



LAW OFFICES  
BOONE, BOONE & BOONE, P.A.  
P. O. BOX 1596  
VENICE, FLORIDA 34284

ESTABLISHED 1956

E.G. (DAN) BOONE (1927-2019)  
JEFFERY A. BOONE  
STEPHEN K. BOONE  
JACKSON R. BOONE  
STUART S. BOONE  
ANNETTE M. BOONE

JAMES T. COLLINS, LAND PLANNER  
(NOT A MEMBER OF THE FLORIDA BAR)

STREET ADDRESS:  
1001 AVENIDA DEL CIRCO 34285  
TELEPHONE (941) 488-6716  
FAX (941) 488-7079  
e-mail: adm@boone-law.com

May 17, 2023

VIA HAND DELIVERY

Kelly Michaels  
City Clerk  
Venice City Hall  
401 West Venice Avenue  
Venice, Florida 34285

CITY OF VENICE

MAY 17 23 PM 3:37

Re: Milano PUD Amendment

Dear Ms. Michaels:

As you are aware, we represent the applicant for the Milano PUD Amendment which is scheduled to go before the Venice City Council for Public Hearing on May 23, 2023.

Please find attached written materials we wish to have considered by the City Council. Specifically, those documents include analyses prepared by three of our expert witnesses: Alec Hoffner, Frank Domingo and James Collins, as well as other related documents.

Thank you very much for your assistance in this regard. If you have any questions, please do not hesitate to contact us.

Kind regards,

Very truly yours,

  
Jeffery A. Boone

JAB

Enclosure

# Kimley»»Horn

**THE VILLAGE AT LAUREL AND JACARANDA**

**ENVIRONMENTAL NARRATIVE**

June 2022 (Updated May 2023)

Prepared for:

***NEAL COMMUNITIES***  
***5800 LAKEWOOD RANCH BLVD***  
***SARASOTA, FL 34240***

Prepared by:

***KIMLEY-HORN***  
**2619 CENTENNIAL BOULEVARD, SUITE 200**  
**TALLAHASSEE, FL 32308**

## **INTRODUCTION**

The proposed project is a commercial project known as The Village at Laurel and Jacaranda. The project is located in Venice at the intersection of Laurel Road and Jacaranda in Section 35, Township 38 South, Range 19 East, in Sarasota County. See attached Location Map.

Please note that the applicant's environmental consultant and the City of Venice's environmental consultant have been working together to ensure the proposed project is in compliance with applicable strategies from the City's code. As a result of this process, all technical concerns have been addressed.

## **METHODOLOGY**

The following methods were employed to assess the referenced parcel:

- Field inspection of the site for identification of habitats, protected species, or other sensitive environmental features.
- Listed species evaluations of the site were conducted in accordance with appropriate State or Federal agency requirements. Gopher Tortoise Surveys were conducted under the supervision of an Authorized Gopher Tortoise Agent. Methodology utilized to evaluate the site for gopher tortoise was consistent with FFWCC Gopher Tortoise Permitting Guidelines Appendix 4.
- Recent and historical aerial photograph interpretation of the subject property.
- Research of Sarasota County, and various State and Federal databases regarding protected wildlife species.

The jurisdictional limits of onsite wetlands and surface waters were established through the issuance of a Petition for Formal Determination of Wetlands and Surface Waters (41590.000). This permit expired on February 20, 2019, but subsequent permits issued for Aria, Cielo, and Jacaranda have utilized the previously approved wetland and surface water boundaries. Please see the attached FLUCCS Habitat Map for the approximate wetland and surface water locations within the subject parcel.

## **EXISTING CONDITIONS**

The existing conditions of the project including upland and wetland plant communities were mapped in accordance with Florida Land Use Cover Forms and Classification System (FLUCCS, Florida Department of Transportation 1999). Please see the attached FLUCCS Habitat Map for the location of habitats described below.

### **Upland Descriptions**

#### **Open Land (FLUCCS 190)**

Upland portions of the site have been disturbed during previous agricultural and construction activities and do not contain native habitat. The open land mostly contains a mix of ruderal plant species and Brazilian pepper (*Schinus terebinthifolius*), but some slash pine (*Pinus elliotii*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), and saw palmetto (*Serenoa repens*) are present adjacent to the on-site wetland.

## Wetland and Other Surface Water Habitats

### **Reservoirs less than 10 acres (FLUCCS 534)**

There is one permitted stormwater pond located on the eastern portion of the subject parcel. This pond was excavated in uplands and was authorized by Environmental Resource Permits issued for previous development activities on the subject parcel. As this feature is a permitted stormwater pond, it will not be regulated as a jurisdictional surface water.

### **Freshwater Marsh (FLUCCS 641)**

Wetland habitats observed onsite include a freshwater marsh. The freshwater marsh, which is approximately 6.6 acres, exists on a significant portion of the project area. This marsh contains a mix of native and non-native wetland plants including sand cordgrass (*Spartina bakeri*), maidencane (*Panicum hemitomon*), torpedo grass (*Panicum repens*), arrowhead (*Sagittaria lancifolia*), pickerelweed (*Pontederia cordata*), spikerush (*Eleocharis* spp.), primrose willow (*Ludwigia peruviana*), floating heart (*Nymphoides* sp.), and other grasses and sedges. Much of the northern portion of this wetland was historically filled during the construction of the Venetian Golf and River Club and the construction of Laurel Road. In addition, a stock pond was excavated in the wetland during previous agricultural activities and the wetland was bisected by the FPL patrol road to the south. These disturbances have affected the hydrology of the wetland as well as the species composition and allowed invasive plants to become established.

## **SOILS**

According to the current Natural Resources Conservation Service (NRCS) web soil survey <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> for Sarasota County, there are three (3) soil types found within the project boundary. Please see the attached NRCS Soils Map. Soils found on site are listed below:

- 8 – Delray fine sand
- 22 – Holopaw fine sand, frequently ponded, 0-1% slopes
- 31 – Pineda – Pineda, wet, fine sand, 0-2% slopes

## **LISTED SPECIES**

Ardurra has reviewed the subject property for the potential presence of listed species. This review included multiple field surveys and research of available databases for documented listed species presence relative to the proposed project. No protected species were observed nesting or denning within the onsite habitats.

To assist in determining potential utilization of the subject parcel by listed species, a search of available databases was conducted including review of Florida Native Areas Inventory (FNAI) and Florida Fish and Wildlife Conservation Commission (FWC) bald eagle nest locator databases.

Kimley-Horn staff have performed numerous site visits to the subject parcel since 2014 in support of this project as well as many other projects that encompassed the current project area. During these site visits, specific attention was given to observing potential utilization by listed wildlife



species. In addition, a survey specific to gopher tortoise was accomplished in 2022. The survey methodology utilized to evaluate the site for gopher tortoise was consistent with FFWCC Gopher Tortoise Permitting Guidelines Appendix 4.

The following is a list of projects and dates where listed wildlife species surveys were performed within the current project area:

Vica Formal Jurisdictional Determination – Numerous dates in 2013

Jacaranda Road Construction Monitoring – 2014

Cielo and Aria Permitting – 2019 through 2022

Due diligence effort for the current project – 2021

Site visits prior to preparing the current environmental narrative – 2022

Site visits representing FP&L on the Transmission Line Easement – 2014 to present.

Please note that the applicant anticipates at least one more round of listed species surveys will be performed prior to the construction of the proposed project as they complete the Site and Development process as well as the SWFWMD ERP review, which requires coordination with FWC.

Given the habitats present and the results of the recent listed species review, significant utilization by listed species is not anticipated, but if listed species are found during construction, appropriate measures will be taken with State and Federal regulatory agencies.

**FNAI Biodiversity Matrix**

In addition to the previous listed species evaluations conducted on the site, the FNAI Biodiversity Matrix was consulted to determine documented, likely, and/or potentially occurring rare animals in the vicinity of the project area. The only “documented” species to occur in the vicinity of the project is the Bald Eagle (*Haliaeetus leucocephalus*), and the most “likely” species to occur in the vicinity of the project as listed by FNAI (Matrix Units 27083 attached) is the Wood Stork (*Mycteria americana*), and the Eastern Indigo Snake (*Drymarchon couperi*).

The table below lists the species that have the potential to utilize the project area.

Common Name	Scientific Name	Federal/State Status	Likelihood of Occurrence	Results of Updated Survey
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Migratory Bird/X	Not Observed.	Documented nesting location located adjacent to the project area.

<b>Wood Stork</b>	<i>Mycteria americana</i>	E/T	Likely (FNAI)	Not observed.
<b>Gopher Tortoise</b>	<i>Gopherus polyphemus</i>	X/T	Potential (FNAI)	No active burrows identified.
<b>Eastern Indigo Snake</b>	<i>Drymarchon couperi</i>	T/T	Likely (FNAI)	Not observed.
<b>Sandhill Crane</b>	<i>Grus canadensis pratensis</i>	X/T	Potential (FNAI)	Not observed.
<b>Florida Burrowing Owl</b>	<i>Athene cunicularia floridana</i>	X/SSC	Potential (FNAI)	Little to no habitat exists on site.
<b>Gopher Frog</b>	<i>Lithobates capito</i>	X/T	Potential (FNAI)	No gopher tortoise burrows identified.

**Bald Eagle (*Haliaeetus leucocephalus*)**

A search of the Florida Fish and Wildlife Conservation Commission (FWC) bald eagle database was completed to determine whether any known bald eagle nests occur within the vicinity of the subject parcel. The database and field observations revealed that nest SA023 is located approximately 550' south of the project area. Observation of the nest site during the 2021-2022 nesting season revealed no nesting activity in this location. Should the eagles return to the nest site during the construction of the proposed project, the appropriate U.S. Fish & Wildlife Service (USFWS) consultation will occur, and permits acquired, if necessary.

**Wood Stork (*Mycteria americana*) and Wading Birds**

The wood stork is listed as "Endangered" by the USFWS. According to USFWS data, the project does fall within the Core Foraging Areas (CFA) for the Blackburn Bay nesting colony (Atlas No. 615035). The Blackburn Bay nesting colony is located approximately 5.7 miles west of the project boundary. There is no evidence of breeding or significant foraging by wood storks occurring within the project area.

**Gopher Tortoise (*Gopherus polyphemus*)**

Senior Scientists have conducted preliminary gopher tortoise surveys within the project area. During these surveys no evidence of Gopher Tortoise or burrows were observe on-site. Ninety (90) days prior to construction and land clearing within the project area, a 100 percent survey of suitable habitat will be conducted. Should any gopher tortoise burrows be in or within 25' of the limits of clearing, a relocation permit from FWC will be obtained to remove all gopher tortoises within the project area.

**Eastern Indigo Snake (*Drymarchon corais couperi*)**

The eastern indigo snake is listed as "Threatened" by both the FWS and FWC. The snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, dry prairie, edges of freshwater marshes, agricultural fields, and human-altered

habitats. According to FNAI data, potential habitat for the eastern indigo snake may be present within the project area. During the field reviews and wetland evaluations, no eastern indigo snakes were observed within or adjacent to the project area. The project will likely implement the U.S. Fish and Wildlife Service's (USFWS) '*Standard Protection Measures for the Eastern Indigo Snake*' (revised August 12, 2013) in order to prevent any adverse impacts to this species.

**Sand Hill Crane (*Antigone canadensis paratensis*)**

There were no Sandhill Crane, a 'Threatened' species, nesting areas observed during wildlife surveys conducted on the property. The distribution of this species can be found throughout Florida in open pasture, ditches, and certain wetland type habitats. During visits to the subject parcel, the edges of all wetland areas within the site were specifically evaluated for the presence of Sandhill cranes. None were observed. Surveys for nesting sandhill cranes will be conducted prior to construction activities, with nesting typically occurring during the December through August breeding season. If there is evidence of nesting by sandhill cranes during this period, FWC recommendations as specified in the Sandhill Crane Species Crane-Species-Guidelines-2016.pdf) and in the Florida Wildlife Conservation Guide (<http://myfwc.com/conservation/value/fwcg/>) will be followed.

**Florida Burrowing Owl (*Athene cunicularia floridana*)**

Florida Burrowing Owls are usually located within open prairie type landscapes with little to no understory vegetation. Based on the habitats present, it is unlikely the uplands on the subject property are utilized by Burrowing Owls. 100% of the areas identified as open lands were evaluated on numerous visits to the site by Senior Scientist, and no evidence of Florida Burrowing Owls or their burrows have been identified on the project site.

**Gopher Frog (*Lithobates capito*)**

The Gopher Frog is typically found within longleaf pine, xeric oak, and sandhills mostly, but also occurs in upland pine forest, scrub, xeric hammock, mesic and scrubby flatwoods, dry prairie, mixed hardwood-pine communities, and a variety of disturbed habitats. The Gopher Frog inhabits Gopher Tortoise burrows. It is very unlikely that this species exists on this site due to the lack of Gopher Tortoise burrows located within the project boundaries.

**PROPOSED CONDITIONS**

**Wetlands and Surface Waters**

**Impacts**

Based on the proposed commercial use of this parcel, there are limited alternatives available that allow an economically viable project on the subject parcel without impacting most, if not all, of the on-site wetland. As a result, the applicant proposes to fill approximately 6.6 acres of the on-site wetland.

Regarding avoiding or minimizing impacts to the on-site wetlands, the proposed project will be constructed in the only location available for commercial development within the Milano PUD so no alternative site location is possible.

It is important to note that the applicant has demonstrated avoidance and minimization of wetland impacts throughout the overall Milano PUD by limiting impacts to wetlands and providing large areas of contiguous upland and wetland habitat preservation including extensive wildlife corridors connecting interior and exterior habitats, as demonstrated by the attached Milano PUD Preservation and Proposed Impact Map.

In addition, the long-term functional viability of the project wetland was evaluated prior to proposing the impacts described above. Given the location of the wetland, which is adjacent to a major intersection, and the historical activities that have impacted the hydrology and allowed for the establishment of invasive species, including the construction of Laurel Road, the construction of the Venecian Golf and River Club to the north, and the FPL patrol road to the south, it is anticipated that the functions of the wetland will continue to degrade in the future. It is our opinion that the chance for long-term viability of the wetland is limited.

Hydrologic impacts to off-site portions of the project wetland have been considered and will be addressed through the Southwest Florida Water Management District (SWFWMD) Environmental Resource Protection (ERP) permitting process, as required per under 62-330.301(1) Florida Administrative Code (F.A.C). The applicant will provide a time-stage hydrograph to the City, which documents the hydrologic functions of the off-site wetland will be maintained in the post development condition.

The on-site stormwater pond will be filled during the construction of the proposed project. As this is a permitted stormwater pond, it is not regulated as a jurisdictional surface water, and should not be considered an impact.

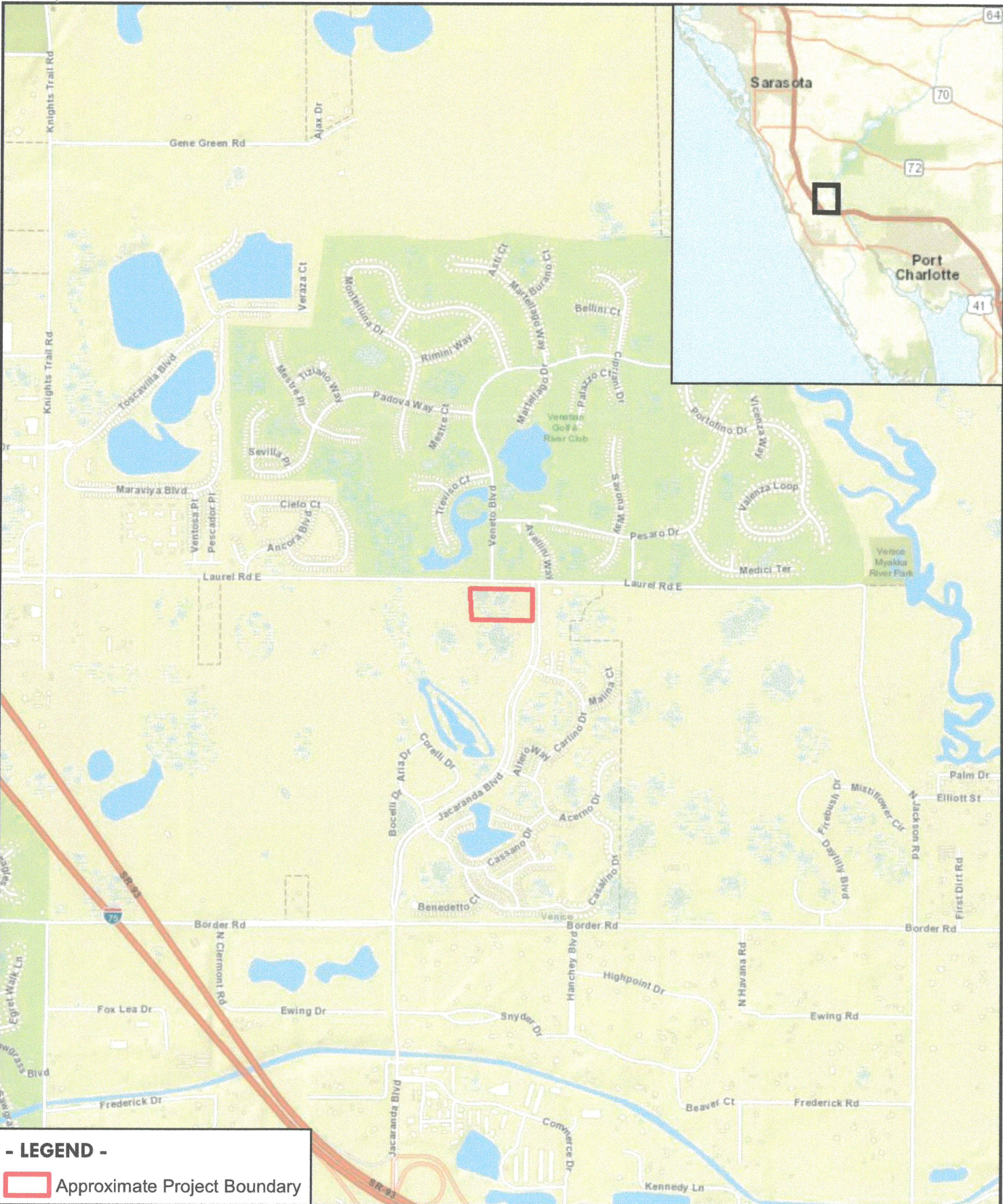
### **Mitigation**

The attached Uniform Mitigation Assessment Method (UMAM) analysis was conducted to determine the mitigation required for impacts to the 6.6-acre project wetland, which totals approximately four (4) credits.

Mitigation will be provided by utilizing marsh credits from the Myakka Mitigation Bank. Earth Balance, who manages the mitigation bank, and staff from SWFWMD during a pre-application meeting have both confirmed that credits from the Myakka Mitigation Bank can be used for a project on the subject parcel.

The functions currently provided by this wetland on a regional level will be maintained in perpetuity through the long-term preservation and management of the Myakka Mitigation Bank.





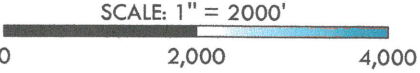
**- LEGEND -**

 Approximate Project Boundary

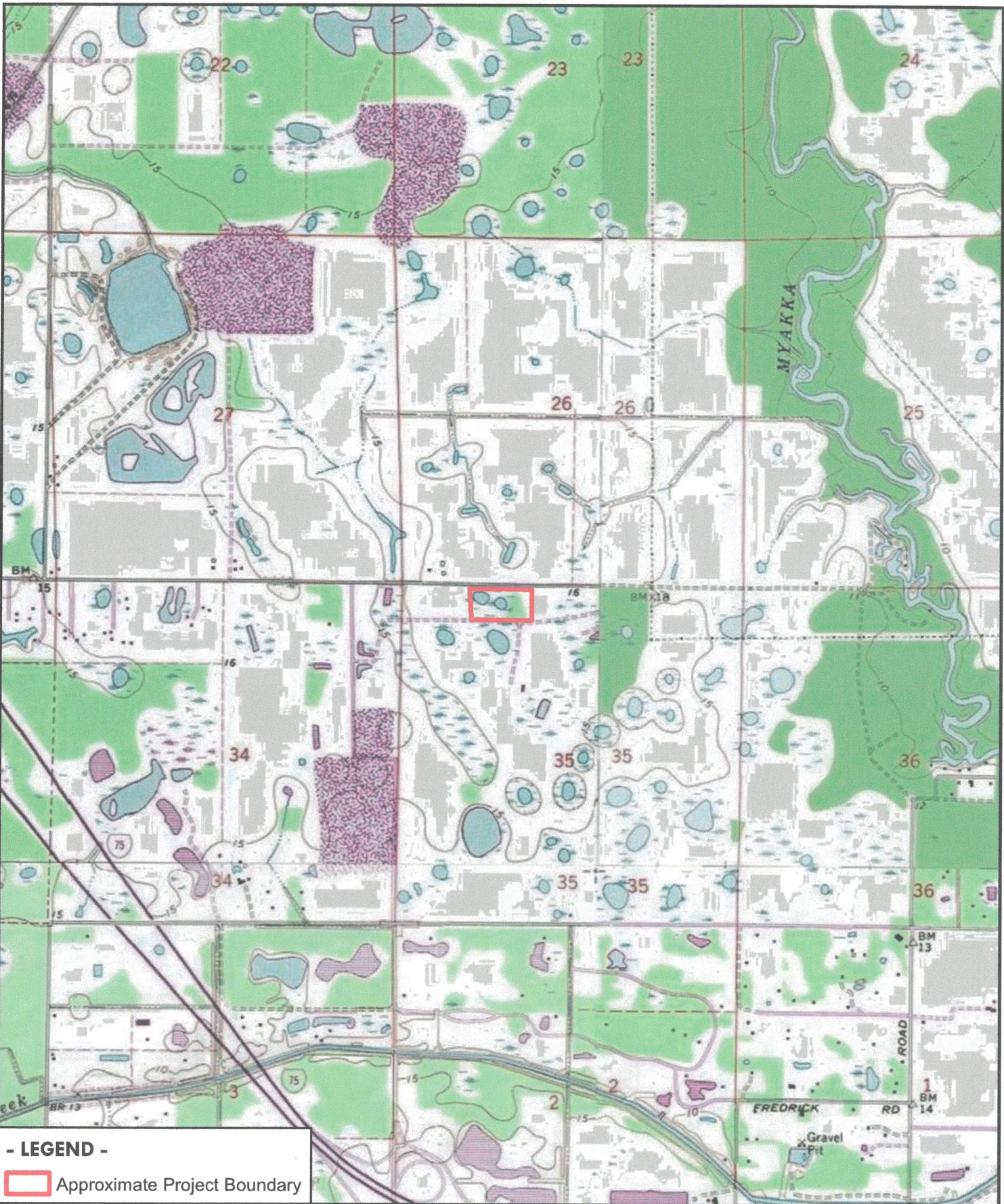


**Client:** Neal Communities  
**Project:** The Village at Laurel & Jacaranda  
**Location:** Sarasota County, Florida  
**TRS:** Sec: 35 Twp: 38S Rng: 19E  
**Title:** Location Map  
**Source:** ESRI World Street Map

**Drawn By:** KS  
**Date:** 6/7/2022  
**Sheet:** 1



D:\1. Sarasota\Neal Communities of Southwest Florida\Cleto (aka Milano NW)\GIS\VillageLaurelJacaranda\_Location\_060722.mxd

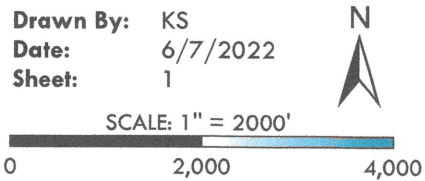


**- LEGEND -**  
 Approximate Project Boundary



**Client:** Neal Communities  
**Project:** The Village at Laurel & Jacaranda  
**Location:** Sarasota County, Florida  
**TRS:** Sec: 35 Twp: 38S Rng: 19E  
**Title:** USGS Quad Map  
**Source:** USGS Topo Maps

**Drawn By:** KS  
**Date:** 6/7/2022  
**Sheet:** 1



D:\1. Sarasota\Neal Communities of Southwest Florida\Ciclo (aka: Milano NW)\GIS\ Villages\Laurel\Jacaranda. USGS\_06072.mxd



**- LEGEND -**

Approximate Project Boundary

**Soil Descriptions**

8: Delray fine sand, depressional

22: Holopaw fine sand, frequently ponded, 0 to 1 percent slopes

31: Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes

Soil Code	Descriptions	± Acreage
8	Delray fine sand, depressional	2.33
22	Holopaw fine sand, frequently ponded, 0 to 1 percent slopes	3.88
31	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	4.20
<b>Total Project Acreage</b>		<b>10.42</b>

SCALE: 1" = 100'

0 50 100

KS  
Drawn By:  
Date: 6/7/2022  
Sheet: 1

N

Client: Neal Communities  
Project: The Village at Laurel & Jacaranda  
Location: Sarasota County, Florida  
TRS: Sec: 35 Twp: 36S Rng: 19E  
Title: NRCS Soils Map  
Source: Sarasota County Imagery (2021), NRCS

**ARDURRA**  
COLLABORATE. INNOVATE. CREATE.  
1523 8th Ave W, Suite B  
Palmetto, FL 34221



**- LEGEND -**  
 Approximate Project Boundary  
 Approximate FLUCCS Habitat Lines

FLUCCS Code	Descriptions	± Acreage
190	Open Land	1.58
534	Reservoirs less than 10 Acres	2.24
641	Freshwater Marshes	6.60
<b>Total Project Acreage</b>		<b>10.42</b>

SCALE: 1" = 100'

KS  
 Drawn By:  
 Date: 6/7/2022  
 Sheet: 1



Client: Neal Communities  
 Project: The Village at Laurel & Jacaranda  
 Location: Sarasota County, Florida  
 TRS: Sec: 35 Twp: 38S Rng: 19E  
 Title: FLUCCS Habitat Map  
 Source: Sarasota County Imagery (2021)





SCALE: 1" = 100'

Drawn By: KS  
 Date: 6/7/2022  
 Sheet: 1



Client: Neal Communities  
 Project: The Village at Laurel & Jacaranda  
 Location: Sarasota County, Florida  
 TRS: Sec. 35 Twp: 38S Rng: 19E  
 Title: Post FLUCCS Habitat Map  
 Source: Sarasota County Imagery (2021)

**- LEGEND -**

Approximate Project Boundary

**FLUCCS Descriptions**

140: Commercial and Services

190: Open Land

814: Roads and Highways

FLUCCS Code	Descriptions	± Acreage
140	Commercial and Services	1.64
190	Open Land	2.05
814	Roads and Highways	6.73
<b>Total Project Acreage</b>		<b>10.42</b>





**- LEGEND -**

- Approximate Project Boundary
- Approximate Proposed Wetland Impacts (± 6.60 ac)
- Approximate Proposed OSW Impacts (± 2.24 ac)

**FLUCCS Descriptions**

- 140: Commercial and Services
- 190: Open Land
- 814: Roads and Highways

FLUCCS Code	Descriptions	± Acreage
140	Commercial and Services	1.64
190	Open Land	2.05
814	Roads and Highways	6.73
<b>Total Project Acreage</b>		<b>10.42</b>

SCALE: 1" = 100'

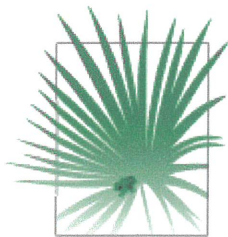
0 50 100

Drawn By: KS  
 Date: 6/8/2022  
 Sheet: 1



Client: Neal Communities  
 Project: The Village at Laurel & Jacaranda  
 Location: Sarasota County, Florida  
 TRS: Sec: 35 Twp: 38S Rng: 19E  
 Title: Post FLUCCS Habitat & Proposed Impact Map  
 Source: Sarasota County Imagery (2021)





1018 Thomasville Road  
Suite 200-C  
Tallahassee, FL 32303  
850-224-8207  
850-681-9364 fax  
www.fnai.org

FLORIDA  
**Natural Areas**  
INVENTORY

# Florida Natural Areas Inventory

## Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 6/13/2022

(Contact the FNAI Data Services Coordinator at 850.224.8207 or  
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

### Report for 1 Matrix Unit: 27083

	<p><b>Descriptions</b></p> <p><b>DOCUMENTED</b> - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p><b>DOCUMENTED-HISTORIC</b> - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.</p> <p><b>LIKELY</b> - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <div style="border: 1px solid black; padding: 5px;"> <ol style="list-style-type: none"> <li>1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i></li> <li>2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.</li> </ol> </div> <p><b>POTENTIAL</b> - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.</p>
--	--

### Matrix Unit ID: 27083

#### 1 Documented Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#">Haliaeetus leucocephalus</a> Bald Eagle	G5	S3	N	N

#### 0 Documented-Historic Elements Found

#### 3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#">Drymarchon couperi</a> Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
<a href="#">Mycteria americana</a>	G4	S2	T	FT

**Matrix Unit ID: 27083****17 Potential** Elements for Matrix Unit 27083

<b>Scientific and Common Names</b>	<b>Global Rank</b>	<b>State Rank</b>	<b>Federal Status</b>	<b>State Listing</b>
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<a href="#"><i>Athene cunicularia floridana</i></a> Florida Burrowing Owl	G4T3	S3	N	ST
<a href="#"><i>Calopogon multiflorus</i></a> many-flowered grass-pink	G2G3	S2S3	N	T
<a href="#"><i>Centrosema arenicola</i></a> sand butterfly pea	G2Q	S2	N	E
<i>Flatwoods/prairie lake</i>	G4	S3	N	N
<a href="#"><i>Gopherus polyphemus</i></a> Gopher Tortoise	G3	S3	C	ST
<a href="#"><i>Lechea cernua</i></a> nodding pinweed	G3	S3	N	T
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Lythrum flagellare</i> lowland loosestrife	G3	S3	N	E
<a href="#"><i>Matelea floridana</i></a> Florida spiny-pod	G2	S2	N	E
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<a href="#"><i>Nemastylis floridana</i></a> celestial lily	G2	S2	N	E
<a href="#"><i>Nolina atopocarpa</i></a> Florida beargrass	G3	S3	N	T
<i>Phyllophaga elongata</i> Elongate June Beetle	G3	S3	N	N
<a href="#"><i>Rhynchospora megaplumosa</i></a> large-plumed beaksedge	G2	S2	N	E
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<a href="#"><i>Zephyranthes simpsonii</i></a> redmargin zephyrlily	G2G3	S2S3	N	T

**Disclaimer**

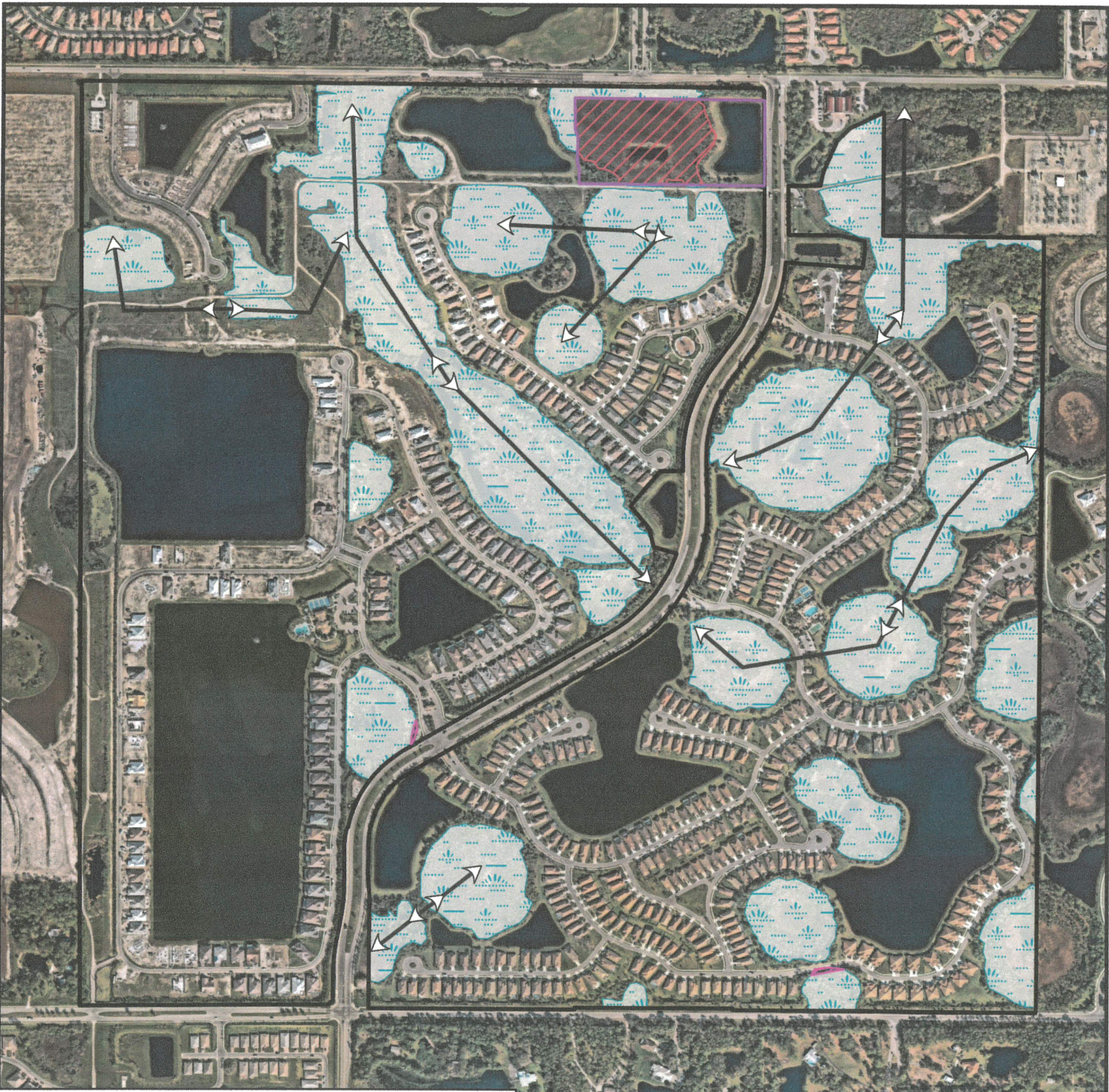
The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

**Unofficial Report**







These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



C:\Users\garret.dentise\OneDrive - K1\Documents\GIS\_Working\Milano PUD\GIS\Maps\Milano PUD ArcPro\Milano PUD ArcPro\_1.aprx



- Legend -

-  Proposed Wildlife Corridors
-  Project Boundary (± 553.39 acres)
-  Commercial Site Boundary (± 10.42 acres)
-  Preserved Wetlands (± 124.28 acres)
- Wetland Impact**
-  Previously Approved Wetland Impacts (±0.11 acres)
-  Proposed Wetland Impacts Within Commercial Site (± 6.60 acres)

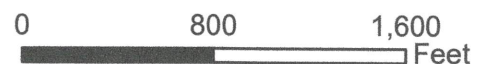
**Kimley»Horn**

© 2023 Kimley-Horn and Associates Inc.  
1777 Main St Suite 200, Sarasota, FL 34236  
Phone (941)- 379 7600  
www.kimley-horn.com

**Client:** Neal Communities, Inc.  
**Project:** The Villages at Laurel and Jacaranda  
**Location:** Sarasota County  
**STR:** Sec: 34, 35 Twp: 38S Rng: 19E  
**Title:** Milano PUD Preservation and Proposed Impact Map  
**Source:** Nearmap WMS

**Drawn By:** GD  
**Date:** 5/17/2023

SCALE 1" = 800'



(See Section 62-345.400, F.A.C.)

Site/Project Name The Village at Laurel and Jacaranda		Application Number		Assessment Area Name or Number Project Wetland	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Impact	Assessment Area Size 6.6 Acres
Basin/Watershed Name/Number Myakka River/Southern Coastal	Affected Waterbody (Class)		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Pipes under the FPL patrol road connect the subject wetland to offsite wetlands to the south. It is also connected through control structures to the adjacent stormwater management system.					
Assessment area description The subject wetland is a remnant of a much larger wetland that was partially filled for the construction of the Venetian Golf and River Club and the construction Laurel Road. It functions as herbaceous marsh with mostly low growing wetland plant species.					
Significant nearby features None			Uniqueness (considering the relative rarity in relation to the regional landscape.) Not unique.		
Functions Wetland provides some habitat for wading birds and other wetland dependant species.			Mitigation for previous permit/other historic use Not applicable		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found ) It is anticipated that the wetland is used for foraging by several species of wading birds. It also most likely provides habitat for small fishes, reptiles, and amphibians.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) No significant utilization anticipated. See environmental narrative.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Wading birds have been observed foraging in the wetland.					
Additional relevant factors:					
Assessment conducted by: Alec Hoffner			Assessment date(s): 6/13/2022		

**PART II – Quantification of Assessment Area (Impact or mitigation)**  
(See Rules 62-345.500 and .600, F.A.C.)

Site/Project Name <p align="center">The Village at Laurel and Jacaranda</p>	Application Number	Assessment Area Name or Number <p align="center">Project Wetland - 6.6 Acres</p>
Impact or Mitigation <p align="center">Impact</p>	Assessment conducted by: <p align="center">Alec D. Hoffner, Senior Scientist</p>	Assessment date: <p align="center">Jun-22</p>

Scoring Guidance  The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	<b>Optimal (10)</b>	<b>Moderate(7)</b>	<b>Minimal (4)</b>	<b>Not Present (0)</b>
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

<p>.500(6)(a) Location and Landscape Support</p> <p>w/o pres or current      with</p> <p>4                                      0</p>	<p>The project wetland is located at the intersection of Laurel and Jacaranda. It is bordered to the north by Laurel Road, to the south by an FPL patrol road, and to the east by a stormwater pond.</p>
<p>.500(6)(b) Water Environment      (n/a for uplands)</p> <p>w/o pres or current      with</p> <p>7                                      0</p>	<p>The wetland's hydroperiod has been affected by historical filling activities and the installation of the elevated FPL patrol road.</p>
<p>.500(6)(c) Community structure</p> <p>1. Vegetation and/or Community      2. Benthic</p> <p>w/o pres or current      with</p> <p>7                                      0</p>	<p>This marsh contains a mix of native and non-native wetland plants including sand cordgrass (<i>Spartina bakeri</i>), maidencane (<i>Panicum hemitomon</i>), torpedo grass (<i>Panicum repens</i>), arrowhead (<i>Sagittaria lancifolia</i>), pickerelweed (<i>Pontederia cordata</i>), spikerush (<i>Eleocharis</i> spp.), primrose willow (<i>Ludwigia peruviana</i>), floating heart (<i>Nymphoides</i> sp.), and other grasses and sedges.</p>

Score = sum of above scores/30 (if uplands, divide by 20)
current      with
or w/o pres      with
0.6                                      0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.6 x 6.6 = 3.96

Delta = [with-current]
-0.6

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
---------------------------------

---

To:	Laurel Road Investments, LLC	From:	Francisco B. Domingo, PE
	5800 Lakewood Ranch Blvd Sarasota, FL 34240		6920 Professional Parkway Sarasota, FL 34240
File:	215811128	Date:	May 17, 2023

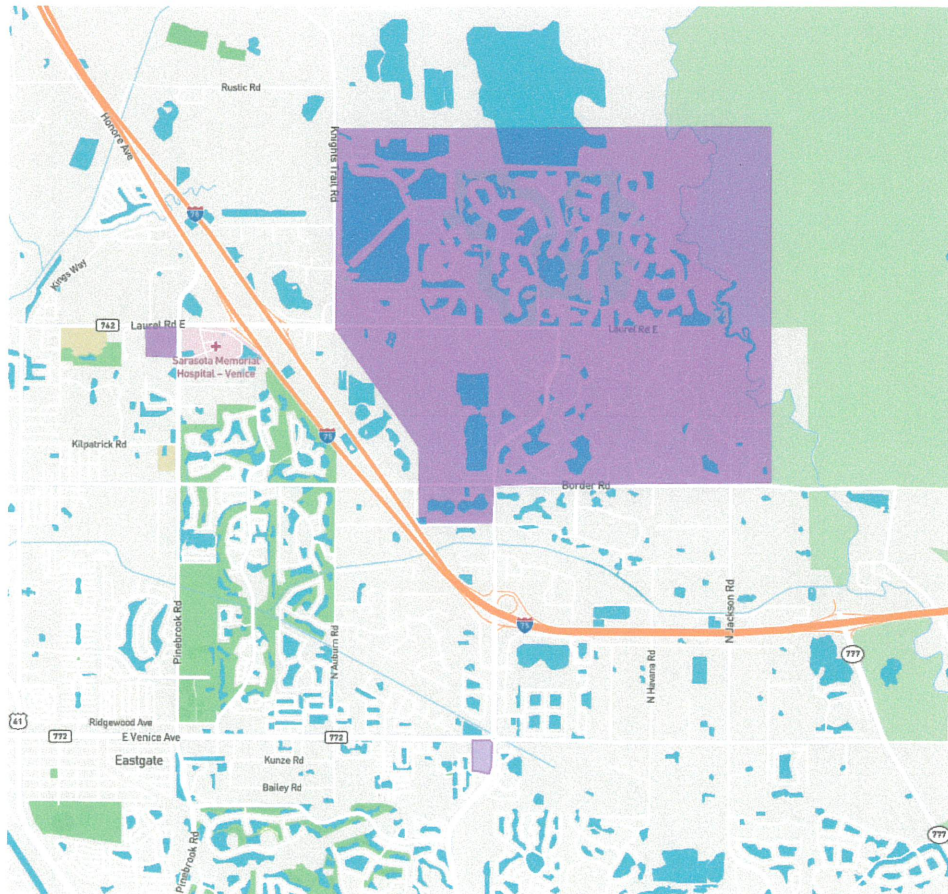
---

**Reference: Milano PUD Supplemental Transportation Analysis**

The purpose of this technical memo is to document additional transportation analysis performed (Origin-Destination) and land use/development trends in northeast Venice.

**Origin-Destination Analysis**

StreetLight InSight® Origin-Destination (O-D) data was used to identify the interaction between the residential area, generally located north of Border Road and west of Knights Trail Road, and the Publix at the Laurel Road & Pinebrook Road intersection and the Publix at the Jacaranda Boulevard & Venice Avenue intersection. The O-D boundaries are shown in **Figure 1**.



Reference: **Milano PUD Supplemental Transportation Analysis**

**Figure 1: O-D Boundaries**

StreetLight is a transportation analytics platform, which utilizes the massive volume of geospatial data created by mobile phones, GPS devices, and connected vehicles. When these devices ping cell towers and satellites, they create location records. StreetLight then utilizes their proprietary algorithmic processing engine to transform these anonymized records into useful transportation data. Data were obtained from May 1, 2022, through February 28, 2023.

The Daily Weekend O-D and Daily Weekday O-D Trips are summarized as follows in tabular and graphical format:

**Daily Weekend Origin-Destination (O-D) Trips**

Origin	Total Origin Trips	Destination		
		Location	O-D Trips	% of Origin Trips
Residential Area	6,038	Laurel Publix	484	8.0%
		Jacaranda Publix	205	3.4%

Destination	Total Destination Trips	Origin		
		Location	O-D Trips	% of Origin Trips
Residential Area	6,065	Laurel Publix	679	11.2%
		Jacaranda Publix	247	4.1%

O-D	Total Trips	O-D		
		Location	O-D Trips	% of Origin Trips
Residential Area	12,103	Laurel Publix	1,163	9.6%
		Jacaranda Publix	452	3.7%

Reference: **Milano PUD Supplemental Transportation Analysis**

**Daily Weekday Origin-Destination (O-D) Trips**

Origin	Total Origin Trips	Destination		
		Location	O-D Trips	% of Origin Trips
Residential Area	8,210	Laurel Publix	440	5.4%
		Jacaranda Publix	208	2.5%

Destination	Total Destination Trips	Origin		
		Location	O-D Trips	% of Origin Trips
Residential Area	8,239	Laurel Publix	681	8.3%
		Jacaranda Publix	250	3.0%

O-D	Total Trips	O-D		
		Location	O-D Trips	% of Origin Trips
Residential Area	16,449	Laurel Publix	1,121	6.8%
		Jacaranda Publix	458	2.8%

Reference: **Milano PUD Supplemental Transportation Analysis**



**Figure 2: Daily Weekday and (Weekend) Origin-Destination (O-D) Trips**

Reference: **Milano PUD Supplemental Transportation Analysis**

The PM Peak Period Weekend O-D and Daily Weekday O-D Trips are summarized as follows in tabular and graphical format:

**PM Peak (3-7) Weekend Origin-Destination (O-D) Trips**

Origin	Total Origin Trips	Destination		
		Location	O-D Trips	% of Origin Trips
Residential Area	1,517	Laurel Publix	153	10.1%
		Jacaranda Publix	54	3.6%

Destination	Total Destination Trips	Origin		
		Location	O-D Trips	% of Origin Trips
Residential Area	1,876	Laurel Publix	237	12.6%
		Jacaranda Publix	80	4.3%

O-D	Total Trips	O-D		
		Location	O-D Trips	% of Origin Trips
Residential Area	3,393	Laurel Publix	390	11.5%
		Jacaranda Publix	134	3.9%



Reference: **Milano PUD Supplemental Transportation Analysis**

**PM Peak (3-7) Weekday Origin-Destination (O-D) Trips**

Origin	Total Origin Trips	Destination		
		Location	O-D Trips	% of Origin Trips
Residential Area	1,903	Laurel Publix	134	7.0%
		Jacaranda Publix	53	2.8%

Destination	Total Destination Trips	Origin		
		Location	O-D Trips	% of Origin Trips
Residential Area	2,744	Laurel Publix	274	10.0%
		Jacaranda Publix	94	3.4%

O-D	Total Trips	O-D		
		Location	O-D Trips	% of Origin Trips
Residential Area	4,647	Laurel Publix	408	8.8%
		Jacaranda Publix	147	3.2%

Reference: **Milano PUD Supplemental Transportation Analysis**



**Figure 3: PM Peak (3-7) Weekday and (Weekend) Origin-Destination (O-D) Trips**

### **Land Use/Future Development**

Research was conducted to determine the extent of upcoming developments that would likely be built in the next five years that would send traffic to the intersections of Pinebrook Road/Laurel Road and Jacaranda Boulevard/Venice Avenue. Developments within the five-year period included projects that recently received zoning approval, are in the construction permitting process or currently under construction. Additional developments that would likely occur between five and 15 years were also identified. Traffic from these future developments not only consume future roadway capacity adjacent to the grocery/shopping centers, but also will consume shopping capacity within the centers themselves (i.e., the stores will be crowded.).

#### Pinebrook/Laurel

A review of the developments in the rezoning, permitting or construction phase in this area indicate that there are 2,936 dwelling units likely to be built within the next five years. An additional 28 to 70 dwelling units are currently designated in the Sarasota County Future Land Use Map. All of these units are within 2.8 miles +/- of

Reference: Milano PUD Supplemental Transportation Analysis

the grocery/shopping center at Pinebrook Road/Laurel Road (Plaza Venezia). The 1,000 dwelling units in Talon Preserve at the south end of Palmer Ranch are 1 mile closer to the Pinebrook/Laurel intersection than the new grocery/shopping center at Honore Avenue/Central Sarasota Parkway. The Sarasota Memorial Hospital Venice Campus is currently expanding to 199 beds (under construction). The Campus is planned to expand for an additional 200 beds (total of 400 beds) and up to 240,000 square feet of additional medical office building. The Plaza Venezia also has the ability to add 45,000 square feet of additional retail space.

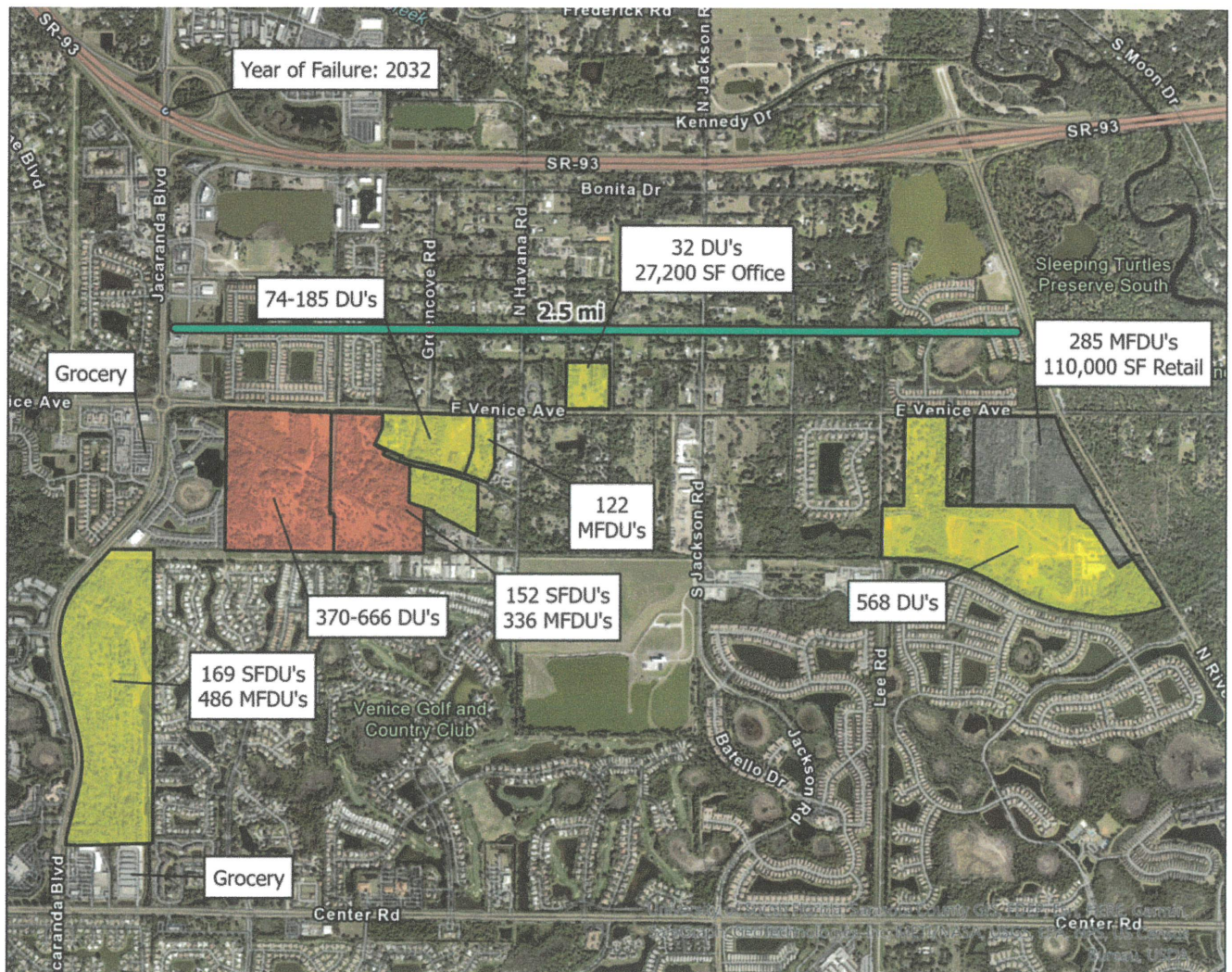


Figure 4: Pinebrook/Laurel Future Development

Reference: **Milano PUD Supplemental Transportation Analysis**

Jacaranda/Venice

A review of the developments in the rezoning, permitting or construction phase in this area indicate that there are 1,297 dwelling units likely to be built within the next five years. An additional 441 to 851 dwelling units are currently designated in the Sarasota County Future Land Use Map. All of these units are within 1.2 miles +/- of the grocery/shopping center at Jacaranda Boulevard and Venice Avenue. There is a future grocery/shopping center being considered for rezoning at the intersection of River Road and Venice Avenue that will provide 2.5 mile or less spacing between grocery/shopping centers in this area. However, these dwelling units will be still likely having a daily impact to the Jacaranda/Venice intersection as well as using the existing grocery/shopping center. It should also be noted that the Florida Department of Transportation I-75 North Corridor Master Plan indicates that the I-75/Jacaranda Boulevard interchange is predicted fail in from a capacity standpoint the year 2032.



**Figure 5: Jacaranda/Venice Future Development**

Reference: **Milano PUD Supplemental Transportation Analysis**

## Conclusion

The O-D analysis indicates that the percentage of traffic from the residential study area to the two closest grocery/shopping centers ranges from 10 to 14 percent of the daily traffic and 12 to 16 percent of the PM peak-period. The percentage of traffic is dependent on the weekday versus weekend. It should be noted that 84% to 90% of traffic generated from the study area is not shopping related and will continue to be on the roadway network.

The land use/development research/analysis for the areas at Pinebrook Road/Laurel Road and Jacaranda Boulevard/Venice Avenue indicates that there will be significant growth in those areas in terms of residential dwelling units in the next five years and beyond. The traffic conditions west and south of I-75 will change significantly in the near future in the consumption of roadway capacity and number of patrons to the existing grocery/shopping centers. From a policy standpoint, reducing the amount of traffic crossing I-75 and impacting Pinebrook Road/Laurel Road and Jacaranda Boulevard/Venice Avenue is a desired outcome.

### Stantec Consulting Services Inc.



Digitally signed by Domingo,  
Frank  
DN: CN="Domingo, Frank",  
OU=internal, OU=users,  
OU=stantec, DC=corp, DC=ads  
Reason: I am approving this  
document  
Date: 2023.05.17 11:25:34-04'00'

### Francisco B. Domingo, PE

Principal, Smart(ER) Mobility-Florida Practice Lead

Phone: 941-907-6900  
Frank.Domingo@Stantec.com

**Milano PUD Amendment- 10.42 Acre Commercial Parcel  
Analysis of Consistency with City of Venice Comprehensive Plan and  
Land Development Regulations  
April 27, 2023**

**SUMMARY OF PROPOSAL**

The Milano PUD is 503.9+/- acre property located south of Laurel Road, north of Border Road, and bisected by the Jacaranda Boulevard Extension. The property is located within the Northeast Neighborhood of the Comprehensive Plan and has a Future Land Use Designation of Mixed Use Residential (MUR).

The amendment to the Milano PUD proposes to re-designate a 10.42 acre parcel at the southwest corner of the Jacaranda Boulevard and Laurel Road, within the Milano PUD, from Open Space to Commercial, to add access points for the Commercial parcel and establish development standards for the Commercial parcel. The proposed Commercial designated parcel will allow for the provision of limited retail and service uses to meet the needs of the residents of the PUD while reducing trip lengths and increasing multi-modal accessibility to such services for the residents. The PUD requirement for a minimum of 50% Open Space will continue to be maintained.

This is the fourth amendment to the Milano PUD. Previous Amendment were as follows:

- In 2017 the Milano PUD (f/k/a VICA PUD) was amended to add the 161 +/- acre former Laurel Lakes PUD and to amend the development plan of the combined PUD's. (Ordinance No. 2017-25)
- In 2020 the Milano PUD was amended to the add an access point along Laurel Road, add project signage, add lot standards for townhomes, modify driveway standards for townhomes, add an Amenity Area, add alternative roadway sections to allow for on street parking, and modify stormwater pond configurations. (Ordinance No. 2020-40)
- In 2022, the Milano PUD was amended to remove 24.1 acres of open space along the western boundary of the Milano PUD, an area of open space which was added to the adjacent GCCF PUD. (Ordinance No. 2022-23)

**COMPREHNSIVE PLAN CONSISTENCY**

The following Comprehensive Plan Strategies are relevant in evaluating the Comprehensive Plan consistency of the proposed Milano PUD Amendment and are evaluated below.

**LAND USE**

**Strategy LU 1.2.16.6 (b) – Mixed Use Residential (MUR).** The Comprehensive Plan Future Land Use designation of MUR allows a maximum of 5% nonresidential uses throughout the PUD. This Milano PUD Amendment proposes to use 10.42 acres of 503.9 acre PUD for non-residential

(commercial) use, 2% of the total land in the PUD or just 40% of the maximum amount of non-residential acreage permitted in the PUD .

**Strategy LU 1.2.16.6(c) – Mixed Use Residential (MUR).** The Comprehensive Plan Future Land Use designation of MUR requires a minimum of 50% Open Space comprised of a mix of Functional and Conservation Open Space. This Milano PUD Amendment proposes 50.9 % Open Space comprised of a mix of Functional and Conservation Open Spaces consistent with and in excess of the 50% minimum Open Space requirement set by the Comprehensive Plan.

**Strategy LU 1.2.16.7(b) – Mixed Use Residential (MUR).** The Comprehensive Plan Future Land Use designation of MUR establishes a non-residential intensity limit of 0.5 Floor Area Ratio(FAR) per individual property for the provision of neighborhood scale services. This Milano PUD Amendment confirms the maximum non-residential intensity of 0.5 Floor Area Ratio (FAR), while establishing limitations on the maximum square footage of single-use retail uses. The limitation on the size of single-use retail combined with the proposed uses to be permitted ensures the commercial uses will be of a neighborhood scale.

**Strategy LU4.1.1 – Transitional Language Specific to Comprehensive Plan Regulatory Language\_(Policy 8.2).** This Milano PUD Amendment is consistent with Policy 8.2 as evaluated below.

*Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.*

*Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:*

- A. *Land use density and intensity.*  
***The proposed 10.42 acre commercial designated parcel is limited to 2% of the 503.9 acre PUD, or 40% of the maximum commercial permitted in the PUD. The provision of commercial services in the area will limit trip lengths and allow for multimodal connection to those services by the neighborhood and other nearby properties. The commercial parcel is located so as to mitigate impacts to adjacent and nearby properties with separation from surrounding properties by an FPL easement (south), open space (west), Laurel Road (north) and Jacaranda Boulevard (east).***
- B. *Building heights and setbacks.*  
***The proposed PUD Amendment does not seek to change the currently approved building heights for the Milano PUD. Setbacks will be a minimum of one (1) times the building height from the perimeter of the PUD.***
- C. *Character or type of use proposed.*  
***The proposed commercial use is compatible with the surrounding neighborhood, consistent with development patterns in the area, and will provide convenient access to commercial services for the neighborhood.***
- D. *Site and architectural mitigation design techniques.*  
***Site and architectural mitigation design techniques, if necessary, will be established through Site & Development Plan process.***

*Considerations for determining compatibility shall include, but are not limited to, the following: The proposed use is not incompatible, nevertheless, the following responses are offered;*

- E. *Protection of single-family neighborhoods from the intrusion of incompatible uses.*  
***The proposed commercial use with its extensive separation from nearby single-family***

*homes is compatible. Moreover, single-family neighborhoods will benefit from the provision of such services.*

- F. *Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.*

*The proposed commercial use with its extensive separation from nearby single-family homes is compatible. Moreover, single-family neighborhoods will benefit from the provision of such services.*

- G. *The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan. Not applicable.*

- H. *Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.*

*The intensity of the proposed commercial use is significantly below the maximum intensity of commercial uses which could be proposed within the PUD and due to the extensive separation from the existing residential uses, is compatible.*

*Potential incompatibility shall be mitigated through techniques including, but not limited to:*

*The proposed use is not incompatible, nevertheless, the following responses are offered;*

- I. *Providing open space, perimeter buffers, landscaping and berms.  
Open Space, perimeter buffering, landscaping and berms will be provided to ensure compatibility.*
- J. *Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.  
Sources of light, noise mechanical equipment, refuse areas, delivery and storage will be adequately screened to ensure compatibility.*
- K. *Locating road access to minimize adverse impacts.  
Road access to the property has been designed to minimize impacts.*
- L. *Adjusting building setbacks to transition between different uses.  
Building height setbacks of one (1) times the building height have previously been established for the PUD.*
- M. *Applying step-down or tiered building heights to transition between different uses.  
Building height limits have been previously established for the PUD and are appropriate to ensure compatibility between different uses.*
- N. *Lowering density or intensity of land uses to transition between different uses.  
The proposed intensity of the commercial parcel combined with the setback and buffering requirements will ensure an appropriate transition between land uses.*

## OPEN SPACE

**Strategy OS 1.2.2 – Environmental Impact Mitigation.** Requires the City to use the Code and review processes to ensure the applicant evaluates environmental impact and provides any necessary mitigation. The applicant has provided the required evaluation of environmental impacts and a proposal to mitigate such impacts to the City.

**Strategy OS 1.3.1 – Wetland and Aquifer Recharge Areas Protection.** Requires the City to use the review processes to limit activities and uses in wetland areas, requires development to first avoid impacts, minimize impacts, and then to mitigate impacts when unavoidable. The applicant has



provided an analysis of the proposed wetland impacts which demonstrates the efforts of the Milano PUD to avoid impacts, the minimal impacts proposed and a plan to mitigate the impacts.

**Strategy OS 1.4.2 – Protection of Native Habitats and Natural Resources.** Requires the City to protect significant native habitats through its review process to preserve existing native vegetation, encourage development forms such as clustered development, mitigate impacts whenever areas of native habitats are involved in the development of property, and impact lower quality habitats and resources before impacts to higher quality habitats and resources are considered. The applicant has provided an analysis of the proposed wetland impacts which demonstrates the efforts of the Milano PUD to avoid impacts, the minimal impacts proposed and a plan to mitigate the impacts.

### **LAND DEVELOPMENT CODE CONSISTENCY**

The proposed Milano PUD Amendment to re-designate 10.42 acres of the PUD to commercial from open space is guided by the requirements of Sec. 86-130. The below requirements of Sec. 86-130 are relevant in evaluating consistency with code requirements, all other requirements of Sec. 86-130 are not applicable as no changes are proposed with respect to the other requirements.

*Sec. 86-130(v). Changes in plans. Changes in plans approved as a part of the rezoning to PUD may be permitted by city council upon application by the developer or his successors in interest, and after a recommendation from the planning commission, but only upon a finding that any such changes are in accord with all regulations in effect when the changes are requested and the intent and purpose of the comprehensive plan in effect at the time of the proposed change. Changes other than those indicated shall be processed as for a new application for PUD rezoning.*

**The proposed changes in plans are in accordance with the intent and purpose of the Comprehensive Plan in effect at this time as analyzed above.**

*Sec. 86-130(i)(2). Percentage of commercial uses. The maximum area within a PUD which may be devoted to commercial uses, including off-street parking requirements, shall be five percent. The percent of area required for commercial or residential purposes may be varied for a PUD in a specific case and upon findings by the planning commission that particular circumstances justify such change.*

**The proposed PUD Amendment limits the area devoted to commercial use to 10.42 acres or 2% of the 503.9 acre PUD.**

*Sec. 86-130(j)(1) In a PUD a maximum density of 4.5 dwelling units per gross acre shall be allowed, provided that such maximum density may be varied by city council, after recommendation by the planning commission, where a showing is made that such maximum density is inappropriate based upon the intensity and type of land use in the immediate vicinity and the intent of the comprehensive plan for the area requested. A minimum of 50 percent of the PUD shall be open spaces.*

**The proposed PUD Amendment does not change the previously approved density of the Milano PUD. The proposed PUD Amendment does reduce the currently approved open space but maintains a total of 50.9% open space, in excess of the minimum of 50% required.**

*Sec. 86-130(r) Commercial uses. Commercial uses located in a PUD are intended to serve the needs of the PUD and not the general needs of the surrounding area. Areas designated for commercial activities normally shall not front on exterior or perimeter streets, but shall be centrally located within the project to serve the residents of the PUD.*

The proposed commercial uses are intended to serve the needs of the PUD and have been limited in type and scale to meet the intent of serving the needs of the PUD. The maximum commercial square footage which could be applied to the Milano PUD is 438,997 square feet (503.9 acres x 5% of the acreage x .40 FAR). The Milano PUD Amendment proposes to limit the commercial uses to a total of 70,240 square feet. The limitation of the commercial uses to 16% of the maximum commercial square footage permissible in the PUD is evidence of its intent to serve the needs of the PUD and not the general needs of the surrounding neighborhood.

While areas designated for commercial activities *“normally shall not front on exterior of perimeter streets, but shall be centrally located within the project to serve the needs of the residents of the PUD.”* The qualifying use of “normally” is an indication that the requirement does not apply in all instances, and that commercial uses can be located on perimeter streets. This is evidenced by the designation of commercial areas on the perimeter of many existing PUD’s in the City including, but not limited to the following:

- Bird Bay PUD
- Pinebrook South
- Capris Isles PUD
- Venetian Golf & River Club
- Toscana Isles
- GCCF

As in the above instances, the location of the 10.42 acre commercial designated parcel on the perimeter of the Milano PUD is appropriate because the proposed location is the most convenient for serving the residents of the PUD.

## CONCLUSION

The proposed amendment to the Milano PUD to re-designate a 10.42 acre parcel at the southwest corner of the Jacaranda Boulevard and Laurel Road from Open Space to Commercial, to add access points for the Commercial parcel and establish development standards for the Commercial parcel will allow for the provision of limited retail and service uses to meet the needs of the residents of the PUD. The PUD requirement for a minimum of 50% Open Space will continue to be maintained.

The applicant has demonstrated the proposed PUD Amendment is in compliance with all applicable elements of the City’s Comprehensive and all applicable components of Sec. 86-130 of the City’s Land Development Code.

**James T. Collins, Planner**  
**Boone Law Firm, P.A.**  
**1001 Avenida Del Circo**  
**Venice, FL 34285**  
**(941) 488-6716**

**Professional Experience**

2001-Present Boone Law Firm, P.A. - Experience working with Sarasota County, City of Venice, City of North Port, City of Sarasota and Charlotte County on the following matters from initial work prior to filing applications through final approval, including:

- |                                      |                                  |
|--------------------------------------|----------------------------------|
| -Annexations                         | -Rezoning                        |
| -Comprehensive Plan Amendments       | -Site & Development Plans        |
| -Special Exceptions                  | -Variances                       |
| - Conditional Uses                   | -Critical Area Plans             |
| -Developments of Regional Impact     | -Community Development Districts |
| -Developments of Critical Concern    | -Development Master Plans        |
| -Independent Special Districts       | -Development Orders              |
| -Development Agreements of all types | -Concurrency Issues              |

Reviewed and evaluated Land Use Petitions initiated by local governments or other private entities including Annexations, Comprehensive Plan Amendments, Rezoning, Site & Development Plans, Special Exceptions, Variances, and Developments of Regional Impact.

1999-2001 City of Venice Planning Commission- Reviewed and evaluated various Land Use Petitions including Annexations, Comprehensive Plan Amendments, Rezoning, Site & Development Plans, Special Exceptions and Variances.

1986-2001 Employed with various companies in the fields of education, insurance and financial management.

**Education**

1986 B.S, Economics, The College of New Jersey, Ewing, N.J.