Sarasota County
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NWS 3/23/2021 DRC 3/4/2021
21-110256 PA

Neighborhood Workshop Request Form

This form is to be submitted to Planning Services upon completion of the Pre-Application (Development Review Coordination) and shall include:

- a cover memo explaining the request
- a copy of the development concept plan; and
- a processing fee of $215.00 (Resolution 2015-198)

A Planning staff member is required by Resolution 2015-198 to attend the Neighborhood Workshop. Please provide us with the desired date, time and location of the workshop.

Project Name: Hughey Construction Services Rezone & SACPA
Pre Application Conference Date: 3/4/2021
Date of Workshop: 3/23/2021
Time: 6pm
Location: https://us02web.zoom.us/j/84256467759?pwd=Y1c0SG9yZlhJTDZ2aFVyTjl4bzB5UT09
Phone: (312) 626-6799 Use Meeting ID: 842 5646 7759 Password: 707327

- Advertisement in a local newspaper must be published at least 7 days prior to the date of the workshop.
- A Notice of Neighborhood Workshop must be mailed at least 10 days prior to the date of the workshop.
- An electronic version of the Notice of Neighborhood Workshop shall be sent to planner@scgov.net 10 days prior to the workshop.

Is the subject property within a Neighborhood Homeowners Association: No
(If yes, fill in the name of the homeowners association)

Is the subject property located within a Planned District? No

Is the subject property within 2 miles of another County or Municipality? No

List Parcel Identification Number(s) below: **(Include any adjacent properties under the same ownership as the subject property)**

0418150002 | 0418150003 | _____
_____ | _____ | _____

Contact Information:

Robert Medred
Name
5972 River Forest Cir.
Address
Bradenton FL. 34203
City /State / Zip
9413745844
Phone Number
Robertbomo@aol.com
Email Address

Electronic Files Provided: Word formatted labels and Excel spreadsheet

Submit to: planner@scgov.net

Please allow 2-3 business days for processing

Staff Use Only: Buffer Distance Requirement: _____ **Adjacent Jurisdiction:** _____

Virtual Neighborhood Workshop Notice for 9.27 acres ± located at 204 So. Jackson Road, Venice, Florida

Date: Tuesday, March 23, 2021
Time: 6 pm
Virtual Neighborhood Workshop location: ZOOM

There will be a virtual neighborhood workshop via ZOOM on Tuesday, March 23, 2021 at 6 pm. This workshop is being held to discuss a Small Area Comprehensive Plan amendment of 9.27 ± acres from Low Density Residential (LDR) to Major Employment Center (MEC). There will also be an accompanying rezone application of this 9.27 acres requesting a rezone from OUE-1 (Open Use, Estate) to the ILW (Industrial, Light, and Warehousing) zoning district.

To watch and participate in the workshop on Tuesday, March 23, 2021 at 6 pm please visit: https://us02web.zoom.us/j/84256467759?pwd=Y1c0SG9yZlhJTDZ2aFVyTjl4bzB5UT09
You can also listen in by phone by dialing (312) 626-6799. Use Meeting ID: 842 5646 7759
Password: 707327

This is not a public hearing. The purpose of the meeting is to inform neighboring residents of the nature of the proposal, discuss the concept plan, and to seek comments. For more information, visit http://bit.ly/2C6XKPK

Public Notice for Newspaper

There will be a virtual neighborhood workshop via ZOOM on March 23, 2021 at 6 pm. This workshop is being held to discuss a Small Area Comprehensive Plan amendment for 9.27 ± acres located at 204 So. Jackson Road in Venice from Low Density Residential (LDR) to Major Employment Center (MEC). There will be an accompanying rezone application of this 9.27 acres requesting a rezone from OUE-1 (Open Use, Estate) to the ILW (Industrial, Light, and Warehousing) zoning district. The workshop presentation will begin on March 23, 2021 at 6 pm with an opportunity to ask questions via Zoom following the presentation. To watch and participate in the workshop please visit:
https://us02web.zoom.us/j/84256467759?pwd=Y1c0SG9yZlhJTDZ2aFVyTjl4bzB5UT09
You can also listen in by phone by dialing (312) 626-6799 Use Meeting ID: 842 5646 7759 Password: 707327 The purpose of the meeting is to inform neighboring residents of the nature of the proposal, discuss the concept plan, and to seek their comments online. This is not a public hearing. For more information, visit http://bit.ly/2C6XKPK

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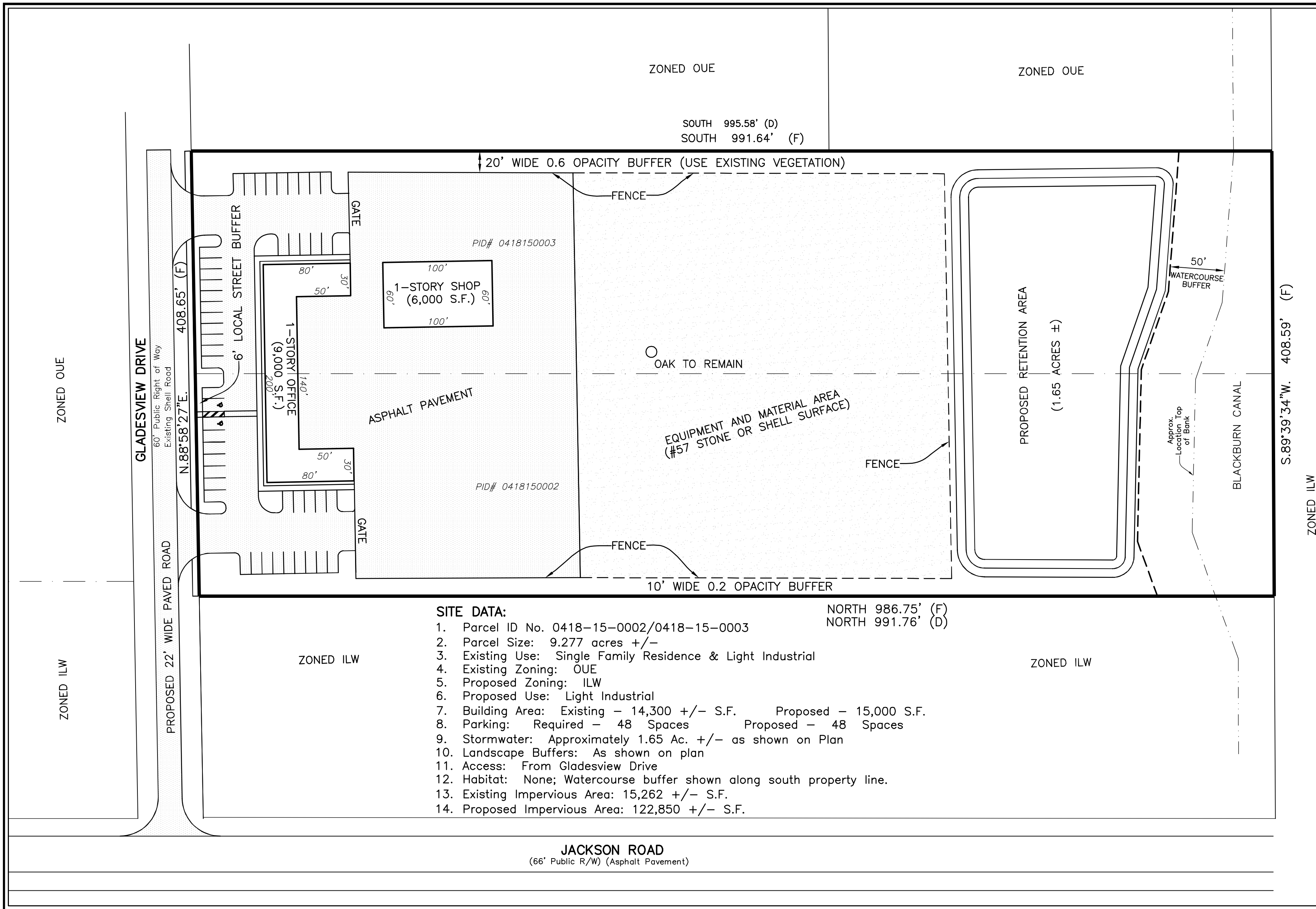
ZONED OUE
ZONED OUE
SOUTH 995.58' (D)
SOUTH 991.64' (F)
20' WIDE 0.6 OPACITY BUFFER (USE EXISTING VEGETATION)
FENCE
GATE
PID# 0418150003
100'
1-STORY SHOP
(6,000 S.F.)
60'
60'
100'
80'
50'
30'
1-STORY OFFICE
(9,000 S.F.)
140'
200'
50'
30'
80'
6' LOCAL STREET BUFFER
ASPHALT PAVEMENT
OAK TO REMAIN
EQUIPMENT AND MATERIAL AREA
(#57 STONE OR SHELL SURFACE)
PID# 0418150002
GATE
FENCE
FENCE
10' WIDE 0.2 OPACITY BUFFER
PROPOSED RETENTION AREA
(1.65 ACRES ±)
50'
WATERCOURSE BUFFER
Approx. Location Top of Bank
BLACKBURN CANAL
S.89°39'34"W. 408.59' (F)
ZONED ILW
NORTH 986.75' (F)
NORTH 991.76' (D)
ZONED ILW
ZONED ILW
ZONED OUE
ZONED ILW
GLADESVIEW DRIVE
60' Public Right of Way
Existing Shell Road
N.88°58'27"E. 408.65' (F)
PROPOSED 22' WIDE PAVED ROAD
JACKSON ROAD
(66' Public R/W) (Asphalt Pavement)
NORTH
0 20' 40'
Scale: 1"=40' (Full Size)
Scale: 1"=80' (Half Size)

SITE DATA:

1. Parcel ID No. 0418-15-0002/0418-15-0003
2. Parcel Size: 9.277 acres +/-
3. Existing Use: Single Family Residence & Light Industrial
4. Existing Zoning: OUE
5. Proposed Zoning: ILW
6. Proposed Use: Light Industrial
7. Building Area: Existing - 14,300 +/- S.F. Proposed - 15,000 S.F.
8. Parking: Required - 48 Spaces Proposed - 48 Spaces
9. Stormwater: Approximately 1.65 Ac. +/- as shown on Plan
10. Landscape Buffers: As shown on plan
11. Access: From Gladesview Drive
12. Habitat: None; Watercourse buffer shown along south property line.
13. Existing Impervious Area: 15,262 +/- S.F.
14. Proposed Impervious Area: 122,850 +/- S.F.

WEBER ENGINEERING & SURVEYING, INC.
4596 Ashton Road ~ Sarasota, Florida 34233
Telephone: (941) 921-3914 ~ Fax: (941) 924-3094
www.weberengineering.com
Surveying & Mapping Business Authorization No. LB 4010
Engineering Business Authorization No. EB 4010

HUGHEY CONSTRUCTION SERVICES BINDING DCP
PART OF LOTS 202 AND 203
PARCEL J AND PARCEL K, VENICE FARMS
PLAT BOOK 2, PAGE 179
Section 12, Township 39 South, Range 19 East
Sarasota County, Florida

Revisions: Date	Description
2.17.21	JNI

Job # 2015011
Dwg # D-16422-C
Date: 10/31/18
Drawn by: JSB
Checked by:

Hughey Construction Services Comprehensive Plan Amendment/Rezone

Property Pre-Application Narrative February 17, 2021

Subject Parcels: PID No. 0418-15-0002 / 0418-15-0003 comprising approximately 9.27 acres +/-.

Owner/Applicant: Willow Pond Investments, LLC. The Applicant has owned the property for the past 14 years.

Request: To re-designate approximately 9.27 acres +/- of OUE-1 zoned land on the Future Land Use Map from Low Density Residential (LDR) to Major Employment Center (MEC). The application is also requesting a rezone application to rezone the property from OUE-1 to ILW.

The applicant is requesting to re-designate the subject property from LDR to MEC to allow Industrial, Light and Warehousing (ILW) uses to continue as a contractor's yard as Light Industrial Service. The existing Light Industrial Service uses that exist on the site will continue and the construction of a new contractor office is being proposed. **Approval of this request will add valuable employment based lands to the County's MEC land use designation which has been diminished in recent years. Opportunities to add MEC lands on the Future Land Use Plan map should be seriously examined and encouraged to add to this valuable economic land use designation when available.**

Rezone Development Concept Plan:

The Binding Development Concept Plan submitted with the pre-application shows the two combined parcels equaling 9.277 acres in size. A 9,000 SF one-story office and 6,000 SF contractor shop with associated parking for 48 spaces is being proposed. An equipment and material area is shown to the south of the proposed office. The existing residence and various outbuildings will be removed when redeveloped.

Access to the site will be from Gladesview Drive. The applicant proposes to construct 22' of pavement for Gladesview Drive eastward from So. Jackson Road across the property frontage.

A 20' wide landscape buffer is shown along the east property line and 6' local road buffer along the Gladesview Drive frontage. The 20' wide landscape buffer with .6 opacity along the east property line will provide sufficient buffering for the vacant parcel to the east if and when it should ever be developed. The applicant also proposes to add a 6' high fence along the east property line to enhance buffering and compatibility. A 50' water course buffer to the south along the Blackburn Canal is shown on the DCP as well.

A 1.65 acre storm water retention area is shown on the south end of the DCP to accommodate the net increase of impervious surface coverage. The retention area will be sized and designed accordingly at the Site and Development Plan stage to accommodate the storm water generated from the site. At this time it is estimated that there is presently 15,262 sf of existing impervious surfaces on the site. Approximately 122,850 sf of impervious surface are proposed in the post development condition. Appropriate storm water modeling will occur during the S&D process.

The applicant is proposing to extend central water and sewer service to the site from existing County Utility service lines to the south. Future site and development plan submittal will determine the ultimate points of connection and any required location for looping.

Identification of all changes to the Comprehensive Plan:

The applicant requests that the Future Land Use Map of the Comprehensive Plan be amended to re-designate the 9.27 acres +/- parcel from LDR to MEC in the South Jackson Road MEC area. Recent land use changes in other parts of the County has reduced the inventory of available MEC land for industrial based businesses to support the local economy.

Surrounding future land uses and designations include:

South: Major Employment Center (MEC) – There is a 94,000 square foot American Precast storage and facilities complex bordering the property to the south.

West: MEC: To the west is the Frontier ILW parcel which also borders So. Jackson Road. This parcel was re-designated to MEC from LDR in 2010 in CPA SA 2010-01. There are other ILW zoned MEC heavy industrial uses abutting the Frontier tower parcel across So. Jackson Road in this historically industrial area.

North: Low Density Residential & MEC: Across Gladesview Drive to the north of the site is a 14 acre parcel with frontage on E Venice Ave. This parcel abuts the S Jackson Road MEC on its western border which is in close proximity to the site.

East: Low Density Residential: Vacant land.

The following section is a review of the Comprehensive Plan as it pertains the suitability of the subject parcel to be re-designated to the Major Employment designation on the Future Land Use Map of the Comprehensive Plan.

Consistency with Land Use Chapter policies:

FLU Policy 2.6.4 states:

Major Employment Center areas as designated on the Future Land Use Map shall comply with the following:

1) ***be located along major transportation and transit routes;***
2) ***possess adequate levels of infrastructure;***
3) ***be parcels large enough to ensure coordinated development buffering;***
4) ***and be in proximity to the labor supply***

The 9.27 acre +/- parcel being proposed for addition into the So. Jackson Road MEC is consistent with all four criteria put forth in Policy 2.6.4. by virtue of the fact that:

1) The site is located along and in close proximity to the East Venice Avenue Corridor which is one of the County's major east/west arterial in the South County. This area of So. Jackson Road south of East Venice Avenue, has traditionally been a Major Employment Center for existing heavier industrial uses in the East Venice area. So. Jackson Road has been improved and provides a key north/south link between East Venice Avenue and Center Road to the south. The applicant is submitting a Transportation analysis prepared by Stantec dated January, 2019 with the CPA application to analyze and confirm that adequate levels of service are maintained on the surrounding roadway network with the proposed map change on this parcel to MEC.

2) The site has access to central water and sewer service to the west and south, respectively. This Sarasota County Utilities system will provide adequate levels of service to provide for the future central water and sewer needs of the site when it is eventually redeveloped. The need for County initiated line extensions will not be necessary for the development of this site. Through this land use process and future site and development application processes adequate levels of infrastructure including utilities, stormwater and access management will confirm adequate levels of infrastructures existing along with consistency with Sarasota County Unified Development Code. The Traffic Impact Study prepared by Stantec confirms at this time that adequate levels of service for transportation impacts associated with this land use change will be maintained.

3) Since the subject parcel is 9.27 acres in size it is of sufficient size to ensure a coordinated development and a unified plan of development at such time when the owner decides to move forward with future buildout. The site is bound on the south by a canal and north by Gladesview Road. The canal and road provide both separation and transition from the site to the major industrial operations to the south and open use zoning across Gladesview road to the north. The open use zoning to the north is also bounded by the MEC that exists along the east side of So. Jackson Road. There have been existing light industrial uses on the property in the past which

have not created any compatibility issues in the past and are not contemplated to create any in the future.

4) The location of this proposed MEC designation is positioned to be very accessible to the labor supply of south Sarasota County. The site is situated within the Urban core of the Venice area with quick access to I-75 which allows easier access for employees who may live to the north or south of the site. This MEC area is situated in mid Sarasota County which allows a short 20 minute or less commute for residents in the Englewood, North Port or Sarasota residential areas.

FLU Policy 2.6.1 states:

Industrial and office uses may be located within Major Employment Centers designated areas on the Future Land Use Map.

The applicant is proposing to rezone the property ILW. The applicant has owned the property for the past 14 years and believes with the improvements to So. Jackson Road and the additional roadway improvements coming to the area, the time is right to re-designate the property to MEC. The light industrial use of the property is consistent with this FLU Policy 2.6.1. The light industrial, contactors site use and associated office that is currently in operation will remain on the site, and the rezoning will allow the applicant to redevelop the existing site based upon current UDC regulations.

FLU policy 2.6.2 states:

Where an area has not been specifically mapped as Major Employment Center, having instead a residential or other non-Major Employment Center future land use designation, such land must be mapped as Major Employment Center on the Future Land Use Map before it can be used for Major Employment Center purposes.

The Applicant believes the time is right to re-designate and remap the property to the MEC land use which is more suitable and compatible with the surrounding uses and improvements than the existing Low-Density Residential designation. This CPA is the first necessary step in the re-designation of the site to MEC before it is rezoned to the ILW zoning district. The proposed MEC designation is consistent with the development trend in the area towards industrial based MEC uses in recent years.

Econ policy 3.2.4

Promote the use and protection of major employment centers.

In recent years Sarasota County has seen a trend on the part of property owners to apply for Comprehensive Plan Land Use changes to transition away from MEC lands in favor of

residential future land designations. This proposed CPA is an opportunity for the County to add to the MEC acreage inventory in an area where MEC uses currently exist and which is in close proximity to the labor supply. This CPA request is also consistent with FLU Policy 2.6.4 related to MEC locational criteria.

Requested Modifications to the East Venice Avenue Overlay:

It appears that when the East Venice Avenue Overlay (EVA) in Article 7, Section 124-102(b)(7) on page 424 of the new Sarasota County UDC was originally adopted 20 years ago it was structured and planned towards residential development fronting along or near the East Venice Avenue corridor and did not anticipate the possibility of the So. Jackson Road MEC being expanded for additional industrial uses. Upon review of the EVA it appears that the term industrial is not used. The applicant is respectfully requesting waivers or modifications at the time of rezone submittal consistent with Article 7 Section 124-102 (b)(7)(f)(17) of – Special Purpose Overlay Districts - East Venice Avenue Overlay (EVA) for the following design items:

Modification No. 1: Section e.2.i of the EVA (Page 428) - The applicant request a modification of the requirement that all parking areas for new non-residential development be located behind buildings away from Platted Roads.

Rationale: Since the subject parcel is industrial in nature and fronts on a dead end local road (Gladesview Drive) with no visibility to the site from So. Jackson Road or East Venice Avenue, the need to place parking in the rear of the structure should not be necessary for screening purposes. For security purposes, the applicant needs to secure the rear of the site behind the building for the contracting equipment operations that will be using the contractors yard. That is just the nature of industrial uses and their operations. Allowing the parking for the industrial office in the front of the building helps to secure the contractor's operation such that it allows the office to serve as a barrier to the equipment yard. If the parking were required to be in the rear of the building a visitor to the contractor office would have to enter into the secured construction yard to gain access to the office. Parking in the front of the building also allows company personnel to directly leave their office building into the secured industrial yard without the need to cross the parking lot to gain access to the yard. Requiring parking in the rear of industrial use buildings should not be encouraged for a variety of reasons including the ones mentioned above.

Modification No. 2: Section e.4.i of the EVA (Page 430) – The applicant requests a modification to the requirement for a Multi Use Trail and interconnection to adjacent properties for this industrial site. The other developed industrial sites in the area have not connected to a multi use trail or provided cross access in this industrial area.

Rationale: Since there are existing heavy industrial MEC uses in this area the applicant

questions whether a Multi Use trail or parcel interconnectivity should be encouraged and is logical for safety and security reasons around operations that use heavy machinery and truck traffic. As mentioned previously, it is the applicant's belief that the EVA was constructed with residential uses in mind and did not anticipate the issues of safety and security for industrial based properties. A similar modification was granted to CPA 2010-01 in 2010 for similar reasons. The concern of the ability to safely connect adjacent properties in close proximity to heavy industrial activities creates significant liability issues and concerns.

Modification No. 3: Section f. of the EVA (Page 434)– This section requires that all CPA rezones must be rezone to a Planned Development District.

Rationale: It appears the EVA did not anticipate the expansion of the So. Jackson Road MEC because the only Industrial Planned District available in MEC's is the PCD district which requires a minimum parcel of 10 acres. The subject parcel is less than the minimum allowed by the UDC of 10 acres. The PCD zoning district anticipated larger park like developments and is not structurally geared as a zoning district towards smaller infill or redevelopment parcels adjacent to historic heavy industrial MEC's areas like the So. Jackson Road area. The subject parcel is only 9.277 acres in size. The property immediately to west was the subject of Rezone Petition No. 10-02 to ILW in 2010. This site was also smaller than the 10 acre PCD minimum requirement and was approved by the BOCC for ILW and received a waiver from this requirement.

Modification No. 4: Section f.1. of the EVA (Page 434)– This section requires a master DCP for all properties within defined Block Area with related resident notification procedures in Sections f.3-5 on Pages 434-435 of the UDC.

Rationale: As mentioned in the introduction to the Modification requests, it appears that the EVA was developed, structured, and planned towards residential development fronting along or near the East Venice Avenue corridor and did not anticipate the possibility of the So. Jackson Road MEC being expanded for additional industrial uses. The applicant is requesting that their property that has historically been used for light industrial purposes be added into the existing MEC designation that surrounds it on the north, south and west. The very nature of industrial uses does not lend itself towards the interconnectivity or shared accesses due to liability, security, and safety related issues. The use of Block plans in the EVA was geared towards the development of residential land uses fronting along the East Venice Avenue corridor and the possibility of coordinating roadways, drainage and utilities other residential uses or even slightly more intense land uses like Light Office. The subject property is situated on the outer edge of the EVA and nearly surrounded by existing MEC ILW operations and land uses. The need for a Block plan for isolated and independent industrial users does not serve the original intent of this provision. The applicant was made aware at the Pre-application conference that the abutting unimproved right of way for Gladesview Drive along the subject parcel's north property line would need to be improved to County standards.

This required improvement provides access considerations to adjacent properties to the north. At the noticed neighborhood workshop the applicant discussed with the sole neighbor present at the workshop the extension of utilities to the site by the applicant. That workshop provided feedback and input on the possible benefits to surrounding properties with respect to utility service options. The applicant believes that the intent of the Block Plan concept, although not contemplated for Industrial uses at construction of the EVA, was met following the normal neighborhood workshop requirements. Please also note that the applicant followed the same procedures as required in CPA SA 2010-01 and Rezone 10-02 that was changed from LDR to MEC with an ILW rezone in 2010.

Modification No. 5: Section f.4 on Pages 434-435 of the EVA pertaining to the need to notify all residents and landowners in the Overlay Area.

Rationale: The subject parcel is located along the southern border of the EVA boundary. It is in an area that is predominantly industrial in use which is very different in nature and land use to portions of the EVA north of East Venice Avenue which is large lot residential and lends itself to coordinated development and redevelopment. There is nothing unique of significant about the characteristics to this site that would require the notification of all landowners in the Overlay. Any issues surrounding the subject parcel will be driven by the adjacent MEC land uses to the site to the north, south and west along So. Jackson Road. The most affected nearby and adjacent landowners were noticed of the proposed change using the standard 750 feet radius around the site utilized for neighborhood workshops. Within this 750 feet radius are all property owners south of East Venice Avenue from Keystone Road to the east and all property owners along So. Jackson Road which also fall within this 750 feet radius. All affected property owners along So. Jackson Road were notified of the proposed change and invited to the neighborhood workshop that was held. Only one adjacent landowner appeared at the neighborhood workshop. The discussion at the workshop involved the extension of utilities to the site and the opportunity for connection by adjacent property owners in the future. The applicant contends that the need to involve all residents with the EVA is not necessary as the potentially most affected property owners that would drive by or have a legitimate concern with the proposed use fall within the 750 feet radius.
In summary, there is nothing of significant character to the site or of particular importance of the proposed use that would warrant the need to involve the notification of all EVA residents since this parcel is situated so far from the majority of those residents with no connection or relationship to them. The standard neighborhood workshop noticing and two public hearings before the Planning Commission and Board of County Commissioners will provide sufficient notice and opportunity for property owners to participate in the process.

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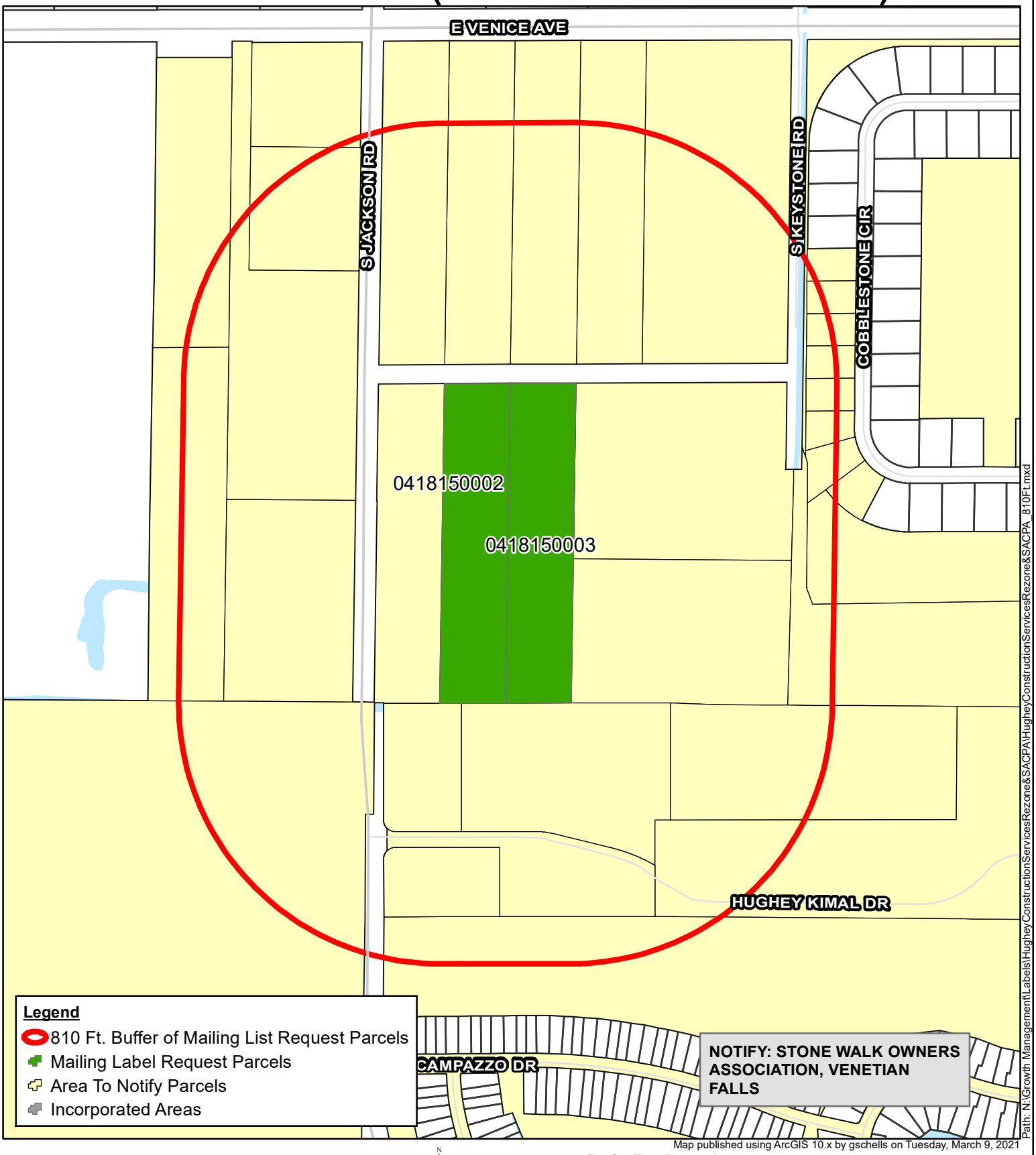
Notification Labels
Hughey Construction Services Rezone & SACPA
Buffer: 810 Feet (750 FT Buffer Plus ROW)



Map published using ArcGIS 10.x by gschells on Tuesday, March 9, 2021

Draft: For discussion purposes only.

Sarasota County
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400 200 0 400 Feet

BALE GLORIA L
3205 E VENICE AVE
VENICE, FL 34292-2532

BIG ROCK AMUSEMENTS LLC
PO BOX 448
CHESANING, MI 48616

BOUNCING GOLD PROPERTIES INC
9198 NORTH CLIFF LANE
RIXEYVILLE, VA 22737

C.MICHAEL SCHWARZ REVOCABLE TRUST
211 S KEYSTONE RD
VENICE, FL 34292-4106

DEAKIN JEAN E
3315 E VENICE AVE
VENICE, FL 34292-2534

DEAKIN LARRY N
3275 E VENICE AVE
VENICE, FL 34292-2534

FREEDOM MARINE SALES LLC
26125 N RIVERWOODS BLVD STE 500
METTAWA, IL 60045

FRONTIER FLORIDA LLC
PO BOX 2749
ADDISON, TX 75001

GANS PAUL J
19792 COBBLESTONE CIR
VENICE, FL 34292-4182

GRANDRESCH 2 LLC
PO BOX 92129
SOUTHLAKE, TX 76092

GREGORINI JOHN M
19780 COBBLESTONE CIR
VENICE, FL 34292

HEELAEE PROPERTIES LLC
3500 RUSTIC RD
NOKOMIS, FL 34275

HEELAEE PROPERTIES LLP
P O BOX 74
NOKOMIS, FL 34274

JOAN M FOX TRUST
PO BOX 1614
OSPREY, FL 34229

KEELEY JR THEODORE L (TTEE)
19804 COBBLESTONE CIR
VENICE, FL 34292-4184

KEYSTONE LAKE ESTATES INC
9198 NORTH CLIFF LANE
RIXEYVILLE, VA 22737

KOEHL MATTHEW A
19774 COBBLESTONE CIR
VENICE, FL 34292

MELLOR HOLDINGS LLC
249 S JACKSON RD
VENICE, FL 34292

OC-PMA LLC
4636 SCARBOROUGH DR
LUTZ, FL 33971

RODERIQUES LILLIANE
19766 COBBLESTONE CIR
VENICE, FL 34292-4182

SARASOTA COUNTY
PO BOX 8
SARASOTA, FL 34230-0008

SAUTER LIVING TRUST
19786 COBBLESTONE CIRCLE
VENICE, FL 34292

STONE WALK OWNERS ASSN INC
899 WOODBRIDGE DR
VENICE, FL 34293-4313

SZKOLA JOSEPH S
19810 COBBLESTONE CIR
VENICE, FL 34292-4184

VENETIAN FALLS HOMEOWNERS ASSOC INC
PO BOX 559009
FORT LAUDERDALE, FL 33355-9009

WILLIAM T ALTMANN & JANE E ALTMANN LIVING TRUST
19798 COBBLESTONE CIR
VENICE, FL 34292-4182

WILLOW POND INDUSTRIAL PARK CONDO ASSOC INC
579 SAWGRASS BRIDGE RD
VENICE, FL 34292

WILLOW POND INVESTMENTS LC
3086 FREDERICK DR
VENICE, FL 34292

VENETIAN FALLS
2001 Batello
Venice, FL 34292