

From: [Paul Rose](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] City council meeting 3/10/2026
Date: Monday, March 9, 2026 11:03:10 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello,

I am writing to ask for a NO vote to increase high density or building heights in Venice.

We love Venice the way it is and don't want it to turn into Miami or Fort Lauderdale.

Accepting this proposal will ruin the small town community we're lucky to have today. Thank you!

Best Regards,
-Paul Rose

Sent from my iPhone

From: [Skalskis](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Density and Height at Visteria
Date: Monday, March 9, 2026 9:48:21 PM

This Message Is From an Untrusted Sender

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Council, thank you for serving.

Vote NO on an increase of density from 4.3 units to 5 units per acre and NO to an extra 10 ft of height allowance in Visteria!

Thank you!

Suzanne G. Skalski
3799 Cadbury Circle #615
Venice, FL 34293

From: [Carol Forden](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] NO to Neal!!
Date: Tuesday, March 10, 2026 7:21:30 AM

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Please vote No on the increase of density from 4.3 units to 5 units per acre and NO to an extra 10 feet of height allowance in Venice.

Carol Forden

Sent from my iPad

From: [MARLENE COTE](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Please vote no on the height extension for Vistera
Date: Tuesday, March 10, 2026 8:12:43 AM

This Message Is From an Untrusted Sender

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You ***made the right choice TWICE before and thank you for preserving Venice for the next generation. Please do not give in to developer proposals that are incompatible with our community and are not in the best interest of the residents.***

Cheers,
Marlene Cote
197 Field Ave
Venice, FL 34285

From: [Pat And Bill](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Re: Venice City Council
Date: Monday, March 9, 2026 8:36:26 PM

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NO to increased density and **NO** to increased building heights!

Pat Cartwright
Venice resident for 24 years

|

From: [Cindy Allard](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vistera Appeal
Date: Tuesday, March 10, 2026 9:21:58 AM

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Good morning,

My husband and I own a home across from Vistera in Willow Chase. This community did not exist when we moved here 2 years ago. Since it has been constructed(with an entrance across from us that I heard was not included in the original approval)it has been difficult at times for us to enter and exit our home. We are in the direct line of the cars coming in and out, and this will only increase with the approval of more units.

Mr. Neal's request to appeal the original denial to increase the density of what was approved should not be allowed. I was the assistant zoning official where I lived in RI and all of the variances of zoning regulations that were approved had to prove a hardship, and as hard as I look Mr. Neal has not proven this.

Therefore we feel the council should deny this appeal as they did the first variance.

Respectfully

Fred & Cindy Allard

Sent from my iPad

From: [Lilian Carter](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vistera Master Plan
Date: Tuesday, March 10, 2026 9:32:26 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Thank you for twice voting No to increasing height, density for the Vistera Master Plan.
Please vote Non again.
This request is not compatible with the neighborhood.
Warm regards, Lilian Carter a neighborhood resident.



From: [Nancy DeForge](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vistera Master Plan
Date: Monday, March 9, 2026 2:01:36 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Greetings,

I will not be able to attend your Tuesday meeting. However, I want to express my support for your previous votes on this development.

SUSTAINABILITY is so needed for development in Venice. The City Council voted twice to reject the Vistera Master Plan. That was the right decision for helping to keep density and height as was written in the Comp Plan.

Thank you for not "giving an inch". Next, you will be asked to "give a mile"!

Resources, police, firefighters, hospital beds, roads, water, will be pushed to the limits if Venice strays from their local Comp Plan.

Stay the course, and vote NO on this next "request". Your residents SUPPORT YOU.

Sincerely,

Nancy DeForge

332 Laurel Hollow Dr Nokomis

From: [Brett Spengler](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vistera Proposed Amendment
Date: Monday, March 9, 2026 9:41:57 PM

This Message Is From an External Sender

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Mayor Pachota and City Council -
Please, for a third time, vote NO on height and density increases for the Vistera development.

From: [Peggy Pisani](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vistera
Date: Tuesday, March 10, 2026 9:04:35 AM

This Message Is From an External Sender

This message came from outside your organization.

Please do not allow Pat Neal to build 5 stories or to change any Council regulations in his favor. Five story buildings are atrocious in our area, No. Venice. Pat Neal has alone changed the look of Venice, from a small town welcoming city with so much charm, to the next City of Sarasota. When we moved here we chose Venice because of its home town feel. Sarasota was just north of us but we didn't want the big city life. Pat Neal has been allowed to change so many Venice regulations it isn't the same Venice we bought into.

Vote NO to Pat Neal's request for 5 stories in Vistera!

Margaret Pisani
311 Carlino Drive
No. Venice, Dl. 34275

Thank you.

Margaret Pisani
Sent from Gmail Mobile

From: [Kristin Hoffschmidt](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vote NO on the Vistera height and density exception
Date: Monday, March 9, 2026 6:43:18 AM

This Message Is From an External Sender

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To the Venice City Council and City Staff,

i am writing to urge you to vote NO on the request for a height and density exception for the Vistera development. This project has been denied twice, and those decisions were correct - it simply is not compatible with the surrounding neighborhood.

Carefully considered development that is true to our guiding planning documents, like the Comprehensive Plan, help Venice to thrive.

Development that undermines our community agreements and trust in local government by granting endless exceptions do not help Venice to thrive - it hurts residents' quality of life, makes tourist experiences less pleasurable, and harms the environment.

The future of Venice is made up of decisions like this, and I hope you choose long-term benefit for the entire community versus short-term gain for elite developers.

Sincerely,
Kristin Hoffschmidt
Gulf Dr. Venice

From: [Hall, Martin](#)
To: [City Council](#); [Rachel Frank](#); [Rick Howard](#); [Kevin Engelke](#); [Ronald Smith](#); [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Vote No on Vistera increases
Date: Tuesday, March 10, 2026 7:26:58 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

As a home owner in Venice city limits I am against any increase in what has been approved for Vistera. Since 1970 this area has had a population increase of 465%. The roads can't handle the traffic we already have. 75 from Sarasota to Venice is a parking lot daily.

Let's consider quality of life for those of us who decided to make this home.

Dr. David Lee Gress, Ph.D., P.E.

Consulting Engineer

315 Park Blvd. North

Venice, Florida 34285

david.gress@unh.edu

March 9, 2026

To: Venice City Council

Re: 26-0532 Version:1 GCCF FLUEDRA Revised Settlement Agreement

Dear Esteemed Venice Council Members:

It is with great respect I compliment the Council for denying to amend the GCCF PUD Master Plan to increase the maximum density from 4.3 dwelling units per acre to 5.0 dwelling units per acre, which would allow 1,617 dwelling units.

Please be consistent with you're your finding relating to denying the petition proposing to increase the maximum density of dwelling units per acre when you vote.

It is my professional opinion that there are additional concerns that are not directly addressed but have a significant impact on the Venice Community. These concerns are based on my opinion as an Civil Engineer as well as the residents I have had the opportunity of discussing the proposed increased dwelling density (none are in favor and typically they feel intimidated by publicly addressing this Revised Settlement Agreement issue).

I want to add a simple issue that all Venice residents are painfully aware that, in my opinion, must be considered in developing your basis for voting on the Revised Settlement Agreement. The issue is already critical today, and it will become even more significant if the council approves the settlement.

The issue is Traffic!

As per the Florida State Police, the traffic on I 75 statistically must be shut down at least once every two (2) days and this was before our Northern Friends came back to Venice. Interstate 75 has experienced such frequent closures that individuals with time-sensitive commitments, such as meetings in Sarasota, often choose alternative routes instead of relying on the Interstate. Any change that increase population has a direct detrimental impact on such traffic issues.

Traffic within Vencie proper is at an all-time high and definitely an issue, I have never seen it so bad! Traffic increase is causing turn lanes to back up so much that it blocks the adjacent lane of traffic essentially causing gridlock until the turn lane clears. These issues are present everyday at over 5 locations on 41 and the 41 bypass. Please consider this when voting for the settlement Agreement.

The following is a list of concerns relative to the proposed Revised Settlement Agreement.

1. The proposed dwelling density are not consistent with the Venice Comprehensive Plan, intent or otherwise. Especially, Vision LU 1 where development is required to preserve the high quality-of-life for all residents. Increased traffic from increased population is a major issue for the Venice Community so please consider this when making your decision.
2. I contend this project does not align with the community's needs and goals. It aligns with the needs of a developer, not the community and especially the needs of the Venice residents.
3. The negative impacts of the proposed Revised Settlement Agreement have not been properly considered:
4. Increased traffic will be problematic affecting all Venice Residents.

Summary

The old, relaxed days that Venice residents have become accustomed to and expect are being eroded by over development of property. As per the Comprehensive Plan, all are to benefit by development decisions. I challenge who is benefitted by accepting an increased density as outlined in the settlement Agreement. It's certainly not the citizens or the residents because they certainly don't want or deserve the negative aspects directly resulting from it. It's also not the creation of a significant number of new jobs for Venice residents. On the other hand, who benefits? Of course, the developers do!

Our forefathers laid out Venice and designed the famous canopy city we all enjoy and love. Increasing the dwelling density as proposed is not consistent with their intent of making Venice such a desirable place to live. I am sure if they were City Council members today, they would consider the needs of the residents and not support the developers. It's time for the concerns and needs of the people to be considered as a viable criterion in project acceptance as opposed to catering to developers. This project should unquestionably align with the common good of all, especially "We the People".

Please consider these issues and make a stand and deny this Settlement Agreement on behalf of the people of Venice.

Thanks for your consideration.

Respectfully submitted.



Dr. David Gress, Ph.D., P.E.

315 Park Blvd.. North

Venice , FL 34285

Summary of Dr. David Lee Gress's Letter to Venice City Council Regarding GCCF FLUEDRA Revised Settlement Agreement

Dr. David Lee Gress, a civil engineer and Venice resident, addresses the Venice City Council concerning the proposed amendment to the Gulf Coast Community Foundation (GCCF) Planned Unit Development (PUD) Master Plan, which seeks to increase the maximum dwelling density from 4.3 units per acre to 5.0 units per acre, resulting in 1,617 total dwelling units. He commends the Council's prior decision to deny this increase and urges consistency in future voting.

Key Concerns Raised

- **Traffic Congestion**
 - Traffic on Interstate 75 frequently requires shutdowns—at least once every two days—prior to recent population increases, causing significant delays.
 - Increased population from the proposed density would exacerbate already critical traffic issues.
 - Local traffic within Venice has reached unprecedented levels, with turn lanes causing gridlock at multiple locations on U.S. 41 and the 41 bypass.
 - Residents are experiencing daily traffic backups, affecting quality of life.
- **Non-Alignment with Venice Comprehensive Plan**
 - The proposed increased dwelling density conflicts with the Venice Comprehensive Plan, especially Vision LU 1, which emphasizes preserving a high quality of life.
 - The plan mandates that development should benefit all residents, which the current proposal does not satisfy.
- **Community vs. Developer Interests**
 - The project appears to serve developer interests rather than community needs.
 - The increased density does not create significant employment benefits for current residents.
 - The historical intent of Venice's founders was to maintain a desirable, livable city with a unique canopy design, inconsistent with overdevelopment.

- **Lack of Consideration of Negative Impacts**
 - The negative consequences, particularly traffic and quality of life degradation, have not been adequately addressed in the Revised Settlement Agreement.

Summary of Arguments

- **Quality of Life Erosion**
Dr. Gress argues that the “old, relaxed days” of Venice are being undermined by overdevelopment. The settlement’s proposed density increase threatens the community’s character and livability.
- **Community Benefit vs. Developer Profit**
The increase serves developers financially but does not benefit or reflect the desires of Venice residents. He stresses that decision-making should prioritize the community’s welfare over developer profits.
- **Call for Consistent Council Action**
Dr. Gress requests the Council maintain its prior stance of denying increased density and reject the Revised Settlement Agreement to protect residents’ interests.

Quantitative Data Table

Parameter	Current Maximum Density	Proposed Maximum Density	Resulting Dwelling Units
Dwelling Units per Acre	4.3	5.0	1,617

Key Insights

- **Traffic Impact is Critical and Immediate:** Existing traffic congestion on major routes and Interstate 75 is already severe; increasing dwelling density will worsen this problem.
- **Inconsistency with Comprehensive Plan:** The project conflicts with the city’s planned vision to preserve quality of life.

- **Community Opposition:** Residents are largely opposed but feel intimidated in public forums.
 - **Developer-Centric Proposal:** The project benefits developers financially, not the community or job market.
 - **Historical Context Matters:** Venice’s original design intent supports lower density and higher livability standards.
-

Conclusion

Dr. David Gress’s professional and resident perspective strongly advises the Venice City Council to **deny the Revised Settlement Agreement** to increase dwelling density. He emphasizes the importance of **prioritizing community welfare, traffic mitigation, and alignment with the Venice Comprehensive Plan**. The letter appeals to the Council to act in the interest of “We the People” and maintain Venice’s unique quality of life against pressures of overdevelopment.

From: [David M](#)
To: [City Council](#)
Cc: [Board and Council Messages](#)
Subject: [EXTERNAL] Written Public Comment for March 10, 2026 Council Meeting, Item 26-0532: Trust, Legacy, and North Venice
Date: Tuesday, March 10, 2026 12:16:25 AM
Attachments: [Cielo-E-Brochure.pdf](#)

This Message Is From an External Sender

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Trust, Legacy, and North Venice

Good morning,

My name is David MacNevin, Venice native, VHS graduate, father of 4 young children, and North Venice homeowner. I am unable to attend today's meeting in person, so here are my written thoughts.

It's March 10, 2026. Today, I look back proudly on 100 years of our beloved City of Venice, my hometown, a city shaped by the vision of John Nolen, and countless others who, in 1926, bequeathed us a legacy that still makes Venice special.

What will Venice look like in 2126, on its 200th anniversary? Will Venice still be a special place? Or will it be something else? I fear that this legacy is in danger.

Trust and reputation matter. When an institution loses public confidence, the damage can be lasting. Venice Hospital stands as a poignant local example of what failed leadership and lost trust can mean for a community.

What will they say about North Venice? It was not part of the Nolen plan, but was shaped by a very different development vision. That legacy, too, will be judged—not only by what was built, but by whether residents were treated honestly, whether promises matched outcomes, and whether the community was maintained with care over time.

Consider Cielo, my neighborhood. Many homebuyers were sold an undeveloped preserve north of their homes. Instead, they're getting a Publix. The applicant didn't have to show a preserve there; it was his property. But that was the vision presented to many buyers when they chose to purchase their homes (**see attached PDF**).

When residents are shown one vision and later given another, trust is damaged whether the discrepancy arose from error, revision, or something else. I have not heard an answer from the applicant about the Cielo preserve, but I want to believe the best.

Meanwhile, the Publix was approved. I still have not seen a traffic-safety plan for the Jacaranda-Laurel intersection. This is a very serious concern. But I trust that our leaders will look out for us and the long-term interests of this community.

The Milano PUD is already showing signs of decay. If you drive along Jacaranda Blvd between Laurel and Edmonson, you see dead trees, dying grass, large ruts in the median. The multi-use trail is cracking and in poor repair. If this is what residents are seeing already, what

will North Venice look like in the years to come?

The applicant seeks fair treatment, and of course fairness matters. They have shown a willingness to assert every legal right available to them, including through litigation. But who is looking out for the residents of North Venice? Where is our recourse when we are misled and treated unfairly?

And now Vistera appears to be following the same pattern: residents were sold one vision, and now that vision is changing again.

Residents deserve clear representations, accountable maintenance, and a voice when the vision used to sell a community is later changed.

I trust the City Council to exercise good judgment, and I will respect your decision. My hope is that the next 100 years of Venice will be even greater than the first.

All the best,

Dr. David MacNevin, P.E.



● MODEL
 ● PARKING



220 Corsano Drive, North Venice, Florida 34275
 CieloFL.com / 941-242-8674

2015 Professional Builder
BUILDER OF THE YEAR

This site plan is not intended as a legal description of the property or to constitute an undertaking by any party to develop the subject property exactly as shown hereon. Rather, it is for general reference only and the actual details shown hereon may vary depending upon actual field conditions and other factors. Plans to build this project as proposed are subject to change without notice.

WELCOME HOME!

Dream Big. Live Bigger. 



NEALCOMMUNITIES.COM
Where You Live Matters

CLOSE TO EVERYTHING



Cielo is Italian for "Sky" – and the dream-like, clear blue skies of Venice have inspired this new home community. Situated near I-75 and US 41, Cielo residents will enjoy a neighborhood with a dog park, playground, picnic areas, bike racks and more.



CIELO

CLOSE TO ALL THAT YOU LOVE

Cielo is just minutes away from your everyday destinations - golf courses, shopping, dining, and beaches. Hospitals, schools, parks, airports, and more are also within a short drive.



NEALCOMMUNITIES.COM
Where You Live Matters



MEADOW BROOK

CIELO



NI-1



NI-1 2 STORY



M1



M1 2 STORY



M2



M2 2 STORY



T1



T1 2 STORY



T2

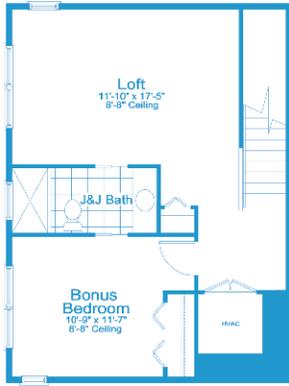


T2 2 STORY



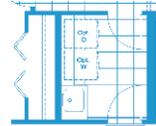
MEADOW BROOK

CIELO



2ND FLOOR 587 S.F.

Opt Bonus w/ Bonus Bed and J&J Bath



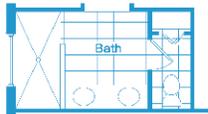
Laundry Tub ILO Closet w/ Bedroom 4 Option

** Only Available w/ Bedroom 4 Option **



elevation 11 shown, windows vary per elevation

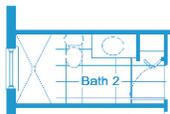
Bedroom 4 and Bath 3 ILO Leisure Option



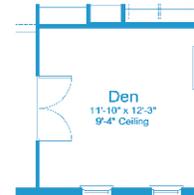
Master Bath Double Sink Option



Powder Bath ILO WIC In Bedroom 2 Option
** Not Available w/ Guest Suite Option or any Bonus Room Options **



Bath 2 Shower Option



elevation 11 shown, windows vary per elevation

Den ILO Leisure Option

ELEVATION NI-1

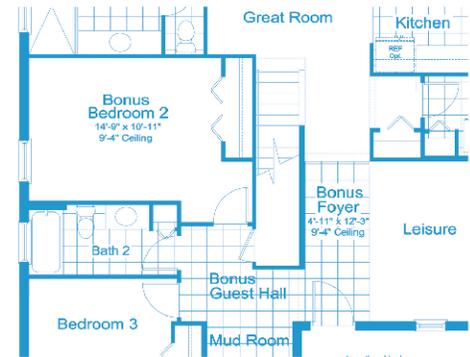
Living	2014	SF
Garage	649	SF
Lanai	212	SF
Entry	147	SF

TOTAL 3022 SF

WITH UPSTAIRS BONUS ROOM

Opt Bonus 587 SF

TOTAL 3609 SF



elevation 11 shown, windows vary per elevation

Partial First Floor Stair w/ Opt Bonus Room

Site conditions may vary. Please see sales representative for details regarding elevations and plan variations. Brochure floorplans and elevations are representative only and may not exactly reflect the actual construction of the home you are purchasing. Please see the specific elevation selected for details that may deviate from the standard floorplan. Porches, Quoins, Shutters, Arches, Windows, Doors, Soffit Moldings, Corbels and other architectural applications are elevation specific and may not be included with the floorplan or elevation you have selected. Please see Sales Associate and Designer for explanation on the configuration of your floorplan and elevation.



TRIUMPH

CIELO



NI-1



NI-1 2 STORY



NI-2



NI-2 2 STORY



T1



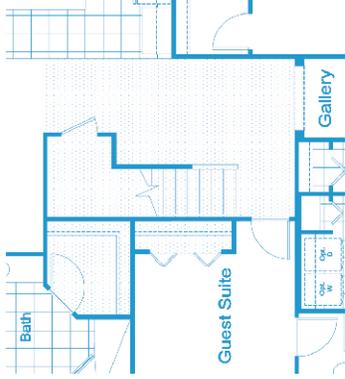
T1 2 STORY



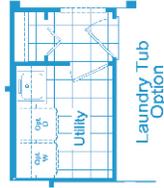
T2



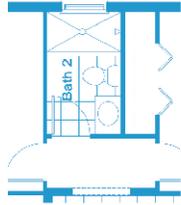
T2 2 STORY



1st Floor when Bonus Room Opt selected
(atched area represents area changed when adding opt bonus room)



Laundry Tub Option



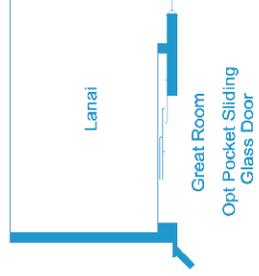
Bath 2 Shower Option

ELEVATION NI-1

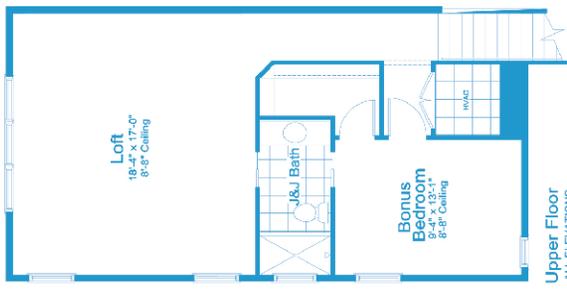
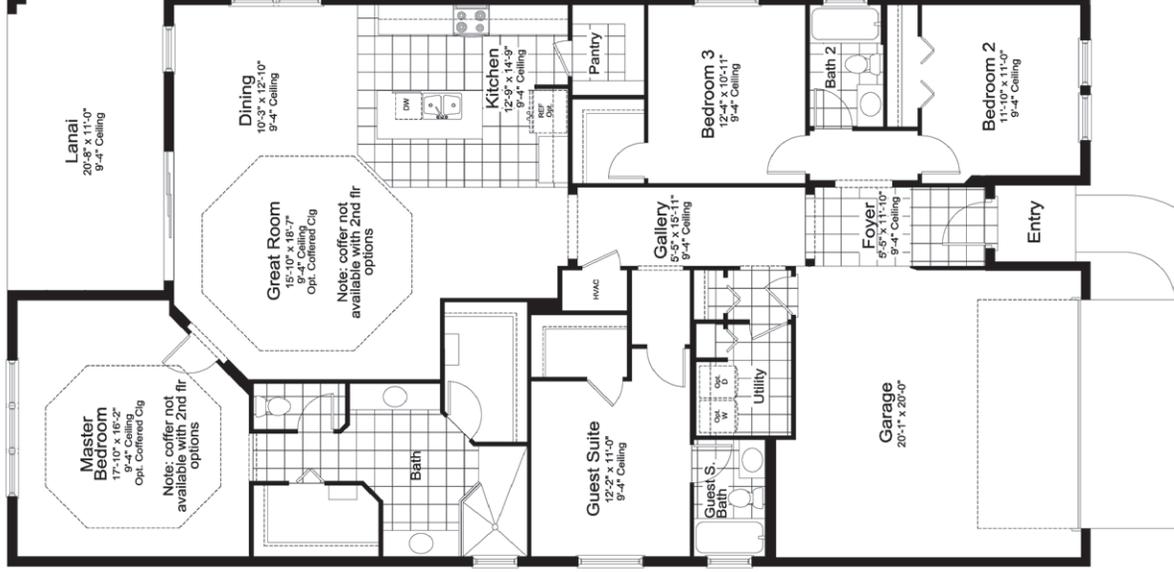
Living	232 SF
Garage	445 SF
Lanai	228 SF
Entry	30 SF
TOTAL	3035 SF

WITH UPSTAIRS BONUS ROOM

Opt Bonus	687 SF
TOTAL	3722 SF

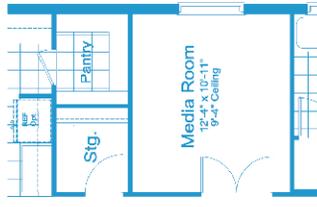


Lanai
Great Room
Opt Pocket Sliding Glass Door

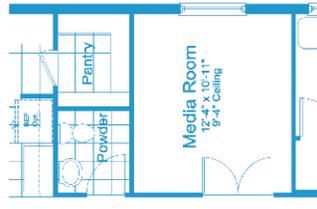


Upper Floor
ALL ELEVATIONS

Upper Floor W/ Loft, Bonus Bedroom & Jack and Jill Bath Opt



Opt Media Room w/ Sig ILO Bedroom 3



Opt Media Room w/ Powder, Bath ILO Bedroom 3

Site conditions may vary. Please see sales representative for details regarding elevations and plan variations. Brochure floorplans and elevations are representative only and may not exactly reflect the actual construction of the home you are purchasing. Please see the specific elevation selected for details that may deviate from the standard floorplan. Porches, Quoins, Arches, Windows, Doors, Soffit Moldings, Corbels and other architectural applications are elevation specific and may not be included with the floorplan or elevation you have selected. Please see Sales Associate and Designer for explanation on the configuration of your floorplan and elevation.



ENCORE

CIELO



NI-1



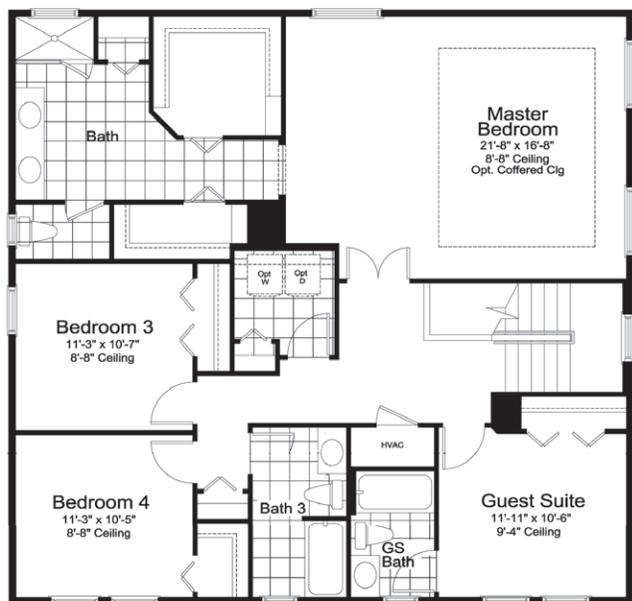
NI-2



M1



M2

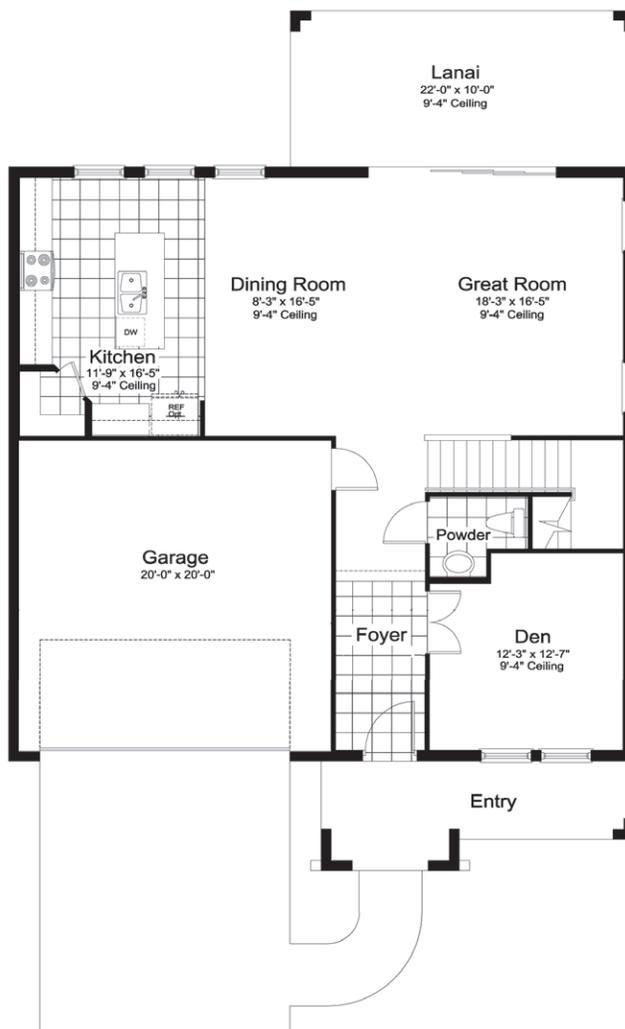


Upper Floor
PARTIAL FLOOR PLAN
ELEVATION NI-1



ELEVATION NI-1

1st Floor	1101 SF
2nd Floor	1451 SF
Living	2552 SF
Garage	426 SF
Lanai	220 SF
Entry	118 SF
TOTAL	3316 SF



Site conditions may vary. Please see sales representative for details regarding elevations and plan variations. Brochure floorplans and elevations are representative only and may not exactly reflect the actual construction of the home you are purchasing. Please see the specific elevation selected for details that may deviate from the standard floorplan. Porches, Quoins, Shutters, Arches, Windows, Doors, Soffit Moldings, Corbels and other architectural applications are elevation specific and may not be included with the floorplan or elevation you have selected. Please see Sales Associate and Designer for explanation on the configuration of your floorplan and elevation.



OVATION

CIELO



NI-1



NI-2



M1

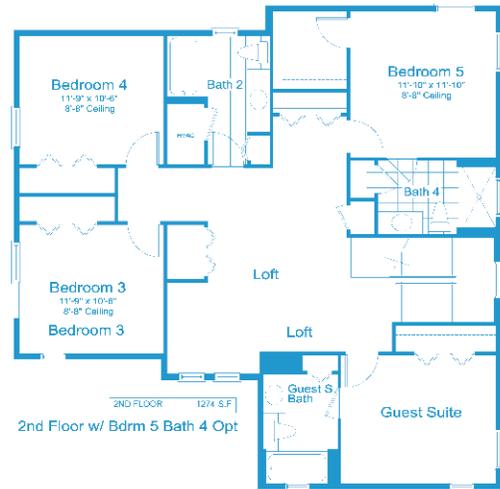


M2

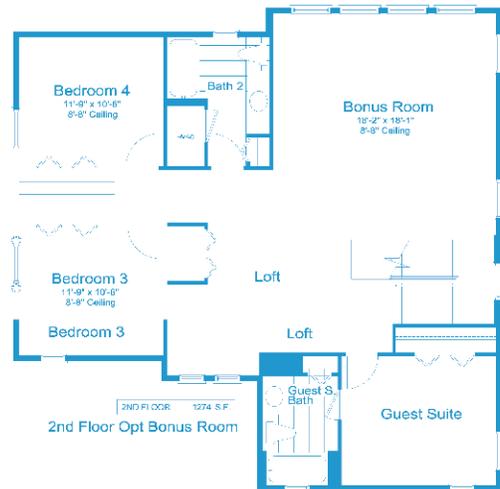


ELEVATION NI-1

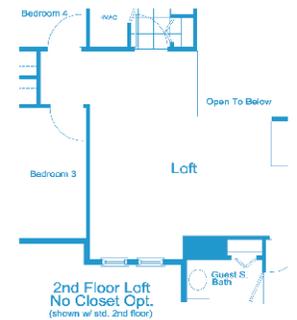
1st Floor	1660 SF
2nd Floor	917 SF
Living	2577 SF
Garage	455 SF
Lanai	205 SF
Entry	132 SF
TOTAL	3369 SF



Upper Floor
PARTIAL FLOOR PLAN
ELEVATION M1 & M2



Upper Floor
PARTIAL FLOOR PLAN
ELEVATION M1 & M2



Site conditions may vary. Please see sales representative for details regarding elevations and plan variations. Brochure floorplans and elevations are representative only and may not exactly reflect the actual construction of the home you are purchasing. Please see the specific elevation selected for details that may deviate from the standard floorplan. Porches, Quoins, Shutters, Arches, Windows, Doors, Soffit Moldings, Corbels and other architectural applications are elevation specific and may not be included with the floorplan or elevation you have selected. Please see Sales Associate and Designer for explanation on the configuration of your floorplan and elevation.



LAUREL 2

CIELO



NI-1



NI-1 EXTENDED BONUS



NI-2



NI-2 EXTENDED BONUS



T1



T1 EXTENDED BONUS



T2



T2 EXTENDED BONUS



ELEVATION NI-1

1st Floor 1889 SF
 2nd Floor 842 SF

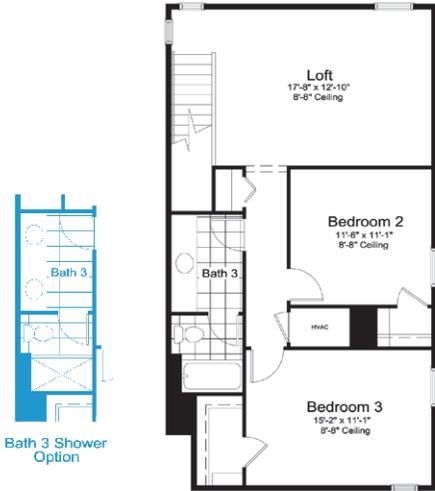
Living 2731 SF
 Garage 450 SF
 Lanai 192 SF
 Entry 57 SF

TOTAL 3430 SF

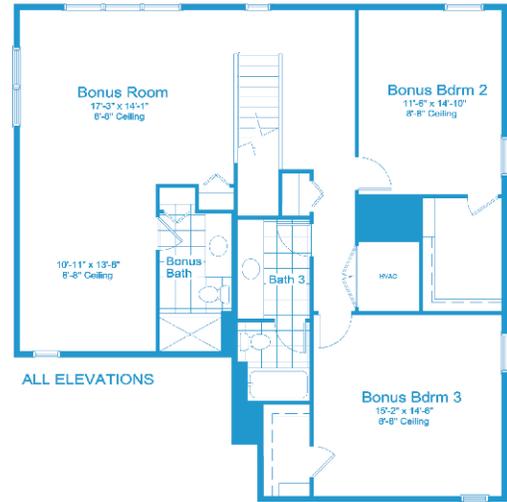
WITH EXTENDED BONUS ROOM

2nd Floor 1354 SF

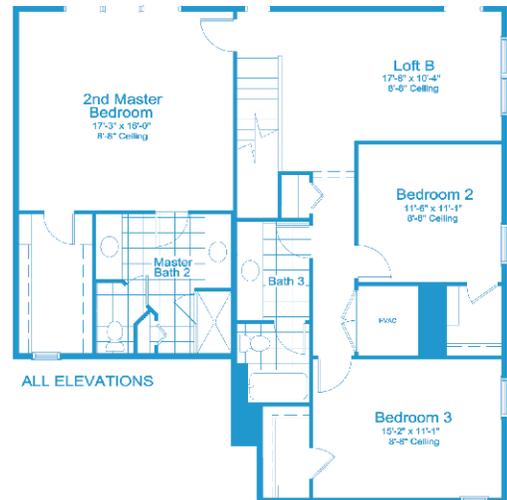
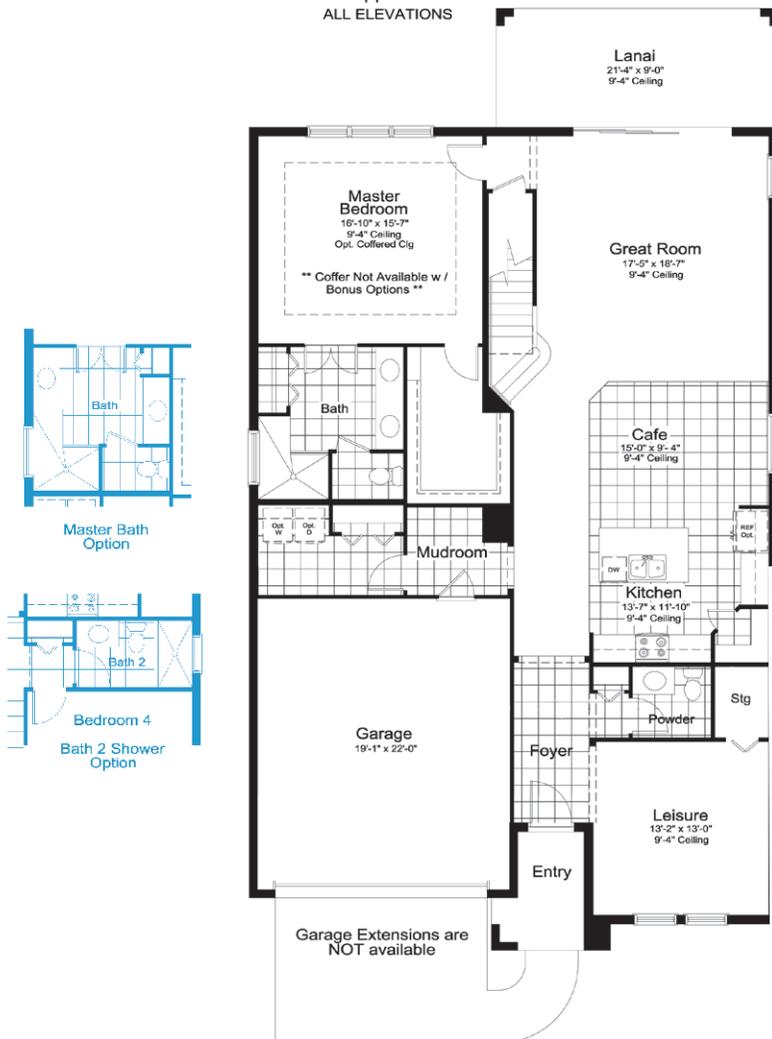
TOTAL 3942 SF



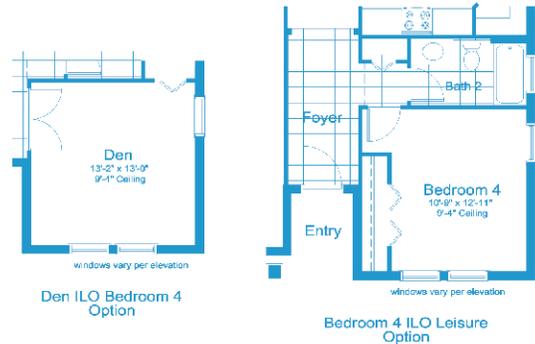
Upper Floor
 ALL ELEVATIONS



Extended Bonus with Full Bath Opt
 2ND FLOOR 1354 S.F.



Extended Bonus with 2nd Master Suite Opt
 2ND FLOOR 1354 S.F.



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LEGACY

CIELO



NI-1



NI-2



T1



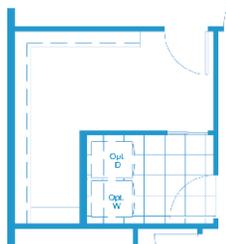
T2



Guest Suite i/o Loft Option

Bath 2 Shower Option

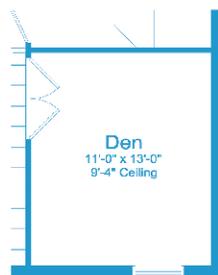
Upper Floor
ALL ELEVATIONS



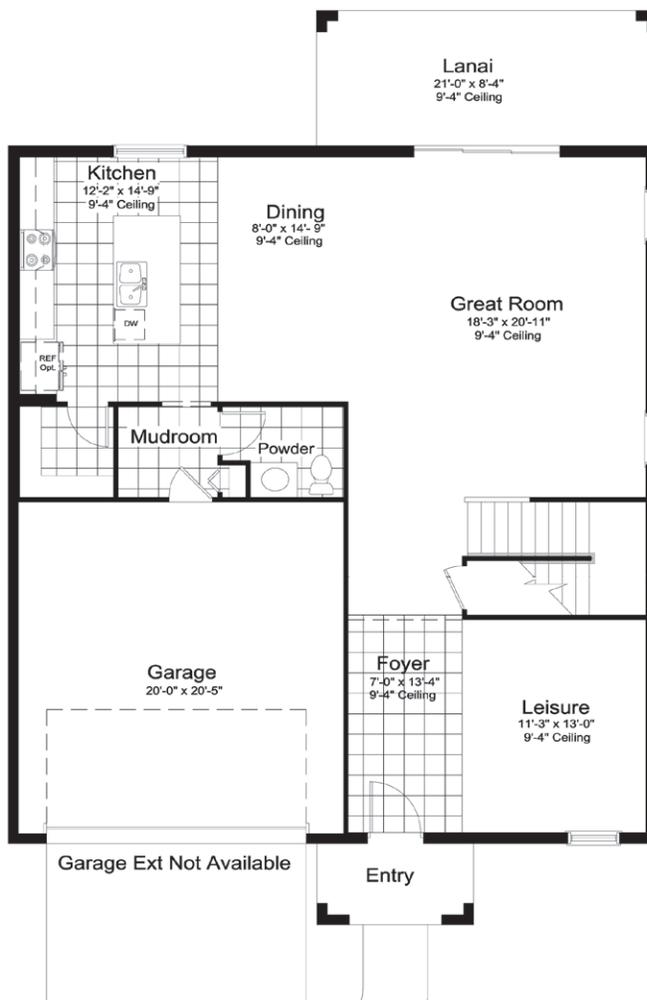
Master WIC Pkt Door Option



Mudroom Closet Option



windows vary per elevation
Den i/o Leisure Option



ELEVATION NI-1

1st Floor	1285 SF
2nd Floor	1651 SF

Living	2936 SF
Garage	435 SF
Lanai	175 SF
Entry	48 SF

TOTAL	3594 SF
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INCLUDED FEATURES*

WHERE YOU LIVE MATTERS

- Over 50 years of building award-winning homes
- Over 90 successful communities and over 17,000 homes built
- Dedicated customer care team
- Personalized Neal Design Gallery selection session
- 10 year full structural warranty
- 1, 6 and 11 month warranty service inspections available
- 2 year mechanical warranty
- Highest customer care satisfaction rating

NEIGHBORHOOD FEATURES

- Located just 2 miles from I-75 in North Venice
- Easy access to the area's best beaches, local schools, shopping and restaurants
- Home sites with lake and preserve views
- Dog park, playground, picnic areas, bike racks and more

AWARD-WINNING DESIGN FEATURES

- Choice of custom-designed Northern Italian, Mediterranean & Tuscan elevations per plan
- Decorative architectural details and shutters per plan
- Designer -selected exterior color palettes
- Professional in-house design service
- Exterior textured wall finish with banding and accents per plan

LUXURY FEATURES

- Orange peel walls with knock-down ceiling texture
- Classic colonial moldings
- 5-1/4" colonial baseboards
- Colonial windows in select locations
- Corian window sills per plan
- Stylish lever door hardware
- Classic archedtop 2-Panel interior doors
- Professionally landscaped home site including mulch
- Automatic irrigation system
- Spacious closets with ventilated shelving per plan
- Plush, stain-resistant wall-to-wall carpeting in designer colors in areas per plan
- Long-lasting 17" ceramic tile floors in foyer, kitchen, baths and utility
- Air-conditioned laundry area with washer/dryer connections
- Spraycrete top-coat finish at entry and lanai

QUALITY KITCHEN FEATURES

- General Electric stainless steel appliance package:
 - 5-year General Electric warranty (disposal not included)
 - Over-the-range microwave
 - Gas range
 - Dishwasher
 - 1/2 HP disposal
- 36" upper recessed panel wood veneer cabinets with stylish hardware
- Cabinet crown molding and bumped cabinet at microwave
- Granite countertops - choice of value colors
- Stainless steel undermount sink
- Chrome single-handle faucet
- Spacious pantry for additional storage per plan

LUXURY BATH FEATURES

- Corian white countertops with integral sinks and eased edge in baths
- Ceramic tile walls and glass shower enclosure in master bath per plan
- Elongated white water closet
- Recessed panel wood veneer cabinets with stylish hardware

- Privacy water closet in master bath per plan
- Full-width vanity mirrors
- Chrome single lever faucets
- Water resistant drywall in all wet areas
- Towel bars and paper holders per plan
- Designer vanity lights
- White tub in guest bath
- Deco mirrored medicine cabinets per plan
- Outside vented exhaust fans in all baths

QUALITY CONSTRUCTION FEATURES

- Professionally-engineered structural components
- Concrete block construction
- Maintenance-free soffit and fascia
- Two conveniently located exterior hose bibs
- Steel storm panels per plan
- CPVC or PEX water lines throughout
- Roof with concrete roof tiles
- Five-year exterior paint warranty
- Raised-panel overhead garage door with operator and remote controls, style per elevation

SMART HOME PACKAGE



- Smart thermostat with Z-wave technology
- Smart entry door deadbolt with Z-wave technology
- Connected HD video doorbell
- Smart hub to connect Z-wave devices
- Structured wiring system including Cat6 phone/data and RG6 cable outlet (choice of 5 locations)
- One wireless access point prewire

ENERGY SAVING FEATURES

- Green-certified homes under the Florida Green Building Coalition and HERS Guidelines
- Vinyl windows with Low-E glass
- Aluminum sliding glass doors
- Natural gas piping per plan
- R-38 ceiling insulation
- Premium fiberglass insulated entry door with weather stripping
- High-efficiency 16-SEER air conditioning system with variable speed air handler
- Insulated heating and cooling ductwork
- All air conditioning ductwork 3rd party tested by a Class 1 Energy Rater - certified to be substantially leak free
- 50 gallon gas or electric water heater and electric heat pump per plan (The Meadow Brook, Triumph & Laurel 2 are gas, the Encore, Ovation & Legacy are electric)
- Energy efficient lighting per plan

QUALITY ELECTRIC FEATURES

- Decora light switches throughout
- Decorator light fixture in foyer
- All copper wiring from panel box
- Hardwired smoke detectors with battery backup
- Prewired for ceiling fans - choice of three locations
- GFI safety outlets in all wet areas
- GFI exterior outlets per plan

*Fire Suppression Systems shown in model(s) are not included nor available as an option.



● MODEL
 ● PARKING



220 Corsano Drive, North Venice, Florida 34275
 CieloFL.com / 941-242-8674

2015 Professional Builder
BUILDER OF THE YEAR

This site plan is not intended as a legal description of the property or to constitute an undertaking by any party to develop the subject property exactly as shown hereon. Rather, it is for general reference only and the actual details shown hereon may vary depending upon actual field conditions and other factors. Plans to build this project as proposed are subject to change without notice.