



Pic #1



998 Laguna Dr,
Venice, FL 34285

2 beds · 2.5 baths · 1,192 sqft

♥ SOLD: \$865,000

Sold on 04/10/18

Zestimate®: \$494,315

Est. Mortgage: \$2,558/mo

[See current rates](#)

What do you like about this home?

[Add tags](#)

Note: This property is not currently for sale or
The description below may be from a previous listing.

Very clean house on a bay, close to pub

Saved

Share

Lot

Lot: 5,750 sqft

Lot width: 45 ft

Lot depth: 82 ft

Other Exterior Features

Parcel #: 0175060033

PARKING

Parking:

Carport, Attached Garage, 1 space, 40
garage

UTILITIES

High Speed Internet Ready

Green Energy

Great solar potential

Sun Number™: 91 ?

OTHER

Last sold: Apr 2018 for \$865,000

Last sale price/sqft: \$726

2 Boat docks

ACTIVITY ON ZILLOW

Saved

Share



Pic 7

My name is Jon Sorber

My wife, Jennifer and I own the home, and my mother owns a life estate, at 1000 Laguna Drive, right next door, to the North, of 998 Laguna (the property in question).

My 79 year old Mother, Mary Ellen Sheets, and her husband Tom, are the legal residents of the home and they are here with me today.

I am here in protest of the use of 998 Laguna Drive and 849 Laguna Drive by the Freedom Boat Club franchise, the Freedom Boat Club franchise headquarters and John Giglio, as commercial property, which clearly violates the current Residential zoning status.

Since Mr. Boon tried to have my testimony excluded from this hearing the last time we met, I thought it would be important to mention why I am so adamant that Freedom Boat Club not continue to be allowed to violate Venice zoning ordinances and attempt a back door rezoning of our neighboring properties. We purchased our home at 1000 Laguna, along with my mother and her husband, with the intent of them enjoying a peaceful life estate for their retirement. In the meantime, my wife and I, our kids and grandkids, would also enjoy this property as our sunny vacation home. When that sad day happens that my mom and Tom move on to greener pastures, my wife and I plan on becoming permanent residence of this property and enjoying a peaceful retirement there. My wife and I, ultimately, are the ones stuck with the noise and property devaluation from having residential properties illegally rezoned commercial around our retirement home.

We do not want commercial property right next door or across from our home.

We purchased the home knowing that there was residential property, not commercial property, surrounding our home. We never would have purchase our home and renovated it at such great expense if there was commercial property next door.

Commercial property next door, or across the street from our home, will greatly diminish the value of our property.

Since Mr. Giglio and Freedom Boat Club took possession of 998 Laguna, in April, 10-11 months ago, we have consistently witnessed 3-4 rental boats being rented out, and/or stored, at the larger, North, dock, right next to our dock, and 2 boats out of the second, smaller, South, dock at the South end of 998 Laguna. This commercial use, not only clearly violates the City of Venice's own zoning ordinance, we have noticed increased noise from people, boat traffic, ship to shore radios, clanging rental sailboat masts, and car traffic that was not there prior to Freedom Boat Club's purchase of this residential property. This increased noise and traffic, that I have personally witnessed while staying at our neighboring home, is happening from customers and employees on the road side of our house from Freedom Boat Club's other residential property across the street, right next door from 998 Laguna Drive, and next to our dock where we park our boats and try to enjoy peace and quiet. There are people from Freedom Boat Club on and off these residential docks from around 6:00am into the evening hours. This did not happen prior to Freedom Boat Club's purchase of this property.

One boat was parked at 998 Laguna, moored to the seawall, for months (recently moved), that hung over on our property and they have installed permanent cleats and dock pads (which are still there) so this is not temporary storage. (See pic #1)

998 Laguna has 2 docks on its premises. I have heard mention that the South dock does not belong to 998 Laguna. I dispute this as the previous owner of 998 Laguna, Max Corzilius, also owned our house and the house to our North (3 consecutive properties in a row). All docks are made of the same material by the previous owner. There are also matching dock lights on all of these docks, including this small dock. And, this small dock is on the 998 Laguna side (North side) of a gate between 998 Laguna and the next property to the South. I also found a listing on Zillow that states 998 Laguna has 2 docks (see pic #2). And finally, I brought a stamped survey by Brigham/Allen Land Surveying, which further proves that the South Dock at 998 unquestionably belongs to the

residential property at 998 Laguna and not the Freedom Boat Club property. I want to make sure the property lines don't shift in an attempt to make the South dock commercial as well.

I have also heard that Freedom Boat Club just wants to "store inventory" at 998 Laguna. Since their "inventory" is boats that is still commercial use, which clearly violates residential zoning and should not be allowed. Any grey area in the application of current zoning laws will not serve the community well.

I have concerns of Freedom Boat Club employees and customers parking at 998 Laguna and their other residential property across the street at 849 Laguna as Freedom Boat Club is already very short on parking. They have overflow parking down the road somewhere as they use a golf cart to shuttle customers to and from their business to that parking. More boats means more car parking and more traffic.

In January of 2018, Cheri Grabau, the previous property manager of 998 Laguna (who tried to broker the sale of the property to me, but I was not interested) informed me that, at that time, Freedom Boat Club had offices in their acquired property at 849 Laguna (diagonally across from our home), in effect violating zoning ordinances again. I have also recently learned, from the Florida Department of Environmental Protection that Freedom Boat Club is operating under a Submerged Lands Lease in the name of Golf View Marina Holdings LLC. Their lease only allows for 19 slips and no boats moored along the seawalls. This limitation was put into place to protect the manatees that we used to see in the lagoon. Freedom Boat Club moors approximately 26 boats under this lease and is, again, in violation of more zoning ordinances. These zoning violations are nothing new to Freedom Boat Club.

And finally, I am wondering how John or Lisa Giglio would feel about me buying their neighboring homes at 917 or 711 Shaketta Creek Drive and parking moving truck "inventory" in those front yards. How would the board feel about a trucking company parking and maintaining trucks in your neighbor's front yard? If your neighbor rezoned their property from residential to commercial, would it increase your property values or decrease your property values?

These two properties, (998 and 849 Laguna) being used as commercial properties increase traffic on the water right next to our dock, and, increase noise and traffic right by our house, in effect, reducing our peace and quiet and reducing our property values. To date, over the past year, I have spent well over \$10,000 in attorney fees and travel costs to fly down here specifically for this hearing and the past 3 delayed hearings and we have done nothing wrong. How much has the city of Venice invested in, not only creating the current zoning ordinances, but in trying to enforce this zoning violation by Freedom Boat Club?

This is our 4th time meeting here to try to resolve this over the last year. I am requesting that the city of Venice follow their own zoning laws and stop this spread of illegal commercial property use immediately.

1. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES AND FOUNDATIONS, AND LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY & OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN, SINCE THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY CURRENT TITLE INFORMATION.
3. GOVERNMENTAL, JURISDICTIONAL OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
4. THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF, OF, OR LOSS OF OWNERSHIP OF ANY, OR ALL OF THE LANDS SHOWN AND DESCRIBED ON SURVEY.
5. BEARINGS SHOWN HEREON ARE ASSUMED. BASIS OF BEARING IS BASED ON THE SOUTHEASTERLY LINE OF LOT 5, BEARING BEING S49°02'10" W AS MONUMENTED AND SHOWN HEREON.
6. THIS CERTIFICATION IS FOR THE PARCEL AS DESCRIBED IN THE LEGAL DESCRIPTION. THE OTHER LOTS SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY.

(C.) = CALCULATED DISTANCE, ANGLE OR BEARING
(M.) = MEASURED DISTANCE OR ANGLE
(R) = PLAT DISTANCE OR RECORDS CALLS
M.H.W.L= MEAN HIGH WATER LINE
CONC.=CONCRETE
FF= FINISH FLOOR
B.M.= BENCH MARK
BLDG = BUILDING
CBS = CONCRETE BLOCK STRUCTURE
SWK= SIDEWALK
APPROX.= APPROXIMATE
POB= POINT OF BEGINNING
POC= POINT OF COMMENCEMENT
BLK= BLOCK

AC = AIR CONDITIONER
 P = POLE
 ↓ = GUY ANCHOR
 X = LIGHT POLE
 ○ = FIRE HYDRANT
 ◀ = WATER VALVE
 (H) = WATER METER
 (H) = BACKFLOW PREVENTER
 (S) = STORM MANHOLE
 (S) = STORM GRATE
 (S) = SANITARY CLEAN OUT
 (S) = SEWER MANHOLE
 (E) = ELECTRIC METER
 (T) = ELECTRIC TRANSFORMER
 (C) = TELECOMMUNICATION
 (PHONE, CABLE ECT.)

A portion of Lot 5, Block 6-A, according to the Plat of " Venice, Replat of Portion Gulf View Section " as recorded in Plat Book 4 at Page 97 to 100, and a portion of Lot 1, LaGuna Park, according to the Plat thereof recorded in Plat Book 3, Page 63 of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Commencing at the Southeast Corner of said Lot 5, Block 6-A, according to the Plat of " Venice, Replat of Portion Gulf View Section " as recorded in Plat Book 4 at Page 97 to 100, of the Public Records of Sarasota County, Florida and considering the Southeasterly line of said Lot 5, Block 6-A to bear North 49° 02'10" East with all bearings contained herein relative thereto; thence North 49° 02'10" East along and with said Southeasterly line of Lot 5, Block 6-A a distance of 70.62 feet to the true point of beginning;

thence North 89°55'39" West, a distance of 103.83 feet; thence North 00°00'00" East, a distance of 2.33 feet;

thence North 89°57'45" West, a distance of 61.32 feet; thence North 00°00'00" East, a distance of 86.31 feet; thence South 89°56'29" East, a distance of 84.83 feet; thence North 55°55' East, a distance of 6.57 feet; thence South 89°37' East, a distance of 59.26 feet; thence South 00°00'23" West, a distance of 0.50 feet; thence South 89°53'37" East, a distance of 114.69 feet to said Southeasterly line of Lot 5, Block 6-A; thence South 49°02'10" West, along and with said Southeasterly line of Lot 5, Block 6-A a distance of 142.25 feet to the Point of Beginning.

Containing 0.4563 Acres, more or less.

- = SET PSM 6822 ORANGE CAP ON A 1/2"x24" REBAR
- = FOUND PLS 3979 5/8" IRON ROD
- = SET PK NAIL AND DISK STAMPED PSM 6822
- △ = FOUND 1/2" IRON ROD WITH CAP NO REGISTRATION NUMBER
- * = COMPUTED CORNER (DID NOT SET)
- = FOUND CAP STAMPED LB 6638 AND 5/8" IRON ROD
- ☒ = FOUND OLD SHELL CONCRETE MONUMENT
- ☒ = FOUND PK NAIL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°35'17"W	27.30'
L2	N11°16'56"E	5.16'
L3	N89°54'00"W	12.40'
L4	N00°07'52"W	5.08'
L5	N89°52'08"E	2.02'
L6	N00°07'52"W	1.52'
L7	S89°54'59"E	42.51'
L8	S00°34'27"W	8.66'
L9	N89°43'26"E	9.05'
L10	S00°52'28"W	5.48'

revised 01-09-2013 Changed configuration of lot 5 and a portion of lot 6
revised 02-13-13 survey to reflect center parcel shown on this map.

I hereby certify that a survey was made this day of the property as described and shown hereon, and that this survey and sketch are accurate and correct to the best of my knowledge and belief, and that this survey meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code and pursuant to Section 472.07, Florida Statutes.

BY: Michael P Allen
Registered Surveyor and Mapper No. 6822
State of Florida

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

Prepared for: Kanetsky, Moore & DeBoer, P.A.

Certified to: (SEE ABOVE)

PROJECT # 13073

Field Book: 2

Drawn By: _____ MA

Page: 28E

Checked By: _____

LB 7898

807 U.S. HIGHWAY 41 BYPASS SOUTH

SUITE E

Venice, Florida 34285
ph (941) 493-4430

pn. (941) 493-4430
brighamallensurveying@gmail.com

brighnamallensurveying@gmail.com

NOTES

Elevations, if shown, are shown as $\frac{\text{10.00}}{\text{---}}$ and refer to the National Geodetic Vertical Datum of 1929. Subject to easements and rights of way of record which are not shown hereon.

Ex 4

This document was prepared by:
ROBERT J. DeBOER, ESQ.
Kanetsky, Moore & DeBoer, P.A.
227 Nokomis Avenue South
Venice, FL 34285
File No. 8881.10

Survey Affidavit

BEFORE ME, the undersigned authority, personally appeared ROBERT J. DeBOER, as Personal Representative of the Estate of MARGARET CORZILIUS, 1/2 int., DAVID N. CORZILIUS, 1/4 int., and JOHN B. CORZILIUS, 1/4 int., (hereinafter called "Affiant") who, after being duly sworn, deposes and says:

1. That Affiant herein is the owner of record of the following described real property (hereinafter referred to as the "property"):

A portion of Lot 5, Block 6-A, according to the Plat of "Venice, Replat of portion of GULF VIEW SECTION", as recorded in Plat Book 4 at Page 97 to 100, inclusive, and a portion of Lot 1, LAGUNA PARK, according to the Plat thereof recorded in Plat Book 8, Page 63, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Commencing at the southeast corner of said Lot 5, Block 6-A, according to the Plat of "Venice, Replat of Portion Gulf View Section" as recorded in Plat Book 4 at Page 97 to 100, inclusive, of the Public Records of Sarasota County, Florida, and considering the southeasterly line of said Lot 5, Block 6-A to bear North 49°02'10" East with all bearings contained herein relative thereto; thence North 49°02'10" East, along and with said southeasterly line of Lot 5, Block 6-A, a distance of 70.62 feet to the true Point of Beginning; thence North 89°55'39" West, a distance of 103.83 feet; thence North 00°00'00" East, a distance of 2.33 feet; thence North 89°57'45" West, a distance of 61.32 feet; thence North 00°00'00" East, a distance of 86.31 feet; thence South 89°56'29" East, a distance of 94.83 feet; thence North 35°12'55" East, a distance of 6.57 feet; thence South 89°53'37" East, a distance of 59.26 feet; thence South 00°06'23" West, a distance of 0.50 feet; thence South 89°53'37" East, a distance of 114.69 feet to said southeasterly line of Lot 5, Block 6-A; thence South 49°02'10" West, along and with said southeasterly line of Lot 5, Block 6-A, a distance of 142.25 feet to the Point of Beginning; and containing 0.4563 acres, more or less.

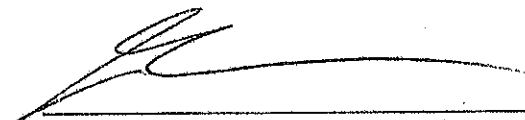
2. To the best of Affiant's knowledge and belief, the attached survey (referred to as Exhibit "A") by Brigham Allen Land Surveying, Inc., dated June 1, 2012, is an accurate depiction of the above-described property and reveals all improvements located thereon.

3. To the best of Affiant's knowledge and belief, there have been no additional improvements including, but not limited to, buildings, sheds, fences or swimming pools, constructed on the property shown on the survey, nor have there been any alterations to the existing improvements since the date of the survey.

4. To the best of Affiant's knowledge and belief, there have been no improvements including, but not limited to, buildings, sheds, fences, or swimming pools, constructed on adjoining property which might encroach onto the above-described property.

5. This affidavit is given for the purpose of inducing Old Republic National Title Insurance Company to issue a title insurance policy to a purchaser and/or lender without an exception for matters which would be reflected on a current and accurate survey of the property.

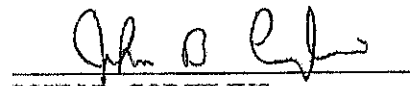
6. Affiant further states that Affiant is familiar with the nature of an oath, and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this



(Seal)
ROBERT J. DeBOER, as Personal Representative



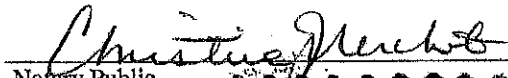
(Seal)
DAVID N. CORZILIUS



(Seal)
JOHN B. CORZILIUS

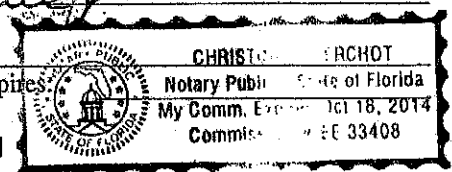
State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 12th day of June, 2013 by ROBERT J. DeBOER, as Personal Representative of the estate of MARGARET CORZILIUS, deceased, who [X] is personally known to me or [] has produced a driver's license as identification.



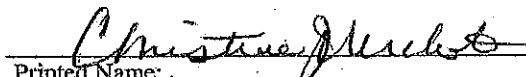
Notary Public
Printed Name:
My Commission Expires:

[Notary Seal]



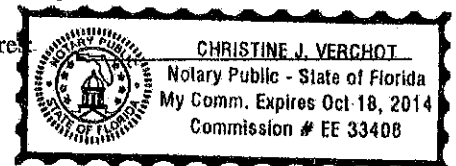
State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 12th day of June, 2013 by DAVID N. CORZILIUS and JOHN B. CORZILIUS, who [] are personally known or [X] have produced a driver's license as identification.



Printed Name:
Notary Public
My Commission Expires:

[Notary Seal]



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