

From: [Ruth Cordner](#)
To: [Planning Commission](#); [Planning Commission](#)
Cc: [Roger Clark](#); [City Council](#); [Kelly Michaels](#)
Subject: Concerns regarding ownership
Date: Tuesday, September 5, 2023 11:28:21 AM
Attachments: [image.png](#)

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Dear Commissioners:

I want to mention, the integrity and leadership you exhibited in March 2023 and August 2023 was commendable and won the respect of many residents. At the August 2023 meeting, the City's Planning Director and City Council provided substantial data supporting their analysis to require an applicant to file a replat application. They should be applauded for their expertise and hard work. I listened to the entire presentation and am proud they work for Venice City. Thank you for respecting their analyses and recommendations. So thankful you continue to demonstrate your commitment to base your decisions on facts and the law.

Although a few Planning Commission members do allow their personal opinions or personal alliances to hamper their duty to make correct law-abiding decisions, the residents see those who are truthful and honorable. Thank you for being good citizens of the City of Venice by putting the City first. Your leadership example is something all commission members and council members should emulate.

Apologies for not sending this email in a timely manner. I just reviewed some of the documents for today's agenda and wanted to share a concern.

I took a quick look at the Milano PUD ownership analysis finally submitted to the Planning Commission. How can this be considered a valid opinion as it was prepared by the applicant's real estate attorney? How can that opinion be deemed sufficient?

Another attorney for the developer inappropriately stated all they are doing is "moving some lines." I still cannot see the logic in that statement.

The Planning Commission deserves an arm's length opinion independent of all parties. The developer knows what is required for proper due diligence. Venice City is entitled to an independent analysis.

I mention this because my concern is that the developer will expand this proposed commercial development by filing an application to amend the residential area adjacent to the 10.42 acres in order to double or triple the size and magnitude of the commercial amenities. Of course, the developer's argument would be that the City has established a precedent. Please consider this as a strong probability and could be damaging going forward. We need to establish a definition for unified control.

MILANO PUD AMENDMENT

Set a precedent for strip commercial. Residential pod west of the commercial site is not platted for residential that could be subject for future amendment for expanded strip commercial.



Thank you for your service and for being good stewards of the great City.

Regards,
Ruth

From: [Ron Walters](#)
To: [Nicholas Pachota](#); [Planning Commission](#)
Cc: [Ron Walters](#); [Kelly Michaels](#)
Subject: One Venice Resident's Concerns about the Neal Organization's Bad Behavior
Date: Saturday, September 2, 2023 8:48:41 AM

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Dear Mayor Pachota, and Venice Planning Commission,

My name is Ron Walters. I am a full-time Florida resident residing in the Neal Signature Homes Aria development. My wife Kathy and I relocated from suburban Chicago about a year ago. I apologize in advance for the lengthy email, but this is important and needs to be said.

I am writing you to express my many concerns regard our builder. You should know what kind of organization is developing with significant presence in the Venice community.

I'll start with how Pat Neal has treated the Milano PUD as his plaything. Starting with his repurposing of the Laurel and Jacaranda open space for a Publix he demonstrated his promises mean nothing. In his own words, he took the land from Cielo "because he could" to make a buck, totally disregarding what the community, HIS customers, want. Ethics and doing the right thing be damned! I was saddened but not surprised the City Council could not see the motivations and vote in the interest of the community. It just smells of political payback. Something I am all too familiar with after living in Illinois/Chicago for 65 years. I do, however, thank you for your vote.

Now the residents of Aria have been made aware of another one of his shell games. Yet another land transfer. A future Aria resident, concerned about what he has been hearing, dug up the September 2022 Ordinance NO.2022-20 which transferred Land Tract 604 on the west side of Aria to Vistera, (see links below). Neal did this to add additional open space to Vistera, allowing him to modify the plat to add more sellable lots... and make a buck!

The land transfer in itself is not a major issue. The land is mostly a FPL easement. What is a problem is he hid the implications from the Aria residents, our HOA and even the management company. Because the land is not yet deeded over to Aria, residents, through our HOA dues must continue to pay for the landscape maintenance, irrigation, emergency access gate and taxes for the 24 acres. So Mr. Neal takes our land to enrich himself. What do we get in return? Worse than nothing... we get the bills. Sound familiar? Can you say C-I-E-L-O?

In addition, our emergency access gate is on the transferred property. This presents two problems. First, the Aria HOA has been paying for the maintenance and repairs of this gate, which is no longer ours, for the past year. Secondly, we were sold Aria as a "gated community". Well Mr. Neal gave one of our gates away right out from under us!

As if this were not enough, Aria residents, with few exceptions, have been dealing with homes that have endless warranty issues. It's like the builder does what they need to do to get a CO for closing then turn unsuspecting homeowners over to the warranty department to fix countless construction related issues. Personally, our warranty punch lists exceeded 80 items.

We have been in the house 14 months and we still have open items from our walkthrough. We feel like our lives since moving to Florida have been consumed with scheduling and waiting for the revolving door of trades to come fix issues that should have been delivered correctly in the first place. Definitely not what one would expect from a million \$+ home... and definitely not how we expected to be spending the first year of our Florida retirement.

If you can get access to the ratings Neal asks home buyers to fill out, Aria's would read like a horror story. I know of no fellow resident who did not rate their experience an "F"!

Then there are the common area issues. We have had an irrigation system that has not functioned properly since it was installed. A few months ago, the HOA president (a Neal employee) admitted they tried out a new vendor and the system was a disappointment and would be replaced. Pat Neal did not like that she shared that information. He actually came on site to a town hall and told the community that was bad information and the system is repairable. Weeks later crickets... no visible progress.

We have a clubhouse that is unusable for events of more than 20 people because the acoustics are so bad.

The pickle ball courts have needed resurfacing for over a year. He has made promises to take care of this... but again, no follow through.

The list goes on... We actually have home buyers who have decided to sell before even moving in because they don't want to deal with the headaches they are seeing.

Do you see a pattern? Promises made promises broken!

I know Mr. Neal won a battle when the City Council erred in approving his zoning change request. Now I understand he is trying to circumvent the need to submit the Preliminary Plat Amendment for public hearing. I believe this is scheduled to be addressed at the public hearing on September 5th . I certainly hope his greed and bad behavior doesn't continue to be rewarded. When will enough be enough?

Thank you for your time.

Best Regards,
Ron Walters
273 Bocelli Drive
630-399-3543



The Dark gray shaded areas to the west and north are the 24 transferred acres.

With regard to the Construction Entrance and Gate, last year (9/23) Neal transferred Land Tract 604 on the west side of Aria to Visteria via Ordinance NO. 2022-20

Link: <https://venice.legistar.com/LegislationDetail.aspx?ID=5719860&GUID=6CC35B18-9E2E-4C74-A90E-C859C624E3B3&Options=ID|Text|&Search=milano>

Best to look at 3: Staff Presentation <https://venice.legistar.com/View.ashx?M=F&ID=11042506&GUID=E537A90C-5C15-4B0F-B907-9CD2AB774A22>

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