

## Christina Rimes

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**To:** Jeff Shrum  
**Subject:** RE: PETITION NO. 15-11SP.1

**From:** Jerry Banks [<mailto:jerrybanks@tripldiamondcp.com>]  
**Sent:** Tuesday, December 05, 2017 10:35 AM  
**To:** Jeff Shrum <[JShrum@Venicegov.com](mailto:JShrum@Venicegov.com)>  
**Cc:** Edward Lavalley <[ELavalley@Venicegov.com](mailto:ELavalley@Venicegov.com)>  
**Subject:** PETITION NO. 15-11SP.1

My name is Jerry Banks and I am the President of the Triple Diamond Commerce Plaza Property Owners Association. I am temporally disabled and will be unable to attend the Public Hearing for the "Proposed Site & Development Amendment" for Sun State Express, Petition # 15-11SP.1. I would like to ask the council to not vary much from the original site plan that was submitted and approved. That opens the door here at Triple Diamond for any of the property owners to have an approved site plan and then build what they want to and ask permission later in the form of a "Site & Development Plan Amendment". The screened chain link fence on the west side of the property should remain to screen the view that the adjacent business owners have of the trucks and truck tires laying around the dumpster pad. The screened chain link fence was what was presented at the public hearing and subsequently approved by Planning & Zoning.

I would agree with "Modifying the Approved Landscape Plan and the Redesigning of the 4-Space Parking Area", but the chain link fence with the hurricane slats should remain.

Thank you

Jerry Banks  
(941) 486-0071

The following are email conversations I have had with George Nixon and Scott Pickett for you to review.

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**From:** George Nixon [<mailto:GNixon@Venicegov.com>]  
**Sent:** Thursday, July 27, 2017 10:54 AM  
**To:** Jerry Banks  
**Subject:** RE: 108 Triple Diamond Blvd. SSE Properties LLC

Thank you for your quick response.

Whatever is stipulated in the approved plan or the revised plan must be adhered to. This question can be discussed with the planning and zoning staff.

Regards,

George Nixon

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**From:** Jerry Banks [<mailto:jerrybanks@tripldiamondcp.com>]  
**Sent:** Thursday, July 27, 2017 10:44 AM  
**To:** George Nixon <[GNixon@Venicegov.com](mailto:GNixon@Venicegov.com)>  
**Subject:** RE: 108 Triple Diamond Blvd. SSE Properties LLC

Thank you Mr. Nixon!

Do you think anything can be done so that SSE Properties will build the fence as presented at the public hearing?

Jerry Banks

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**From:** George Nixon [<mailto:GNixon@Venicegov.com>]  
**Sent:** Thursday, July 27, 2017 10:36 AM  
**To:** [jerrybanks@triplediamondcp.com](mailto:jerrybanks@triplediamondcp.com)  
**Cc:** Jeff Shrum  
**Subject:** 108 Triple Diamond Blvd. SSE Properties LLC

Hello Mr. Banks.

I wanted to update you on the subject property. A notice of violation was issued on 4/17/17 for no certificate of use, no current business tax receipt. They were given 30 days to comply.

Since they did not comply with the site and development plan a certificate of use wasn't granted.

The owner scheduled a meeting with our Development Services Director Mr. Shrum, building department and planning staff. It was decided that a temporary use permit be granted for 30 days with the stipulation that revisions to the landscape plan be submitted for review by the Planning Commission for its approval.

The temporary use permit is about to expire and they still need to submit the revised landscape plan. Discussions are ongoing with the departments however if nothing is resolved within the time frame the code case, 17-238 will continue.

Director Shrum has stated to the SSE Properties LLC attorney that immediate attention to this matter be given high priority.

I will update you once more information is received.

Regards,

*George Nixon*  
GEORGE NIXON

Code Enforcement Officer  
City of Venice  
401 W Venice Ave  
Venice, FL 34285  
941-882-7436  
[gnixon@venicegov.com](mailto:gnixon@venicegov.com)

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**RE: CODE ENFORCEMENT - 108 TRIPLE DIAMOND BLVD**  
Scott Pickett [[SPickett@Venicegov.com](mailto:SPickett@Venicegov.com)]

Mr. Banks,

I have referred this matter to Jeff Shrum, Development Services Director, who is copied in this e-mail. For my part I can inform you that the owner of the subject property is in the process of submitting a site and development plan

amendment application which will require Planning Commission approval. The week before last a general contractor submitted a building permit alteration request, which in large part involved the modification of the approved landscaping plan, even though we repeated instructed the owner and his agents that a site and development plan amendment application is required. Since then, on at least two occasions I spoken with the landscape architect who is working on the revised landscape plans.

Scott Pickett  
Senior Planner  
City of Venice  
941-882-7433

**From:** Jerry Banks [<mailto:jerrybanks@tripldiamondcp.com>]  
**Sent:** Monday, July 24, 2017 11:38 AM  
**To:** Scott Pickett <[SPickett@Venicegov.com](mailto:SPickett@Venicegov.com)>  
**Subject:** CODE ENFORCEMENT - 108 TRIPLE DIAMOND BLVD

Mr. Pickett,

Have you found out anything yet about SSE Properties at 108 Triple Diamond Blvd? I never did receive anything from George Nixon about the code enforcement case. The owner at the location is still conducting business and he has still not done anything as was presented at the public hearing. There are a lot of business owners here that are upset that their buildings and landscaping had to be done according to the permit that was issued by the city and SSE Properties did not. If the owner still does not have a certificate of occupancy, why can't the utility department turn the water off to the building and then the Fire Marshall do an inspection to see if fire sprinklers are working? Scott, we have been discussing this since March 31<sup>st</sup>. I urge you to please investigate/confirm that the building at 108 Triple Diamond Blvd is in compliance.

Thank you

Jerry Banks  
President  
Triple Diamond Commerce Plaza  
Property Owners Association  
Cell (941) 468-3595

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**From:** Scott Pickett [<mailto:SPickett@Venicegov.com>]  
**Sent:** Friday, May 05, 2017 12:01 PM  
**To:** Jerry Banks  
**Cc:** George Nixon; Deborah Sanacore; JoAnne Brewer  
**Subject:** RE: 108 TRIPLE DIAMOND BLVD

Mr. Banks,

I forwarded your earlier complaint to code enforcement staff and the same code enforcement staff are being copied on this e-mail.

George, please provide Mr. Banks an update on the code enforcement case.

Scott Pickett  
Senior Planner  
City of Venice  
941-882-7433

**From:** Jerry Banks [<mailto:jerrybanks@tripldiamondcp.com>]  
**Sent:** Friday, May 05, 2017 11:53 AM

**To:** Scott Pickett <[SPickett@Venicegov.com](mailto:SPickett@Venicegov.com)>

**Subject:** RE: 108 TRIPLE DIAMOND BLVD

Good morning Mr. Pickett,

Have you found out anything about SSE Properties at 108 Triple Diamond Blvd. The owner is still conducting business at this location and has never done any landscaping or put up the fence screening the property as represented at the public hearing. The property owners here want code enforcement to handle the problem. All a person has to do is drive by the property to confirm whether a commercial use has begun at the subject property.

Thank you for your time,

Jerry Banks  
TDCP Property Owners Association  
941-486-0071

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**From:** Scott Pickett [<mailto:SPickett@Venicegov.com>]

**Sent:** Monday, April 03, 2017 7:40 AM

**To:** Jerry Banks

**Cc:** Deborah Sanacore; George Nixon; Karen Butterworth

**Subject:** RE: 108 TRIPLE DIAMOND BLVD

Mr. Banks,

Thank you for sharing the below information. I was aware of the landscaping issue but I was not aware that the property was being used for the conduct of business. The Building Department has informed me that no certificate of occupancy has been issued for the subject property. I have requested code enforcement to investigate/confirm whether a commercial use has begun at the subject property.

Scott Pickett  
Senior Planner  
City of Venice  
94882-7433

**From:** Jerry Banks [<mailto:jerrybanks@tripldiamondcp.com>]

**Sent:** Friday, March 31, 2017 1:05 PM

**To:** Scott Pickett <[SPickett@Venicegov.com](mailto:SPickett@Venicegov.com)>

**Subject:** 108 TRIPLE DIAMOND BLVD

Good afternoon Mr. Pickett

My name is Jerry Banks and I am the president of the Triple Diamond Commerce Plaza Property Owners Association. I and other concerned businesses here would like to know why SSE Properties at 108 Triple Diamond Blvd. is already operating his business without planting the shrubs and trees required by the permit issued by the city and why the fence screening the truck area was not installed as depicted at the public hearing held by Jeff Matthews. Any help you can give me would be appreciated.

Thank you

Jerry Banks

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