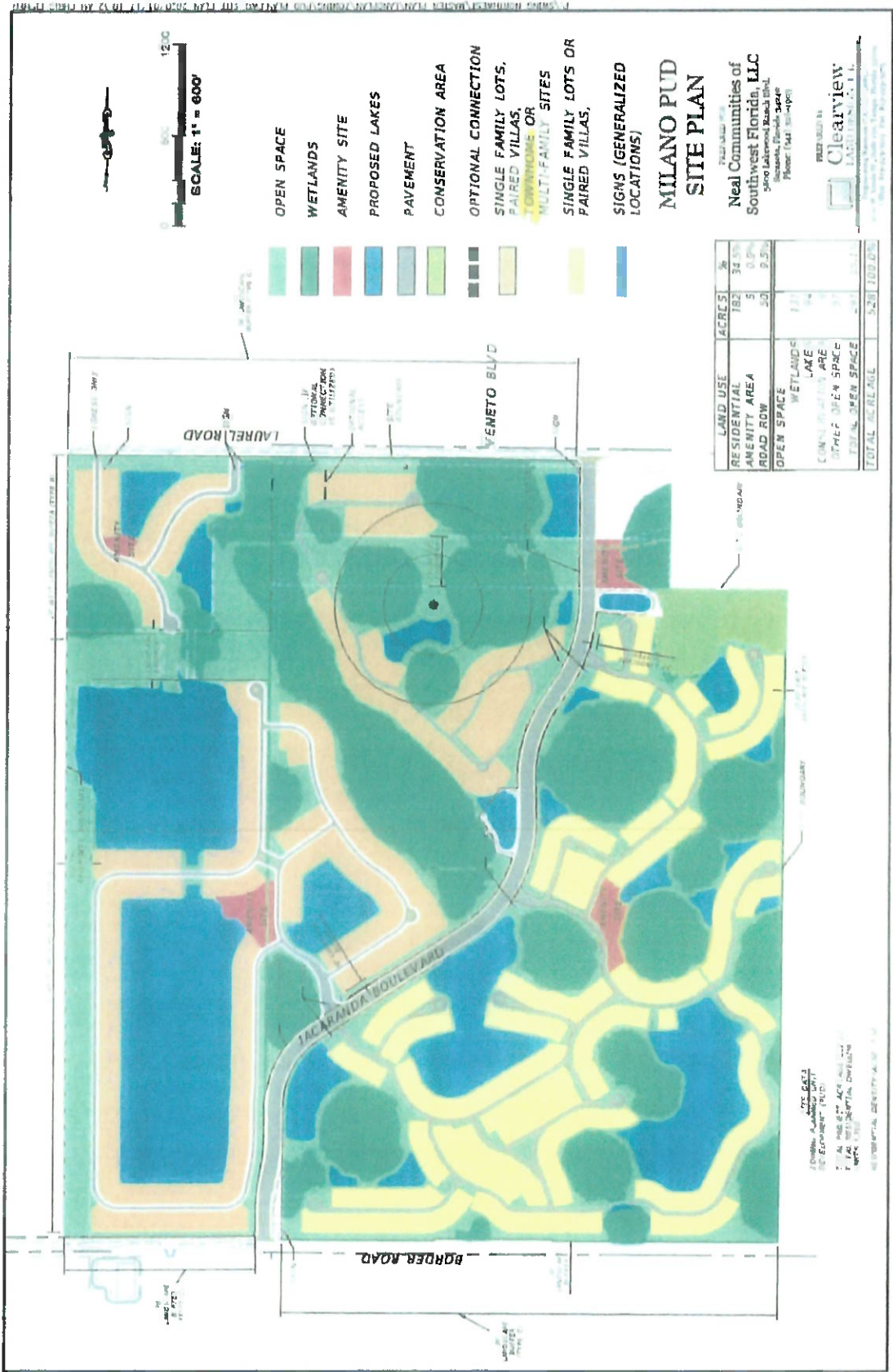
The proposed modification request is justified based upon the protection of wetlands and their buffers afforded by the modification, the low intensity of the development plan, and the circulation plan which demonstrate sidewalks on one side of the street will provide excellent pedestrian connectivity from each of the development pods to the amenity center and also to the sidewalk and multi-use trail along Jacaranda Boulevard.

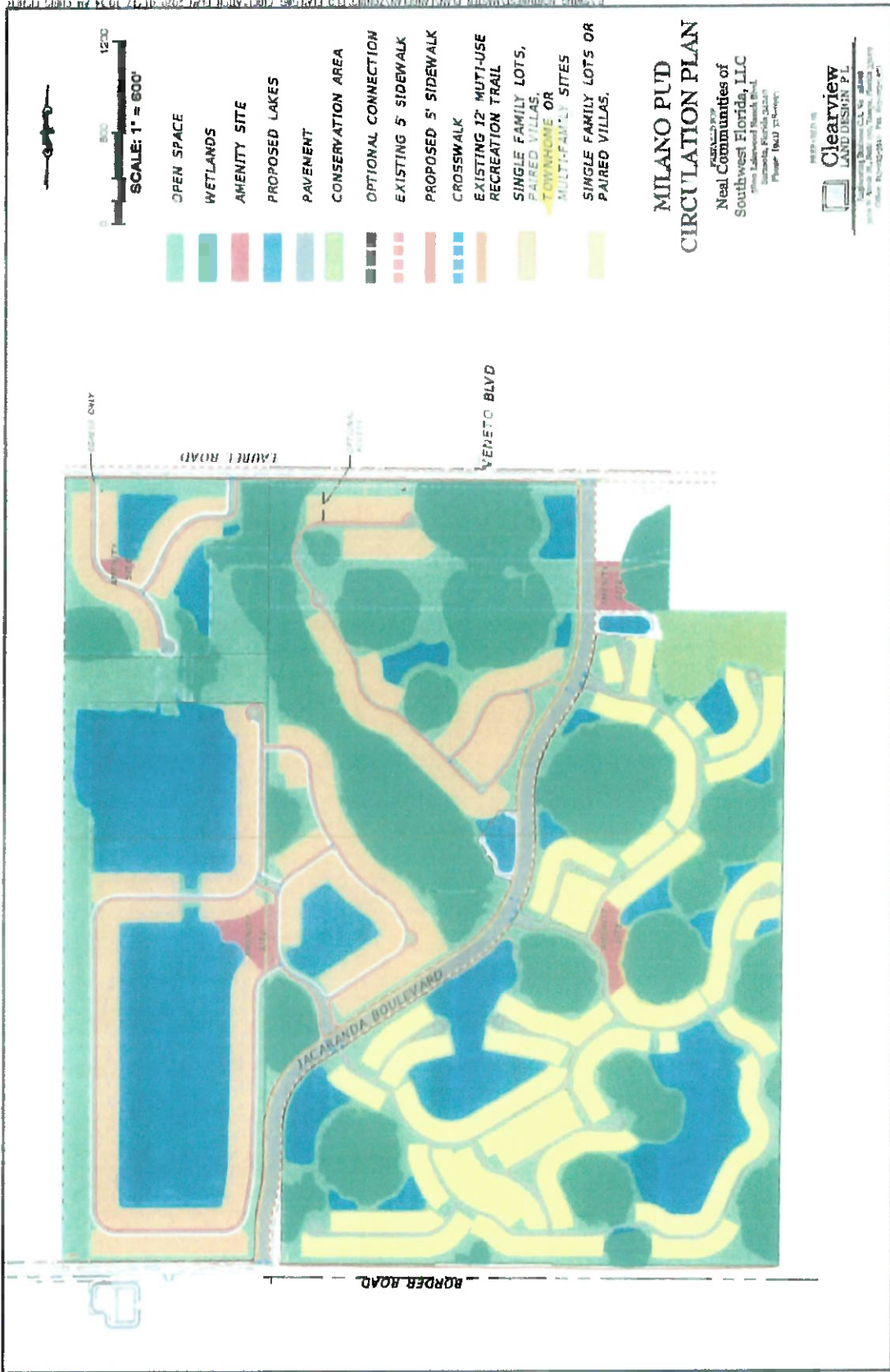
- 3) A modification to Sec. 86-130 (h) is requested concerning building height. The proposed modification is to replace the Land Development Code standard of 35' over 10' of parking with the Comprehensive Plan standard of 3 stories up to 42' including parking.

The proposed modification, at the direction of City staff, is necessary to address an inconsistency between the City's Land Development Code and its Comprehensive Plan.

- 4) A modification to Sec. 86-423(b) is requested concerning driveway standards for Townhomes. The proposed modification is to substitute the driveway dimension as depicted on the Typical Lot Detail for Townhomes (Page 6), and to reduce the required minimum distance from the edge of pavement of two intersecting streets from 40 feet to 30 feet.

The proposed modification is justified based upon the width of Townhome lots, and the limited number of driveways which will be located in proximity to the intersection of two streets, and the number of lots that would not meet the 40 foot standard (one lot).



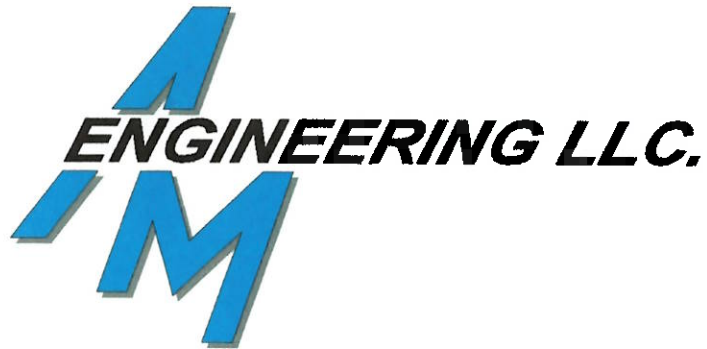


**DRAINAGE NARRATIVE
FOR
THE VILLAGE AT LAUREL AND JACARANDA**

PREPARED FOR:

NEAL COMMUNITIES
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240

PREPARED BY:



8340 CONSUMER COURT
SARASOTA, FL 34240

JUNE 6, 2022

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE NO.</u>
INTRODUCTION.....	1
STORMWATER.....	1

APPENDICES

- A. STORM TABULATION CALCULATIONS – 25YR/24HR EVENT
- B. STORM TABULATION CALCULATIONS – 100YR/24HR EVENT



INTRODUCTION

The Village at Laurel and Jacaranda is a commercial retail development within the area defined by the Milano PUD and within the platted Cielo Development. It is located at the southwest corner of Laurel Rd and Jacaranda Blvd in Venice. The site is approximately 10.42 acres.

STORMWATER

The master storm water management system is provided within Lake LL-7 of the platted Cielo development with a maximum impervious allowance of approximately 81%. Proposed impervious for this site is approximately 80.92%.

Storm tabulation calculations provided in Appendix A & Appendix B demonstrate that the on-site system is fully contained for both the 25YR/24HR and the 100YR/24HR storm events. The modeled hydraulic grade lines elevations for the stormwater connection points at Cielo Lake LL-7 were utilized as tailwater conditions for the calculations presented herein.

APPENDIX A

**STORM TABULATION CALCULATIONS
THE VILLAGE AT LAUREL AND JACARANDA
25 YEAR / 24 HOUR STORM EVENT**

STORM DRAIN TABULATION FORM - The Village at Laurel and Jacaranda - 25YR - Discharge to Cielo LL-7

PROJECT : The Village at Laurel and Jacaranda
 JOB #: NEAL0026

PREPARED BY: BRC DATE: 6/6/2022

LOCATION OF UPPER END	STRUCTURE NUMBER	TYPE OF STRUCTURE / LINE	LENGTH (FT)	DRAINAGE AREA (AC)			SUB TOTAL C * A	INLET PIPE	TIME OF CONG. (MIN)	TIME OF FLOW IN SECTION (MIN)	INTENSITY (INFR)	TOTAL C * A	INFLW (CFS)	TOTAL RUNOFF (CFS)	INLET OR GUTTER ELEV. (FT)	HYD. GRADE LINE				DIAMETER (IN)	HYD. GRAD			ZONE	FREQ (YEAR)	
				C = 0.95	C = 0.20	C = 0.00										INCR	TOTAL	TIME (MIN)	UPPER END ELEV. (FT)		LOWER END ELEV. (FT)	FALL (FT)	HEAD LOSS (FT)			LOSS COEFF.
0.83	101	Inlet	225	0.68	0.65	0.64										14.41	14.31	0.10	0.10			0.04	1.8	5.55		
	102			0.16	0.16	0.03		10	0.76	8.25	0.67	0.00	5.55	14.50		13.00	12.25		0.00	0.0	24	0.33	4.9	15.47		
				0.00	0.00	0.00		10.00				0.00				11.00	10.25	0.75	0.10	0.011	HDPE	0.09	2.5	7.85		
0.83	102	Inlet	161	0.67	1.35	1.28										14.31	14.04	0.28	0.28			0.17	3.5	11.10		
	103			0.16	0.32	0.06		10	0.56	8.25	1.35	0.00	11.10	14.50		12.25	11.75		0.00	0.0	24	0.31	4.8	14.93		
				0.00	0.00	0.00		10.76				0.00				10.25	9.75	0.50	0.28	0.011	HDPE	0.09	2.5	7.85		
0.57	103	Inlet	217	0.46	1.81	1.72										14.04	13.96	0.08	0.08			0.04	2.1	14.88		
	104			0.11	0.42	0.08		10	0.55	8.25	1.80	0.00	14.88	14.50		12.75	12.00		0.00	0.0	36	0.35	6.6	46.44		
				0.00	0.00	0.00		11.33				0.00				9.75	9.00	0.75	0.08	0.011	HDPE	0.05	2.5	17.66		
0.92	201	Inlet	133	0.74	0.74	0.70										14.47	14.40	0.07	0.07			0.05	1.9	6.09		
	202			0.18	0.18	0.04		10	0.42	8.25	0.74	0.00	6.09	14.50		13.00	12.50		0.00	0.0	24	0.38	5.2	16.43		
				0.00	0.00	0.00		10.00				0.00				11.00	10.50	0.50	0.07	0.011	HDPE	0.09	2.5	7.85		
1.00	202	Inlet	193	0.81	1.55	1.47										14.40	13.96	0.44	0.44			0.23	4.1	12.74		
	104			0.19	0.37	0.07		10	0.43	8.25	1.54	0.00	12.74	14.50		12.50	11.00		0.00	0.0	24	0.78	7.5	23.62		
				0.00	0.00	0.00		10.42				0.00				10.50	9.00	1.50	0.44	0.011	HDPE	0.09	2.5	7.85		
0.54	104	Inlet	227	0.44	3.78	3.60										13.96	13.88	0.08	0.08			0.03	2.5	31.20		
	105			0.10	0.89	0.18		10	0.49	8.25	3.78	0.00	31.20	14.50		13.00	12.25		0.00	0.0	48	0.33	7.8	97.79		
				0.00	0.00	0.00		11.69				0.00				9.00	8.25	0.75	0.08	0.011	HDPE	0.03	2.5	31.40		
1.06	301	Inlet	133	0.85	0.85	0.81										13.98	13.97	0.01	0.01			0.01	1.0	7.01		
	302			0.20	0.20	0.04		10	0.23	8.25	0.85	0.00	7.01	14.50		13.00	12.00		0.00	0.0	36	0.75	9.7	68.50		
				0.00	0.00	0.00		10.00				0.00				10.00	9.00	1.00	0.01	0.011	HDPE	0.05	2.5	17.66		
1.48	302	Inlet	193	1.18	2.04	1.94										13.97	13.88	0.09	0.09			0.05	2.4	16.81		
	105			0.29	0.49	0.10		10	0.46	8.25	2.04	0.00	16.81	14.50		12.00	11.25		0.00	0.0	36	0.39	7.0	49.25		
				0.00	0.00	0.00		10.23				0.00				9.00	8.25	0.75	0.09	0.011	HDPE	0.05	2.5	17.66		
0.87	105	Inlet	303	0.70	6.53	6.21										13.88	13.72	0.16	0.16			0.05	3.4	53.78		
	106			0.17	1.55	0.31		10	0.80	8.25	6.52	0.00	53.78	14.50		12.75	11.75		0.00	0.0	54	0.33	8.4	133.80		
				0.00	0.00	0.00		12.36				0.00				8.25	7.25	1.00	0.16	0.011	HDPE	0.03	2.5	39.74		
0.59	106	Inlet	117	0.48	7.01	6.66										13.72	13.65	0.07	0.07			0.06	3.6	57.70		
	107			0.11	1.66	0.33		10	0.37	8.25	6.99	0.00	57.70	14.50		11.75	11.60		0.00	0.0	54	0.13	5.2	83.40		
				0.00	0.00	0.00		12.66				0.00				7.25	7.10	0.15	0.07	0.011	HDPE	0.03	2.5	39.74		
0.83	107	Inlet	59	0.51	7.52	7.15										13.65	13.61	0.04	0.04			0.07	3.9	61.91		
	LL-7			0.12	1.78	0.36		10	0.16	8.25	7.50	0.00	61.81	14.80		11.60	11.50		0.00	0.0	54	0.17	6.0	95.89		
				0.00	0.00	0.00		13.33				0.00				7.10	7.00	0.10	0.04	0.011	HDPE	0.03	2.5	39.74	Cielo Lake LL-7 - 25Y/24H Peak Stg @ Peak Infl 13.61	

STORM DRAIN TABULATION FORM - The Village at Laurel and Jacaranda - 25YR - Discharge to Cielo LL-7

PROJECT : The Village at Laurel and Jacaranda
 JOB #: NEAL0026

PREPARED BY: BRC DATE: 6/6/2022

LOCATION OF UPPER END	STRUCTURE NUMBER	TYPE OF STRUCTURE / LINE	LENGTH (FT)	DRAINAGE AREA (AC)			SUB TOTAL C * A	INLET PIPE	TIME OF CONC. (MIN)	TIME OF FLOW IN SECTION (MIN)	INTENSITY (IN/HR)	TOTAL C * A	INCR TOTAL	INFLOW (CFS)	TOTAL RUNOFF (CFS)	INLET OR GUTTER SELEV. (FT)	HYD GRADE LINE				DIAMETER (IN)	HYD. GRAD. PHYSICAL			ZONE	FREQ. (YEAR)
				C = 0.95	C = 0.20	C = 0.00											MINOR	MINOR	MINOR	MINOR		MINOR	MINOR	MINOR		
AREA (AC)	UPPER	LOWER	INCR.	TOTAL													UPPER END ELEV. (FT)	LOWER END ELEV. (FT)	FALL (FT)	HEAD LOSS (FT)	LOSS COEFF.	SLOPE (%)	VELOCITY (FPS)	CAPACITY (CFS)	REMARKS	
0.66				0.55	0.55	0.52											13.85	13.61	0.24	0.24	0.0	0.13	2.6	4.52		
	401	Inlet	182	0.13	0.13	0.03	10	0.34	8.25	0.55	0.00	4.52	14.50				11.50	8.50		0.00	0.0	1.65	9.0	15.97	Cielo Lake LL-7 - 25Y/24H	
	LL-7			0.00	0.00	0.00	10.00				0.00						10.00	7.00	3.00	0.24	0.011	0.13	2.5	4.42	Peak Stg @ Peak Infl 13.61	

APPENDIX B

**STORM TABULATION CALCULATIONS
THE VILLAGE AT LAUREL AND JACARANDA
100 YEAR / 24 HOUR STORM EVENT**

STORM DRAIN TABULATION FORM - The Village at Laurel and Jacaranda - 100YR - Discharge to Cielo LL-7

PROJECT : The Village at Laurel and Jacaranda
 JOB #: NEAL0026

PREPARED BY: BRC DATE: 6/6/2022

LOCATION OF UPPER END	STRUCTURE NUMBER	TYPE OF STRUCTURE / LINE	LENGTH (FT)	DRAINAGE AREA (AC)			SUB TOTAL C * A	INLET PIPE	TIME OF CONC. (MIN)	TIME OF FLOW IN SECTION (MIN)	INTENSITY (IN/HR)	TOTAL C * A	INCR. TOTAL	INFLOW (CFS)	TOTAL RUNOFF (CFS)	INLET OR GUTTER ELEV. (FT)	HYD. GRADE LINE				DIAMETER (IN)	HYD. GRAD. PHYSICAL			ZONE	FREQ. (YEAR)
				C = 0.95	C = 0.20	C = 0.00											MINOR	MINOR	FRICT	FRICT		LOSS COEFF.	SLOPE (%)	VELOCITY (FPS)		
0.83	101	Inlet	225	0.68	0.68	0.64		10	0.76	9.50	0.67	0.00	6.40	14.50	14.96	14.83	0.13	0.13	0.00	0.0	24	0.06	2.0	6.40		
	102			0.16	0.16	0.03		10				0.00			13.00	12.25		0.00	0.0			0.33	4.9	15.47		
				0.60	0.60	0.00		10.00				0.00			11.00	10.25	0.75	0.13	0.011	HDPE	0.09	2.5	7.85			
0.83	102	Inlet	161	0.67	1.35	1.28		10	0.56	9.50	1.35	0.00	12.78	14.50	14.83	14.47	0.37	0.37		24	0.23	4.1	12.78			
	103			0.18	0.32	0.08		10				0.00			12.25	11.75		0.00	0.0	24	0.31	4.8	14.93			
				0.00	0.00	0.00		10.76				0.00			10.25	9.75	0.50	0.37	0.011	HDPE	0.09	2.5	7.85			
0.57	103	Inlet	217	0.48	1.81	1.72		10	0.55	9.50	1.80	0.00	17.14	14.50	14.47	14.37	0.10	0.10		36	0.05	2.4	17.14			
	104			0.11	0.42	0.08		10				0.00			12.75	12.00		0.00	0.0		36	0.35	6.6	46.44		
				0.00	0.50	0.00		11.33				0.00			9.75	9.00	0.75	0.10	0.011	HDPE	0.05	2.5	17.66			
0.92	201	Inlet	133	0.74	0.74	0.70		10	0.42	9.50	0.74	0.00	7.01	14.50	15.03	14.94	0.09	0.09		24	0.07	2.2	7.01			
	202			0.18	0.18	0.04		10				0.00			13.00	12.50		0.00	0.0		24	0.38	5.2	16.43		
				0.00	0.00	0.00		10.00				0.00			11.00	10.50	0.50	0.09	0.011	HDPE	0.09	2.5	7.85			
1.00	202	Inlet	193	0.81	1.55	1.47		10	0.43	9.50	1.54	0.00	14.67	14.50	14.94	14.37	0.58	0.58		24	0.30	4.7	14.67			
	104			0.19	0.37	0.07		10				0.00			12.50	11.00		0.00	0.0		24	0.78	7.5	23.62		
				0.00	0.00	0.00		10.42				0.00			10.50	9.00	1.50	0.58	0.011	HDPE	0.09	2.5	7.85			
0.54	104	Inlet	227	0.44	3.79	3.60		10	0.49	9.50	3.78	0.00	35.93	14.50	14.37	14.26	0.10	0.10		48	0.04	2.9	35.93			
	105			0.10	0.88	0.18		10				0.00			13.00	12.25		0.00	0.0		48	0.33	7.8	97.79		
				0.00	0.00	0.00		11.88				0.00			9.00	8.25	0.75	0.10	0.011	HDPE	0.03	2.5	31.40			
1.06	301	Inlet	133	0.85	0.85	0.81		10	0.23	9.50	0.85	0.00	8.07	14.50	14.39	14.38	0.01	0.01		36	0.01	1.1	8.07			
	302			0.20	0.20	0.04		10				0.00			13.00	12.00		0.00	0.0		36	0.75	9.7	68.50		
				0.00	0.00	0.00		10.00				0.00			10.00	9.00	1.00	0.01	0.011	HDPE	0.05	2.5	17.66			
1.48	302	Inlet	193	1.19	2.04	1.94		10	0.46	9.50	2.04	0.00	19.36	14.50	14.38	14.26	0.12	0.12		36	0.06	2.7	19.36			
	105			0.29	0.49	0.10		10				0.00			12.00	11.25		0.00	0.0		36	0.39	7.0	49.25		
				0.00	0.00	0.00		10.23				0.00			9.00	8.25	0.75	0.12	0.011	HDPE	0.05	2.5	17.66			
0.87	105	Inlet	303	0.70	6.53	6.21		10	0.60	9.50	6.52	0.00	61.92	14.50	14.26	14.05	0.21	0.21		54	0.07	3.9	61.92			
	106			0.17	1.55	0.31		10				0.00			12.75	11.75		0.00	0.0		54	0.33	8.4	133.80		
				0.00	0.00	0.00		12.36				0.00			8.25	7.25	1.00	0.21	0.011	HDPE	0.03	2.5	39.74			
0.59	106	Inlet	117	0.48	7.01	6.66		10	0.37	9.50	6.99	0.00	66.45	14.50	14.05	13.96	0.10	0.10		54	0.08	4.2	66.45			
	107			0.11	1.66	0.33		10				0.00			11.75	11.60		0.00	0.0		54	0.13	5.2	83.40		
				0.00	0.00	0.00		12.96				0.00			7.25	7.10	0.15	0.10	0.011	HDPE	0.03	2.5	39.74			
0.63	107	Inlet	58	0.51	7.52	7.15		10	0.16	9.50	7.50	0.00	71.29	14.80	13.96	13.80	0.06	0.06		54	0.09	4.5	71.29			
	LL-7			0.12	1.78	0.36		10				0.00			11.60	11.50		0.00	0.0		54	0.17	6.0	95.89	Cielo Lake LL-7 - 100Y/24H	
				0.00	0.00	0.00		13.33				0.00			7.10	7.00	0.10	0.06	0.011	HDPE	0.03	2.5	39.74	Peak Stg @ Peak Infl 13.90		

STORM DRAIN TABULATION FORM - The Village at Laurel and Jacaranda - 100YR - Discharge to Cielo LL-7

PROJECT : The Village at Laurel and Jacaranda
 JOB #: NEAL0026

PREPARED BY: BRC DATE: 6/6/2022

LOCATION OF UPPER END	STRUCTURE NUMBER	TYPE OF STRUCTURE / LINE	LENGTH (FT)	DRAINAGE AREA (AC)		SUB TOTAL C * A	INLET PIPE	TIME OF CONC (MIN)	TIME OF FLOW IN SECTION (MIN)	INTENSITY (IN/HR)	TOTAL C * A	INFLW (CFS)	TOTAL RUNOFF (CFS)	INLET OR CUTTER ELEV. (FT)	HYD. GRADELINE			TOTAL	LOSS COEFF.	DIAMETER (IN)	HYD. GRAD			ZONE	FREQ (YEAR)	
				C = 0.95	C = 0.20										C = 0.00	MINOR	MINOR				MINOR	MINOR	MINOR			
AREA (AC)	UPPER	LOWER	INCR	TOTAL	INCR	TOTAL	UPPER END ELEV. (FT)	LOWER END ELEV. (FT)	FALL (FT)	HEAD LOSS (FT)	LOSS COEFF.	SLOPE (%)	VELOCITY (FPS)	CAPACITY (CFS)	REMARKS											
0.68	401	Inlet	162	0.55	0.55	0.52		10	0.34	9.50	0.55	0.00	5.21	14.50	14.22	13.80	0.32	0.32	0.00	0.0	18	0.18	2.9	5.21		
	LL-7			0.13	0.13	0.03		10.00				0.00			11.50	8.50						1.66	9.0	15.97		Cielo Lake LL-7 - 100Y/24H
				0.00	0.00	0.00						0.00			10.00	7.00	3.00	0.32	0.011	HDPE	0.13	2.5	4.42		Peak Stg @ Peak Infl 13.90	

STORM DRAIN TABULATION FORM - The Village at Laurel and Jacaranda - 100YR - Discharge to Cielo LL-7

PROJECT : The Village at Laurel and Jacaranda
 JOB # : NEAL0026

PREPARED BY: BRC DATE: 6/6/2022

LOCATION OF UPPER END	STRUCTURE NUMBER	TYPE OF STRUCTURE / LINE	LENGTH (FT)	DRAINAGE AREA (AC)			SUB TOTAL C * A	INLET PIPE	TIME OF CONC. (MIN)	TIME OF FLOW IN SECTION (MIN)	INTENSITY (IN/HR)	TOTAL C * A	INCR TOTAL	INFLOW (CFS)	TOTAL RUNOFF (CFS)	INLET OR GUTTER ELEV. (FT)	HYD. GRADELINE				DIAMETER (IN)	HYD. GRAD. PHYSICAL			ZONE	FREQ. (YEAR)	
				C = 0.85	C = 0.20	C = 0.00											MINOR	MINOR	MINOR	MINOR		SLOPE (%)	VELOCITY (FPS)	CAPACITY (CFS)			6
AREA (AC)	UPPER	LOWER	INCR	TOTAL	TIME OF CONC. (MIN)	TIME OF FLOW IN SECTION (MIN)	INTENSITY (IN/HR)	TOTAL C * A	INCR TOTAL	INFLOW (CFS)	TOTAL RUNOFF (CFS)	INLET OR GUTTER ELEV. (FT)	UPPER END ELEV. (FT)	LOWER END ELEV. (FT)	FALL (FT)	HEAD LOSS (FT)	LOSS COEFF.	DIAMETER (IN)	SLOPE (%)	VELOCITY (FPS)	CAPACITY (CFS)	MIN. PHYS.	FREQ. FACTOR	MIN. HGL COVER =	MIN. PIPE COVER =	REMARKS	
0.44																											
	501	Inlet	182	0.36	0.36	0.34			10	0.34	9.50	0.36	0.00	3.38	14.80												
	LL-7			0.08	0.08	0.02			10.00																		
				0.00	0.00	0.00																					
				</																							

26 26
35 35

LAUREL RD E

NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35

SECTION 35

TRACT 700

TRACT 500

PROPOSED PARCEL "A"
(FORMERLY PARCEL 700)

10' LANDSCAPE EASEMENT

BOUNDARY LINE

JACARANDA BLVD
PUBLIC RIGHT-OF-WAY
(HOW PART BLK 4, PAGE 83)

TRACT 600

TRACT 505

TRACT 504

TRACT 503

TRACT 200

TRACT 300

TRACT 301

TRACT 302

TRACT 303

TRACT 304

TRACT 305

TRACT 306

TRACT 100

TRACT 201

TRACT 202

TRACT 203

TRACT 204

TRACT 205

TRACT 206

TRACT 207

TRACT 101

TRACT 102

TRACT 103

TRACT 104

TRACT 105

TRACT 106

TRACT 107

TRACT 108

TRACT 109

TRACT 110

TRACT 111

TRACT 112

TRACT 113

TRACT 114

TRACT 115

TRACT 116

TRACT 117

TRACT 118

TRACT 119

TRACT 120

TRACT 121

TRACT 122

TRACT 123

TRACT 124

TRACT 125

TRACT 126

TRACT 127

TRACT 128

TRACT 129

TRACT 130

TRACT 131

TRACT 132

TRACT 133

TRACT 134

TRACT 135

TRACT 136

TRACT 137

TRACT 138

TRACT 139

TRACT 140

TRACT 141

TRACT 142

TRACT 143

TRACT 144

TRACT 145

TRACT 146

TRACT 147

TRACT 148

TRACT 149

TRACT 150

TRACT 151

TRACT 152

TRACT 153

TRACT 154

TRACT 155

TRACT 156

TRACT 157

TRACT 158

TRACT 159

TRACT 160

TRACT 161

TRACT 162

TRACT 163

TRACT 164

TRACT 165

TRACT 166

TRACT 167

TRACT 168

TRACT 169

TRACT 170

TRACT 171

TRACT 172

TRACT 173

TRACT 174

TRACT 175

TRACT 176

TRACT 177

TRACT 178

TRACT 179

TRACT 180

OWNER	TRACT	AREA (SQ FT)	PERCENT
NEAL COMMUNITIES	1-180	10,000	100%
NEAL COMMUNITIES	1-181	10,000	100%
NEAL COMMUNITIES	1-182	10,000	100%
NEAL COMMUNITIES	1-183	10,000	100%
NEAL COMMUNITIES	1-184	10,000	100%
NEAL COMMUNITIES	1-185	10,000	100%
NEAL COMMUNITIES	1-186	10,000	100%
NEAL COMMUNITIES	1-187	10,000	100%
NEAL COMMUNITIES	1-188	10,000	100%
NEAL COMMUNITIES	1-189	10,000	100%
NEAL COMMUNITIES	1-190	10,000	100%

SCALE IN FEET
0 25 50 100 300

NEAL COMMUNITIES
THE VILLAGE
AT LAUREL AND JACARANDA
PRELIMINARY PLAT

CALL BEFORE YOU DIG!
"SHINING STATE ONE-CALL CENTER"
1-800-422-4770
FOR THE LOCATION OF ALL UTILITIES IN YOUR AREA
CALL 1-800-422-4770 OR VISIT WWW.CALL411.CA.GOV

AM
ENGINEERING, LLC
Civil Engineering | Land Surveying
13440 Canyon Blvd, Suite 100, San Diego, CA 92121
Phone: (619) 512-9775 | www.am-engineering.com
CA 00196118 0484

PROJECT NO. 18-001
DATE: 08/15/2018
DRAWN BY: J. SMITH
CHECKED BY: M. JONES
APPROVED BY: R. BROWN

DATE: 08/15/2018
DRAWN BY: J. SMITH
CHECKED BY: M. JONES
APPROVED BY: R. BROWN

DATE: 08/15/2018
DRAWN BY: J. SMITH
CHECKED BY: M. JONES
APPROVED BY: R. BROWN

DATE: 08/15/2018
DRAWN BY: J. SMITH
CHECKED BY: M. JONES
APPROVED BY: R. BROWN

Kathleen Weeden

From: Jonathan Kramer
Sent: Thursday, March 16, 2023 10:19 AM
To: bob.cunningham@stantec.com
Cc: Kathleen Weeden; Roger Clark; Nicole Tremblay
Subject: Cielo Replat (ENFP23-00054) Review Comments

Bob,

Below are the review comments on the Cielo Replat (ENFP23-00054) submittal. Note that this submittal has not been sent for outside surveyor reviewer at this time.

1. The proposed amendment to the final plat is inconsistent with the Milano PUD Binding Master Plan and the approved preliminary plat; the tract proposed on this replat is identified as open space in the Binding Master Plan. If the pending PUD amendment to the Binding Master Plan (Petition No. 22-38RZ) is approved by Council, then the preliminary plat will need to be amended to be consistent with the proposed final plat.
2. Since this would be the last final plat for Milano, it must include a dedication of all the open space included within the PUD. This newly proposed tract would also have to be dedicated as open space, since it is not approved for any other use at this time. As indicated above, if the PUD amendment to the Binding Master Plan is approved, the preliminary plat will need to be amended to reflect that approval before the proposed final plat can move forward.
3. Please address F.S. § 177.081(2) regarding the requirement for all property owners included in the recorded final plat for Cielo to execute the dedication on the proposed revised plat (or through separate instrument).

Jon Kramer, PE
Assistant City Engineer
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7410
941-468-2272 cell
jkramer@venicefl.gov



CITY OF VENICE
PLANNING AND ZONING DEPARTMENT

MEMORANDUM

TO: Rebecca Paul, Planning Coordinator
FROM: Nicole Tremblay, Senior Planner
DATE: August 1, 2022
SUBJECT: Petition No. 22-39PP – Milano Preliminary Plat Amendment – Village at Laurel and Jacaranda
(*Initial Submittal*)

Upon review of the above referenced application, staff provides the following review comments.

REQUIRED REVISIONS

Application Materials

1. Please complete a concurrency application that reflects the entire PUD rather than just this parcel.
2. Similarly, please provide stormwater calculations regarding impacts of the proposed development on the overall stormwater system approved through the PUD. The concurrency application says “See Drainage Narrative,” but none was provided.
3. The transportation analysis does not match the proposed site plan regarding proposed uses and should be revised. Further, the analysis is done for the commercial proposal only and should include analysis regarding the impact of the proposed development on the overall approved traffic study for the entire PUD, which was only approved for 673 PM Peak Hour trips.
4. Please provide a more descriptive narrative referencing the tracts being affected through this plat amendment.
5. Please address F.S. § 177.081(2) regarding the requirement for all property owners included in the recorded final plat for Cielo to execute the dedication on the proposed revised plat (or through separate instrument).

Preliminary Plat Plans

1. Please provide one sheet showing the approved final plat as recorded.
2. General Note #2 states that Cielo will be a commercial development; this is a replat and includes the residential area of the subdivision. Please revise to include all uses.
3. General Note #3 references “The Village at Laurel and Jacaranda;” please provide either documents confirming that this entity exists currently or an explanation of the process through which it will be created.
4. General Note #4 states that Cielo in its entirety is vacant. Please revise to reflect accurate conditions.
5. General Note #7 only addresses the site coverages for the commercial portion; Please revise to include all of Cielo. Site coverages are known based on the site and development plan application – please add.
6. General Note #8 does not include the known parking calculations for both the residential and nonresidential areas of Cielo.
7. General Note #9 does not reflect the setbacks that apply throughout Cielo.
8. General Note #10 does not list the maximum building height determined through the Binding Master Plan for the Milano PUD.
9. General Note A should reflect the open space for Cielo. Additionally, the notes were numbered and then switched to lettering; please correct.

10. Please update the land use table from the original Cielo preliminary plat, shown below:

LAND USE	PUD REZONE		SUM OF PLATTED UNITS WITHIN MILANO PUD		PRELIMINARY PLAT ARIA		PRELIMINARY PLAT CIELO PHASE 1 & 2	
	AREA (AC)	%	AREA (AC)	%	AREA (AC)	%	AREA (AC)	%
RESIDENTIAL	182	34.5%	66.08	28%	42.43	24%	22.61	18%
AMENITY AREA	4	0.8%	2.26	1.29%	2.61	1.5%	1.05	0.8%
ROAD ROW	50	9.5%	20.34	8%	12.07	6.82%	6.91	5.5%
WETLANDS	131		55.11		19.22		48.14	
CONSERVATION	9		14.14		4.34		9.31	
LAKES	94		33.29		62.26		13.35	
OTHER OPEN SPACE	57		22.37		56.48		24.13	
TOTAL OPEN SPACE	291	62%	125.41	69%	142.30	81%	94.93	76%
IMPERVIOUS	N/A		67.98	25%	35.18	20%	18.01	14%
TOTAL AREA	527.32	100%	225.43	100%	176.39	100%	125.50	100%

* % ARE BASED ON THE "TOTAL AREA" I.E. RESIDENTIAL AREA = 22.61/125.50AC = 18%

LOT TYPE	#	#	#	#
SINGLE FAMILY DETACHED A LOTS	N/A	239	0	0
SINGLE FAMILY DETACHED B LOTS	N/A	99	0	126
SINGLE FAMILY ATTACHED (PAIRED VILLA)	N/A	126	0	0
MULTI FAMILY	N/A	0	0	0
SINGLE FAMILY DETACHED D LOTS	N/A	0	107	0
SINGLE FAMILY DETACHED E LOTS	N/A	0	73	0
LOT TOTAL	1,350	646	180	126
DU/AC	2.56	1.61	1.02	1.00

For your convenience, the site data from the Fiore preliminary plat is also shown here:

LAND USE	PUD REZONE		SUM OF PLATTED UNITS WITHIN MILANO PUD		PRELIMINARY PLAT CIELO PHASE 1		PRELIMINARY PLAT FIORE (AKA CIELO) PHASE 2	
	AREA (AC.)	%	AREA (AC.)	%	AREA (AC.)	%	AREA (AC.)	%
RESIDENTIAL	182	34.5%	108.51	27.0%	15.63	17.4%	6.65	18.7%
AMENITY AREA	4	0.8%	4.87	1.2%	1.05	1.2%	0.52	1.5%
ROAD ROW	50	9.5%	32.41	8.1%	4.56	5.1%	2.35	6.6%
WETLANDS	131		74.33		39.58		8.56	
CONSERVATION	9		18.48		6.06		3.25	
LAKES	94		95.55		10.213		4.347	
OTHER OPEN SPACE	57		78.85		13.077		9.84	
TOTAL OPEN SPACE	291	55.2%	267.71	66.6%	68.93	76.6%	26.00	73.2%
IMPERVIOUS	N/A		103.16	25.7%	8.623	9.6%	10.597	29.8%
TOTAL AREA	527.32	100%	401.82	100%	89.98	100%	35.52	100%

LOT TYPE	#	#	#	#
SINGLE FAMILY DETACHED A LOTS	N/A	239	0	0
SINGLE FAMILY DETACHED B LOTS	N/A	99	71	0
SINGLE FAMILY ATTACHED (PAIRED VILLAS)	N/A	126	0	0
MULTI FAMILY	N/A	0	0	0
SINGLE FAMILY DETACHED D LOTS	N/A	107	0	0
SINGLE FAMILY DETACHED E LOTS	N/A	73	0	0
SINGLE FAMILY ATTACHED (TOWNHOME)	N/A	0	0	126
LOT TOTAL	1350	644	71	126
DU/AC	2.56	1.63	0.79	3.55

From: [Jonathan Kramer](#)
To: [Nicole Tremblay](#)
Subject: FW: Cielo Re-Plat Review
Date: Thursday, March 16, 2023 9:13:24 AM
Attachments: [Replat Review \(Prior to PP Amendment Approval\).3.docx](#)

Nicole, can you please confirm that these are the final comments of the Cielo replat? I'm about to transmit them to the EOR.

Thanks, Jon

From: Nicole Tremblay <NTremblay@venicefl.gov>
Sent: Friday, March 10, 2023 8:43 AM
To: Kathleen Weeden <KWeeden@venicefl.gov>; Jonathan Kramer <JKramer@venicefl.gov>
Cc: Roger Clark <RClark@venicefl.gov>
Subject: RE: Cielo Re-Plat Review

Good morning,

Attached is the final draft of comments on this replat. Please disregard the previously sent memo.

Thanks,
Nicole Tremblay, AICP
Senior Planner
City of Venice
401 West Venice Ave
Venice, FL 34285
941-882-7449



From: Nicole Tremblay
Sent: Thursday, March 9, 2023 3:38 PM
To: Kathleen Weeden <KWeeden@venicefl.gov>; Jonathan Kramer <JKramer@venicefl.gov>
Cc: Roger Clark <RClark@venicefl.gov>
Subject: RE: Cielo Re-Plat Review

Please hold on sending these comments, we have one more to add.

From: Nicole Tremblay
Sent: Thursday, March 2, 2023 3:00 PM
To: Kathleen Weeden <KWeeden@venicefl.gov>; Jonathan Kramer <JKramer@venicefl.gov>

Cc: Roger Clark <RClark@venicefl.gov>

Subject: RE: Cielo Re-Plat Review

Kathleen & Jon,

Please see the attached memo from P&Z for comments on this replat.

Thanks,
Nicole Tremblay, AICP
Senior Planner
City of Venice
401 West Venice Ave
Venice, FL 34285
941-882-7449



From: Roger Clark <RClark@venicefl.gov>

Sent: Thursday, February 23, 2023 10:32 AM

To: Kelly Fernandez <kfernandez@flgovlaw.com>; Kathleen Weeden <KWeeden@venicefl.gov>; Jonathan Kramer <JKramer@venicefl.gov>; Amy Nelson <ALNelson@venicefl.gov>; Patience Anastasio <panastasio@venicefl.gov>

Cc: Nicole Tremblay <NTremblay@venicefl.gov>

Subject: RE: Cielo Re-Plat Review

Kelly,

I think the concerns we expressed to Mr. Boone remain regarding the open space dedication. There is no open space dedication on the submitted plat. His plan was to not include this area in the dedication of open space that we will require with this "last" plat. That would be inconsistent with the binding master plan that identifies it as open space. This dedication should pick up all the open space in the PUD correct?

We can include this comment in our planning review comments and I am sure that will inspire a meeting with Mr. Boone and the applicant. Please let me know if I am missing anything that we wanted to indicate.

Thanks,

Roger

Roger Clark, AICP
Planning and Zoning Director

401 West Venice Avenue
Venice, FL 34285
Office: 941-882-7432
Cell: 941-468-0081
rclark@venicefl.gov



From: Kelly Fernandez <kfernandez@flgovlaw.com>
Sent: Thursday, February 23, 2023 9:42 AM
To: Roger Clark <RClark@venicefl.gov>; Kathleen Weeden <KWeeden@venicefl.gov>; Jonathan Kramer <JKramer@venicefl.gov>; Amy Nelson <ALNelson@venicefl.gov>; Patience Anastasio <panastasio@venicefl.gov>
Subject: Re: Cielo Re-Plat Review

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

I wasn't provided with the plat, but I presume all of the concerns I have previously expressed remain. If so, this would likely not pass planning review. Roger, how would you like to handle since I'm not generally involved with plat review? Are comments issued?

Kelly M. Fernandez, Esq.
Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
236 Pedro St.
Venice, FL 34285
Ph: (941) 306-4730 | Fax: (941) 306-4832
Board Certified by the Florida Bar in City, County and Local Government Law

A portion of the firm's practice includes the collection of debts. As such this electronic mail transmission may be an attempt to collect a debt, in which case any information which is obtained will be used for that purpose.

This email is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If the reader of this email is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the listed email address. Thank You.

From: Roger Clark <RClark@venicefl.gov>
Sent: Thursday, February 23, 2023 7:43 AM
To: Kathleen Weeden <KWeeden@venicefl.gov>; Jonathan Kramer <JKramer@venicefl.gov>; Amy Nelson <ALNelson@venicefl.gov>; Patience Anastasio <panastasio@venicefl.gov>
Cc: Kelly Fernandez <kfernandez@flgovlaw.com>
Subject: RE: Cielo Re-Plat Review

Kathleen,
This is something that Mr. Boone proposed to both Kelly and I and I am not sure we agree with the proposed process that skips the preliminary plat process. I don't think the issue was ever resolved as Jeff was to set a meeting with Kelly and I to discuss. I have copied in Kelly on this.

Thanks,

Roger

Roger Clark, AICP
Planning and Zoning Director
401 West Venice Avenue
Venice, FL 34285
Office: 941-882-7432
Cell: 941-468-0081
rclark@venicefl.gov



From: Kathleen Weeden <KWeeden@venicefl.gov>
Sent: Wednesday, February 22, 2023 3:48 PM
To: Jonathan Kramer <JKramer@venicefl.gov>; Amy Nelson <ALNelson@venicefl.gov>; Patience Anastasio <panastasio@venicefl.gov>
Cc: Roger Clark <RClark@venicefl.gov>
Subject: Cielo Re-Plat Review

Please review the attached Cielo Re-Plat. I will be sending out for outside surveyor review concurrently.

Thank you,

Kathleen

Kathleen J. Weeden, PE, CFM, LEED AP
City Engineer
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7409 office
941-441-7285 cell
kweeden@venicefl.gov (note new email address)



Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota, Florida 34240
Tel: 941-907-6900

February 16, 2023

Via: Hand Delivery

File: 215617172

City of Venice Engineering Department
401 West Venice Avenue
Venice, Florida 34285

Attention: Michele Thompson, Engineering Coordinator

Reference: Cielo Replat

Dear Ms. Thompson,

Enclosed are the following documents submitted for the Cielo Replat for your review and consideration:

Documents Enclosed:

1. Release and Termination of Cielo Easement (Official Records Instrument #2022165138)
2. Title Certification
3. Cielo Replat (3 copies)
4. Boundary Survey for Replat (3 copies)
5. Closure Report
6. Border and Jacaranda Holdings, LLC (Sunbiz Report)
7. 2022 Florida LLC Annual Report
8. Preliminary Plat (3 copies)
9. Property Appraisers Information and Deed
10. CD with PDF's of the submitted documents

Documents to follow with the Site and Development Plans:

- A. Engineer's Certified Cost Estimate: The cost estimate will be provided with the Site Development Plan.
- B. Developers Completion Bond: The completion bond will also be provided with the Site Development Plan.
- C. Declaration of Maintenance Responsibilities: To be provided with the Site and Development Plan.
- D. Covenants, Conditions and Restrictions: To be provided with the Site and Development Plan.

Sincerely,

Stantec Consulting Services Inc.

Robert R. Cunningham, PSM
Principal, Senior Project Manager, Surveying
Phone: 941-907-6900
E-mail: bob.cunningham@stantec.com

From: [Jim Collins](#)
To: [Jonathan Kramer](#)
Cc: [Jeffery A. Boone](#); [Jackson Boone](#); annette.boone@boone-law.com; [Cunningham, Bob](#); [Mark Evans](#) (mevans@nealcommunities.com); [Kathleen Weeden](#); [Roger Clark](#)
Subject: FW: Cielo Replat (ENFP23-00054) Review Comments
Date: Thursday, July 20, 2023 11:20:49 AM
Attachments: [Signed Ordinance No. 2023-11 \(002\).pdf](#)
[215617172v-pl01_RevC-PLAT.pdf](#)
[215617172v-spsu01_RevC SURVEY.pdf](#)
[CIELO REPLAT CLOSURE REPORT \(004\).pdf](#)

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

Jon:

Please see our below email which I am resending because of an error in your email address in our earlier transmittal.

Jim

From: Jim Collins
Sent: Thursday, July 20, 2023 11:13 AM
To: jkramer@venicefl.com
Cc: [Jeffery A. Boone <JBoone@boone-law.com>](mailto:JBoone@boone-law.com); [Jackson Boone <Jackson.Boone@boone-law.com>](mailto:Jackson.Boone@boone-law.com); [Annette Boone <Annette.Boone@boone-law.com>](mailto:Annette.Boone@boone-law.com); [Cunningham, Bob <Bob.CunninghamSr@stantec.com>](mailto:Bob.CunninghamSr@stantec.com); [Mark Evans \(mevans@nealcommunities.com\)](mailto:mevans@nealcommunities.com) (mevans@nealcommunities.com); [Kathleen Weeden <KWeeden@venicefl.gov>](mailto:KWeeden@venicefl.gov); [Roger Clark <RClark@venicefl.gov>](mailto:RClark@venicefl.gov)
Subject: RE: Cielo Replat (ENFP23-00054) Review Comments

Jon:

Please see our responses to the review comments in connection with the above referenced matter **inserted** in your below email.

In addition to the below responses, attached please find the following which are submitted to reflect a minor revision in the legal description from the prior submittal for consistency with the legal description of the commercial parcel approved with the PUD Amendment (Ordinance No. 2023-11):

- Revised Replat
- Boundary Survey, and
- Closure Report

If you have any questions or wish to discuss any of the above, please don't hesitate to contact us. Thanks.

Jim

James T. Collins, Planner
Boone Law Firm P.A.
P.O. Box 1596
1001 Avenida del Circo
Venice, FL 34285
(941) 488-6716 office
(941) 234-1413 direct
(941) 488-7079 fax
e-mail: jcollins@boone-law.com

From: Jonathan Kramer <JKramer@venicefl.gov>
Sent: Thursday, March 16, 2023 10:19 AM
To: Cunningham, Bob <Bob.CunninghamSr@stantec.com>
Cc: Kathleen Weeden <KWeeden@venicefl.gov>; Roger Clark <RClark@venicefl.gov>; Nicole Tremblay <NTremblay@venicefl.gov>
Subject: Cielo Replat (ENFP23-00054) Review Comments

Bob,

Below are the review comments on the Cielo Replat (ENFP23-00054) submittal. Note that this submittal has not been sent for outside surveyor reviewer at this time.

The applicant requests this submittal be sent for review by the outside surveyor at this time.

1. The proposed amendment to the final plat is inconsistent with the Milano PUD Binding Master Plan and the approved preliminary plat; the tract proposed on this replat is identified as open space in the Binding Master Plan. If the pending PUD amendment to the Binding Master Plan (Petition No. 22-38RZ) is approved by Council, then the preliminary plat will need to be amended to be consistent with the proposed final plat.

Attached is PUD Amendment Ordinance No. 2023-11 which designates the property for commercial use thereby making the proposed Re-plat consistent with Milano PUD Binding Master Plan. As discussed with staff, the applicant does not believe an amendment to the Preliminary Plat is required.

2. Since this would be the last final plat for Milano, it must include a dedication of all the open space included within the PUD. This newly proposed tract would also have to be dedicated as open space, since it is not approved for any other use at this time. As indicated above, if the PUD amendment to the Binding Master Plan is approved, the preliminary plat will need to be amended to reflect that approval before the proposed final plat can move forward.

The applicant will provide the Open Space Restriction and Covenant for the remaining required open space in the Milano PUD which has not previously been restricted. The proposed Re-plat is consistent with the approved PUD Amendment to the Milano Binding Master Plan (See attached Ordinance No. 2023-11). The Open Space Restriction and Covenants will be provided separately.

3. Please address F.S. § 177.081(2) regarding the requirement for all property owners included

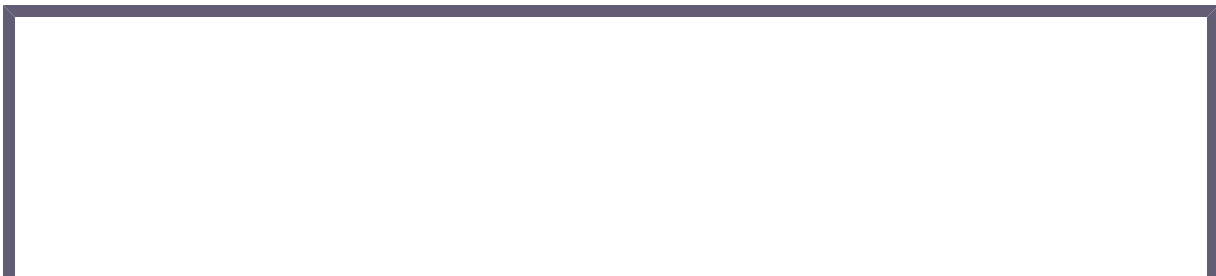
in the recorded final plat for Cielo to execute the dedication on the proposed revised plat (or through separate instrument).

The sole fee simple title holder and owner of record of the parcel to be re-platted is Border and Jacaranda Holdings, LLC, a Florida limited liability company. Florida Statute 177.081 (2) requires that every plat of a subdivision filed for record must contain a dedication by the owner or owners of record. The dedication must be executed by all persons, corporations, or entities whose signature would be required to convey record fee simple title to the lands being dedicated in the same manner in which deeds are required to be executed. This is confirmed by opinions of title provided by Vogler Ashton, PLLC. The only signature required to convey this property by deed is an authorized manager of Border and Jacaranda Holdings, LLC, a Florida limited liability company. Also, to provide additional, but statutorily unnecessary, support, the Declarant of the Cielo Subdivision [an affiliate of the owner of record] retained the right to re-plate a portion of the original plat at its sole option. No other person or entity, including any lot or homeowner in the Cielo Subdivision is required to consent to or join in such a re-plate. This procedure is consistent with the state law and the practice employed by the City of Venice in multiple re-plats, including the plat immediately adjacent to Cielo and within the zoning planned unit development.

Jon Kramer, PE
Assistant City Engineer
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7410
941-468-2272 cell
jkramer@venicefl.gov

Need to Report an Issue? SeeClickFix Venice Connect is available as an app for Android and iPhone. Select SeeClickFix from your app store on your device and choose Venice, Florida. There is also a link to the program on the city's website, www.venicegov.com, or go directly to SeeClickFix at <https://venice.seeclickfix.com/venice>

PLEASE NOTE: This agency is a public entity and is subject to Chapter 119, Florida Statutes, concerning public records. Email communications are covered under such laws; therefore, email sent or received on this entity's computer system, including your email address, may be disclosed to the public and media upon request. If you do not want your email address released to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.





Land use, persons required to execute plat dedication

Number: AGO 99-14

Date: April 01, 1999

Subject:

Land use, persons required to execute plat dedication

Mr. Daniel J. Bosanko
St. Johns Assistant County Attorney
Post Office Box 1533
St. Augustine, Florida 32085-1533

RE: LAND USE--SUBDIVISIONS--DEDICATIONS--persons required to execute plat dedication.
s. 177.081(2), Fla. Stat. (1998 Supp.)

Dear Mr. Bosanko:

On behalf of the St. Johns Board of County Commissioners, you ask the following question:

Does section 177.081(2), Florida Statutes (1998 Supplement), require that persons, corporations, or entities having recorded easement interests in lands that are being subdivided execute a plat dedication for such land before it is platted?

In sum:

Section 177.081(2), Florida Statutes (1998 Supplement), requires that persons, corporations, or entities having recorded easement interests in lands that are being subdivided execute a plat dedication for such land before it is platted.

Prior to its amendment in 1998, section 177.081(1), Florida Statutes (1997), provided:

"Every plat of a subdivision filed for record must contain a dedication by the developer. *The dedication shall be executed by all developers having a record interest in the lands subdivided, in the same manner in which deeds are required to be executed.* All mortgagees having a record interest in the lands subdivided shall execute, in the same manner in which deeds are required to be executed, either the dedication contained on the plat or a separate instrument joining in and ratifying the plat and all dedications and reservations thereon." (e.s.)

The term "Developer" was defined to mean "the person or legal entity that applies for approval of a plat of a subdivision pursuant to this chapter." [1]

In 1998, however, a new subsection (1) was added to section 177.081, Florida Statutes, to require that the plat be reviewed for conformity to Chapter 177, Florida Statutes, by a professional surveyor and mapper either employed by or under contract to the local governing body. [2] Former section 177.081(1), Florida Statutes 1997, was amended and renumbered as

subsection (2). As amended, it now provides:

"(2) Every plat of a subdivision filed for record must contain a dedication by the owner or owners of record. *The dedication must be executed by all persons, corporations, or entities having a record interest in the lands subdivided, in the same manner in which deeds are required to be executed.* All mortgagees having a record interest in the lands subdivided shall execute, in the same manner in which deeds are required to be executed, either the dedication contained on the plat or a separate instrument joining in and ratifying the plat and all dedications and reservations thereon."^[3] (e.s.)

While the second sentence of the subsection formerly required that the dedication be recorded by developers applying for approval of a plat or subdivision and having a record interest in the lands subdivided, it now requires all persons, corporations, or entities that have a record interest in the lands to record the dedication.

An examination of the staff analysis regarding the amendment of section 177.081, Florida Statutes, in 1998 failed to reveal any evidence of legislative intent on this issue.^[4] In construing a statute, however, it is a fundamental rule that words in a statute are to be construed in plain and ordinary meaning.^[5]

As amended, section 177.081(2), Florida Statutes (1998 Supplement), now requires that the dedication be executed by all persons, corporations, or entities having a record interest in the property. An interest in land has been held by the courts of this state to include easements.^[6]

This office must give effect to the plain language of the statute, which requires that all record interest holders in the property must execute the dedication. Moreover, an examination of the 1998 legislation as a whole indicates an intent to strengthen the standards for land surveying and platting.^[7]

Accordingly, until this matter is clarified by the Legislature, I am of the opinion that section 177.081(2), Florida Statutes (1998 Supplement), requires that persons, corporations, or entities having recorded easement interests in lands that are being subdivided execute a plat dedication for such land before it is platted.

Sincerely,

Robert A. Butterworth
Attorney General

RAB/tjw

[1] Section 177.031(6), Fla. Stat. (1997).

[2] See s. 7, Ch. 98-20, Laws of Florida.

[3] *Cf.* s. 2, Ch. 98-20, *supra*, amending the definition of "Developer" in s. 177.031(6), Fla. Stat., to mean "the owners of record executing the dedication required by s. 177.081 and applying for approval of a plat of a subdivision pursuant to this part."

[4] See Final Bill Research & Economic Impact Statement on CS/HB 3223, Florida House of Representatives, dated May 27, 1998. *And see* Title to Ch. 98-20, Laws of Florida, which in providing for the amendment to s. 177.081, Fla. Stat., states: "An act relating to land platting; . . . amending s. 177.081, F.S.; requiring plats to be reviewed by a professional surveyor and mapper before approval by a governing body;" This office, however, has been advised that the language in question was suggested by a committee of the Board of Professional Surveyors and Mappers which discussed the language and concluded that easements should be included in the execution requirement.

[5] See, e.g., *State v. Tunncliffe*, 124 So. 279, 281 (Fla. 1929); *Gasson v. Gay*, 49 So.2d 525, 526 (Fla. 1950); *State v. Egan*, 287 So. 2d 1, 4 (Fla. 1973).

[6] See, e.g., *Homer v. Dadeland Shopping Center, Inc.*, 229 So. 2d 834, 836 (Fla. 1969) ("An easement of way is essentially an inherently legal interest in land, as distinguished from a restriction resulting from a restrictive covenant, which is but a creature of equity arising out of contract"); *Lodestar Tower North Palm Beach, Inc. v. Palm Beach Television Broadcasting, Inc.*, 665 So. 2d 368, 370 (Fla. 4th DCA 1996); *Dotson v. Wolfe*, 391 So. 2d 757, 759 (Fla. 5th DCA 1980) (an easement implies an interest in the land, which is ordinarily created by a grant in a deed, and is often permanent).

[7] Chapter 98-20, Laws of Florida, requires the platting of lands by "professional surveyors and mappers" and sets minimum standards for platting throughout the state.

From: [Gary Scott](#)
To: [Planning Commission](#)
Cc: [Kelly Michaels](#)
Subject: Petition # 22-39PP
Date: Tuesday, August 22, 2023 11:29:13 AM
Attachments: [Email2 \(1\).pdf](#)

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

To Members of the Planning Commission:

As you know the applicant in the referenced petition has appealed Planning Director Roger Clark's decision that Border and Jacaranda Holdings LLC is required to amend its preliminary plat of the Cielo Subdivision as opposed to simply submitting a replat to the City Engineer's office. The hearing on that appeal is to be continued at your next meeting on September 5.

It is Mr. Clark's interpretation of the LDR that they require an amendment to the preliminary plat which application is to be reviewed and referred to this Commission by Mr. Clark and his staff. To allow the applicant to only submit a replat of the Cielo Subdivision would in effect be changing the LDR. That was the opinion provided by City Attorney Kelly Fernandez in an email to Mr. Clark last month. (Copy attached as part of an email string)

From: Kelly Fernandez Sent: Tuesday, July 25, 2023 1:26 PM
To: Roger Clark
Subject: Re: Milano PUD Plat - Zoning Determination Appeal

I don't have it in me to a deep dive while on vacation but I have read what they submitted. Given our current Code provisions, I am supportive of your draft determination. Should the City desire some other more streamlined process for situations such as this, then the correct route would be to amend the Code to lay out that process. From my brief research it appears that replats are handled in a variety of ways by other jurisdictions depending on what is being accomplished.

Kelly M. Fernandez, Esq. Persson, Cohen, Mooney, Fernandez & Jackson, P.A. 236 Pedro St. Venice, FL 34285 Ph: (941) 306-4730 | Fax: (941) 306-4832 Board Certified by the Florida Bar in City, County and Local Government Law

As stated by Ms. Fernandez, for a process other than that required by Mr. Clark to be allowed, the LDR must first be amended by proper process. As for now the applicant should be made to follow the existing law.

Thank you.

Gary Scott

Re: Milano PUD Plat - Zoning Determination Appeal

Kelly Fernandez

Tue 7/25/2023 1:37 PM

To: Roger Clark <RClark@venicefl.gov>

Please make sure they submit an appeal of the determination to you issue first. I still don't consider what they submitted already an appeal.

Kelly M. Fernandez, Esq.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

236 Pedro St.

Venice, FL 34285

Ph: (941) 306-4730 | Fax: (941) 306-4832

Board Certified by the Florida Bar in City, County and Local Government Law

A portion of the firm's practice includes the collection of debts. As such this electronic mail transmission may be an attempt to collect a debt, in which case any information which is obtained will be used for that purpose.

This email is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If the reader of this email is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the listed email address. Thank You.

From: Roger Clark <RClark@venicefl.gov>

Sent: Tuesday, July 25, 2023 1:30 PM

To: Kelly Fernandez <kfernandez@flgovlaw.com>

Subject: RE: Milano PUD Plat - Zoning Determination Appeal

Thanks Kelly. Sorry to mess up your vacation. You're the best. I will issue the determination and set the appeal for 8/15. We'll just advertise, no mailed notification.

Thanks,

Roger

Roger Clark, AICP
Planning and Zoning Director

401 West Venice Avenue

Venice, FL 34285

Office: 941-882-7432

Cell: 941-468-0081

rclark@venicefl.gov



From: Kelly Fernandez <kfernandez@flgovlaw.com>

Sent: Tuesday, July 25, 2023 1:26 PM

To: Roger Clark <RClark@venicefl.gov>

Subject: Re: Milano PUD Plat - Zoning Determination Appeal

I don't have it in me to a deep dive while on vacation but I have read what they submitted. Given our current Code provisions, I am supportive of your draft determination. Should the City desire some other more streamlined process for situations such as this, then the correct route would be to amend the Code to lay out that process.

From my brief research it appears that replats are handled in a variety of ways by other jurisdictions depending on what is being accomplished.

Kelly M. Fernandez, Esq.
Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
236 Pedro St.
Venice, FL 34285
Ph: (941) 306-4730 | Fax: (941) 306-4832
Board Certified by the Florida Bar in City, County and Local Government Law

A portion of the firm's practice includes the collection of debts. As such this electronic mail transmission may be an attempt to collect a debt, in which case any information which is obtained will be used for that purpose.

This email is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If the reader of this email is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the listed email address. Thank You.

From: Kelly Fernandez
Sent: Monday, July 24, 2023 4:59 AM
To: Roger Clark <RClark@venicefl.gov>
Subject: Re: Milano PUD Plat - Zoning Determination Appeal

Hi Roger,
Well drafted. I do want to take a closer look at their submittal and do a little bit of legal research before you set it loose though. Give me another day or two.
- Kelly

Sent from my iPhone

On Jul 20, 2023, at 13:07, Roger Clark <RClark@venicefl.gov> wrote:

Kelly,
I'm not going to send the determination without your review. I've attached the draft and I'll leave it up to you if you decide to review.

Thanks,

Roger

Roger Clark, AICP
Planning and Zoning Director
401 West Venice Avenue
Venice, FL 34285
Office: 941-882-7432
Cell: 941-468-0081
rclark@venicefl.gov
<image001.jpg>

From: Kelly Fernandez <kfernandez@flgovlaw.com>
Sent: Thursday, July 20, 2023 7:55 AM
To: Roger Clark <RClark@venicefl.gov>; David Jackson <djackson@flgovlaw.com>
Subject: Re: Milano PUD Plat - Zoning Determination Appeal

Roger,

On a train for a few hours so a good time to catch up on things. They will have to file an appeal after they receive your written determination. Then you can determine hearing date. If the August meeting still works then you can proceed. I would reject whatever they already submitted as premature. You can't appeal something that doesn't exist yet. I think you'll need to post and publish.

Kelly M. Fernandez, Esq.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

236 Pedro St.

Venice, FL 34285

Ph: (941) 306-4730 | Fax: (941) 306-4832

Board Certified by the Florida Bar in City, County and Local Government Law

A portion of the firm's practice includes the collection of debts. As such this electronic mail transmission may be an attempt to collect a debt, in which case any information which is obtained will be used for that purpose.

This email is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If the reader of this email is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the listed email address. Thank You.

From: Roger Clark <RClark@venicefl.gov>

Sent: Thursday, July 20, 2023 7:20 AM

To: Kelly Fernandez <kfernandez@flgovlaw.com>; David Jackson <djackson@flgovlaw.com>

Subject: RE: Milano PUD Plat - Zoning Determination Appeal

Kelly,

I've drafted the determination and am reviewing it with staff today. I won't issue anything until you review it. But their submittal included both a request for determination and an appeal of my verbal denial as they want to get on the first PC agenda. Ad deadline is next Thursday morning to make the August 15th meeting. Are you ok with going ahead with the ad next week? I assume no mail notification?

Sorry to bother you on your vacation. Hope you are enjoying your time away.

Thanks,

Roger

Roger Clark, AICP

Planning and Zoning Director

401 West Venice Avenue

Venice, FL 34285

Office: 941-882-7432

Cell: 941-468-0081

rclark@venicefl.gov

<image001.jpg>

From: Kelly Fernandez <kfernandez@flgovlaw.com>

Sent: Thursday, July 20, 2023 7:14 AM

To: Roger Clark <RClark@venicefl.gov>; David Jackson <djackson@flgovlaw.com>

Subject: Re: Milano PUD Plat - Zoning Determination Appeal

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

Hi Roger,

I am trying to look at emails once a day. They cannot appeal a written determination you haven't even made yet. So it is premature to set an appeal hearing date. I'll want to review the determination before it goes out.

Kelly M. Fernandez, Esq.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

236 Pedro St.

Venice, FL 34285

Ph: (941) 306-4730 | Fax: (941) 306-4832

Board Certified by the Florida Bar in City, County and Local Government Law

A portion of the firm's practice includes the collection of debts. As such this electronic mail transmission may be an attempt to collect a debt, in which case any information which is obtained will be used for that purpose.

This email is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If the reader of this email is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the listed email address. Thank You.

From: Roger Clark <RClark@venicefl.gov>
Sent: Wednesday, July 19, 2023 11:00 AM
To: David Jackson <djackson@flgovlaw.com>
Cc: Kelly Fernandez <kfernandez@flgovlaw.com>
Subject: Milano PUD Plat - Zoning Determination Appeal

David,

I know Kelly is on vacation, but this is a very controversial project. The Boone Law Firm has submitted a request for zoning determination on the platting process along with an appeal since I indicated verbally that I disagree with their interpretation. I have attached the request. Section 1.15.7 covers zoning determinations. They have requested to be on the first meeting upon Planning Commission's return which is August 15th.

My question is, does the appeal require mail notification or just advertising. Upon review of the code, my thought would be just a legal ad. This is made clear in Code Section 1.2.E.3. Section 1.2.E.1 covers mail notice. Although this request refers to an application and a specific property, I'm not sure if mail notice to the surrounding property owners is required. This is an appeal of my interpretation of code. Code Section 1.16 covers appeals and indicates they are quasi-judicial but no guidance on notification. Section 1.1.2.L.4 covers Planning Commission power of the zoning administrator on appeals. This is unique in that it is an appeal of a zoning determination by the Zoning Administrator, not an appeal of a board decision. I can't remember ever having this type of appeal.

I'm not sure if you want to bother Kelly with this. She is aware that this determination request was coming as our teams meeting with the Boone Law Firm just took place last Wednesday. I have copied her, but not sure if she is checking email. She will be back in time to review my determination. Unfortunately, our deadline to advertise and, notify if necessary, is next week.

Thanks,

Roger

Roger Clark, AICP
Planning and Zoning Director

401 West Venice Avenue

Venice, FL 34285

Office: 941-882-7432

Cell: 941-468-0081

rclark@venicefl.gov

<image001.jpg>

Need to Report an Issue? SeeClickFix Venice Connect is available as an app for Android and iPhone. Select SeeClickFix from your app store on your device and choose Venice, Florida. There is also a link to the program on the city's website, www.venicegov.com, or go directly to SeeClickFix at <https://venice.seeclickfix.com/venice>

PLEASE NOTE: This agency is a public entity and is subject to Chapter 119, Florida Statutes, concerning public records. Email communications are covered under such laws; therefore, email sent or received on this entity's computer system, including your email address, may be disclosed to the public and media upon request. If you do not want your email address released to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

<Draft Cielo Replat Zoning Determination Letter.docx>

<Combined 15 pages submitted.pdf>

<F.S. 177.docx>

From: [Janice Stewart](#)
To: [Planning Commission](#); [City Council](#)
Subject: Milano PUD Neal commercial development on Jacaranda and Laurel Road
Date: Tuesday, June 14, 2022 11:47:15 AM

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

Good morning,

I am writing to protest the above development. We are residents in the Venetian Golf and River Community, directly across from the entry proposed by Mr. Neal for his commercial development. We are opposed on the basis of the traffic congestion that will be caused and the difficulty for Venetian residents having access in and out of their own community, in addition to the noise, lights etc created by such a commercial development. We also wonder just what difficulty it could cause for the fire department located just across the street.

We bought in a residential area and not a commercial area. It is wrong for Mr. Neal to try to convince the Venice Planning/Zoning Committee and the City Council to change the current approved agreement (which allowed NO commercial development) that he signed in 2014 and 2017 for the rezoning of the Milano PUD, just for his own personal gain.

Please do not let this Commercial Plan go forward, but keep it as “open land” as stated in the rezoning approved plan that Mr. Neal previously signed.

Thank you,
Janice Stewart
342 Cipriani Way
No. Venice, Fl 34275

Sent from my iPad

From: [Joyce's Email](#)
To: [Planning Commission](#)
Subject: Milano Pud - LDC - MAJOR TRAFFIC PROBLEMS
Date: Tuesday, June 14, 2022 8:47:52 PM

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

Below is a letter I sent today to City Council:

Gentlemen:

I have never written to you before but feel compelled hoping you all would just take a personal drive East on Laurel Rd to see what I and a few thousand other people who live in this area are majorly concerned about. This parcel of land that developer Pat Neal wants to rezone and turn into a regional shopping center, with a huge Publix, does not fit the demographics of this tight residential area, and here is why:

- 1) **Laurel Rd is a dead end road going East.** So no one can drive that way to get out if there is an emergency and/or if traffic is stopped at that last corner where Laurel & Jacaronda meet, or if there is an accident at our **ONLY** entrance/exit road out of Venetian Golf & River Club.
- 2) **Jacaronda is a dead end road going North** when it joins up with Laurel. Again, same traffic problem if there is an accident or traffic is stopped.
- 3). Our rescue and **Fire Department** is on Laurel Road just past Jacaronda. Same problem. **They will NOT be able to answer an emergency call** if there are traffic issues at that corner or in front of the entrance to VGRC and the suggested entrance to Publix. This could be a matter of **life & death** to someone if the Fire Dept. can't get out to help.
- 4). With a traffic light at the entrance of VGRC & the proposed shopping center, or even if they put it at the corner of both roads, we will still have a **major car back-up problem.** Why? Because if you want to turn left going E out of Venetian to go to Jacaronda Rd, and if the Publix people want to turn right going E, there will be cars backed up on Laurel Rd and Jacaronda waiting to turn and get through that area. From our entrance on Laurel to Jacaronda, it's only **1/2 block!** That is where all the cars are suppose to go trying to get through that area.
- 5). Plans are to have **4 lanes for Laurel Rd** which drastically cuts down to one lane to turn right (which is the only way you can go) to go South on **Jacaronda which is only a single lane both ways** on that road.
- 6) As it is right now even with the snowbirds gone, we have so much traffic with trucks, lawn companies, bug spray co's, remodeler co's, garbage trucks 2 times a week. The residential growth around us has been accepted, but **it makes no sense to jam up the corner where two (2) dead end streets meet, with a major shopping center** bringing even more traffic from people who don't live in this area along with all the workers at PG near the freeway.
- 7) It's obvious Neal's "traffic adviser" is partial to who hired him. But it doesn't take into account the headaches the residents who live here will have. Plus our property values may go

down. We are open to change that is positive, but this is totally negative with red flags everywhere. You don't have to be a traffic expert to see the **traffic nightmare this will cause**. If both Laurel Rd and Jacaronda Rd were through streets, it might work, but both roads adjoining this proposed shopping center are **DEAD ENDS!**

Please drive down Laurel Rd and envision living in this lovely area enjoying nature, the animals that are still left, and the peacefulness we have near the Myakka River area. Which is why we all moved here. Then imagine a big shopping center, BRIGHT LIGHTS, traffic NOISE right across the street. If I had little ones, they wouldn't be able to bike near Laurel or Jacaronda now, not with all the new traffic that's being invited in.

You were elected by and work for the people who are residents here and we pray you will make the right decision and not allow any developer to bully you. At a meeting Neal had with VGRC he actually stated "I never lose". Really, he's that arrogant. He doesn't care about the people, only winning and stuffing his pockets. We all moved here to enjoy the beauty of Florida. Please don't bulldoze that. Thank you for taking time to listen to the people.

Joyce Cerny - VGRC resident since 2004 (18 yrs)
214 Montelluna Dr.
N. Venice, FL. 34275

From: [Cyndi Sniezek](#)
To: [Roger Clark](#); [Planning Commission](#)
Subject: Stop Commercial Development in Milano PUD
Date: Thursday, March 3, 2022 1:43:02 PM

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

Dear Mr. Roger Clark,

My wife and I live in the Venetian Golf and River Club and attempted to attend Mr. Neal's community meeting on Tuesday, March 1st. Both in-person and on-line was at maximum capacity. This means this issue is incredibly important to hundreds of people in this community.

My understanding from those who did attend, Mr. Neal shut them down and was not open to conversation. My hope is that you are open to hear our concerns about a commercial development right outside our gates.

The Milano PUD had no commercial development and now Mr. Neal wants to do what suits him; not the people that live here. He has defrauded current home owners in the area.

Please listen to the people. This is not what anyone wants. We do not need any more commercial development in the area. We could list the reasons but most importantly, Venice doesn't need the expansion and is slowly turning in to another Sarasota. None of us want that.

Please consider our concerns as residents of Venice that are tired of Mr. Neal getting whatever he wants vs. what the people want.

Thank you.

Cyndi Sniezek

City Planning – Neal Re-Plat – 8-15-2023

Your tie vote on the Neal PUD replating session on Tuesday August 15th was very troubling to many of us attending and watching on Zoom.

Essentially, the whole session was about trying to persuade the City Planning Commission to legislate from the bench. The City Planning Commission meeting is neither the time nor the place to write law or to try to side-step the current Administrative Code. Rather, it is a time to interpret and abide by the current code. Three of you chose correctly and voted No with City Planning and Zoning Commissioner, Roger Clark, siding with the current city law.

Jeff Boone, Neal's lawyer, spent all afternoon giving you reasons to ignore the current code and urging you to move forward with his request to allow his re-plating to occur without going through the current process described in the city administrative code. Three of you fell for his ploy by voting in favor of Neal. You got caught up in the confusion and the skillful Boone deception that clouded the issue.

There is a sound process for writing city law. It is not done "on-the-fly" at a Planning Commission meeting when an applicant finds it burdensome or annoying to abide by the accepted city process. It is absurd for you to even engage an applicant before you in conversation who wishes to skirt the process.

Law text is written by the City Attorney, presented and read at 2 City Council meetings for comments and changes before it becomes law. All City Planning commissioners, experienced or new, should be well aware of this process. It appeared that three of you failed to remember that process during the re-platting meeting and voted Yes for Neal.

As a responsible city official, you must abide by the current laws on the books, not ones you wish you had.

Tyler Cassell

201 Medici Terrace
North Venice, FL
917-202-0448