

FOIA Response - Part 4 of 13

News alert email - Venice Gondolier to Bill Furst, with the full article

Text transcription of a record produced July 31, 2026 by the Sarasota County Property Appraiser's Office in response to a public records request. Graphics and images in the original are not reproduced.

From: Venice Gondolier <venice-gondolier@adamspg-email.com>
To: Bill Furst
Sent: Wednesday, July 22, 2026 5:32 AM
Subject: Residency of candidate questioned

NEWS - Residency of candidate questioned

VENICE - A political activist has filed a complaint with the Florida Elections Commission questioning whether Sarasota County Commission candidate Jim DeNiro meets the residency requirement to run...
[Read more]

The remainder of this newsletter email consists of standard subscription content (advertisements, other news briefs, weather, and sports).

The full article linked by this email, as published at yoursun.com (transcribed; the emailed alert linked to this article):

yoursun.com/venice/news/residency-of-candidate-questioned/article_0c26c390-85e3-4e7e-a757-b07b65876f3d.html

FEATURED / TOPICAL - POLITICS

Residency of candidate questioned

BOB MUDGE, Senior Writer - Jul 22, 2026

Photo caption: District 4 Sarasota County Commission candidate Jim DeNiro's campaign says he meets all residency requirements, responding to a complaint submitted Friday to the Florida Elections Commission. SCREEN CAPTURE (1 of 2)

VENICE - A political activist has filed a complaint with the Florida Elections Commission questioning whether Sarasota County Commission candidate Jim DeNiro meets the residency requirement to run for office.

Conni Brunni said she submitted the complaint Friday by mail.

If the FEC determines he doesn't satisfy a county code requirement that a Commission candidate be a resident of the district he or she runs in for at least six months immediately prior to qualifying for office, it asks the FEC to determine whether he filed false sworn documents; impose sanctions, if that's its conclusion; and refer the matter to law enforcement if there's evidence a crime was committed.

DeNiro is a retired Sarasota Police officer who's now a real estate agent.

He's challenging incumbent Joe Neunder, who is seeking a second term in Commission District 4. The district roughly encompasses the area from Clark Road and State Road 72 south to Laurel and Border roads in Venice, including Casey Key and extending partway down Albee Farm and Pinebrook roads.

DeNiro's sworn candidate oath, filed June 9, shows his legal address on Mackintosh Boulevard, in the Calusa Lakes subdivision, which is in the district. It doesn't have any language regarding when he took

up residency in the district.

County records show the property is owned by his mother, in a trust.

Brunni's complaint alleges that to meet the residency requirement, DeNiro would have had to establish residency at the Mackintosh Boulevard address by Dec. 8, 2025. But documents she attached to her complaint cast doubt on whether that happened, it states.

The complaint relies heavily on the fact that DeNiro's prior address was a homesteaded property on Trenwick Lane, in the Plantation subdivision, which is in Commission District 5. It was listed for sale on Jan. 20, 2026, a listing shows, by DeNiro as his own agent, and sold March 6.

Property appraiser records show the property is losing its homestead status because of the sale.

The deed from DeNiro and his wife to their buyers shows their address as the Mackintosh Boulevard property. However, the 2026 annual report they filed Feb. 17 for Sheepdog Enterprises LLC lists the Trenwick Lane address for DeNiro as registered agent and his wife as manager. His address as manager is the Mackintosh Boulevard address.

Department of Business and Professional Regulation records also list the Mackintosh Boulevard for him.

His parents bought the property in 1990, county records show. It was put into the trust in 2023.

DeNiro's campaign put out a statement Tuesday afternoon saying it hasn't seen the complaint, which the FEC has five working days to provide to him if it's deemed to meet filing requirements.

"We have received nothing from the Florida Elections Commission and know nothing about the substance or status of any purported complaint," it states. "However, if one has been filed, it appears to be a meritless act of political lawfare designed to silence criticism and distract from Joe Neunder's record.

"Joe Neunder is the last person who should want to talk about residency. Jim DeNiro meets every legal requirement. Neunder, meanwhile, bought his home directly from Pat Neal's company just 36 days after being appointed to the Sarasota County Planning Commission. And since joining county government, Neunder has never voted against a Pat Neal project."

Neunder said the statement doesn't specifically address DeNiro's residency, adding that "there's a there there" in his opponent's retention of homestead on the Trenwick Lane property after changing his legal residence.

"I have full confidence the FEC will make a proper decision," he said.

Brunni's complaint asks the FEC to find that it's legally sufficient, and to investigate whether DeNiro meets the residency requirement by checking to see when he changed his address on his driver license, voter registration, real estate license and other potential indicia of residency.

The potential subject of investigation has 14 days to respond before legal sufficiency can be determined and an investigation initiated.

Complaints are exempt from the state's public records law.