

From: [Dan Lobeck](#)
To: [Mercedes Barcia](#)
Subject: Milano PUD Amendment/ Rezoning 22-38RZ/ Ord. 2023-11
Date: Monday, June 12, 2023 5:42:57 PM
Attachments: [Resume - Michael Fury - VGRC.pdf](#)
[Synchro - Signal - Report.pdf](#)
[Synchro - TWSC - Report.pdf](#)
[Veneto Blvd north of Laurel Rd - 24hr Volume Count.pdf](#)
[Laurel Rd east of Veneto Blvd - 24hr Volume Count.pdf](#)
[Independent Review of Traffic Study.pdf](#)

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Mercedes:

Please substitute the attached pdf (last item) for the PowerPoint which I just emailed to you. It is the same except a much smaller file size.

Please add that and the other attached items to the record for this Thursday's City Council hearing on the above-referenced PUD amendment.

Thank you very much,

Dan Lobeck, Esq.
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From: Michael Fury <michael.fury@patelgreene.com>
Sent: Monday, June 12, 2023 4:07 PM
To: Dan Lobeck <dlobeck@lobeckhanson.com>
Cc: Marshall Happer <happer@happer.com>; Jill Pozarek <spqr63bc@hotmail.com>; grscott520@gmail.com; Anu Weerasuriya <anu.weerasuriya@Patelgreene.com>
Subject: RE: Venice PUD Amendment

Mr. Lobeck,

Please see attached for review and submission to the City Council record.

In regard to the actual make up of the commercial development, I really only need to look at the amount of traffic and have already reached a point of failure for Jacaranda. If the PUD amendment moves forward I would then look to make sure that the project specific land use falls within the allowed uses and would suggest that if the council is intent on approving that you request limits to the traffic volumes be put in place to mitigate for changes in lane use.

Thank you,
Michael Fury, PE
Engineer I

Patel, Greene & Associates, LLC (PGA)

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From: Dan Lobeck <dlobeck@lobeckhanson.com>

Sent: Monday, June 12, 2023 3:00 PM

To: Michael Fury <michael.fury@patelgreene.com>

Cc: Marshall Happer <happer@happer.com>; Jill Pozarek <spqr63bc@hotmail.com>; grscott520@gmail.com

Subject: RE: Venice PUD Amendment

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Michael:

During my cross-examination of Frank Domingo, I explored whether his trip generation calculations were for the most intense traffic generation that would be allowed on the 10.42 acres with the new stipulation of a maximum 70,240 square feet and the limit to certain land uses in the proposed PUD amendment.

Specifically, I asked him whether the Stantec report included trips to and from a convenience store, which would be allowed by the PUD amendment. He said yes.

In fact, the Stantec transportation study assumes a supermarket (ITE 850) of 47,240 square feet, a fast-food restaurant with a drive-through window (ITE 934) of 5,000 square feet and a strip retail plaza - less than 40,000 square feet - (ITE 822) of 18,000 square feet. (That totals the 70,240 square feet limit).

It does not include an assumption of a convenience store. It is my understanding that a convenience store has a higher ITE trip generation than a strip retail plaza.

The PUD amendment does not specifically state that gas pumps are allowed with a convenience store, so we may be unable to assume that.

I don't know if you have looked at this discrepancy in preparing your Presentation. Whether or not it is included, you may want to work it in on Thursday, if you find it has merit. In any event, it would be well to know what you think of this.

Thank you very much,

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From: Michael Fury <michael.fury@patelgreene.com>

Sent: Monday, June 12, 2023 1:55 PM

To: Dan Lobeck <dlobeck@lobeckhanson.com>

Subject: RE: Venice PUD Amendment

Mr. Lobeck,

As we discussed on the phone on Friday, I will be submitting to you shortly the following items:

Presentation

Traffic Count Volumes

Analysis worksheets (from the previous draft report)

Resume

We were not submitting the report to the city at this time.

I am in receipt of the Wade Trim comments. Thank you for checking.

Thank you,
Michael Fury, PE
Engineer I

Patel, Greene & Associates, LLC (PGA)

[12570 Telecom Drive, Temple Terrace, FL 33637](#)

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From: Dan Lobeck <dlobeck@lobeckhanson.com>

Sent: Monday, June 12, 2023 1:50 PM

To: Michael Fury <michael.fury@patelgreene.com>

Subject: Venice PUD Amendment

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Michael:

It was good to speak with you last week, thank you.

Please let me know if you don't yet have the Stantec report or the findings for the City on the transportation issues by its planning consultant, Wade Trim.

I look forward to your report to file with the City.

Thank you.

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