



## CITY OF VENICE

401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031

December 1, 2017

Mr. Jeffery A. Boone, Esquire  
1001 Avenida Del Circo  
Venice, FL 34285

RE: **Pre-Hearing Conference**  
**SJMR PUD (17-13RZ)**

Dear Mr. Boone:

As you are aware, per Section 86-130(t)(4) of the City of Venice Land Development Code, the Planning Commission shall meet with the applicant or his agent to review the application, including all plans, maps and documents submitted by the applicant.

As a result of the Pre-Hearing Conference held November 7, 2017 with the Planning Commission, there were a number of comments and recommendations. The majority of the comments and recommendations provided should be either addressed or clarified upon resubmittal by the applicant and are related to the following:

- Consideration of language in the new Comprehensive Plan regarding the requirements in a mixed-use residential area.
- Consideration of language in the new Comprehensive Plan regarding wildlife corridors and identifying functional versus conservation open space.
- Discussion of perimeter buffering between neighboring developments and gaps in buffers for wildlife migration.
- The need for a sidewalk along Border Road.
- Adding a stipulation that the main roadway through the development, if gated, will need to be open during emergencies.
- Address Laurel Road and the need for additional right-of-way to allow the road to be widened in the future.
- Confirmation that a Havana Road connection will not be constructed due to conflicts in roadway location and existing wetlands.

The matters indicated above are hereby recorded in writing and will become part of the record for the application. As mentioned, they should be addressed by the applicant with response to this letter and within subsequent resubmittal.

*Mr. Jeffery A. Boone, Esquire*

*December 1, 2017*

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Should you need additional information regarding this subject, please contact Planning and Zoning Division staff at 941-486-2626.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Snyder', with a long horizontal flourish extending to the right.

Barry Snyder  
Chairman, Planning Commission

cc: Melanie Smith, P.E., Stantec  
Jim Koenig, Planner  
Petition No. 17-13RZ

As a result of the Pre-Hearing Conference held November 7, 2017 with the Planning Commission, there were a number of comments and recommendations. The majority of the comments and recommendations provided should be either addressed or clarified upon resubmittal by the applicant and are related to the following:

- Consideration of language in the new Comprehensive Plan regarding the requirements in a mixed-use residential area.

**The proposed PUD is consistent with all applicable elements of the new Comprehensive Plan regarding the requirements in the Mixed Use Residential (MUR) designation.**

- Consideration of language in the new Comprehensive Plan regarding wildlife corridors and identifying functional versus conservation open space.

**The proposed SJMR PUD has been designed to provide for significant wildlife corridors through the property with excellent connectivity to adjacent properties. The proposed SJMR PUD provides for in excess of 50% Open Space. The minimal requirement for 10% conservation open space is substantially exceeded by the 79 acres of wetlands to remain. The minimum requirement for functional open space is met with the provision of an amenity center and other passive open space areas not categorized as part of the conservation open space.**

- Discussion of perimeter buffering between neighboring developments and gaps in buffers for wildlife migration.

**The buffer standards between the neighboring developments are similar which when combined will result in a doubling of the buffers between the developments. The significant wetlands which traverse the adjacent developments will provide for gaps in the buffers to allow for wildlife migration. In addition the 170' wide FPL easement traversing the properties will further allow for wildlife migration.**

- The need for a sidewalk along Border Road.

**In response to comments from the Planning Commission, a sidewalk has been added along Border Road.**

- Adding a stipulation that the main roadway through the development, if gated, will need to be open during emergencies.

**The applicant is in agreement with such a stipulation.**

- Address Laurel Road and the need for additional right-of-way to allow the road to be widened in the future.

**The subject property is bounded to the west by an FPL substation parcel for a distance of 2,600 feet. To the east of the subject property Laurel Road dead ends at Myakka River Park with no through traffic beyond the park and no other access points along Laurel Road. As a result, traffic in the area along Laurel Road will be largely limited to residents of the SJMR PUD and visitors to the Myakka River Park. Therefore, additional right-of-way along the subject property for road widening will be unnecessary.**

- Confirmation that a Havana Road connection will not be constructed due to conflicts in roadway location and existing wetlands.

**A connection directly across Border Road from Havana Road is not proposed due to the location of a wetland on the subject property immediately north of Border Road across from Havana Road. Furthermore, a connection to Havana Road would provide little benefit as the existing Havana Road dead ends a short distance south of Border Road, thereby providing very limited benefit to the road network. A connection is proposed for the site that will connect Border Road to Laurel Road.**