

Conditions, Safeguards, and Stipulations:

1. An updated listed species survey shall be conducted prior to any construction.

RESPONSE: Please see the attached Environmental Narrative which includes the results of the most recent listed species evaluations.

2. The applicant shall provide the city with the results of the updated listed species survey, and any correspondence with the United States Fish and Wildlife Service (USFWS) or the Fish and Wildlife Conservation Commission (FWC).

RESPONSE: Please see the attached Environmental Narrative which includes the results of the most recent listed species evaluations.

3. The applicant shall obtain all applicable state and federal listed species permits.

RESPONSE: The applicant will obtain any applicable state and federal listed species permits. The City of Venice will be copied on all permits obtained.

4. The applicant shall comply with FWC regulations regarding the survey and relocation of Gopher Tortoises and associated commensal species.

RESPONSE: The applicant will be providing a 100% survey of all potential Gopher Tortoise habitat within 90 days of commencement of construction.

5. The applicant shall obtain applicable Sarasota County tree permits prior to removal of trees from the property.

RESPONSE: Please see the attached Tree Removal permit issued by Sarasota County.

6. The applicant shall obtain all applicable state and federal environmental permits and provide wetland mitigation, as required.

RESPONSE: Acknowledged.

7. Consistent with Strategy OS 1.4.4 - Non-Native Invasive Species, any nuisance species observed within project area wetlands and uplands shall be removed and replanted with native Florida species, as required to obtain SWFWMD permits.

RESPONSE: Acknowledged.

8. Access to Laurel Road and Border Road is subject to Sarasota County (review/approval) including access management requirements.

RESPONSE: Sarasota County is being contacted to coordinate the access

location off of Laurel Road. A right of way use permit will be obtained from Sarasota County.

9. At the time of final plat (final phase), open space (including wetlands) shall be protected in perpetuity by a recorded document approved by the city.

RESPONSE: The final plat will contain tracts for the open space and wetlands.

10. Provide updated Binding Master Plan document based upon final approving ordinance (as necessary).

RESPONSE: The Binding Master Plan is on file with the City of Venice.

11. Multi-Use Recreational Trail (MURT) internal to the project along the north/south road - Applicant shall provide an 8-foot MURT along one side of the spine road as generally depicted on Exhibit 'A', location to be determined subject to TRC review.

RESPONSE: The plans include an 8' MURT located along the west side of Ariano Ave.

12. MURT along Laurel Road system – Unless Sarasota County requires a significant expansion of Laurel Road, the applicant shall provide at least an 8-foot MURT along the Laurel Road system as generally depicted on Exhibit 'A', location to be determined subject to TRC/County review.

RESPONSE: The MURT is being designed by Stantec. The project has received an exemption from SWFWMD permitting and is currently awaiting easements from FPL to proceed forward. A copy of the preliminary design is attached to this submittal.

13. The agreement regarding the PUD obligations and concurrency shall be approved and executed by the developer and the city prior to any further development approvals.

RESPONSE: The developers agreement was approved, executed and recorded (OR#2018026393).