

ALEX ROARK ENGINEERING



AUGUST 14, 2024

CONTACT

Mr. Gary Scott
North Venice Neighborhood Alliance
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Dear Mr. Scott,

Alex Roark Engineering has reviewed the Transportation Impact Analysis for the proposed Milano PUD Commercial prepared by Stantec dated October 2023, and we offer the following comments.

1. Trip Generation and Internal Capture Reductions are Flawed.

In this analysis, internal capture reductions are taken using percentages from the Institute of Transportation Engineers (ITE) Trip Generation Handbook. Section 6.5.1 of the same handbook states, "The data that form the bases for the internal capture methodology are from mixed-use development sites that have between 100,000 and 2 million sq. ft. of building space and an overall acreage of up to roughly 300 acres. The mixed-use development should fall within those ranges." This site has 70,240 sq. ft which is outside of that range. Therefore, unless another source can be provided, these internal capture rates should not be utilized in this analysis. Also, internal capture rates are directional (applied



separately to entering and exiting traffic), however the rates shown in Table 1 are singular which is misleading.

2. The Manual Adjustments to the FSUTMS Model Output are Not Justified.

The analysis uses the FSUTMS model for distribution, however there are several manual adjustments to the results. The report text attempts to justify the adjustments by stating, “greater weight was given to the interaction between the commercial development and the Venetian Golf and River Club residential development on the north side of Laurel Road as well as other surrounding residential developments that the commercial development is intended to support.” However, the model already weights this interaction and removes bias based on “intentions.” The FSUTMS model attempts to replicate reality considering factors such as speed and congestion. Also, it appears that there is significant ongoing development to the south of this site which would imply more traffic using Jacaranda.

The analysis also indicates that it ran the Existing + Committed (E+C) model which means the existing roadways plus the financially committed improvements that are planned in the near future. The analysis also mentions in the Scheduled Improvements section that Laurel Road from Knights Trail Road to Jacaranda Boulevard is planned for widening. This would be a committed improvement; however, the model does not appear to be coded with this improvement. This can affect the projected traffic in the area and should be corrected.

3. Pass-By Reduction Assignment is Unreasonable.

The pass-by reductions appear to be assigned to the roadways and intersections manually and separately (from the rest of the trip generation estimate). There are several illogical assignments included. For example,



project traffic entering the site that are northbound (from the south on Jacaranda Boulevard) are shown to bypass the full access intersection on Jacaranda Boulevard, turn left at the Laurel Road at Jacaranda Boulevard intersection, and then turn left again at the full access intersection into the site on Laurel Road. Another example would be traffic entering the site heading southbound on Jacaranda Boulevard from Laurel Road. The analysis shows that half of the entering traffic would bypass the first right in/right out intersection to enter at the following intersection. In reality, most drivers will enter the site at their first opportunity unless it is a service entrance which these are not.

4. Service Volumes (Capacities) Are Incorrect.

The service capacities utilized are from the Sarasota County Generalized Level of Service Analysis Tables. However, some segments appear to have service volumes that differ from the Sarasota County Generalized Level of Service Analysis Tables. Border Road from Jacaranda Blvd. to Jackson Rd. shows a service volume of 1,120 in the analysis, but the County Generalized Level of Service Analysis Tables shows 1,057. Another example is on Jacaranda Blvd. from Border Rd. to I-75 is shown as 1,600, but the table show 1,510. This is significant as the Border Road segment would be included in the study area if it were coded properly.

5. Future Volumes Are Incorrect.

The report does not show the project traffic on any of the figures. The only location that it appears to show the project traffic assignment is in Table 5 under “Vested Traffic”. The proposed project traffic is not vested traffic. Also, the traffic volumes listed in the table for Milano PUD appear to be incorrect.

Additionally, Figure 6 shows the 2028 PM Peak-Hour Total Traffic volumes. Figure 5 shows the 2028 PM Peak-Hour Background Traffic volumes.



Subtracting the volumes in Figure 5 from Figure 6 should equal the project traffic volumes. In many cases, this subtraction results in a negative number. For example, on Jacaranda Boulevard just south of Laurel Road the southbound volume in the 2028 background traffic goes from 810 to 791 after the project is added. It defies logic that adding this project would reduce traffic on the surrounding roadways.

6. The Assumption of Improvements to Mitigate Existing Deficiencies Would Always Result in No Impacts.

The process followed in this analysis cites F.S. 163.3180 which essentially exempts developers from contributing proportionate share monies to preexisting deficiencies. However, choosing the improvements that are required to correct the preexisting deficiencies – but then also create additional excess capacity which is subsequently used to accommodate the proposed project traffic - is flawed. Under this process any area that has a preexisting transportation capacity deficiency would never show an impact.

In summary, there are technical issues associated with the Traffic Impact Analysis. Based on this review, this Transportation Impact Analysis should be revised to accurately reflect an assessment of the transportation impacts associated with this proposed development. Additionally, the process followed assumes significant (millions of dollars) improvements that are not committed and may never materialize. Therefore, in reality, the traffic conditions in the future will not meet the level of service standards and the proposed development will make those failures worse. The net result is likely to be significant traffic congestion in this area. Please let us know if you have any questions.

Sincerely,

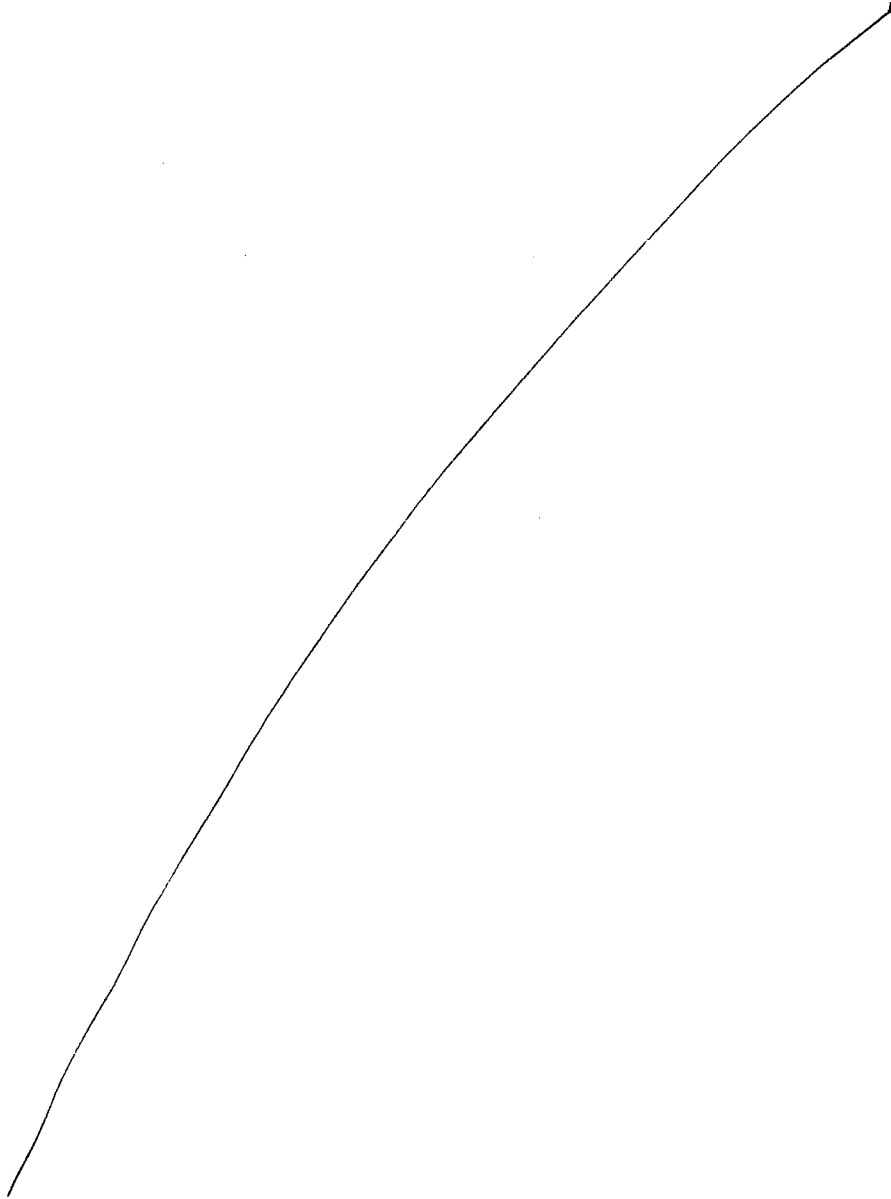


Drew Roark, PE, CTL
Vice President





- **Transportation Statistics Data Support Contract, Florida Department of Transportation, Central Office (2012-2015) (multiple selections) - Project Manager/Officer.** Involves a General Consultant contract supporting Central Office Statistics. This contract includes assignments in traffic monitoring (primarily relating to data extraction from the permanent count stations, teaching the Project Traffic Forecasting classes and development of the new Project Traffic Forecasting database), data collection (freight, RCI, RITA, SLD, Video Log, route sequencing and Quality Control processes), data analysis (HPMS, city-county mileage web site and VMT) and GIS Basemap (FREAC, Remote sensing, ArcGIS and ArcSDE application development and testing) areas.
- **US 319 at Songbird Avenue Traffic Signal Design. Crawfordville, Florida. Engineer of Record.** Project includes a traffic signal design for an intersection on US 319, Crawfordville Highway. Mast arms were required and a unique design to avoid and minimize utility conflicts as well as voids found in the soil.
- **City of Fort Myers, Florida Traffic Signal Design. Signal Design Lead.** Project included the re-design of six traffic signals. Five of the intersections included mast arms, and one was strain pole. The intersections are located on First and Second Street, which were one-way pairs and were being converted back to two-way and taken over by the City of Fort Myers. Challenges included trying to re-use as much of the existing infrastructure as possible.
- **Transportation Impact Analyses.** Conducted transportation impact analysis for the following projects as well as over a dozen others in the Tallahassee Area:
 - Publix, Wakulla County, Florida
 - Florida Mall DRI, Orange County, Florida
 - Northbrook Development, Collier County, Florida
 - Sarasota Memorial Hospital, Sarasota County, Florida
 - Connerton DRI, Pasco County, Florida
 - Tampa Tech Park, Hillsborough County, Florida
- **Woodville Highway Safety Study. FDOT District 3, Tallahassee, Florida. Project Manager.** Project included evaluation of five years of crash records to determine patterns and appropriate crash mitigation and crash modification factors using the Highway Safety Manual. Recommendations including conceptual designs and benefit cost analyses were included.
- **Hillsborough County Signal Warrants – Hillsborough County Government, Hillsborough County, Florida -- Project Manager.** As part of an on-call contract this project included providing traffic signal warrant analyses at intersections specified by Hillsborough County. Field and traffic volume count data were collected at each intersection. Scope included analyzing dozens of intersections that were suspected of the need for a signal or were citizen inquiries.
- **US 98 (SR 30) from CR 30F(Airport Road) to the Walton County Line, Florida Department of Transportation, District 3.** Project is the design of a capacity improvement from four to six lanes including major pedestrian facilities. Our portion of the project included traffic data collection, analysis and signal design, noise analysis, landscape architecture, and permitting.
- **Bannerman Road Corridor Study, Leon County, Florida--Project Manager.** Preparation of a corridor study to analyze a two-lane divided roadway and its applicability to be widened to four lanes. Project includes traffic analysis, development of alternatives, evaluation of the preferred alignment, potential environmental impacts, public participation and documenting the analysis completed.
- **Mobility Plan, City of Destin, Florida -- 3TP, Traffic Engineer.** Establishing an up-to-date mobility fee including a carrying capacity study, a full update and documentation of the City's mobility plans, an assessment of the role of land use in generating transportation demand, and mobility fee calculations tied to planned improvements.
- **Destin Traffic Signals Update, Destin, Florida -- 3TP.** This project included updating the phasing, timings, and geometries of all of the traffic signals within the City of Destin. As a sub to 3TP, all of the services and deliverables including the updated Synchro files and models were provided.





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Date: 5 April 2024

Kenneth Baron
kjbaron1@gmail.com
443-867-4172

RE: Wetland and Protected Species Assessment

Parcel Address: Laurel Rd @ Jacaranda SW Corner, Nokomis FL 34275

Parcel #0391040072

Date of Evaluation: Tuesday, March 26, 2024

Weather Conditions: 85F, wind SSE20, sunny

Parcel Information

INTRODUCTION

Suncoast Ecological Services, LLC is pleased to provide a review of the site conditions observed and available documentation pertaining to natural resources, including wetlands, at the above referenced site. This work was performed in accordance with the scope of services outlined in the proposal dated March 2, 2024. This report was prepared for the exclusive reliance of the client. Use or reliance by any other party is prohibited without the written authorization of the client and Suncoast Ecological Services, LLC.

The site was visited on the afternoon of March 26, 2024 to conduct a limited environmental evaluation on a parcel owned by BORDER AND JACARANDA HOLDINGS. This evaluation was requested to determine the ecological impacts by development of the parcel. The evaluation included reviewing the lot for the presence of wetlands and protected species including gopher tortoises, scrub jays and bald eagles. The parcel was surveyed by meandering pedestrian transects which covered approximately 85% of the parcel.

1.0 GENERAL SITE DESCRIPTION

Parcel Information:

PID: **0391040072**

Ownership: Border and Jacaranda Holdings LLC

Section 35, Township 38s, Range 19e

10.42 Acres

Zoned: PUD

Flood Zone: X

The 10.42 acre parcel is located on the southwest corner of Laurel Rd and Jacaranda Blvd in Venice. An aerial of the location, from Sarasota County GIS mapping, is attached as Exhibit 1.



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2.0 METHODOLOGY

Suncoast Eco initially reviews readily available published resources to preliminarily identify features indicative of potential wetlands on the site or in the immediate vicinity. A field investigation is then performed to identify and delineate the wetland areas and potential WotUS utilizing the Routine On-site Determination Method described in the 1987 US Army Corps of Engineers (COE) Wetland Delineation Manual, the Regional Supplement for the Atlantic and Gulf Coastal Plain Region, version 2.0, and the Florida Department of Environmental Protection (DEP) Wetland Delineation Manual. Potential wetland areas are located and investigated based on the three wetland parameters of hydrophytic vegetation, hydric soil indicators, and hydrology. For the state, two formulas generally are used to determine wetland status. The state formulas will be covered in detail below. For the federal government, the same three parameters are used but additionally, the area must be connected to a Waters of the U.S. either directly or by another verifiable connection.

Hydrophytic vegetation is assessed by identifying plant species and their assigned wetland indicator rating of obligate (occur in wetlands >99% of the time), facultative wet (occur in wetlands 67-99% of the time), facultative (occur in wetlands 34-66% of the time), facultative upland (occur in wetlands 1-33% of the time), and upland (occur in wetlands <1% of the time).

The COE manual defines hydrophytic vegetation as present when at least 50% of the dominant plant species are rated obligate, facultative wet, or facultative. Hydrology is determined based on a number of primary indicators (surface water, water marks, reduced iron presence, et al) and secondary indicators. Hydrology is present when at least one primary indicator and two secondary indicators are identified. Hydric soil is determined by investigating soil features such as color matrix, hue, and evidence of redox features as indicated by saturation, stratified layers, gleyed matrix, mucky surface, organic/peat layers, and other indicators of iron reduced conditions.



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3.0 SOIL DESCRIPTION

The Natural Resource Conservation Service (NRCS) Soil Survey for Sarasota County has classified the natural soils for the area. The NCRS soil survey map is attached as Exhibit 2. It is important to note that the soils were mapped on a large-scale grid and local variations can be expected at the parcel level. The following is a brief description of each series excerpted from the Official Soils Series Descriptions:

(8) Delray fine sand, frequently ponded: ~19%

The Delray series consists of very deep, very poorly drained, moderately permeable soils on broad flats, flood plains, and depressions in the Lower Coastal Plain. They formed in sandy and loamy marine sediments. Near the type location, the mean annual precipitation is about 49 inches. Slopes range from 0 to 2 percent.

The water table is at depths of less than 12 inches for 6 to 9 months in most years. Depressions are ponded for 6 months or more most years. Flood plains are flooded for very long duration.

Natural vegetation includes southern bayberry, pickerelweed, sedges, reeds, water tolerant grasses, and cypress, bay, tupelo and other water tolerant trees.

(22) Holopaw fine sand, frequently ponded: ~42%

The Holopaw series consists of deep and very deep, poorly and very poorly drained soil that formed in sandy and loamy marine sediments. Holopaw soils are on nearly level low lying flats, poorly defined drainageways and depressional areas. Slopes range from 0 to 2 percent. Mean annual precipitation is about 1397 millimeters (55 inches).

Depth to seasonal high water table: The water table is at depths of 15 to 30 centimeters (6 to 12 inches) for 2 to 6 months, during the remainder of the year, it is typically at a depth of 30 to 102 centimeters (12 to 40 inches).

Native vegetation is scattered slash and pond pine, cabbage palm and sawpalmettos, scattered cypress, myrtle, sand cordgrass, gulf muhly, chalky bluestem, plumgrass, paspalum, blue maidencane, and pineland threeawn.

(31) Pineda-Pineda wet, fine sand: ~39%

This very deep, nearly level, poorly drained soil is on broad low flats, hammocks, sloughs, depressions, poorly defined drainageways and flood plains in the Southern Florida Flatwoods (MLRA 155). They formed in thick beds of sandy and loamy marine sediments. Near the type location, the mean annual precipitation is about 55 inches. Slopes range from 0 to 2 percent.

The water table is within depths of 10 inches for 1 to 6 months. During the remainder of the year, it is typically at a depth of 10 to 40 inches below the surface. It may, however, recede below 40 inches during extended dry periods. During periods of high rainfall, in some areas the soil is flooded from 7 days to 6 months. Depressions are ponded for periods of 3 to 6 months in most years.

Natural vegetation consists of south Florida slash pine, cypress, myrtle, cabbage palm, blue maidencane, chalky bluestem, bluepoint panicum, sawpalmetto sedges, pineland threeawn, and sand cordgrass.



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4.0 SITE RECONNAISSANCE

Vegetation:

The vegetation on the parcel is classified according to the Florida Department of Transportation Florida Land Use, Cover, and Forms Classification System (FLUCCS) as:

740 Disturbed

641 Freshwater Marshes

524 Lake

643 Wet Prairies

See Exhibit 6 for aerial imagery and exhibit 6 for site photographs.

The parcel is currently vacant and undeveloped except for a man-made pond created when fill dirt was excavated for a development to the south. The parcel is bounded on the east by Jacaranda Blvd, on the north by Laurel Ave, on the west by a vacant parcel containing another fill pond, and on the south by an FPL access road. Available historical aerial photography shows persistent wetlands on the parcel since 1948. The current wetland vegetation includes rushes, sedges, and grasses. Upland area surrounds the fill pond. Vegetation in this area includes mowed grasses, pine, palmetto, cabbage palm, oak, wax myrtle, Brazilian pepper. Refer to Exhibits for historical and current aerial photography of vegetation.

Wetlands:

Potential wetland areas are located and investigated based on the three wetland parameters of hydrophytic vegetation, hydric soil indicators, and hydrology.

Hydrophytic vegetation is assessed by identifying plant species and their assigned wetland indicator rating of obligate (occur in wetlands >99% of the time), facultative wet (occur in wetlands 67-99% of the time), facultative (occur in wetlands 34-66% of the time), facultative upland (occur in wetlands 1-33% of the time), and upland (occur in wetlands <1% of the time).

The COE manual defines hydrophytic vegetation as present when at least 50% of the dominant plant species are rated obligate, facultative wet, or facultative.

Hydrology is determined based on a number of primary indicators (surface water, water marks, reduced iron presence, et al) and secondary indicators. Hydrology is present when at least one primary indicator or two secondary indicators are identified.

The soil profile evaluates soil features such as color matrix, hue, and evidence of redox features as indicated by saturation, stratified layers, gleyed matrix, mucky surface, organic/peat layers, and other indicators of iron reduced conditions.



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For this parcel:

The National Wetland Inventory (NWI) map for the parcel illustrates wetlands covering the majority of the parcel. In addition to the historical wetlands that persist despite area development, the fill pond created in 2020 also presents as a functional wetland.

Not including the fill pond, 6.82 acres of the parcel meets the requirements for the state and federal Wetland Determination Tests. More than 50% of the vegetation is hydrophytic (OBL or FACW). Hydrological indicators include standing water (primary), algal mat/crust (primary), a sparsely vegetated concave surface (secondary), and repeated evidence of inundation/saturation in historical aerial imagery (secondary). No soil samples were taken during the visit. Exhibit 3 shows the NWI map of the parcel and surrounding areas.

The National Wetlands Inventory identifies three different types of wetlands, which were confirmed during the site visit:

PEM1Fd– *Palustrine(P), Emergent(EM), Persistent(1), Semipermanently Flooded(F), Partially Drained/Ditched(d)*

System *Palustrine (P)* : *The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.*

Class *Emergent (EM)* : *Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.*

Subclass *Persistent (1)* : *Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Palustrine systems.*

Water Regime *Semipermanently Flooded (F)* : *Surface water persists throughout the growing season in most years. When surface water is absent, the water table is usually at or very near the land surface.*

Special Modifier *Partially Drained/Ditched (d)* : *A partly drained wetland has been altered hydrologically, but soil moisture is still sufficient to support hydrophytes. Drained areas that can no longer support hydrophytes are not considered wetland. This Modifier is also used to identify wetlands containing, or connected to, ditches. The Partly Drained/Ditched Modifier can be applied even if the ditches are too small to delineate. The Excavated Modifier should be used to identify ditches that are large enough to delineate as separate features; however, the Partly Drained/Ditched Modifier also should be applied to the wetland area affected by the ditching.*



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PEM1Cd - Palustrine(P), Emergent(EM), Persistent(1), Seasonally Flooded(C), Partially Drained/Ditched(d)

System Palustrine (P) : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

Class Emergent (EM) : Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass Persistent (1) : Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Palustrine systems.

Water Regime Seasonally Flooded (C) : Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Special Modifier Partially Drained/Ditched (d) : A partly drained wetland has been altered hydrologically, but soil moisture is still sufficient to support hydrophytes. Drained areas that can no longer support hydrophytes are not considered wetland. This Modifier is also used to identify wetlands containing, or connected to, ditches. The Partly Drained/Ditched Modifier can be applied even if the ditches are too small to delineate. The Excavated Modifier should be used to identify ditches that are large enough to delineate as separate features; however, the Partly Drained/Ditched Modifier also should be applied to the wetland area affected by the ditching.

PUBHx - Palustrine(P), Unconsolidated Bottom(UB), Permanently Flooded(H), Excavated(x)

System Palustrine (P) : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

Class Unconsolidated Bottom (UB) : Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Water Regime Permanently Flooded (H) : Water covers the substrate throughout the year in all years.

Special Modifier Excavated (x) : This Modifier is used to identify wetland basins or channels that were excavated by humans.



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Protected Species

Various agency databases including the Florida Natural Areas Inventory (FNAI) were searched for potential protected species in this region. According to FNAI biodiversity matrix for a one square mile grid that includes the site, one protected species was documented to occur, two species were likely to occur, and seventeen have the potential to occur. See these species listed in Exhibit 5. Observations for protected species were made on the parcel at the time of the environmental evaluation. Meandering pedestrian transects across the parcel to note any presence of wildlife and protected species. Approximately 85% of the site was covered.

Wildlife:

During the field review, evidence of rabbits was noted. There are animal paths around the site. Great white herons, cattle egrets, and a red-shouldered hawk were observed during this single site visit. Sightings during site visits by others include Sandhill Cranes, Little Blue Heron, Great Egrets, Wood Stork, Great Blue Heron (timestamped photos included).

Gopher Tortoise:

No gopher tortoise burrows were observed on site. Burrows that cannot be properly avoided at the time of development must be permitted, excavated, and tortoises relocated per current Gopher Tortoise Permitting Guidelines

Florida Scrub Jay:

Parcel not in or near a known Scrub Jay family territory and the parcel is not on the list requiring further review by the USFWS. Habitat is not appropriate, and the scrub jay should not impact development.

Bald Eagle Nests:

The FWC bald eagle database and the Audubon Eagle Nest Locator were researched and there is a possible eagle nest that could impact development. While the nest tree was damaged and may have been removed, a nesting pair will often build an alternate nest nearby. As nest SA023 was located approximately 300 feet from the parcel, it is reasonable to expect a replacement nest to be established in the area. The minimum distance that would require compliance with state or federal bald eagle requirements under Florida law or the U.S. Migratory Bird Treaty Act and Bald and Golden Eagle Protection Act is 660 ft. See Exhibit 5 for FWC Bald Eagle Nest Location Map.



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5.0 STATE & FEDERAL REGULATORY REVIEW

After careful review of available documentation and on-site evaluation, the wetland is unlikely to be isolated, with possible connections to navigable Waters of the United States (WoTUS) via drainage, stream, or other means. This is likely a jurisdictional wetland subject to federal regulation and Army Corps of Engineers permitting in addition to SWFWMD permitting. The Southwest Florida Water Management District handles permitting for commercial development rather than the FDEP.

6.0 CONCLUSIONS & RECOMMENDATIONS

The majority of the parcel meets the criteria for state and federal Wetland Determination. The wetland area is largely unchanged from historical imagery and is highly functional, with multiple wading birds utilizing the area on a consistent basis. The man-made fill pond has needlerush, aquatic vegetation, and signs of fish spawning circles, likely bluegill and/or smallmouth bass.

The presence of the wetlands is not contested and is currently being permitted for impact, but the quality may not be fully appreciated. This wetland should be considered high quality and high functionality. Further, the fill pond should also be considered wetlands, as it certainly presents as a wetland, regardless of the origin.

Permitting:

A current SWFWMD permit application is in process.

7.0 STANDARD OF CARE

Suncoast Ecological Services were performed in a manner consistent with generally accepted practices of the profession undertaken in similar studies in the same geographical area during the same time period. Suncoast Ecological Services, LLC makes no warranties, express or implied, regarding the findings, conclusions, or recommendations. Please note that Suncoast Ecological Services does not warrant the work of laboratories, regulatory agencies, or other third-party resources supplying information used in the preparation of this report. These services were performed in accordance with the scope of work agreed to with our client. Findings, conclusions, and recommendations resulting from these services are based upon information derived from the on-site activities and other services performed under this scope of work; such information is subject to change over time. Certain indicators of the presence of wetlands may have been latent, inaccessible, unobservable, or not present during our services.

We appreciate the opportunity to provide services. If you have any questions concerning this report, or if we can assist in any other matter, please contact our offices.

Sincerely

Jennifer K Krajcir
Senior Ecologist



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Exhibit 1
Parcel Location





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Exhibit 2
 Soils Map



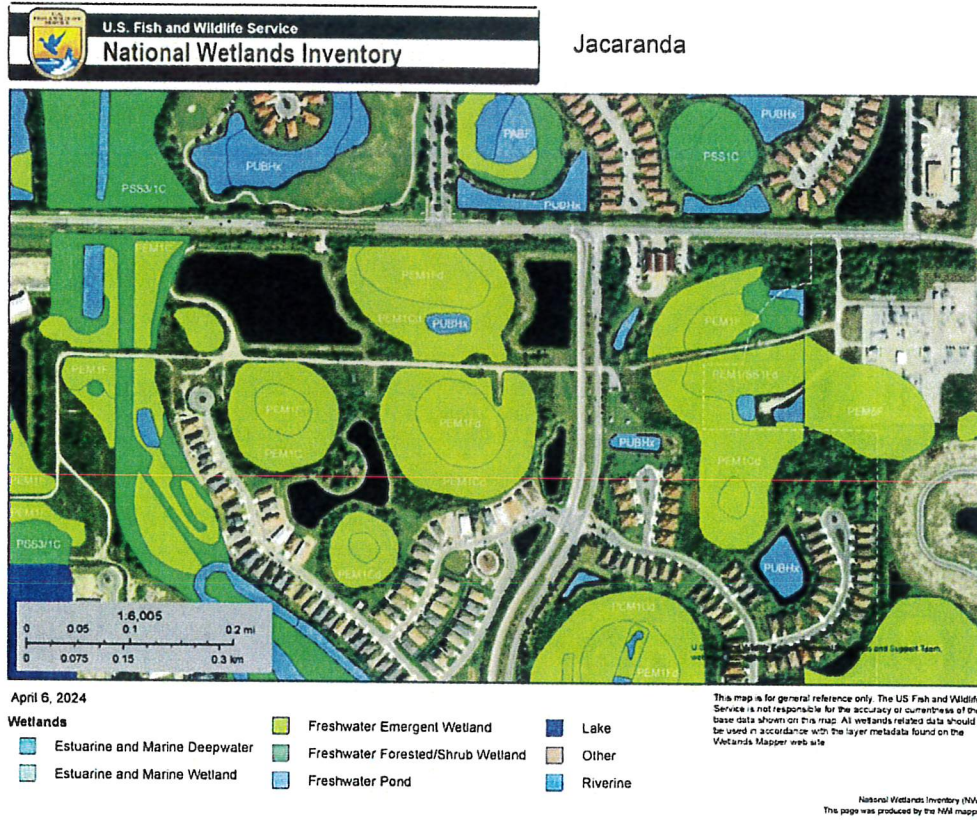
Map Unit Legend

Map Unit Symbol	Map Unit Name
8	Delray fine sand, frequently ponded, 0 to 1 percent slopes
22	Holopaw fine sand, frequently ponded, 0 to 1 percent slopes
31	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes



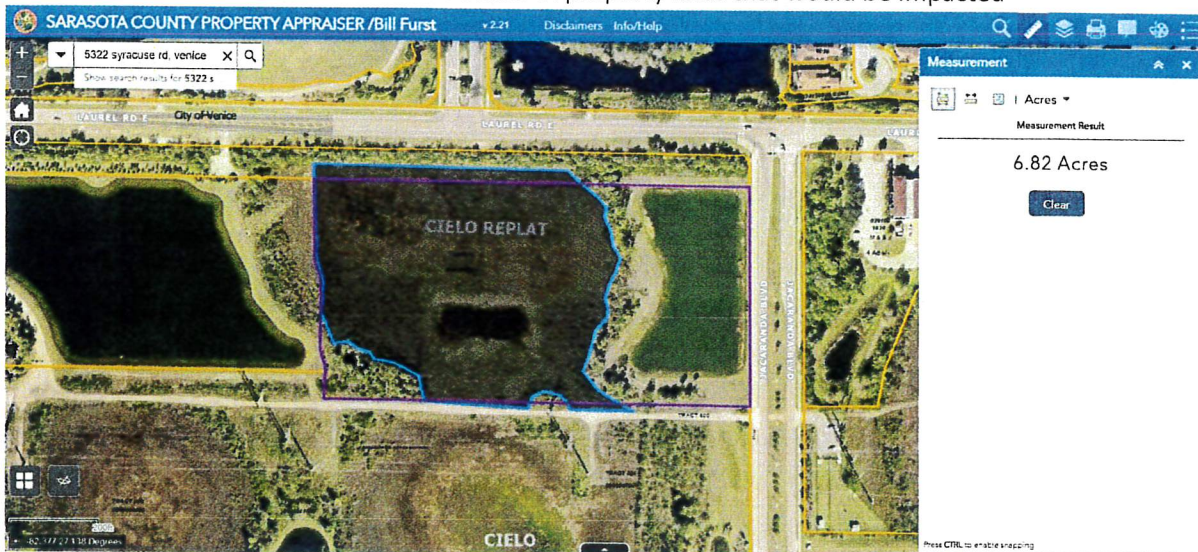
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Exhibit 3
 National Wetlands Inventory



Actual Wetland area – 6.82 acre

Includes small areas outside of property lines that would be impacted



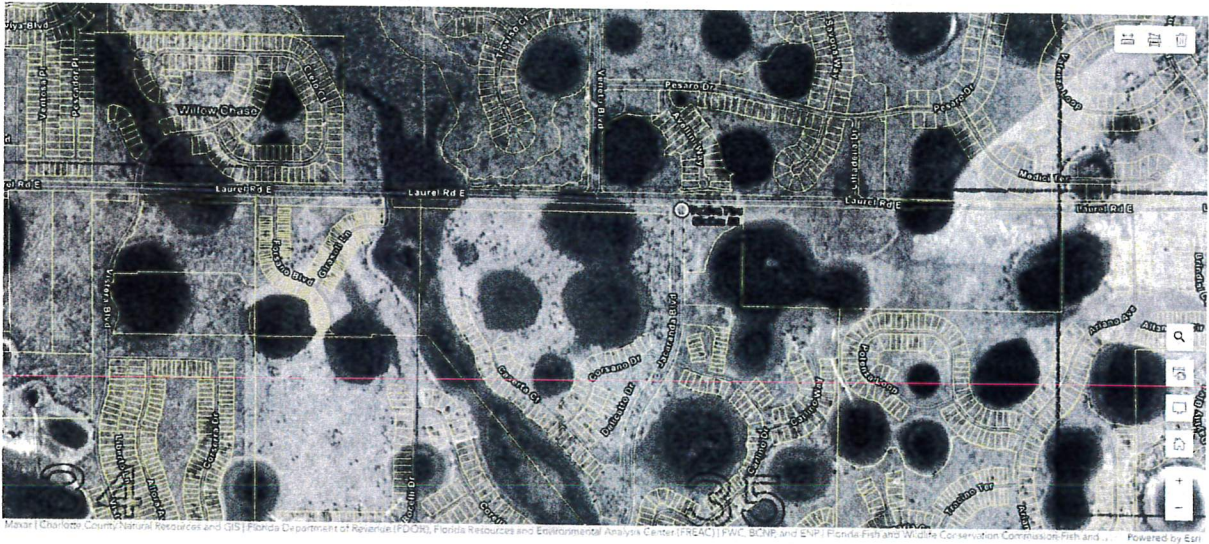


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Historical Aerial

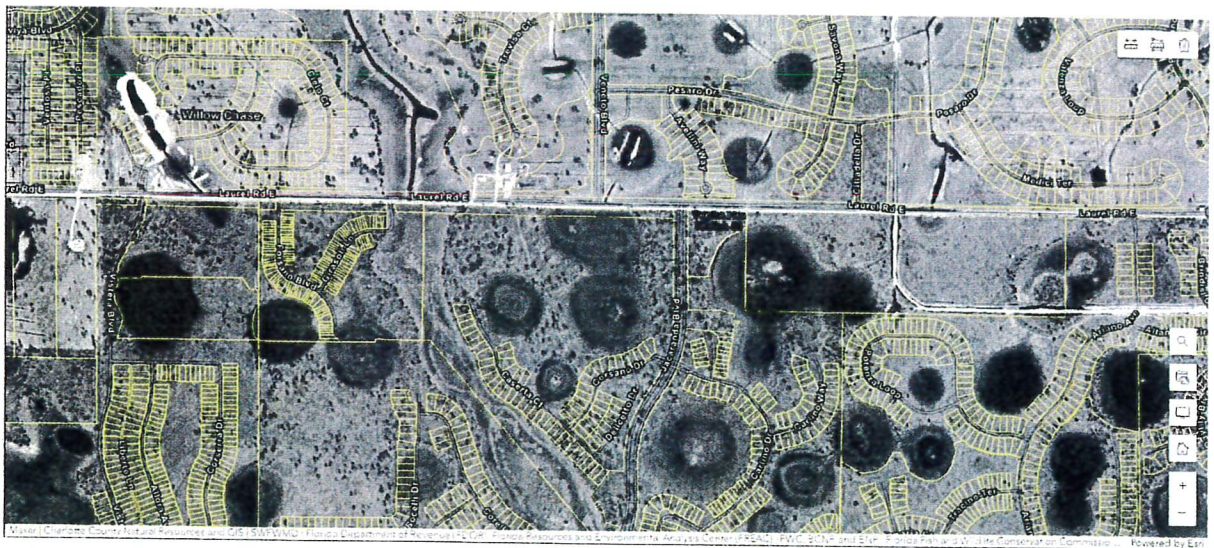
Evident depressional wetlands on the parcel persist throughout area development with little apparent change in hydrology from earliest aerial imagery through current condition.

1948



1970s SWFWM D aerial

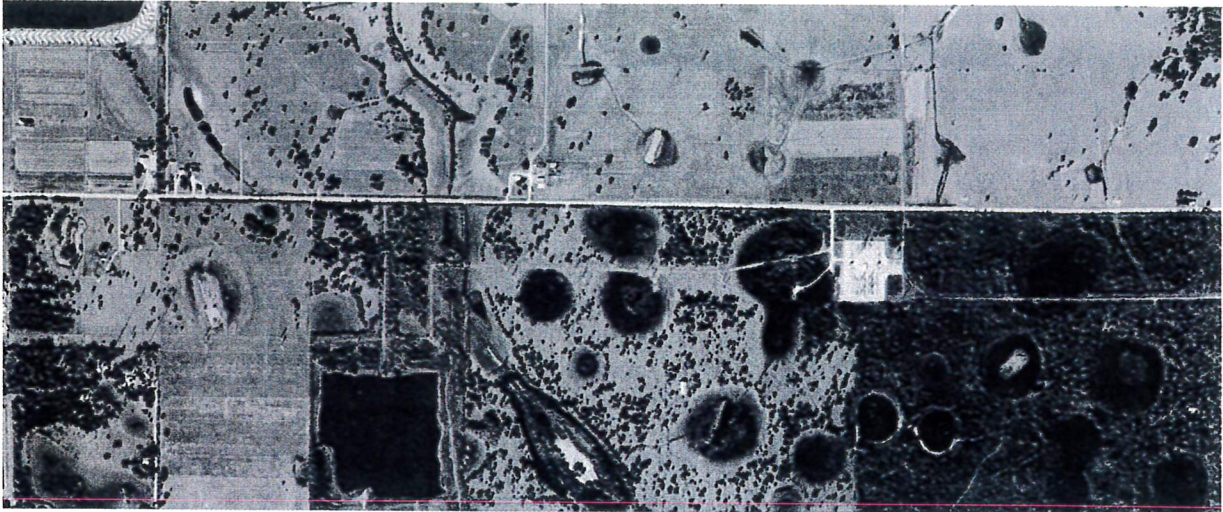
Development caused significant changes in hydrology in the area, wetland areas still evident





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1999



2007



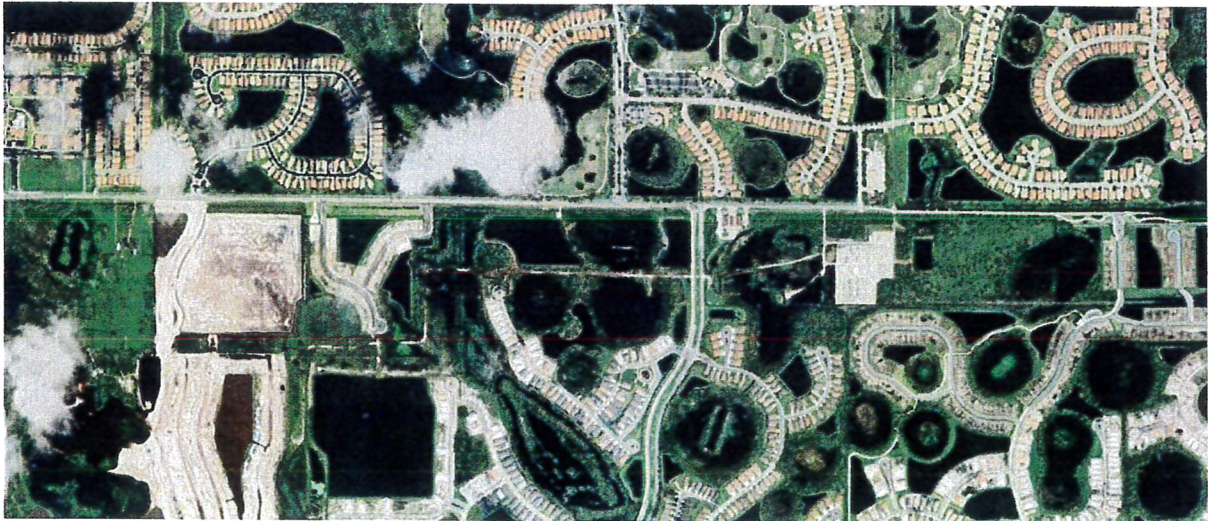


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2014



2022- September 29, One day after Hurricane Ian
Inundation of parcel and surrounding area is evident

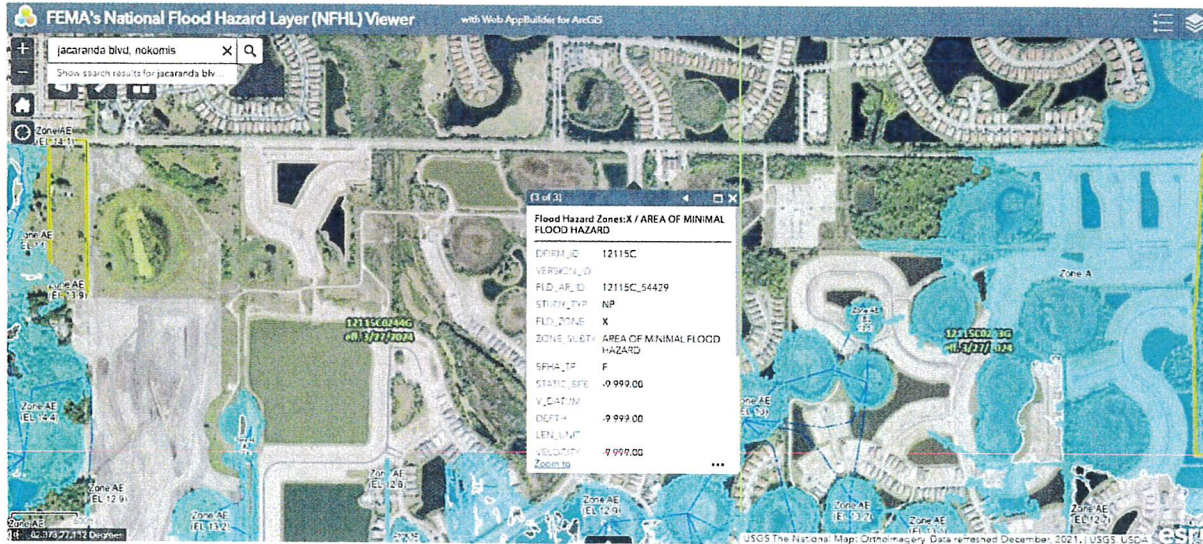




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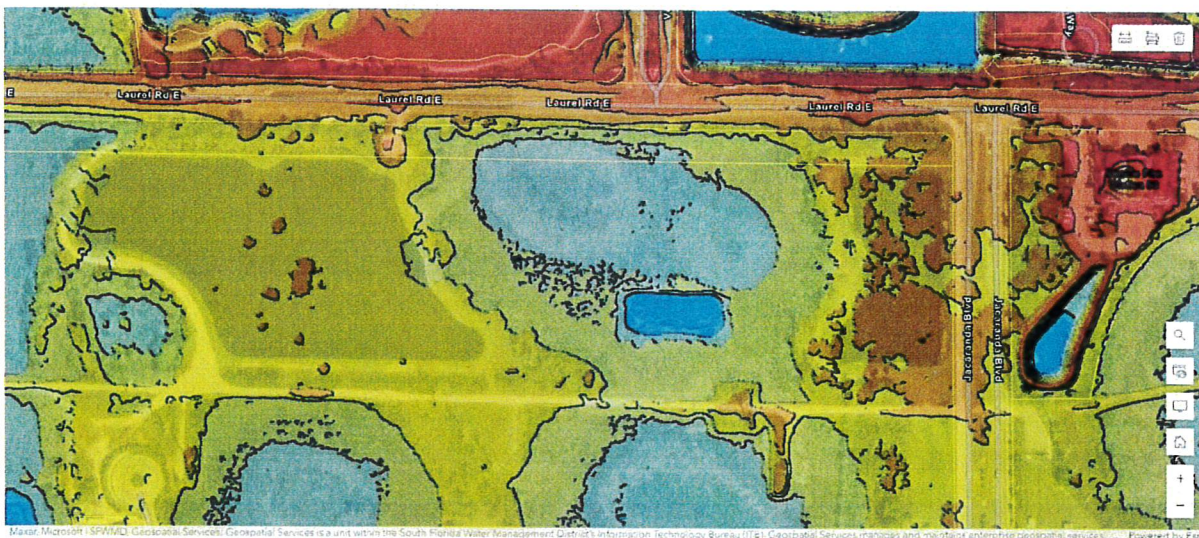
Exhibit 4

FEMA Designation Flood Zone X



NAVD88 elevation map
 SWFWMD 2020

Lowest areas (blue/grey), highest areas (orange/red), transition low to high (yellow)
 Does not show fill ponds, as the elevation imagery is older than the development.



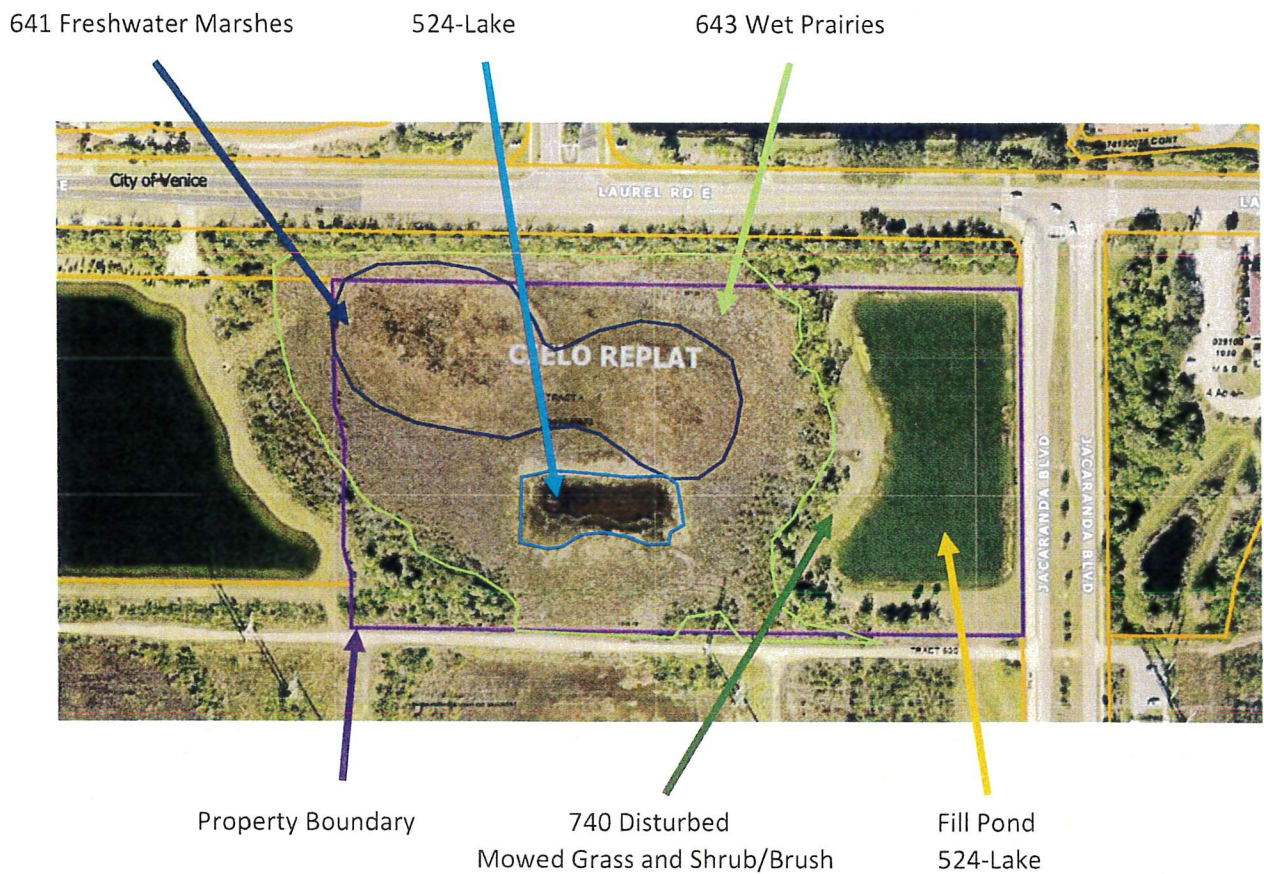


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Exhibit 5
FLUCCS & Vegetation

2021

Wetland and Property Boundary Lines are Approximate





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Exhibit 5
 Protected Species: FNAI Map Unit 27083



Florida Natural Areas Inventory
 Biodiversity Matrix Query Results
 UNOFFICIAL REPORT
 Created 4/3/2024
[Contact FNAI Data Services Coordinator](#)
 for 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

Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however, the occurrence has not been independently verified within the past 10 years.

LIKELY - The species or community is known to occur in this Matrix Unit and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation and precise enough to indicate which of those Units the species or community is actually located in, or
2. there is a documented occurrence in the vicinity, and there is a suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit is within the predicted range of the species or community based on the best knowledge and environments variables such as climate, topography, and land cover.

Matrix Unit ID: 27083
 37 Potential Elements for Matrix Unit 27083

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<i>Argemone quinquefolia</i> Florida Buttercup	G4T3	S3	N	ST
<i>Asplenium platyneuron</i> Florida Maidenhair	G2G3	S2S3	N	T
<i>Centropogon americanus</i> Sawtooth Butterfly	G2Q	S2	N	E
<i>Falco sparverius</i> Sharp-shinned Hawk	G4	S2	N	N
<i>Gobionis obtusirostris</i> Gopher Frog	G3	S3	C	ST
<i>Leptocryptus</i> Toad	G3	S3	N	T
<i>Lithobates sylvaticus</i> Common Frog	G2G3	S3	N	N
<i>Lithobates sylvaticus</i> Common Frog	G3	S3	N	E
<i>Malva floridana</i> Florida Malva	G2	S2	N	E
<i>Myrica asplenifolia</i> Florida Spinywood	G5T3*	S3*	N	N
<i>Phlox pilularis</i> Scarlet Pimpernel	G2	S2	N	E
<i>Phlox pilularis</i> Scarlet Pimpernel	G3	S3	N	T
<i>Phlox pilularis</i> Scarlet Pimpernel	G3	S3	N	N
<i>Phlox pilularis</i> Scarlet Pimpernel	G2	S2	N	E
<i>Phlox pilularis</i> Scarlet Pimpernel	G5T5	S5	N	N
<i>Phlox pilularis</i> Scarlet Pimpernel	G2G3	S2S3	N	T

Matrix Unit ID: 27083

1 Documented Element Found

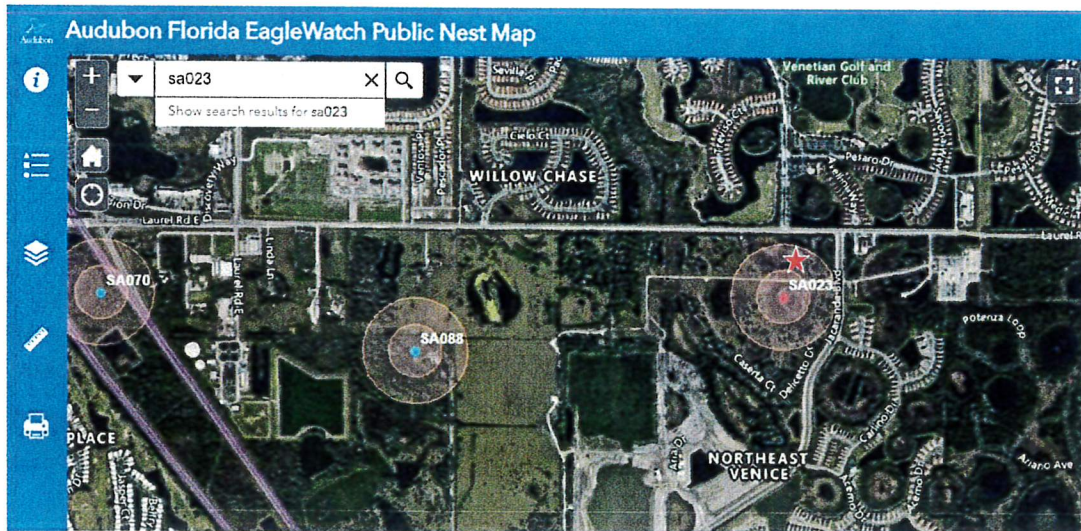
Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Haliaeetus leucorhynchus</i> Bald Eagle	G5	S3	N	N

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Comptosia virginiana</i> Eastern Indigo Bunting	G3	S2*	T	ST
<i>Mexis porphyrio</i> Mexican Kingbird	G4	S4	N	N
<i>Melanerpes formicivorus</i> Wood Pecker	G4	S2	T	ST

Bald Eagle Nest (pink circles)





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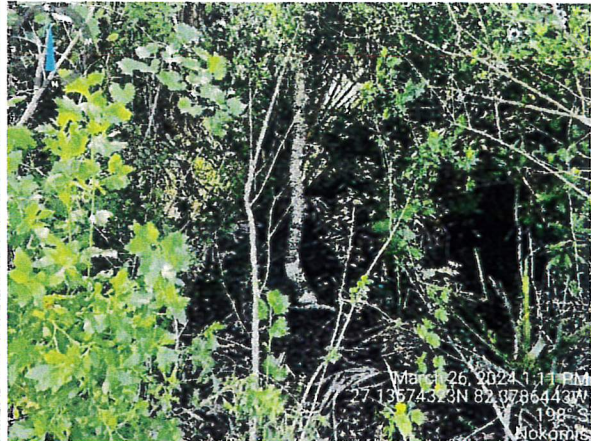
Exhibit 6:
Site Photographs

Fill pond and upland area





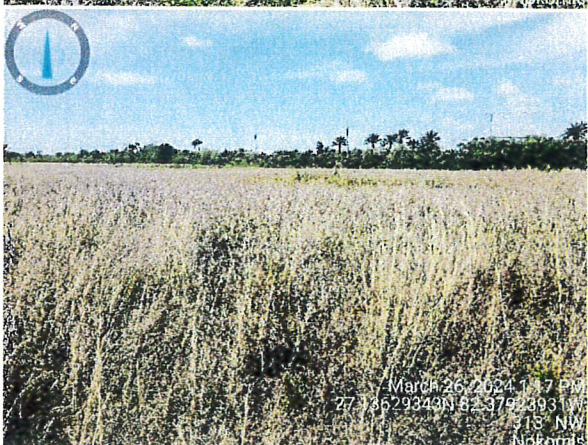
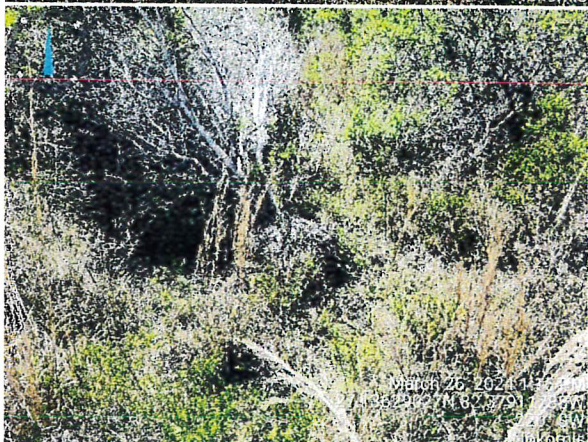
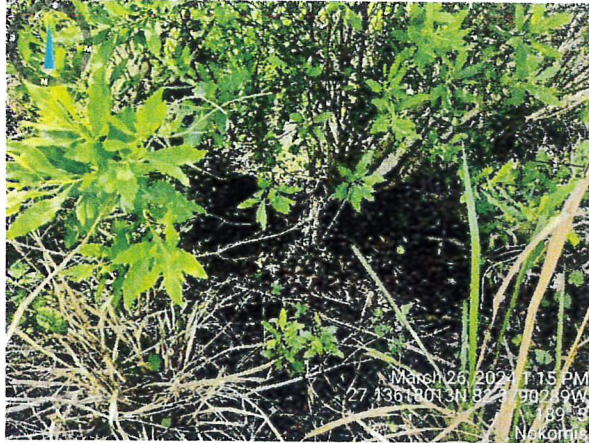
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Wetland Area:





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Suncoast Ecological Services, LLC

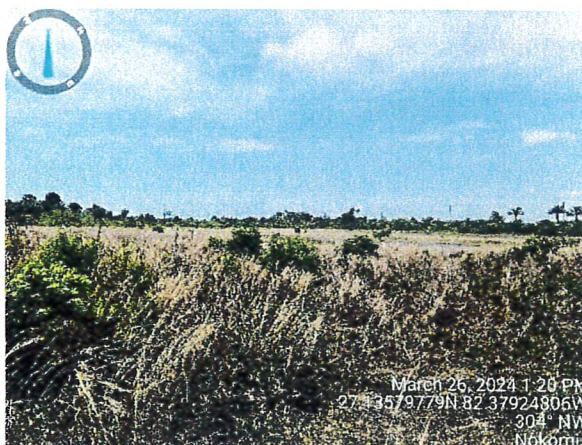
Jennifer Krajcir

24123 Peachland Blvd, C4-242

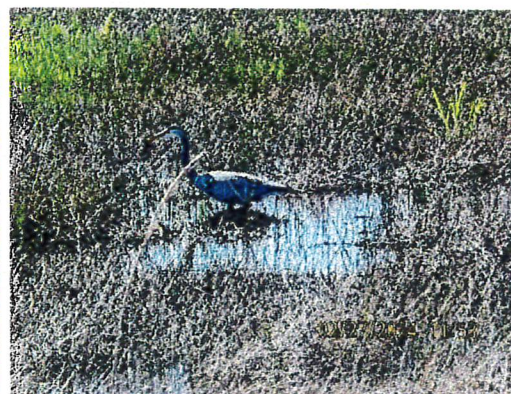
Port Charlotte, FL 33954

SuncoastEco@gmail.com

Mobile: 941-303-3745



Additional photos taken on site documenting usage by protected species:



Jennifer Krajcir

Ecologist

Contact

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Port Charlotte, FL 33954
941.303.3745
SuncoastEco@gmail.com

Education/Training

BS Biology, University of Tennessee
Knoxville, TN (2000)

Authorized Gopher Tortoise Agent,
FFWCC (GTA-17-00062D)

ACE Wetland Delineation Training
with Regional DEP Supplement
Tampa, FL (2018)

Florida Master Naturalist
Coastal/Upland/Wetland
Sarasota & Charlotte Counties
(2018-2019)

Florida Scrub Jay
(2019)

Professional Affiliations

Ecological Society of America
Gopher Tortoise Council
Society of Wetland Scientists

Primary responsibilities include surveying and monitoring state and federally listed species including general and species-specific surveys, development/design of project specific surveys and standard operating procedures, data analysis and providing guidance on conservation measures and regulatory requirements of protected species. Extensive experience in permitting and regulatory compliance.

Relevant Projects & Experience

Bald eagle: Monitoring bald eagle nests during nearby construction projects for nests (roofing, residential construction, commercial construction). Preparation of Bald Eagle Management Plans and reporting to USFWS, FWC, and local governments.

Florida scrub jay surveys in accordance with U.S. Fish and Wildlife Service (USFWS) Scrub Jay Survey Protocol within Charlotte and Sarasota counties.

Gopher tortoise surveys and relocations: 750+ hours gopher tortoise surveys, 500+ gopher tortoise burrow excavations by hand shovel, backhoe/excavator, and bucket trapping

Burrowing Owl surveys to locate burrows, hand clear vegetation, provide t-perches, install stakes and signage to protect burrows/owls. Charlotte County (Placida). Permitting and relocation when required.

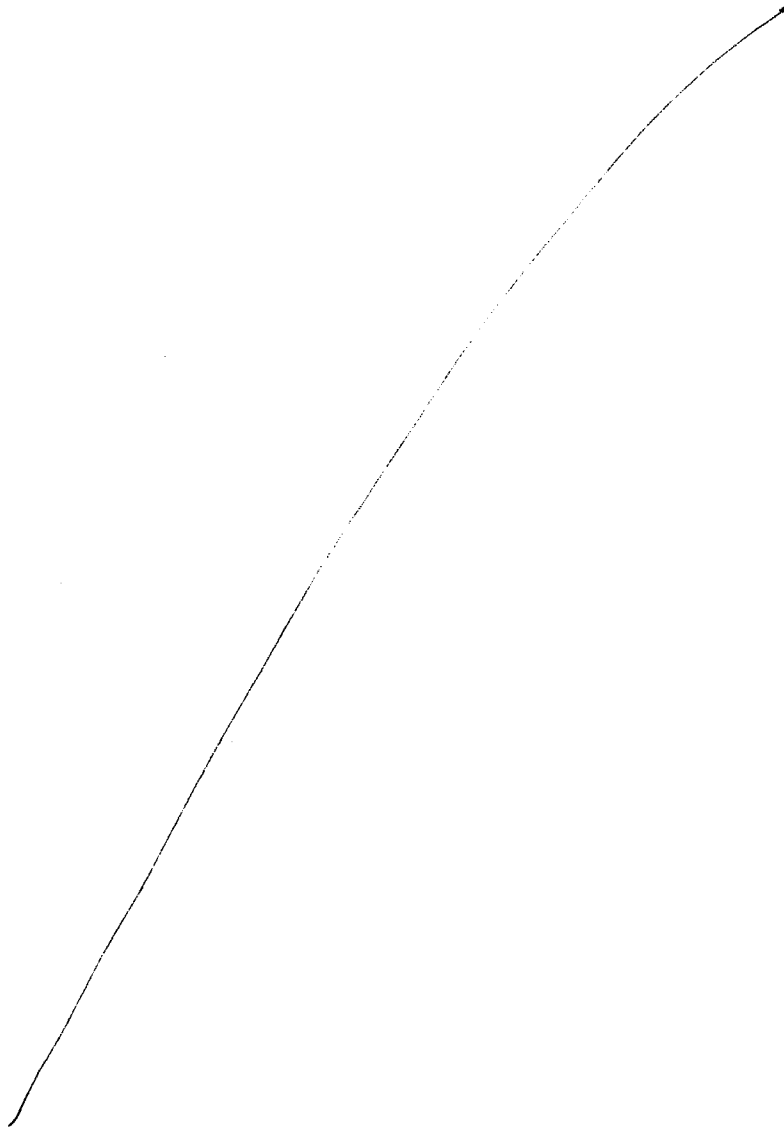
Wetlands: Identification, delineation, DEP and ACE permitting, as well as restoration monitoring / reporting.

Other Notables

PMP Project Management certification

Electronics Technician (ET), US Navy

Professional Licensed Drone Pilot





July 13, 2024

North Venice Neighborhood Alliance, Inc.
Mr. Ken Baron
PO Box 104
Laurel, FL 34272

Re: The Village at Laurel and Jacaranda
Southwest Florida Water Management District Application 41590-014

Dear Mr. Baron:

Catalyst Engineering has completed the review of The Village at Laurel and Jacaranda to evaluate the drainage design of the new commercial development and confirm that the impacts this development will have downstream have been accurately represented in the permitted documents.

Available Data:

This report has been prepared based on review of the following:

- Cielo Drainage Calculations, August 28, 2018; Permit 41590-006
- Cielo – Lake LL-7 Short Form Modification documentation; Permit 41590-009.
- Laurel Road Drainage Calculations, December 28, 2022; ERP Permit Application 862122
- The Village at Laurel and Jacaranda Permitted Plans, signed and sealed 3/11/24; 41590-014
- The Village at Laurel and Jacaranda Original Calculations Dated: September 6, 2023; 41590-014
- 3/8/24 Responses to Request for Additional Information & Comments 10-19-23
- Notice of Agency Action – Approval ERP Individual Construction Major Modification for The Village at Laurel and Jacaranda 43041590.014

Overview:

The proposed project, The Village at Laurel and Jacaranda (referred to as The Village in the report) is a commercial development on 10.42 Acres of Cielo, a 125.5 Ac. permitted master development. Construction of The Village requires filling in 6.6 Acres of wetlands and an existing permitted stormwater management facility, SWMF LL-4. The FEMA flood maps show this area as Flood Zone X, however, based on the ICPR modeling of the 100-year 24-hour event, the area does have floodplain storage and construction of this project proposes fill of 10.5 Ac-ft. The project proposes no floodplain compensation, but was approved based on stormwater modeling showing no adverse impacts.

Jennifer Menendez of Catalyst Engineering was contacted by Ken Baron, representing the North Venice Neighborhood Alliance, regarding concerns about potential impacts of the proposed commercial development that could result from replacing/filling in the natural storage of the wetland area and the

storage provided in stormwater management facility LL-4 with impervious area. The project includes no compensatory storage volume.

It was agreed that Catalyst Engineering would provide a review of The Village's stormwater calculations and a letter of opinion with requests that can be made to help assure the Cielo HOA will not experience adverse flooding effects in their stormwater infrastructure due to the additional runoff generated by The Villages.

ICPR Stormwater Modeling Analysis:

Stantec created an ICPR model for the Cielo Development master plan by combining existing models obtained from Sarasota County, and modifying the project area for the Cielo development. The model was later modified by Stantec to include Laurel Road widening improvements. AM Engineering used the modified Cielo model as the existing condition, and edited it for the proposed to include The Villages development.

Looking at the 13,517 page report submitted to FDEP by AM Engineering, and the original Cielo development model, the following items have been noted:

- In the models, the Unit Hydrograph Peaking Factor used is either a UH100C or a UH256. These factors are typically applied in flat, rural areas with depressional storage so that the landscape's ability to retain and delay the peak flow is included in the model. The typical SCS peaking factor is 484 and is used for most developed areas, especially areas that have a formal conveyance system. It is not appropriate to continue to use peaking factors of 100 or 256 for The Village site since it is mostly impervious and has a storm drain system. There is no longer any ability for the land to retain or delay the peak flow, so a 484 factor would more accurately represent the runoff in a model. This can have a significant effect on pond modeling, resulting in larger ponds needed.
- Different types of drainage systems fail under different types of rainfall events. A single storm approach can miss the critical storm and result in downstream flooding. Other agencies and municipalities use a critical duration approach for stormwater quantity evaluation, which requires modeling of multiple storms to evaluate and compare pre vs. post runoff. For example, the FDOT requires modeling of a range of events for connections to their existing system. Since flooding is already an issue in this neighborhood, based on conversations with Ken Baron, modeling a wider range of storm events would help ensure that this new development would not make the current situation worse and cause additional flooding to a system that has already known to have issues.
- The NOAA Atlas 14 data is the most current rainfall estimate data available. The rainfall data in The Villages model on page 5116/13517 shows the 100 year 24 hour rainfall as 10 inches. The NOAA Atlas 14 data for this site has 11.4 inches, which is 14% greater. Current rainfall data needs to be applied to the model.
- The original Cielo and The Villages model have different input for Pond LL7. This is the pond that The Village discharges into and is relied upon for treatment and attenuation of the new project. In the original master plan, the normal water level was set to elevation 12.4, and that was the initial stage as well. At some point, part of the model seems to have been modified to



MEMORANDUM

To: Kelly Michaels, City Clerk
From: Nicole Tremblay, AICP, Senior Planner
Date: March 23, 2023
Re: Transmittal of Petition for Council Action – Zoning Map Amendment Petition No. 22-38RZ

On March 21, 2023, the Planning Commission, made the following motions for the subject petitions:

Petition No. 22-38RZ

The following motion was **DENIED** by a vote of 4-3 resulting in a recommendation of denial:

Based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, RECOMMENDS TO CITY COUNCIL APPROVAL OF ZONING MAP AMENDMENT PETITION NO. 22-38RZ.

Comments from the Planning Commissioners that voted against recommending approval included finding that the petition does not demonstrate compliance with the land development code on the following items:

- i. 86-130(r) – commercial activity will not be limited to the Milano PUD;
- ii. 86-130(t)(3)(a) – evidence of unified control was not clearly provided;
- iii. 86-47(f)(1)(a) – the application is inconsistent with the intent of Comprehensive Plan Strategy OS 1.3.1 and Strategy LU 4.1.1, specifically Policy 8.2;
- iv. 86-47(f)(1)(f) – compelling evidence for changing conditions was not presented;
- v. 86-47(f)(1)(h) – congestion may be increased excessively by this proposal;
- vi. 86-47(f)(1)(n) – no substantial reasons why the property cannot be used with the existing zoning were presented; and
- vii. 86-47(f)(1)(p) – compelling evidence for a lack of adequate sites for this use elsewhere in the city was not presented.

To continue the processing of the petition, please complete the following:

- Schedule the public hearing before City Council and provide our office with the legal advertisement when you send it to the Gondolier in order for us to prepare the notification sign and post on the property 15 days prior, per public notice requirements.
- Legistar file CC 22-38RZ has been created with numerous attachments. Please reformat as needed for City Council.
- The mailing list for the nearby properties is attached, but please note, if a significant amount of time passes before the notices are prepared, the list will need to be updated to ensure sales/transfers are accounted for.
- Send us a copy of the ordinance for our review.

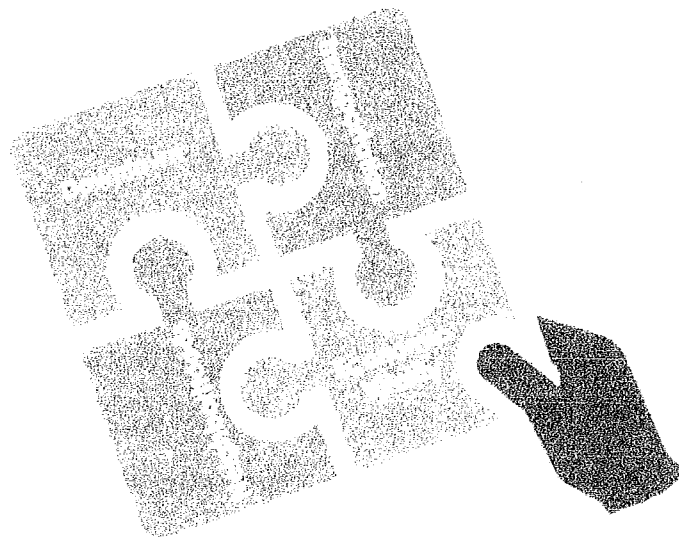
The Planning and Zoning Division may receive additional written correspondence on this petition, which will be forwarded to your office.

Attachments: Mailing Notification List & Registered Neighborhoods List
Ad/Location Maps
Legal Description
Cc: Petition No. 22-38RZ

Plan Framework

The **Venice Comprehensive Plan 2017-2027** was developed through a process that incorporated an assessment of the City's existing Comprehensive Plan, analysis of existing conditions, extensive series of community meetings and community outreach, input from City of Venice Advisory Boards, and work sessions with both the Planning Commission and the City Council.

The Comprehensive Plan is the City's blueprint for the future. The Plan and its Strategies are crucial when preparing for opportunities such as land use, transportation, housing, and open spaces. People need a safe and secure place to live, a healthy economy that provides jobs and services, ways to get around the City (bike, pedestrian, car, transit), and quality recreational features. It is the responsibility of the City leadership to provide the necessary public services and facilities, develop strategies, and adopt regulations and standards that implement this blueprint. The Comprehensive Plan is an umbrella document that guides other City plans, capital projects, and programs which affect the community. This Plan promotes the City's neighborhoods, vibrancy of its downtown and the capacity of its transportation network.



Comprehensive plans may be perceived as being relatively general in nature; however, they form the legal basis for community development. Comprehensive Plans are complex policy documents that account for the relationships among the various community issues. The City's Comprehensive Plan has been developed in a manner to provide information and analysis on both the City-wide and the Neighborhood levels. Neighborhoods serve as the key components of the City and seven (7) have been identified based on their geography, make-up, and overall common characteristics. Within each Neighborhood, the *Vision, Intent and Strategies* are provided which are specific to that Neighborhood. The broad-based City-wide components are provided in Section III.

Legal Status

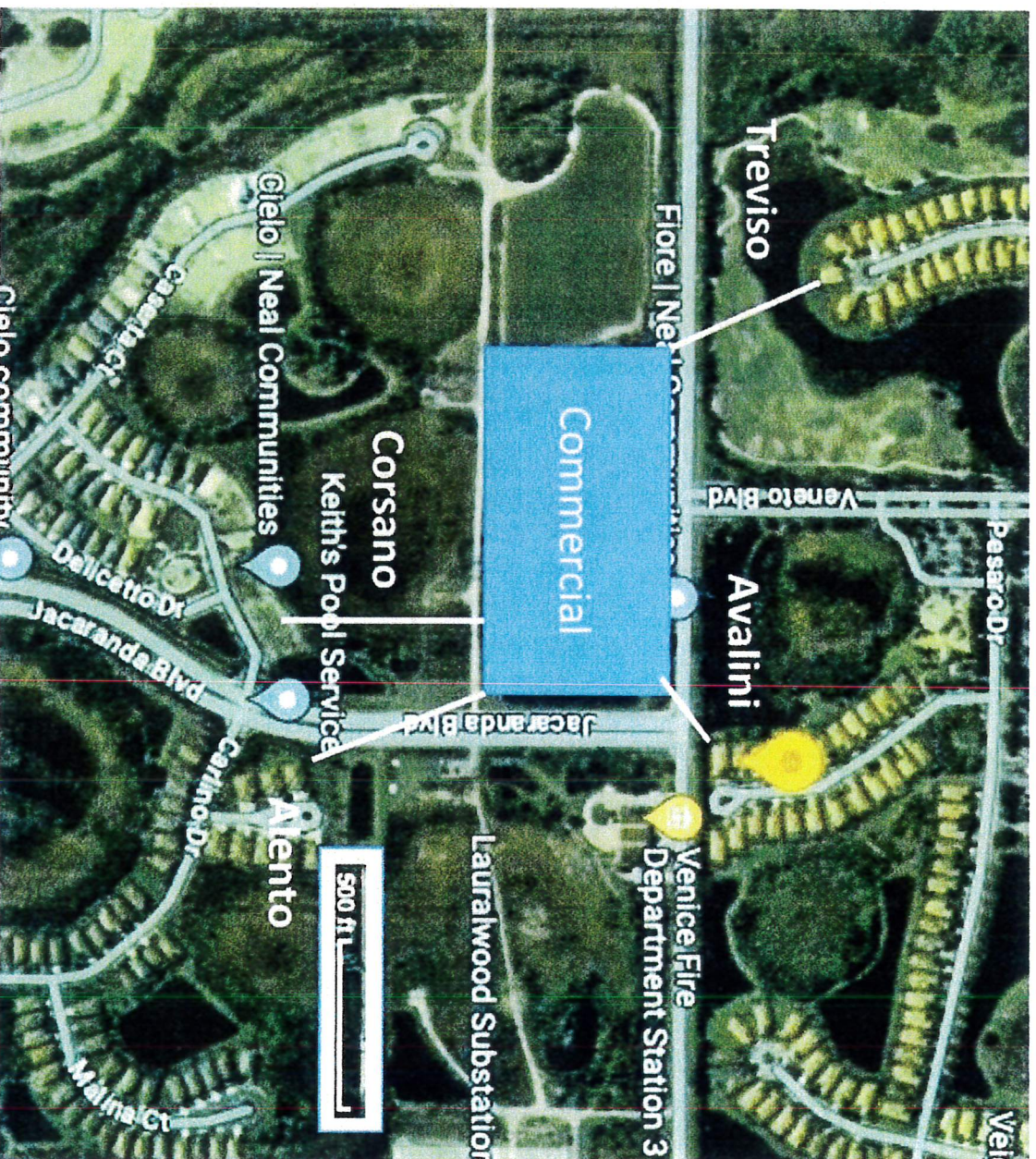
The legal status of the Comprehensive Plan requires that all Strategies (Policies) will be considered in making legal determinations of consistency with the Comprehensive Plan, pursuant to State Laws and Statutes.

Vested Rights

In accordance with Chapter 163, Section 163.3167, nothing in this Comprehensive Plan shall limit or modify the rights of any person to complete any development that has been authorized by the City. See the Land Development Code for the City's vested rights determination process.

- (k) *Recommendation on proposed annexations.* Before taking any final affirmative action on any proposed annexation or enlargement of city boundaries, whether by petition of the owners of contiguous property or by an election called pursuant to law, or otherwise as provided by general law, if such proposed annexation proposal shall involve one or more acres of undeveloped, contiguous land outside the potential planning service area as identified in Figure LU-2 of the comprehensive plan, the city council shall first certify such proposal (including any proposed collateral agreement in that regard) to the planning commission. The commission shall consider the proposal in relation to its established comprehensive plan for city-wide development and control or by applying such other criteria as may have been established under its own rules and procedures and shall recertify the proposal to the city council with its recommendation for approval, rejection or modification in whole or in part. The city council may, by resolution, extend the time for such action by the planning commission when requested and if good cause therefor shall be made to appear.
- (l) *Local planning agency designation.* Pursuant to and in accordance with F.S. § 163.3174, the planning commission is hereby designated and established as the local planning agency for the city.
- * (m) *Duties in site and development plan approval.* The planning commission shall review and act upon site and development plan applications in accordance with the provisions contained in section 86-49. In reaching a decision as to whether or not the site and development plan as submitted should be approved or approved with changes, the planning commission shall follow the procedures set out herein and shall be guided in its decision and the exercise of its discretion to approve, approve with conditions, or to deny by the following standards:
 - (1) Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.
 - * (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code.
 - * (3) Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency.
 - (4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.
 - (5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.
 - (6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.
 - (7) Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.
 - (8) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

Proximity of homes nearest to applicant's proposed commercial site



Treviso Ct: 497'

Avalini Way:
190'

Corsano Dr: 567'

Alento Ct: 574'

“You and I share the same feelings about parks and how important it is. Active recreation parks with lights, loudspeakers, traffic, parking, noise, kids screaming, and all those great sounds. That’s probably better, if someone could give me a pen to design where to put a park, I would put it up on Knights Trail where hardly anyone lives around it and it’s not going to cause a problem for anybody.”

City Council Hearing
July 11, 2017

LAND USE AND DEVELOPMENT STANDARDS

The following identifies the proposed development standards for the Milano Planned Unit Development. In furtherance of the interpretation authority granted by the City of Venice Comprehensive Plan and Land Development Code, the Zoning Administrator shall have authority to administratively approve minor modifications of standards contained with the Milano Planned Unit Development, excluding standards related to density, building height, buffer widths, and the addition of permitted uses. Reasonable mitigation measures may be imposed by the Zoning Administrator to limit impacts from the requested adjustment of standards. Where the PUD master plan identifies areas for residential uses, the developer shall have the option to convert such residential use areas to open space uses.

Any standard not stated or otherwise addressed in the binding master plan is subject to Section 86-130, City of Venice PUD standards.

A. Land Uses

1) Permitted Principal Uses and Structures

- Residential single-family dwellings (detached)
- Residential single-family dwellings (attached)
- Multi-family dwellings
- Private club, community centers and civic and social organization facilities
- Recreational areas
- Open Space

2) Permitted accessory uses and structures

- Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
- Are located on the same lot as the permitted or permissible use or structure or on a contiguous lot in the same ownership.
- Do not involve operations or structures not in keeping with the character of the district.
- Do not involve the conduct of business on residential premises, provided that accessory home occupations shall be allowed as accessory to residential uses.

B. Density/ Intensity

- 1) Residential- Up to 1,350 residential units
- 2) Commercial- None
- 3) Open Space- Minimum 50%

C. Maximum Height of Structures- 3 stories up to 42' including parking.



HOME SITES

CIELO

JANUARY 2020



220 Corsano Drive, North Venice, Florida 34275
 CieloFL.com / 941-242-8674

2015 Professional Builder
BUILDER OF THE YEAR

This site plan is not intended as a legal description of the property. It is a guide only and does not constitute an offer. The actual project may vary from the site plan. Home sites are shown in white and water features in blue. Home sites are shown in white and water features in blue. Home sites are shown in white and water features in blue.

LAUREL ROAD



JACARANDA BOULEVARD

ARIA

MILANO

● MODEL ● PARKING [N]

total 44

May 17, 2023

Laurel Road Investments, LLC

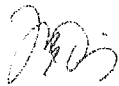
Page 10 of 10

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.

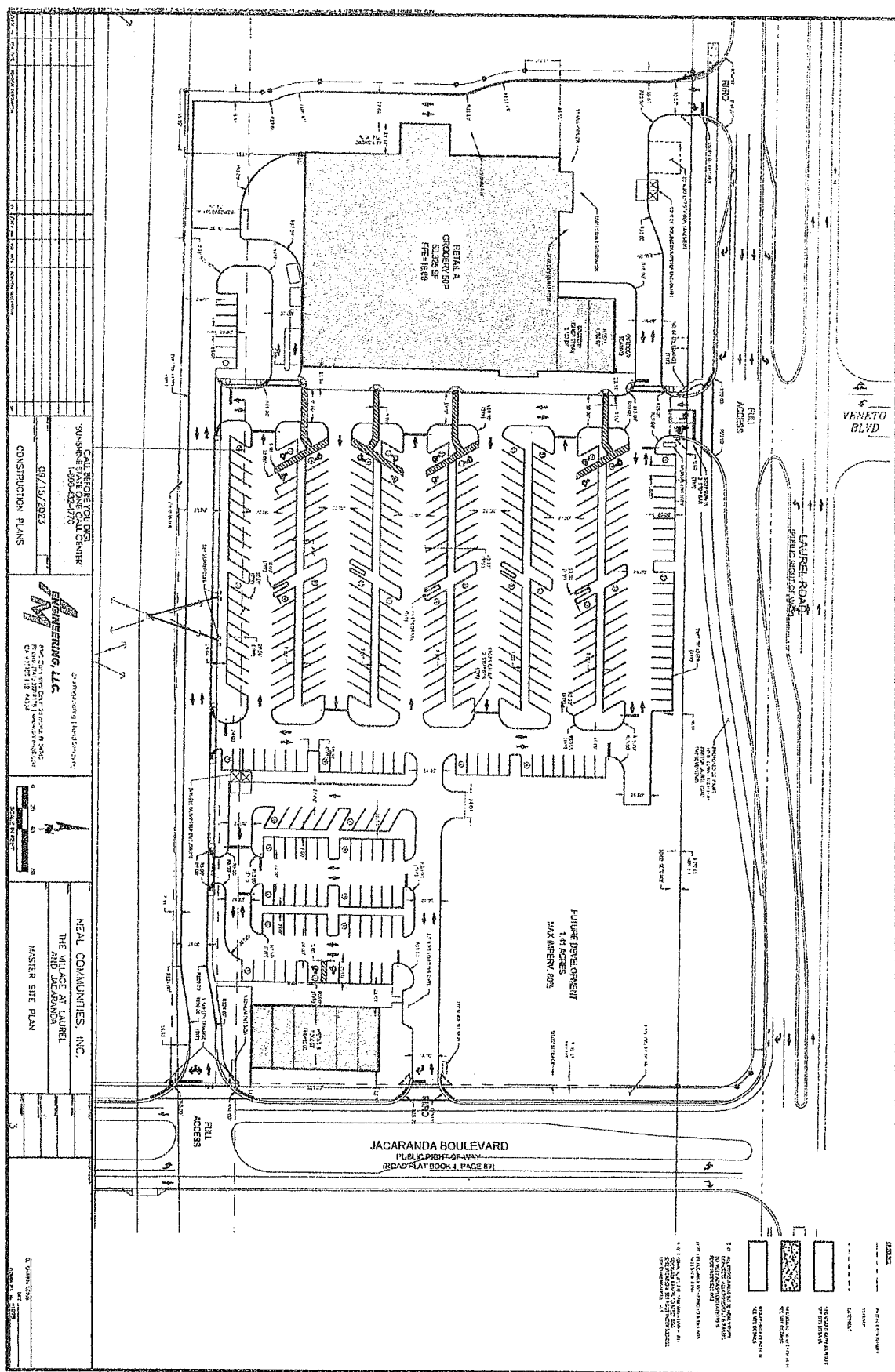


Digitally signed by Domingo,
Frank
DN: CN="Domingo, Frank",
OU=Internal, OU=users,
OU=stantec, DC=corp, DC=ads
Reason: I am approving this
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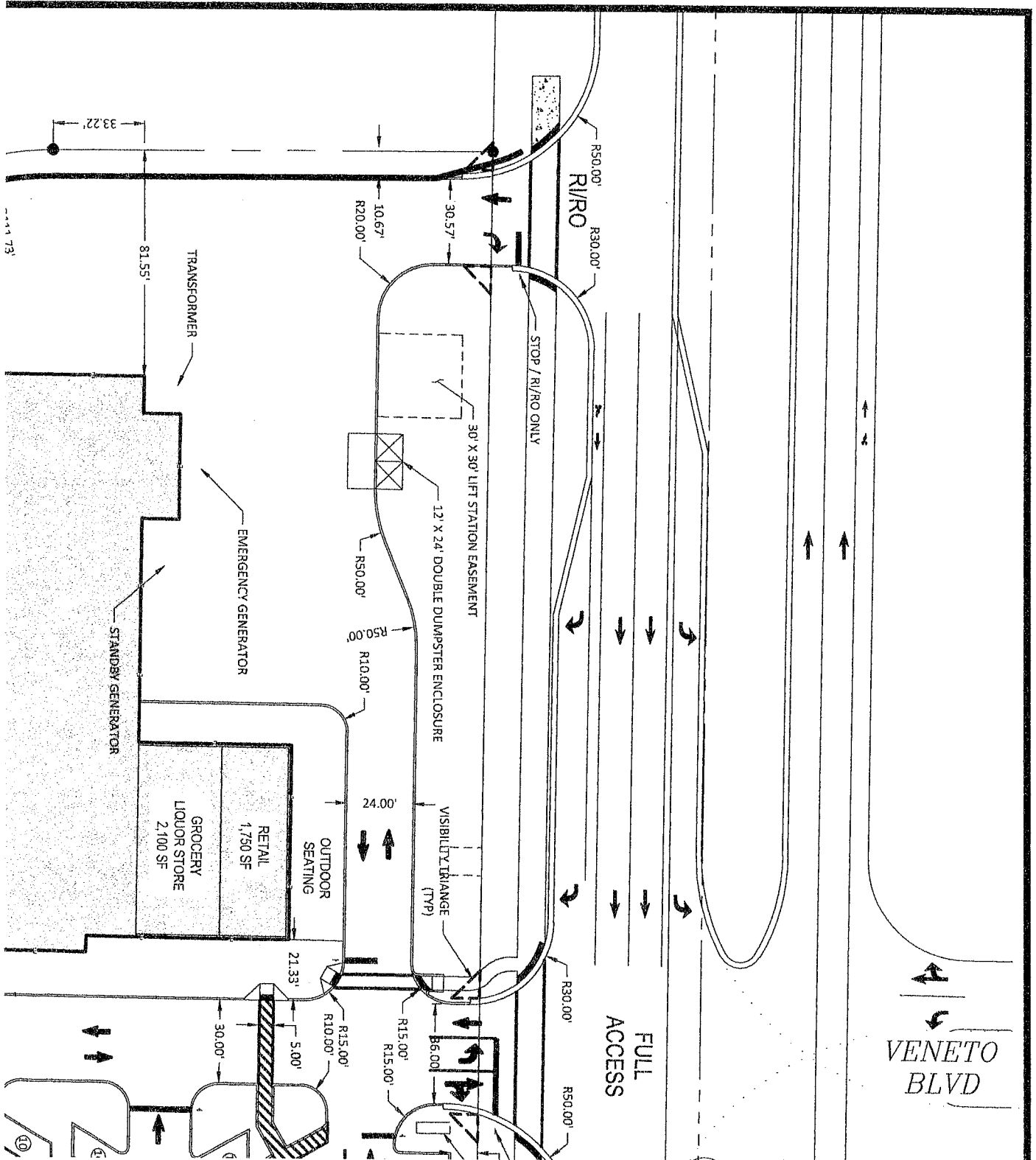
Principal, Smart(ER) Mobility-Florida Practice Lead

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TIA - Nov. 2023



VENETO
 BLVD

Nov 2023



Table 4: 2023 Existing Intersection Conditions

Intersection	Type	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
		Standard	Existing			EB	WB	NB	SB
Knights Trail Rd & Laurel Rd	Signalized	D	C	33.4	0.77	C	C	E	C
Veneto Blvd & Laurel Rd	TWSC	D	n/a	13.9 ¹	0.17	A ²	- ³		B
Jacaranda Blvd & Laurel Rd	TWSC	D	n/a	14.9 ¹	0.42	- ³	A ²	B	
Jacaranda Blvd & Border Rd	AWSC	D	D	33.7	0.94	D	C	C	F
Jacaranda Blvd & I-75 NB Ramps	TWSC	D	n/a	29.9 ¹	0.79		D	- ³	- ³
Jacaranda Blvd & I-75 SB Ramps	Signalized	D	C	21.6	0.86	D		A	C

1. Delay shown for the worst approach.
2. Left-turn movement level-of-service.
3. No left-turn movement for approach.

Scheduled Improvements

The current Sarasota County and City of Venice Capital Improvement Programs (CIPs) and the FDOT Five Year Work Program were reviewed to identify any improvements scheduled in the first three years to be included in the background traffic analysis. One improvement was identified, the widening of Laurel Road from Knights Trail Road to Jacaranda Boulevard. As part of the widening, the Jacaranda Boulevard & Laurel Road intersection will be signalized. The relevant budget page from the City of Venice as well as the State funding application are provided in **Appendix G**. Please note that State funding for the Laurel Road widening project was not included in the Governor's veto list.

2028 Background Traffic Conditions

The background traffic conditions were analyzed for the build-out year of 2028. The background traffic conditions consist of the existing PM peak-hour peak-season traffic volumes, an annual background growth rate, and vested traffic volumes from approved projects. Consistent with previous studies, and agreed to during the methodology, a 2% annual growth rate was used.

Vested traffic was obtained from the City of Venice and includes traffic from the Generation at Venice, Hoskins Grove, Hotel 75, Rustic Road, Portofino, Toscana Isles, GCCF, Milano PUD, Nokomis Grove, SJMR, and Palencia developments. The vested traffic information is attached in **Appendix H**. The 2028 PM peak-hour background traffic volumes are shown in **Figure 5** as well as the intersection volume tables provided in **Appendix E**.

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a level-of-service D or better, grade separation is required, which does not appear to be cost feasible. Please note that the Lorraine Road extension from Clark Road to Knights Trail Road is anticipated to be complete in 2028. This project will help to alleviate the traffic demand at the Knights Trail Road & Laurel Road intersection by allowing a second means of access for traffic on the Knights Trail Road corridor.

At the Veneto Boulevard & Laurel Road intersection, the northbound left turn movement is operating at level-of-service F and the southbound left turn movement is operating at level-of-service E; however, the v/c ratios are both less than 1.0. Given the close proximity of the Veneto Boulevard intersection to the future signal at the Jacaranda Boulevard intersection, Sarasota County has denied a variance application to install a traffic signal at this location. While a traffic signal would improve the delay from the minor street left turn movements, delays resulting in level-of-service E or F at unsignalized minor street approaches are not unexpected during peak periods. At the Jacaranda Boulevard & I-75 SB Ramps, the southbound left turn movement is operating at level-of-service E; however, the v/c ratio is less than 1.0. Adding a second southbound left turn lane is not feasible because it would require the reconstruction of the I-75 overpass to allow a second lane to fit under the bridge. No intersection improvements are required in conjunction with this project.

Table 11: 2028 Total Traffic Intersection Conditions

Intersection	Type	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
		Standard	Total			EB	WB	NB	SB
Knights Trail Rd & Laurel Rd	Signalized	D	D	47.8	0.95	D	E	E	D
Project RI/RO & Laurel Rd	TWSC	D	n/a	13.1 ¹	0.01	- ²	- ²	B	
Veneto Blvd & Laurel Rd	TWSC	D	n/a	62.9 ¹	0.72	A ³	B ³	F	D
Jacaranda Blvd & Laurel Rd	Signalized	D	A	8.0	0.80	A	A	B	
Jacaranda Blvd & Project RI/RO	TWSC	D	n/a	17.7 ¹	0.21	C		- ²	- ²
Jacaranda Blvd & Project Full Access	TWSC	D	n/a	25.2 ¹	0.39	D		B ³	- ²
Jacaranda Blvd & Border Rd	Signalized	D	D	39.0	0.94	D	D	C	D
Jacaranda Blvd & I-75 NB Ramps	Signalized	D	B	16.8	0.84		C	B	B
Jacaranda Blvd & I-75 SB Ramps	Signalized	D	C	32.7	0.92	D		C	C

1. Delay shown for the worst approach.
2. No left-turn movement for approach.
3. Left-turn movement level-of-service.

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Conclusion

The Milano PUD Commercial project consists of a 50,325 square-foot grocery store, a 2,100 square-foot liquor store, 8,950 square feet of retail, and 8,865 square feet of restaurants. The project is anticipated to generate 459 new external PM peak-hour two-way trip ends. The development will have four access points, a right-in/right-out connection to Laurel Road, a full access connection to Laurel Road across from Veneto Boulevard, a right-in/right-out connection to Jacaranda Boulevard, and a full access connection to Jacaranda Boulevard. The analysis evaluated a build-out year of 2028.

All study area roadway segments are currently operating within acceptable level-of-service standards and are anticipated to continue to operate within acceptable level-of-service standards with the funded improvements through buildout of the project. All study area intersections are currently operating within acceptable level-of-service standards. Four deficiencies were identified at study area intersections for the background traffic conditions in 2028. The deficient intersections and required improvements are listed below.

Knights Trail Road & Laurel Road Intersection

- Change cycle length from 120 seconds to 160 seconds.
- Construct a third eastbound left turn lane (as well as a receiving lane).
- Construct a second southbound left turn lane.
- Convert the southbound through lane to a shared through/right turn lane (as well as a receiving lane).

Jacaranda Boulevard & Border Road Intersection

- Signalize.
- Construct an eastbound left turn lane.
- Construct an eastbound right turn lane.
- Construct a westbound left turn lane.
- Convert the southbound shared left turn/through lane and right turn lane to a left turn lane and a shared through/right turn lane to allow for protected + permitted left turn phasing.

Jacaranda Boulevard & I-75 NB Ramps Intersection

- Signalize.

Jacaranda Boulevard & I-75 SB Ramps Intersection

- Add a southbound left turn protected + permitted phase to the signal.

Because the failures identified above are preexisting conditions and not caused by the addition of this project's traffic, improvements to correct the deficiencies can be considered in place. Once the aforementioned improvements are made, all intersections will operate at acceptable level-of-service standards. The addition of project traffic does not create any additional deficiencies in the study area.

Please note that Sarasota County, the maintaining agency for the roadways and intersections where deficiencies are projected, has eliminated Traffic Concurrency. Mobility fees collected by the City of Venice, pursuant to Chapter 70, Article XII, Sarasota County Code, will be used to address capacity deficiencies on County operated and maintained facilities.

The site access analysis evaluated the four proposed access connections to Laurel Road and Jacaranda Boulevard. The following site access improvements are required in conjunction with this project.

Full Access Connection to Laurel Road

- Construct a 235-foot westbound left turn lane.
- Construct a 185-foot eastbound right turn lane.

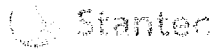
Full Access Connection to Jacaranda Boulevard

- Construct a 255-foot northbound left turn lane.
- Southbound right turn lane not warranted.

Right-in/Right-out Connections

- Right turn lanes not warranted.

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The total traffic was analyzed along the segments of Laurel Road and Jacaranda Boulevard adjacent to the project. In addition, the Laurel Road intersections with Veneto Boulevard and Jacaranda Boulevard as well as the project's full access connection to Jacaranda Boulevard were evaluated. The results of the 2025 total traffic segment analysis are summarized in **Table 5** and the results of the 2025 intersection analysis are summarized in **Table 6**. As indicated by the tables, both roadway segments and all three intersections will continue to operate within acceptable level-of-service standards. The northbound shared left/through movement at the Laurel Road/Veneto Boulevard intersection is operating at level-of-service F, but the volume to capacity (v/c) ratio is less than 1.0 indicating that capacity is still available.

Table 5: 2025 Total Traffic Segment Conditions

Road Name and Segment	Adopted LOS			2021 Peak Hour Volume	Bkgd Growth	Project Traffic	2025 Peak Hour Volume	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume					
Jacaranda Boulevard								
Laurel Rd to Border Rd	D	2	1,330	465	196	488	1,149	No
Laurel Road								
Knights Trail Rd to Jacaranda Blvd	D	2	1,440	537	187	206	930	No

Table 6: 2025 Total Traffic Intersection Operations

Intersection	Control	Movement Delay ¹ (LOS) & v/c Ratio					
		EBL	WBL	NBL	NBR	SBL/T	SBR
Laurel Rd & Veneto Blvd	Stop	8.2 (A)	8.2 (A)	68.2 (F)	19.4 (C) ¹	37.6 (E)	10.4 (B)
		0.09	0.03	0.70	0.23	0.42	0.10
Laurel Rd & Jacaranda Blvd	Stop		8.3 (A)	21.3 (C)	9.5 (A)		
			0.06	0.62	0.03		
Project Dwy & Jacaranda Blvd	Stop	19.5 (C) ²		9.6 (A)			
		0.44		0.26			

1. Northbound shared through/right movement
2. Eastbound shared left/right movement

The intersection volume table is provided in **Appendix C**. The 2025 total traffic intersection worksheets are provided in **Appendix E**.

Kimley»»Horn

THE VILLAGE AT LAUREL AND JACARANDA

ENVIRONMENTAL NARRATIVE

June 2022

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.

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 elliottii*), 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.

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.

In addition to the database searches, Senior Scientists have performed numerous field surveys of the project beginning in 2014. No protected species were observed nesting or denning within the onsite habitats. Methodology utilized to evaluate the site for gopher tortoise was consistent with FFWCC Gopher Tortoise Permitting Guidelines Appendix 4.

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

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

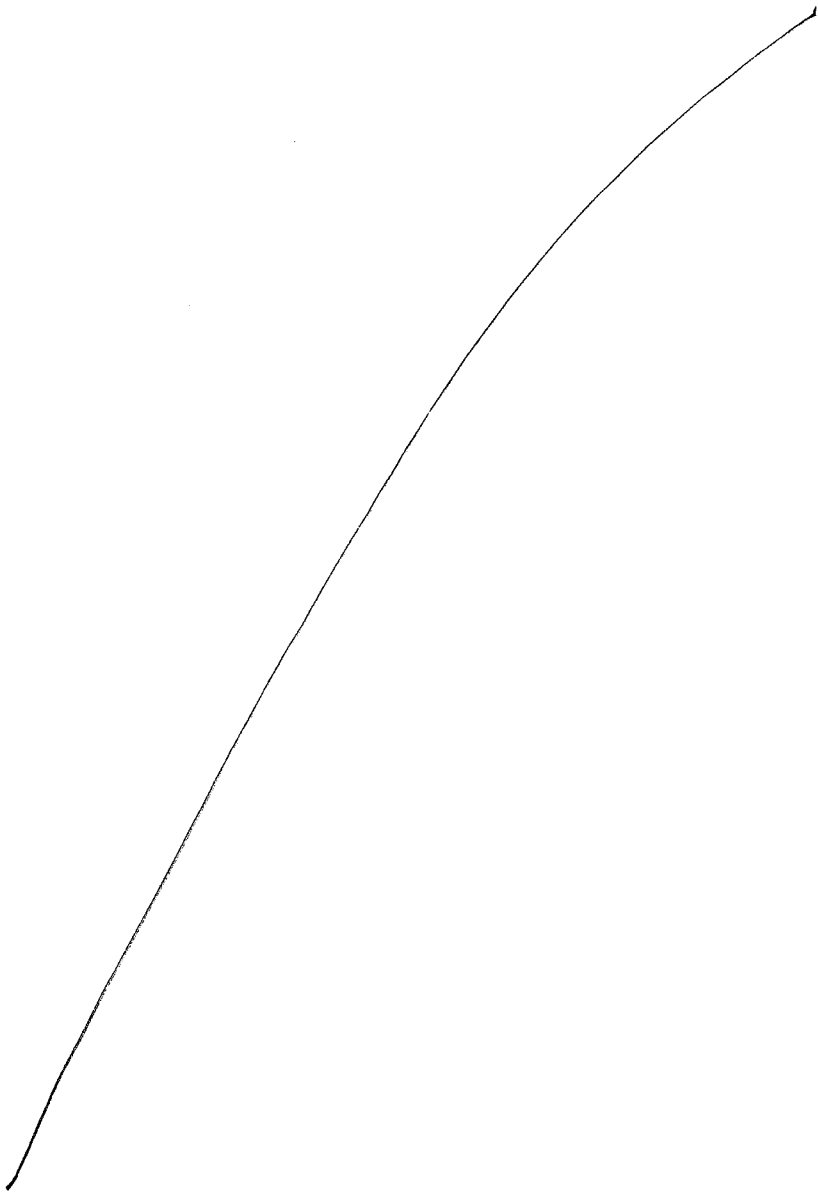
(See Section 62-345.400, F.A.C.)

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 The Village at Laurel and Jacaranda	Application Number	Assessment Area Name or Number Project Wetland - 6.6 Acres		
Impact or Mitigation Impact	Assessment conducted by: Alec D. Hoffer, Senior Scientist	Assessment date: Jun-22		
<p>Scoring Guidance</p> <p>The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed</p>	<p>Optimal (10)</p> <p>Condition is optimal and fully supports wetland/surface water functions</p>	<p>Moderate(7)</p> <p>Condition is less than optimal, but sufficient to maintain most wetland/surface water functions</p>	<p>Minimal (4)</p> <p>Minimal level of support of wetland/surface water functions</p>	<p>Not Present (0)</p> <p>Condition is insufficient to provide wetland/surface water functions</p>
<p>.500(6)(a) Location and Landscape Support</p> <p>w/o pres or current 4 with 0</p>	<p>The project wetland is located at the intersection of Laurel Road, 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 7 with 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</p> <p>w/o pres or current 7 with 0</p> <p>2. Benthic</p>	<p>This marsh contains a mix of native and non-native wetland plants including sand cordgrass (<i>Spartina bakeri</i>), maidencane (<i>Panicum hemitorum</i>), torpedo grass (<i>Panicum repens</i>), arrowhead (<i>Sagittaria lancifolia</i>), pickerelweed (<i>Pontederia cordata</i>), spikerush (<i>Eleocharis</i> spp.), prairie willow (<i>Ludwigia peruviana</i>), floating heart (<i>Nymphoides</i> sp.), and other grasses and sedges.</p>			
<p>Score = sum of above scores/20 (if uplands, divide by 20)</p> <p>current for w/o pres 0.6 with 0</p>	<p>For impact assessment areas</p> <p>If preservation as mitigation, preservation adjustment factor =</p> <p>Adjusted mitigation delta =</p> <p>FI = delta x acres = 0.6 x 6.6 = 3.96</p>			
<p>Delta = (with-current)</p> <p>-0.6</p>	<p>For mitigation assessment areas</p> <p>If mitigation</p> <p>Time lag (t-factor) =</p> <p>Risk factor =</p>			

Form 62-345.300(2) [effective date 02-04-2004]
 Incorporated by reference in paragraph 62-345.300(9)(b), F.A.C.

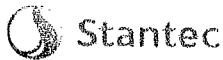


6.0 CONCLUSIONS & RECOMMENDATIONS

The majority of the parcel meets the criteria for state and federal Wetland Determination. The wetland area is largely unchanged from historical imagery and is highly functional, with multiple wading birds utilizing the area on a consistent basis. The man-made fill pond has needlerush, aquatic vegetation, and signs of fish spawning circles, likely bluegill and/or smallmouth bass.

The presence of the wetlands is not contested and is currently being permitted for impact, but the quality may not be fully appreciated. This wetland should be considered high quality and high functionality. Further, the fill pond should also be considered wetlands, as it certainly presents as a wetland, regardless of the origin.

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Study Area

The study area consists of arterial and collector roads in which project traffic is expected to consume at least 4.5% of the peak-hour two-way level-of-service standard, any roadway segment to which the development has direct access, or which the development accesses via local and private roads. Maximum service volumes were obtained from Sarasota County's *Generalized Level of Service Analysis Tables*. The results of the study area determination are provided in **Table 2**. Per the City of Venice's criteria, three regulated roadway segments meet the significance threshold and were evaluated as part of this analysis.

Table 2: Study Area Determination

Road Name and Segment	Adopted LOS			Percent Project Traffic	New Project Traffic		Significant Impact? (>4.5%)	Direct Access?
	LOS Standard	Number of Lanes	Service Volume		Trips	% Impact		
Border Road								
Auburn Rd to Jacaranda Blvd	D	2	1,264	12%	55	4.35%	No	No
Jacaranda Blvd to Jackson Rd	D	2	1,120	11%	50	4.46%	No	No
I-75								
Laurel Rd to Jacaranda Blvd	D	6	10,060	0%	0	0.00%	No	No
Jacaranda Blvd to River Rd	D	6	10,060	20%	92	0.91%	No	No
Jacaranda Boulevard								
Laurel Rd to Border Rd	D	2	1,330	60%	275	20.68%	Yes	Yes
Border Rd to I-75	D	2	1,600	32%	147	9.19%	Yes	No
I-75 to Executive/Commercial	D	4	3,401	12%	55	1.62%	No	No
Knights Trail Road								
Laurel Rd to Rustic Rd	D	2	1,440	10%	46	3.19%	No	No
Laurel Road								
I-75 to Knights Trail Rd	D	4	3,401	15%	69	2.03%	No	No
Knights Trail Rd to Jacaranda Blvd	D	2	1,440	25%	115	7.99%	Yes	Yes
Jacaranda Blvd to Citadella Dr	D	2	1,440	5%	23	1.60%	No	No

Existing Traffic Conditions

Vehicle turning movement counts were conducted at the study area intersections on Thursday September 21, 2023. The turning movement counts were taken during the PM peak period (4:00 PM to 6:00 PM) to quantify existing PM peak-hour conditions. The turning movement counts were then adjusted by FDOT's peak-season conversion factor of 1.26. The existing PM peak-hour peak-season traffic volumes are shown in **Figure 4**. As part of the existing data collection, signal timing plans at the signalized intersections were obtained from Sarasota County. The peak-season factors, turning movement counts, and signal timing information are attached in **Appendix D**.

1/15/22 HEAD 11/10/21

Publix

Continued from Page 1A

"It just seems a little bit overkill," she said. Venice Planning & Zoning Director Peter Clark said that there has been no application filed by Neal Communities, since the Jan. 6 meeting, he has been getting comments.

"We are getting a lot of input, emails, and we're stocking them away so it will be part of the application when it does forward," he added. Because up to 5% of the land in planned unit developments can be dedicated to commercial development, no change in zoning is needed to establish a 1.8-acre commercial site.

Because the development affect an established wetland, Neal would have to set that impact with a contribution to a mitigation bank that preserves wetlands elsewhere.

Residents can voice their opinion on it change at public hearings hosted both the Venice Planning Commission and City Council.

The site development plan requires approval from the Planning Commission only.

Concerns about traffic

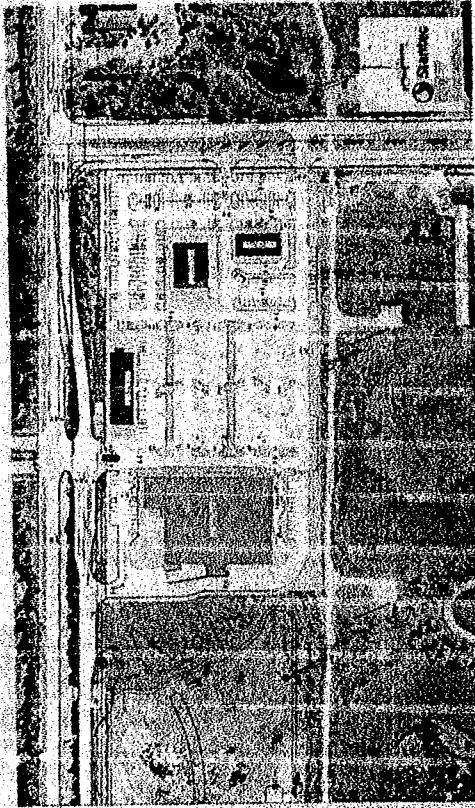
The primary concern voiced in both the NextDoor thread and at the Zoom meeting was traffic.

"Like most neighborhood meetings it was pretty nice but there were lots of concerns about traffic," Neal said.

Neal noted that most of the grocery store related traffic would be local. "Why would you drive by a Publix to a Publix?" he said.

The closest Publix to the site is 2.5 miles away, at the intersection of Pine-

PROPOSED SITE



This map shows the proposed location of a shopping center at the southwest corner of Laurel Road and Jacaranda Boulevard and was used during a Jan. 6 Zoom public workshop hosted by Neal Communities. A formal site plan has not yet been submitted to the city of Venice. There would be two entrances to the parcel off of Jacaranda Boulevard and two off of Laurel Road, including one opposite Veneto Boulevard, which is the main entrance for the Venetian Golf & River Club. MAP PROVIDED BY NEAL COMMUNITIES

brook and Laurel roads.

The Publix at Jacaranda Boulevard and Venice Avenue is 2.8 miles away. "We think we'll reduce total traffic by 27% by drive by capture and diversion and we think we'll provide a way for walk and bicycle and golf cart trips from the Venetian Golf & River Clubs and the 2,200 homes we're building in Milano and Vistera and 1,500 homes that others are building," Neal added.

Add that to existing homes and the number will easily approach 6,000 residences by the year 2030.

An earlier site plan that had been

showcased in 2017 to Venetian Golf & River Club residents did indicate a Publix or Sprouts supermarket located on the parcel and technically there has been no firm commitment from Publix to locate a store there, but it is likely to happen.

"Six thousand homes demand a store and three different Publix developers have been trying to buy the property," Neal said.

The plan showcased on Jan. 6 called for a 47,240 square-foot supermarket and another 16,000 square feet of stores and a casual, eat-in restaurant that Neal

said would be "like a Carabba's."

Neal and his associates with the Economic Stimulus Working Group are tasked with widening the 1.5-mile stretch of Laurel Road from Jacaranda Boulevard west to Knights Trail Road.

He noted that a traffic study by consultant Frank Domingo of Stantec, a former Sarasota County traffic engineer, showed that the intersections at Laurel Road and Jacaranda Boulevard and Veneto Boulevard - the main entrance to Venetian Golf & River Club - would still operate at less than 60% of capacity and "at the top service level."

He said a planned traffic light at Jacaranda Boulevard and Laurel Road should help space out traffic and make things better for those entering Laurel Road on Veneto Boulevard.

Frustrated residents in the NextDoor thread noted that it is already problematic to cross eastbound traffic and make a left out of the Venetian Golf & River Club.

The workshop is an early stage of the process. Feedback from it will be incorporated and in-person meetings are planned.

"After the COVID pandemic is over, we'll have meetings with the Venetian Golf & River Club and make sure that everyone feels good about what we're talking about," Neal said.

He added that the proposed site, across Jacaranda Boulevard from Venice Fire Department Station 3, is the only site along two collector roads available east of Interstate 75.

"We're going to delete traffic on Laurel Road and make Venice an even more beautiful place to be," Neal said. "We think Publix is part of the amenities of living."

Earlie Kimmel primarily covers south Sarasota County for the Herald-Tribune and can be reached at earlie.kimmel@heraldtribune.com.

NARRATIVE FOR LAUREL ROAD INVESTMENTS LLC.
REQUEST #1 – LAUREL ROAD MEDIAN SPACING

In accordance with Section 124-253 of the Sarasota County Unified Development Code (UDC), Laurel Road Investments LLC., ("Applicant") requests an administrative adjustment from the provisions of Section 124-253(d)(4)a.1., Access Standards Table. The Applicant seeks relief from the requirement to provide spacing for a full median opening at no less than 1,320 feet on a Class 5 roadway. The Applicant requests to provide a full median opening directly across from Veneto Boulevard, spaced approximately 690 feet west on Laurel Road from the intersection with Jacaranda Boulevard. The request is to serve a proposed development for commercial and retail uses and preserve the right to have a full median opening when Laurel Road is widened in the future, as shown on Exhibit A.

The Applicant is the contract purchaser of a portion of Parcel 0391041000, located at the southwest corner of the Laurel Road and Jacaranda Boulevard intersection, within the City of Venice, and identified on Exhibit A, attached hereto ("the Property"). As shown on Exhibit A, the Applicant proposes to develop a 47,000 SF grocery store, 18,000 SF of retail, and a 5,000 SF convenience store with gas pumps. Two full access points and three right-in/right-out access points are proposed for this project. Two right-in/right-out access points and one full access point are proposed along Laurel Road; one right-in/right-out access point and one full access point are proposed along Jacaranda Boulevard.

The Applicant requests that the County grant relief from the provisions of Section 124-253(d)(4)a.1. of the UDC to allow a full median opening to serve this proposed development spaced at less than the required 1,320 feet for a Class 5 roadway. The proposed full median access located approximately 690 feet west of the Laurel Road/Jacaranda Boulevard intersection is needed for efficient site circulation

Applicable Code Provisions re: Median Opening Spacing

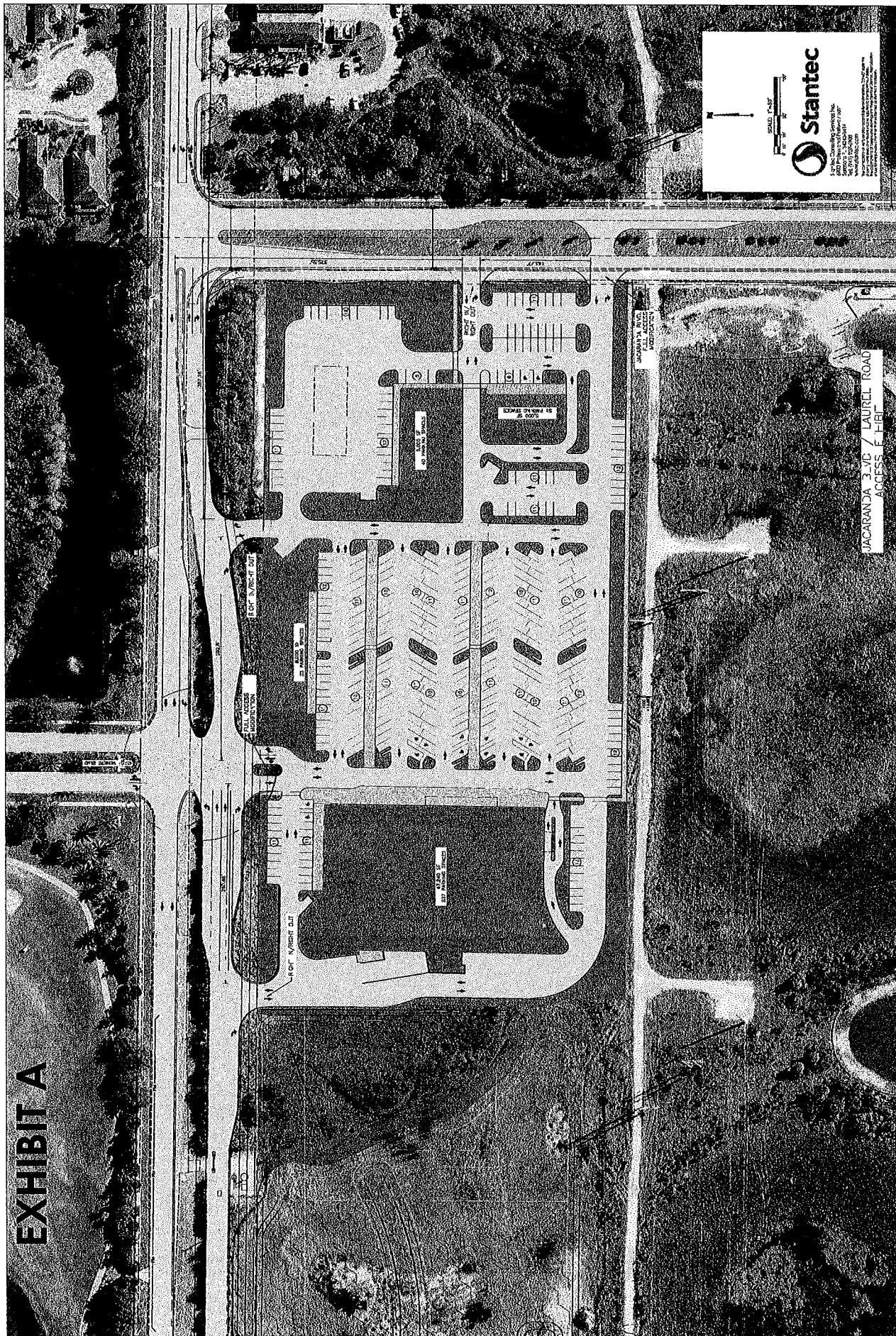
UDC Section 124-253(d)(4)a.1., Access Standards Table provides that an Access Classification of 5 roadway have a full median opening spaced at 1,320 feet. Laurel Road is a two-lane undivided minor collector roadway with a posted speed of 45 mph. The proposed development would provide a driveway connection approximately 690 feet west of the Laurel Road/Jacaranda Boulevard intersection and align with Veneto Boulevard to the north. Laurel Road is currently under design to be widened to four lanes, but construction is not funded.

Requested Relief

Determine Proposed Median Spacing complies with the UDC. The Applicant submits that the proposed spacing for full median opening for the Property represents safe and reliable ingress and egress, and thus, may be administratively approved by the County Engineer. If the County is satisfied that safe and reliable ingress and egress would be provided based upon the information contained in this Application, as well as the accompanying Traffic Analysis, we respectfully request such a determination to authorize and approve it. This variance is being sought prior to obtaining the zoning from the City of Venice. If relief from the full median opening standards are not granted, the project will not be economically feasible.

Alternatively, grant Variance from the UDC. The Applicant, alternatively, requests a variance be granted from Section 124-253(d)(4)a.1. of the UDC, based upon the following information:

EXHIBIT A





February 11, 2022

Patrick Neal
Laurel Road Investments LLC
5800 Lakewood Ranch Boulevard
Sarasota, FL 34240

SUBJECT: Administrative Variance No. 21-167588 DV Laurel Road Median Spacing #1
Request: Variance to allow full median opening on Laurel Road
Applicant: Laurel Road Investments LLC

Dear Mr. Neal,

I have received your application requesting an administrative variance to deviate from Article 13, Section 124-253, d.4.a.1 of the Unified Development Code (UDC).

I hereby grant Administrative Variance No. 21-167588 DV, allowing the proposed full median opening at the intersection of Laurel Road and Veneto Boulevard, located approximately 690 feet west of Jacaranda Boulevard but disallowing the proposed easternmost right-in/right-out access along Laurel Road.

If you have any questions or require further information, please contact Mark Loveridge, Land Development Manager, at 941-861-0826.

Sincerely,

**Spencer L.
Anderson**

Digitally signed by
Spencer L. Anderson
Date: 2022.02.11
13:01:07 -05'00'

Spencer Anderson, P.E.
Public Works Director/County Engineer

NARRATIVE FOR LAUREL ROAD INVESTMENTS LLC.
REQUEST – LAUREL RD. AND VENETO BLVD. TRAFFIC SIGNAL

In accordance with Section 124-253 of the Sarasota County Unified Development Code (UDC), Laurel Road Investments LLC, ("Applicant") requests an administrative adjustment from the provisions of Section 124-253(d)(4)a.1., Access Standards Table. The Applicant seeks relief from the requirement to provide traffic signal spacing at no less than 1,320 feet on a Class 5 roadway with a posted speed of 45 mph or less. The Applicant requests to provide a traffic signal on Laurel Road at the intersection of Veneto Boulevard. This traffic signal will be located approximately 690 feet to the west of the future Laurel Road and Jacaranda Boulevard traffic signal. The request is to serve both the residents of the Venetian Golf and River Club on the north side of Laurel Road and the proposed commercial development on the south side of Laurel Road.

The Applicant is the contract purchaser of a portion of Parcel 0391041000, located at the southwest corner of the Laurel Road and Jacaranda Boulevard intersection within the City of Venice ("the Property"). As shown in Exhibit A, the Applicant proposes to develop a 47,000 SF grocery store, 18,000 SF of retail, and a 5,000 SF restaurant. Two full access points and two right-in/right-out access points are proposed for this project. One right-in/right-out access point and one full access point are proposed along Laurel Road; one right-in/right-out access point and one full access point are proposed along Jacaranda Boulevard. These proposed access points were previously approved by Sarasota County via Variance Nos. 21-167588 DV and 21-167593 DV.

The Applicant requests that the County grant relief from the provisions of Section 124-253(d)(4)a.1. of the UDC to allow for a traffic signal to serve this proposed development as well as the residents of the Venetian Golf and River Club spaced at less than the required 1,320 feet for a Class 5 roadway. The proposed traffic signal on Laurel Road at Veneto Boulevard located approximately 690 feet west of the future Laurel Road and Jacaranda Boulevard traffic signal is needed for safe and efficient access.

Applicable Code Provisions re: Traffic Signal Spacing

UDC Section 124-253(d)(4)a.1., Access Standards Table provides that an Access Classification of 5 roadway with travel speeds at 45 mph or less have traffic signals spaced at a minimum of 1,320 feet. Laurel Road is a two-lane undivided roadway, classified as a Minor Collector. The proposed development would provide a traffic signal approximately 690 feet west of the future traffic signal at the Laurel Road and Jacaranda Boulevard intersection. The latter traffic signal is to be constructed as part of the Laurel Road widening project currently being designed/permitted via an agreement between the City of Venice and the Laurel Road Community Development District.

Requested Relief

Determine Proposed Traffic Signal Spacing complies with the UDC. The Applicant submits that the proposed spacing for the traffic signal at Veneto Boulevard and Laurel Road represents safe and reliable access, and thus, may be administratively approved by the County Engineer. If the County is satisfied that safe and reliable access would be provided based upon the information contained in this Application, as well as the accompanying Traffic Analysis, we respectfully request such a determination to authorize and approve it. If relief from the traffic signal spacing standards are not granted, there will be a greater risk to pedestrians, bicyclists, and vehicles crossing Laurel Road between the complimentary residential and commercial land uses.

Alternatively, grant Variance from the UDC. The Applicant, alternatively, requests a variance be granted from Section 124-253(d)(4)a.1. of the UDC, based upon the following information:

- a. That special conditions and circumstances exist which are peculiar to the land, structures, or required improvements involved:

The Property is located at the southwest corner of the intersection of Laurel Road and Jacaranda Boulevard. This intersection is the northern end of Jacaranda Boulevard which terminates at Laurel Road. Approximately 5,800 feet to the east, Laurel Road terminates at the Venice Myakka River Park. Residential development exists to the north, west, and south of the subject property. A fire station exists to the east, across Jacaranda Boulevard.

The boundary conditions of the Property limit how far a traffic signal can be located from the Laurel Road and Jacaranda Boulevard intersection. Because of that, aligning it with Veneto Boulevard, makes the most sense operationally. Along Laurel Road, the site's frontage is approximately 930 feet from the Jacaranda Boulevard intersection. Meeting the 1,320 feet spacing requirement is not possible due to the site constraints. Constructing a traffic signal at the Veneto Boulevard intersection will provide the safest and most efficient location for bicyclists and pedestrians to interact between the residential and commercial land uses at both development's main access point. This will further encourage the concentration and organization of vehicular and non-vehicular traffic flow on the roadway network. It will provide the safest and most efficient location for bicyclists and pedestrians to interact between the residential and commercial land uses. Thus, this qualifies as a special condition or circumstance that inhibits compliance with the UDC requirement to provide traffic signal spacing at 1,320 feet.

- b. That a literal interpretation of the provisions of these regulations would deprive the applicant of reasonable use of this property:

Prohibiting the Property from being served by a traffic signal would limit and restrict the development on the Property and, in combination with the other site constraints and regulatory requirements, make the construction of the proposed commercial project significantly less financially feasible. According to the Traffic Analysis, a majority of the project traffic (60%) accesses the site to/from the south while 35% accesses it from the west/north (Venetian Golf and River Club).

Although the subject property is located within the City of Venice, Jacaranda Boulevard and Laurel Road are Sarasota County roads; thus, a variance is needed. The variance being requested is necessary to provide the proposed intensities for commercial and retail uses for which the property is planned.

Additionally, Sarasota County has granted similar relief from this UDC requirement for a number of projects. Interpreting the UDC requirement to prohibit the proposed traffic signal would serve to deprive the neighboring residents in Venetian Golf and River Club safe access to the proposed development and also not allow it to be developed in a manner consistent with the City of Venice's plans. Providing uses that meet the daily or weekly needs in proximity to residential uses, and to limit traffic, as well as to provide safe travel, are goals of both Sarasota County and the City of Venice.

- c. That the special conditions and circumstances do not result from the actions of the applicant:

While the four-lane widening of Laurel Road includes a 30-ft wide refuge area, the property is located within the City of Venice. According to the US Census Bureau, the median age is 68.7 years with 70% of the population over the age of 65 years (reference: Table S0101, 2020 ACS 5-Year Estimate.) Moreover, our public outreach with the communities to the north identified the southbound left and southbound through movements as of great concern, i.e., there is high discomfort for making these maneuvers without a traffic signal and protected phases. The residents of Venetian Golf and River Club, the community to the north of the proposed development, will be the primary users of the development. In addition to using their vehicles, residents of Venetian Golf and River Club will have the option to walk, bike, and travel in golf carts to interact with the project site. Further, the planned Multi-Use Recreational Trail (MURT) system in this area will be enhanced with the MURT included in the Laurel Road Widening Project. This effectively connects to the existing system on Jacaranda Boulevard and Border Road. The existing facilities are already used,

and usage is expected to increase over time along with active transportation crossings of Laurel Road. A traffic signal provides safer access to the project site. Otherwise, in order for pedestrians and bicyclists to cross Laurel Road at a traffic signal, residents from Venetian Golf and River Club will need to travel east to the future traffic light at Laurel Road and Jacaranda Boulevard. The most efficient and safe location to access the project site is via a traffic signal directly at the entrance to the Venetian Golf and River Club development, providing direct access to the proposed project.

The project site lacks the necessary frontage to provide the spacing requirements for a traffic signal required by the UDC. None of these result from actions of the Applicant. The site location and conditions, as well as the aging population of the immediate users, limit access opportunities for the development.

- d. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or required improvements under similar conditions. No pre-existing conditions on neighboring lands, which are contrary to these regulations, shall be considered grounds for the issuance of a variance.

Similar traffic signal spacing has been permitted within the County. Specifically, the Cattlemen Road and Packinghouse Road signalized intersections on Palmer Boulevard are spaced at +/-475 feet and the Cattleridge Boulevard and Bee Ridge Road signalized intersections on Cattlemen Road are spaced at ±745 feet.

Most significantly, the Applicant contends that the proposed traffic signal provides for safe and reliable travel for neighboring residents, thus meeting the standard that is applied by the County to every other development. As a result, the Applicant would be conferred no special privilege that is denied to other lands.

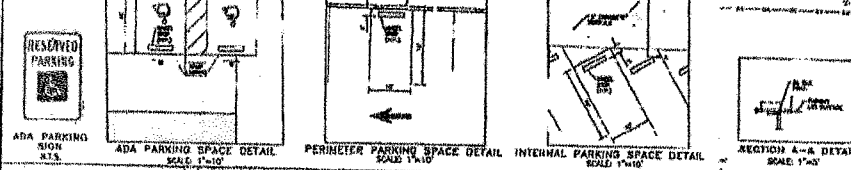
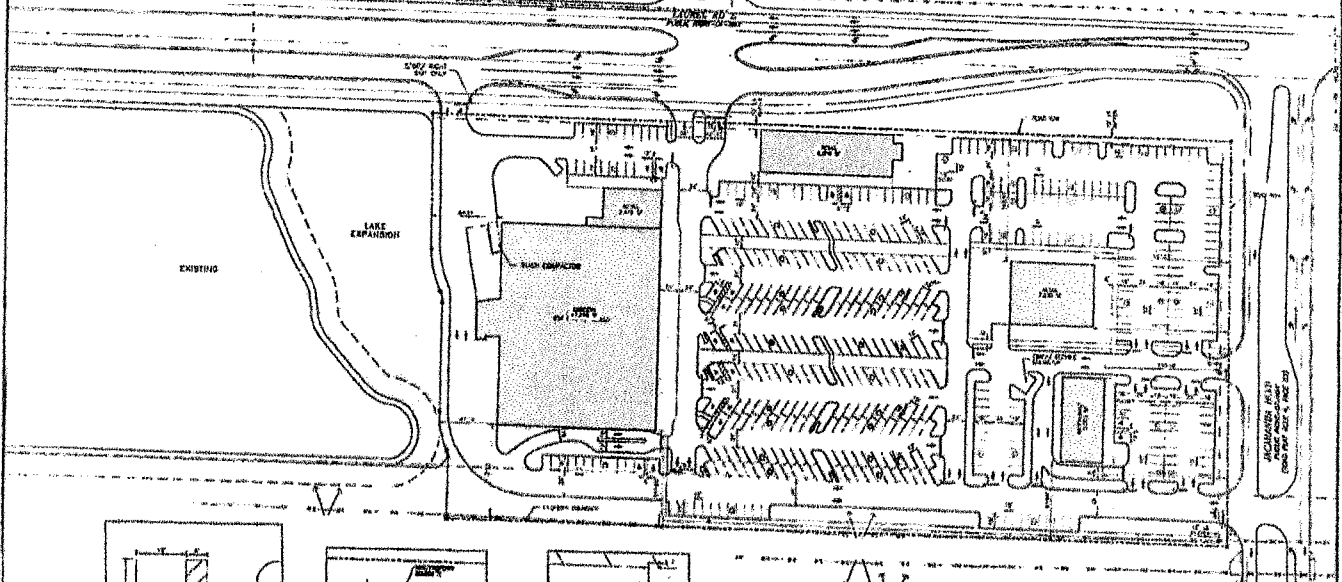
- e. That, with respect to a right-of-way or improvement requirement, such requirement does not bear a reasonable relationship or rational nexus between the need for additional capital facilities and the demands generated by the development along with other development within the area.

There are no additional capital facilities or demands created by the granting of this variance.

Conclusion

The Applicant requests that the County determine the traffic signal at Laurel Road and Veneto Boulevard satisfies the terms of Section 124-253 and, therefore, represents safe and reliable travel for neighboring residents which shall be administratively approved by the County Engineer. Alternatively, if the request is denied, the Applicant requests a variance be granted from Section 124-253(d)(4)a.1. of the Unified Development Code.

EXHIBIT A



- LANDSCAPE NOTES**
1. IF AN APPROXIMATE LANDSCAPE AREA IS A MINIMUM OF 10 FEET FOR EXISTING PARKING SPACE AND PROTECTED BY CONCRETE CURBING OR WALL STOP, 6 FEET IS THE REQUIRED DEPTH AND EXPANDED INTO THE LANDSCAPE AREA. IF THE REQUIRED DEPTH DIMENSION INTO THE LANDSCAPE AREA, THE WALL STOP MUST BE PLACED AT THE EDGE OF PARKING.
 2. CONCRETE PARKING SPACES AND ADJACENT AREAS SHALL BE CONSTRUCTED WITH SURFACE CURED SET TO EXCEED 100 PSI IN ALL DIRECTIONS AND THE FINISH SURFACE SHALL BE GRADE-FIN AND SLOPE PRESENT. SLOPES SHALL BE GRADE-FIN AND SLOPE PRESENT. NO COLOR OTHER THAN WHITE AND BLUE SHALL BE USED FOR PARKING SPACE FINISH SURFACES.
 3. ALL FINISHING SHALL BE TO THE CONTENTS OF PERMITTING AGREEMENT.

<p>DATE: 05/07/2023</p> <p>SCALE: 1/4"=1'-0"</p> <p>PROJECT: NEAL COMMUNITIES</p> <p>LOCATION: THE VILLAGE AT LAUREL AND JACARANDA</p> <p>DATE: 05/07/2023</p> <p>SCALE: 1/4"=1'-0"</p> <p>PROJECT: NEAL COMMUNITIES</p> <p>LOCATION: THE VILLAGE AT LAUREL AND JACARANDA</p> <p>DATE: 05/07/2023</p> <p>SCALE: 1/4"=1'-0"</p> <p>PROJECT: NEAL COMMUNITIES</p> <p>LOCATION: THE VILLAGE AT LAUREL AND JACARANDA</p>	<p>NEAL COMMUNITIES</p> <p>THE VILLAGE AT LAUREL AND JACARANDA</p> <p>MASTER SITE PLAN</p>	<p>1"=10'</p> <p>N</p> <p>0 50 100</p> <p>SCALE: 1/4"=1'-0"</p>
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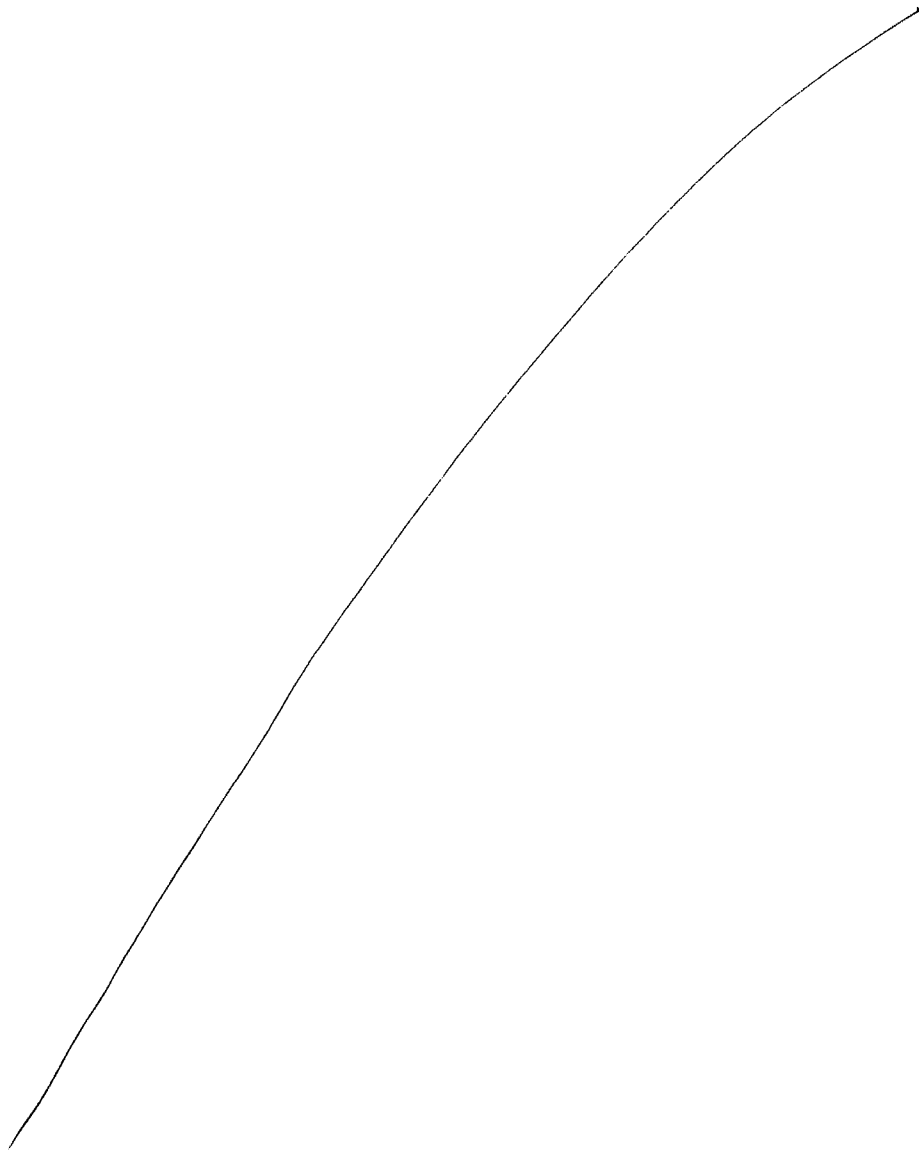
Site Plan Application

JUNE 2022

Sec. 86-23. Planning commission.

- (m) *Duties in site and development plan approval.* The planning commission shall review and act upon site and development plan applications in accordance with the provisions contained in section 86-49. In reaching a decision as to whether or not the site and development plan as submitted should be approved or approved with changes, the planning commission shall follow the procedures set out herein and shall be guided in its decision and the exercise of its discretion to approve, approve with conditions, or to deny by the following standards:
- (1) Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.
Please see attached deed.
 - (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code.
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).
 - (3) Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency.
Ingress and egress to the development has been designed to ensure automotive and pedestrian safety.
 - (4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.
Off-street parking has been designed to ensure automotive and pedestrian safety, including emergency access. Screening and landscaping of off-street parking meets or exceeds all City of Venice Code requirements.
 - (5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.
Screens and buffers meet or exceed all code requirements and have been designed to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.
 - (6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.

- Drainage has been designed to meet all City of Venice Code requirements and will not have any negative impacts to adjacent properties or consequences on public drainage capacities.**
- (7) Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.
Sanitary sewer capacity is available to serve the proposed development.
- (8) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.
Utilities connections have been designed consistent with City of Venice requirements, and capacity exists to serve the proposed development.
- (9) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.
The proposed Site & Development Plan will result in the Milano PUD exceeding the 50% open space requirement for PUD's.
- (10) General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.
The proposed development has been designed to ensure the appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area.
- (11) Such other standards as may be imposed by the city on the particular use or activity involved.
Not applicable.
- (12) In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the planning commission. The planning commission may consider modifications to these standards under the provisions and requirements for special exceptions.
Not applicable.



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2022165138 6 PG(S)

10/21/2022 3:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2929089

This instrument prepared by and returned to:
Vogler Ashton, PLLC 705
10th Ave. W. #103
Palmetto, FL 34221

**RELEASE AND TERMINATION OF CIELO
EASEMENTS & RESTRICTIVE COVENANTS**

This **RELEASE AND TERMINATION OF CIELO EASEMENTS AND RESTRICTIVE COVENANTS** (the "Release") is made this 1st day of October 2022, by (i) **CIELO NEIGHBORHOOD ASSOCIATION, INC.**, a Florida not for profit corporation, whose mailing address is 5800 Lakewood Ranch, Blvd., Sarasota, Florida, 34240, ("Association"); and (ii) **BORDER AND JACARANDA HOLDINGS, LLC**, and **NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC**, both Florida limited liability companies, whose addresses are 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, (collectively, "Neal").

WITNESSETH:

WHEREAS, the "Cielo Subdivision," per Plat thereof recorded in Plat Book 53, Page 288, of the Public Records of Sarasota County, Florida, (the "Plat") is a residential subdivision situate in the City of Venice, Florida; and,

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Cielo, as recorded in Official Records Instrument No. 2019169159, of the Public Records of Sarasota County, Florida, (the "Declaration") does encumber all property within the Plat; and,

WHEREAS, Neal is actively developing the Cielo Subdivision and is empowered under the Declaration to add and/or remove lands from the Plat and/or the Declaration; and,

WHEREAS, the Association is the Chapter 720, Florida Statutes homeowners association incorporated to operate and maintain the common property associated with the Cielo Subdivision; and,

WHEREAS, Neal and Association agree that it is in the best interests of the landowners within the Cielo Subdivision to release, terminate and remove the lands set forth on Exhibit "A." attached hereto and incorporated herein from (i) any and all easements and reservations held by Neal and/or Association pursuant to the Plat, and (ii) all terms, covenants, conditions, restrictions, reservations, easements, assessments, and liens of the Declaration, such that the lands set forth on Exhibit "A" shall no longer be subject to the Declaration.

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. **Recitals.** That the above recitals are true and correct and are hereby incorporated herein.
2. **Release and Termination of Easements and other Restrictions.** As it affects and relates *only to* those specific lands set forth on Exhibit "A." attached hereto and incorporated herein (the "Released Lands"), Neal and Association do hereby forever, as a matter of title, cause, confirm, terminate, remise, release, remove and discharge all right, title, and interest of the aforementioned parties to the following:

A) All easements and reservations as set forth on the Plat that affect and encumber the Released Lands, including specifically all Private Drainage & Flowage Easements within the Released Lands; and,

B) All terms, covenants, conditions, restrictions, reservations, easements, assessments, and liens of the Declaration that affect the Released Lands, such that the Released Lands are no longer subject to the Declaration.

3. **Removal from Declaration.** Neal and Association do hereby remove the Released Lands from the Declaration, such that those Released Lands shall no longer be subject to the terms, covenants, conditions, restrictions, reservations, easements, assessments, and liens of the Declaration; and the Released Lands shall no longer be deemed Common Property of the Association, as those terms are defined in the Declaration. The Association shall have no further obligation to operate and maintain the Released Lands, and Neal, and its successors and assigns, shall be obligated to operate and maintain the Released Lands at its sole cost and expense. Neal further covenants that it has engaged the project engineer for the Cielo Subdivision to review the Released Lands, and said project engineer determined that no Association drainage and/or flowage systems or facilities exist within the Released Lands nor are the Released Lands necessary for the engineered and proper operation of the Association's drainage and flowage systems and facilities. Neal further covenants that the removal of the Released Lands from the Common Property of the Association shall have no material or negative impact on the drainage and flowage of the remaining portions of the Cielo Subdivision.

WHEREFORE, the parties have hereunto agreed to and accepted the terms of this Release the day month and year first written above.

NEAL COMMUNITIES OF SOUTHWEST
FLORIDA, LLC, a Florida limited liability company

By: NCDG Management, LLC, a Florida limited
liability company, its Manager

By: *P Curran*
Pamela Curran, its Manager

[Signature]
Witness

SGAN EIN 0771
Print Name of Witness

[Signature]
Witness

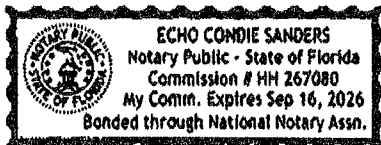
MARK GUNDS
Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 21 day of October 2022, by Pamela Curran, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities of Southwest Florida, LLC, a Florida limited liability company, on behalf of the Company, () who is personally known to me, or () who has produced _____ as identification.

Echo Sanders
Signature of Notary Public
Print Notary Name: Echo Sanders
NOTARY PUBLIC STATE OF FLORIDA
Commission No. HH 267080
Expiration Date: 9.16.2026

(Affix Seal)



BORDER AND JACARANDA HOLDINGS, LLC, a Florida limited liability company

By: *Pamela Curran*
Pamela Curran, its Manager

[Signature]
Witness

SEAN FINOTTI
Print Name of Witness

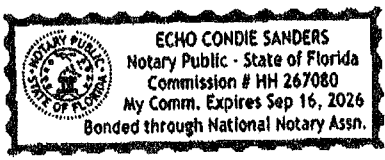
[Signature]
Witness

MARK EDWARDS
Print Name of Witness

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 21 day of October 2022, by Pamela Curran, as Manager of Border and Jacaranda Holdings, LLC, a Florida limited liability company, on behalf of the Company, () who is personally known to me, or () who has produced _____ as identification.

(Affix Seal)



Echo Sanders
Signature of Notary Public
Print Notary Name: Echo Sanders
NOTARY PUBLIC STATE OF FLORIDA
Commission No. HH 267080
Expiration Date: 9-16-2026

CIELO NEIGHBORHOOD ASSOCIATION, INC., a Florida not for profit corporation

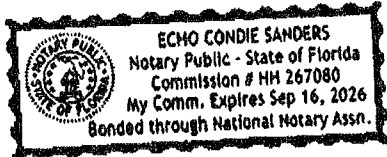
By: [Signature]
Chris Clark, its President

[Signature]
Witness
Haley Ballard
Print Name of Witness
[Signature]
Witness
Mania Jasoretz
Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 21 day of October 2022, by Chris Clark, as President of Cielo Neighborhood Association, Inc., a Florida not for profit corporation, on behalf of the Corporation, () who is personally known to me, or () who has produced _____ as identification.

(Affix Seal)

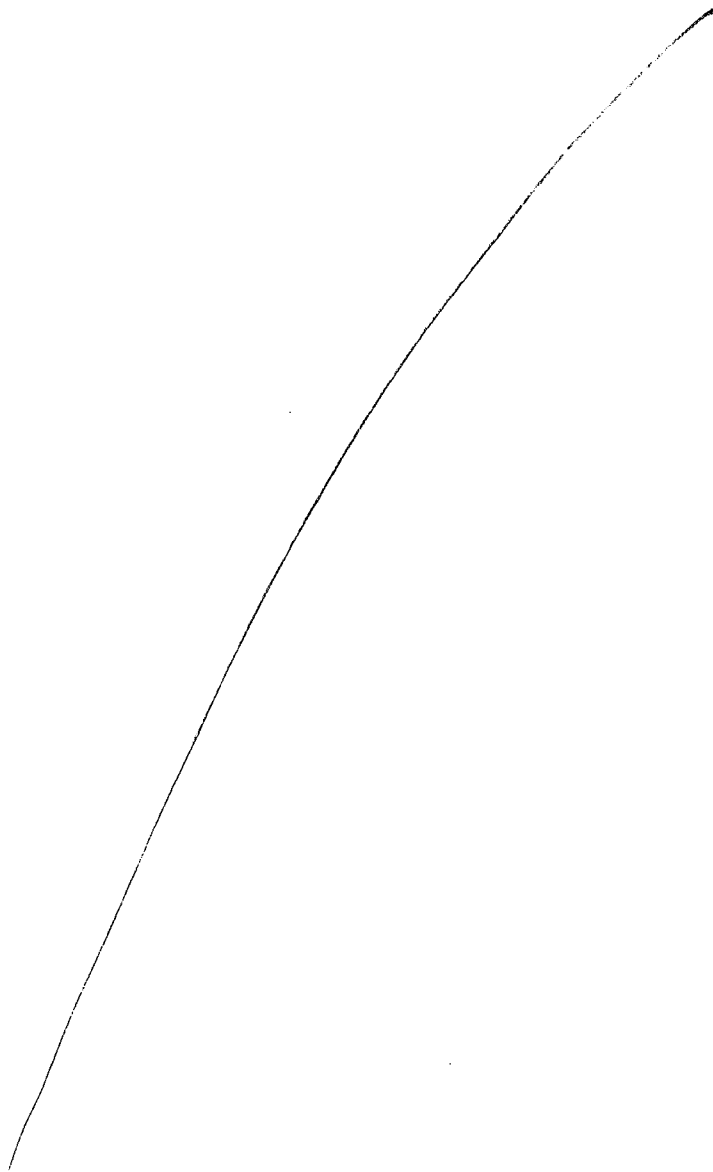


[Signature]
Signature of Notary Public
Print Notary Name: Echo Sanders
NOTARY PUBLIC STATE OF FLORIDA
Commission No. HH 267080
Expiration Date: 9.16.2026

EXHIBIT "A"

LEGAL DESCRIPTION OF THE RELEASED LANDS:

(BY SURVEYOR) COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT 700, CIELO SUBDIVISION AS RECORDED IN PLAT BOOK 53, PAGE 288 OF SARASOTA COUNTY OFFICIAL RECORDS THENCE SOUTH 00°00'06" WEST, A DISTANCE OF 55.04 FEET ALONG THE WEST RIGHT OF WAY LINE OF JACARANDA BOULEVARD TO THE POINT OF BEGINNING THENCE CONTINUE ALONG THE SAID RIGHT OF WAY SOUTH 00°00'06" WEST, 478.24 FEET; THENCE NORTH 89°14'10" WEST, 935.70 FEET; THENCE NORTH 00°45'50" EAST, 72.60 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 17.60 FEET AND WHOSE CHORD BEARS NORTH 11°25'30" WEST, 7.43 FEET; THENCE NORTH 7.49 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°22'40"; TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 110.67 FEET AND WHOSE CHORD BEARS NORTH 11°23'08" WEST, 46.88 FEET; THENCE NORTH 47.24 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'24"; THENCE NORTH 00°50'34" EAST, A DISTANCE OF 130.16 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.19 FEET AND WHOSE CHORD BEARS NORTH 09°09'26" WEST, 13.66 FEET; THENCE NORTH 13.83 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 31°27'54"; TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 121.73 FEET AND WHOSE CHORD BEARS NORTH 12°28'38" WEST, 52.33 FEET; THENCE NORTH 52.74 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°49'31"; THENCE NORTH 00°03'52" WEST, A DISTANCE OF 159.00 FEET TO THE SOUTH LINE OF TRACT 700 OF SAID CIELO SUBDIVISION; THENCE ALONG SAID SOUTH LINE, SOUTH 89°10'25" EAST, 957.24 FEET TO THE POINT OF BEGINNING. CONTAINING 10.42 ACRES OR 453,769 SQUARE FEET, MORE OR LESS.



Cielo COVENANTS

(c) Any and all signage, including, but not limited to, stop signs, warning signs, and speed limit signs, located anywhere within the Common Property, but not any such signs located on public streets and right of ways.



(d) Such additional Common Property as Declarant may elect to add and other Common Property that may be acquired by the Association as hereinafter provided. Declarant reserves the right to amend and alter the development plan and/or scheme of development of the Common Property, in Declarant's sole and absolute discretion, provided such amendment does not delete or convey to another party any Common Property designated, submitted or committed to common usage if such deletion or conveyance would materially and adversely change the nature, size and quality of the Common Property. Notwithstanding anything to the contrary herein, Declarant reserves the right to, and the Association, and all Owners by acceptance of a deed to any Lot, shall automatically be deemed to have consented to this reservation by Declarant to change the scheme of the development and general development plan of the Project, including but not limited to, additions to, and deletions of the Common Property, reconfiguration of Lots, change of uses, change of Lot types, and all other changes to the Subdivision and Subdivision Improvements so implemented by Declarant pursuant hereto.

4.02. Members Easement of Enjoyment. Every Member shall have a non-exclusive easement for the use and enjoyment of the Common Property. Said easement is appurtenant to and passes with the Member's Lot. Each Member's easement with respect to the Mailboxes (if same are designated as Common Areas) is restricted to the Mailbox specifically assigned to the Lot owned by such Member. The easement is subject to this Declaration and rules and regulations, including any standards, specifications, guidelines, or the like promulgated by the Board. Notwithstanding anything to the contrary herein, Declarant and Developer, and their successors, assigns, agents and invitees, hereby reserve and are granted an easement for ingress, egress, access and use on, over, under, through and across all gates, entranceways, roadways and all other Common Property within the Subdivision, which access and use easement shall continue until such time as Declarant and Developer no longer own or control any Lot within the Subdivision.

4.03. Delegation of Use. Any Owner may delegate his right of use of the Common Property to the members of his family, tenants or social guests, subject to this Declaration.

4.04. Waiver of Use. No Owner may exempt himself from personal liability for Assessments nor release the Lot owned by him from the liens and charges for such Assessments by waiver of the use and enjoyment of the Common Property or non-use thereof, or the abandonment of his Lot.

4.05. Extent of Member's Easement. The rights and easements of enjoyment created herein are subject to the following:

(a) The right of the Board and its ARC to establish reasonable rules and regulations, including any standards, specifications, guidelines, or the like, governing the use of the Common Property.

(b) The right of the Association to dedicate or transfer all or any part of the Common Property to any public agency, district or authority, for such purposes and subject to such conditions as may be agreed to by Declarant or the Association. No such dedication or transfer shall be effective unless approved by Members entitled to cast two-thirds (2/3rds) of the votes of the membership after written notice of the proposed action is sent to every

VOGLER ♦ ASHTON

Edward Vogler II
edvogler@voglerashton.com

ATTORNEYS AT LAW
Vogler Ashton, PLLC
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Palmetto, Florida 34221
www.voglerashton.com
Telephone: 941.804.9400 Facsimile: 941.866.7648

Kimberly Ashton
kimashton@voglerashton.com

December 6, 2022

City of Venice, Florida
and Border and Jacaranda Holdings, LLC

In Re: Plat – Cielo Replat (the “Property”):

Ladies and Gentlemen,

Our Firm examined matters of title for the plat entitled Cielo Replat, the legal description of which is attached hereto as Exhibit “A.” and incorporated herein, (the “Property”), and specifically that certain Title Commitment provided by Old Republic National Title Insurance Company, ORT File No. 2213405 CS, Effective October 25, 2022, at 8:00 AM, as further updated by our review of the Sarasota County Public Records through December 2, 2022, at 5:00 PM, (the “Title Report”). Based upon our review of the Title Report, we offer the following opinion of title:

In our opinion, the fee simple marketable title of the Property is vested in **Border and Jacaranda Holdings, LLC**, a Florida limited liability company, by virtue of those Special Warranty deeds, as recorded in Official Records Instrument Nos. 2013160948 and 2016154101, together with that certain Corrective Special Warranty Deed, as recorded in Official Records Instrument No. 2018046502, all of the Public Records of Sarasota County, Florida.

Ad valorem taxes and assessments up to and including the tax year of 2021 are paid.

Such title is subject to the following matters and exceptions, with all recording references to the Public Records of Sarasota County, Florida:

1. Right of Way Agreement granted to Florida Power & Light Company recorded in O.R. Book 931, Page 686.
2. Right of Way Agreement granted to Florida Power & Light Company recorded in O.R. Book 931, Page 684.
3. Temporary Slope Easement granted to The City of Venice recorded in O.R. Instrument No. 2013007711.
4. Developer's Agreement with the City of Venice recorded in O.R. Instrument No. 2014102555.
5. City of Venice Ordinance No. 2005-42 recorded in O.R. Instrument No. 2005236099.
6. Plat for Cielo as recorded in Plat Book 53, Page 288 as affected by that certain Release and Termination of Cielo Easements & Restrictive Covenant recorded in Official Records Instrument No. 2022165138 [This

EXHIBIT "A"

LEGAL DESCRIPTION OF CIELO REPLAT

DESCRIPTION:

TRACT 501 AND THAT PORTION OF TRACTS 306 AND 600 OF THE PLAT OF CIELO, AS RECORDED IN PLAT BOOK 53, PAGE 288, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS CONTAINED IN THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT 700, CIELO SUBDIVISION AS RECORDED IN PLAT BOOK 53, PAGE 288 OF SARASOTA COUNTY OFFICIAL RECORDS, THENCE SOUTH 00°00'06" WEST, A DISTANCE OF 55.04 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF JACARANDA BOULEVARD TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID RIGHT-OF-WAY SOUTH 00°00'06" WEST, 478.24 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89°14'10" WEST, 935.70 FEET; THENCE NORTH 00°45'50" EAST, 72.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 17.60 FEET AND WHOSE CHORD BEARS NORTH 11°25'30" WEST, 7.43 FEET; THENCE NORTHERLY 7.49 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°22'40", TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 110.67 FEET AND WHOSE CHORD BEARS NORTH 11°23'08" WEST, 46.88 FEET; THENCE NORTHERLY 47.24 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'24"; THENCE NORTH 00°50'34" EAST, 130.16 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AND WHOSE CHORD BEARS NORTH 11°31'26" WEST, 26.97 FEET; THENCE NORTHERLY 27.18 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°43'15", TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 94.50 FEET AND WHOSE CHORD BEARS NORTH 11°58'28" WEST, 39.00 FEET; THENCE NORTHERLY 39.29 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 23°49'11 " ; THENCE NORTH 00°03'52" WEST, 159.00 FEET TO THE SOUTH LINE OF TRACT 700 OF SAID CIELO SUBDIVISION; THENCE ALONG SAID SOUTH LINE, SOUTH 89°10'25" EAST, 957.24 FEET TO THE POINT OF BEGINNING.

In city planning what is meant by intensity of use?

In city planning, "**intensity of use**" refers to the level of activity, development, or density in a particular area. It measures how intensely a piece of land is used, considering factors such as the size of buildings, the number of people or businesses, and the type of activities happening in that space.

For example, high-intensity uses might include downtown areas with skyscrapers, busy commercial districts, or densely populated residential zones. On the other hand, low-intensity uses might include suburban neighborhoods with single-family homes, parks, or rural areas with open space.

Intensity of use is crucial in planning because it affects infrastructure needs, traffic patterns, utility services, and overall urban design. I hope this helps!

June 3, 2014

Mayor and City Council Members
City of Venice, Florida

Please be advised that the Venetian Golf and River Club Community Association (VGRCCA) Board of Directors has voted unanimously to support Zoning Map Amendment Petition 14-1RZ for the property commonly referred to as the VICA Property and also known as the Villages of Milano.

The VGRCCA's Board unanimous decision to support this rezoning application was principally due to the following factors:

- The proposed PUD rezoning which provides for just under two (2) units per acre is considerably more compatible with our community than the present Residential Multi-Family zoning which would allow up to five (5) units per acre
- Review of other like Neal Communities developments such as the Grand Palm community provided comfort that the Villages of Milano will fit in well with the VG&RC and other planned communities located in the East Laurel Road area.

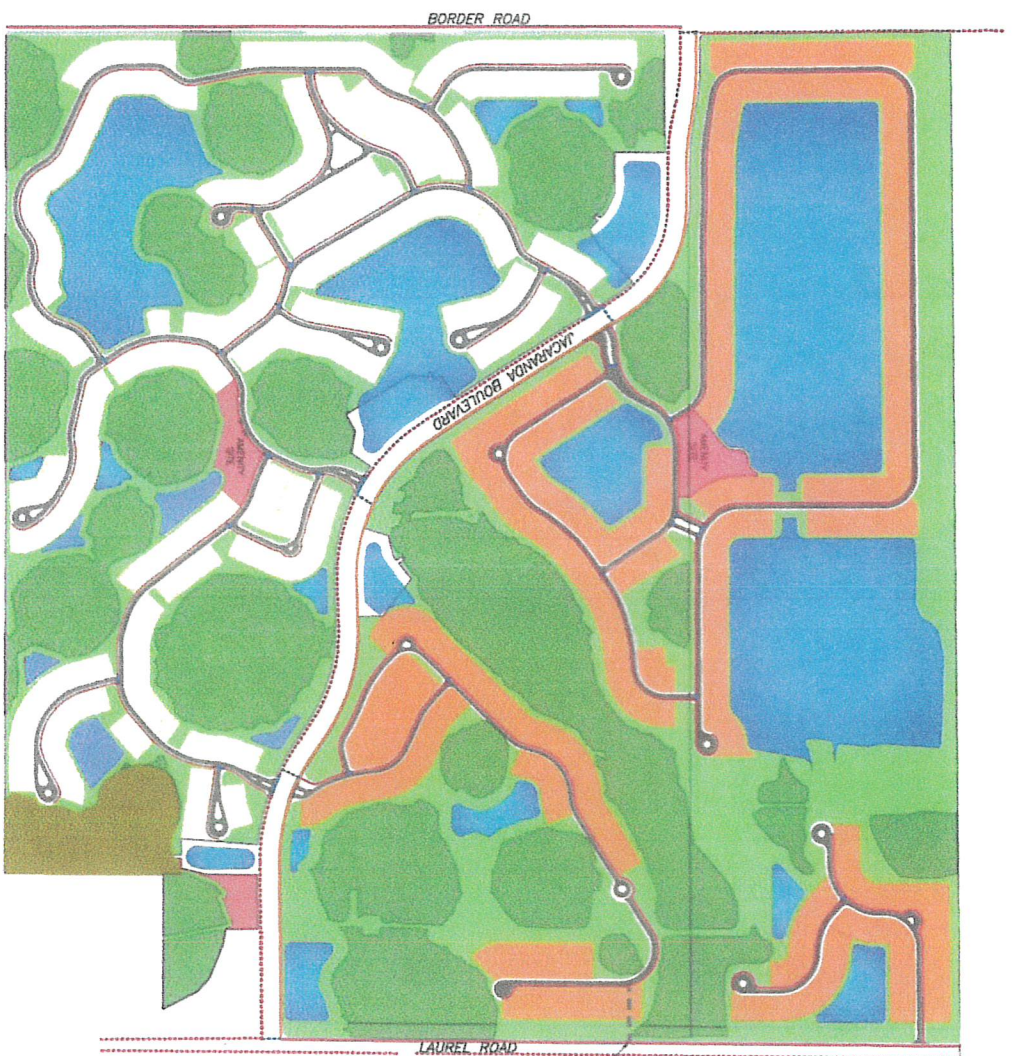
The VGRCCA Board conditioned their support by requesting that the "Optional Access" to Laurel Road as shown on the Binding Master Plan be provided only if required by the City for public safety purposes. Neal Communities has assured us this is the case and that they will so advise City Council that the "Optional Access" shown on the Binding Master Plan will only be provided if so directed by the City of Venice.

In summary, the VGRCCA Board feels that the Villages of Milano (VICA) would be a very desirable addition to our area.

On behalf of the VGRCCA Board of Directors,

Jerry Jasper
VP & Director
VGRCC Community Association

Milano FUD Application
 May 15, 2017



- OPEN SPACE
- WETLANDS
- AMENITY SITE
- PROPOSED LAKES
- PAVEMENT
- CONSERVATION AREA
- OPTIONAL CONNECTION
- EXISTING 5' SIDEWALKS
- PROPOSED 5' SIDEWALKS
- CROSSWALK
- EXISTING 12' MULTI-USE RECREATION TRAIL
- SINGLE FAMILY LOTS, PAIRED VILLAS, OR MULTI-FAMILY SITES
- SINGLE FAMILY LOTS, PAIRED VILLAS

<p>Stantec 10000 North Central Expressway, Suite 1000 Dallas, TX 75243 Phone: 972.962.2000 Fax: 972.962.2001 Email: info@stantec.com</p>		CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC PROJECT: MILANO	DATE: 12.15.16 TITLE: CIRCULATION PLAN	SHEET NO: 215813479-02E-1015E TOTAL SHEETS: 3
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Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
LAUREL ROAD INVESTORS, LLC

Filing Information

Document Number	L17000147432
FEI/EIN Number	N/A
Date Filed	07/10/2017
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/24/2021
Event Effective Date	NONE

Principal Address

5800 LAKEWOOD RANCH BLVD N
SARASOTA, FL 34240

Mailing Address

5800 LAKEWOOD RANCH BLVD N
SARASOTA, FL 34240

Registered Agent Name & Address

SCHIER, JAMES R
5800 LAKEWOOD RANCH BLVD N
SARASOTA, FL 34240

Authorized Person(s) Detail

Name & Address

Title MGR

NEAL, JOHN A
8141 LAKEWOOD MAIN STREET, SUITE 209B
LAKEWOOD RANCH, FL 34202

Title MGR

CASSATA, FRANK
7057 S. TAMIAMI TRAIL
SARASOTA, FL 34231

Title MGR

SCHIER, JAMES R
5800 LAKEWOOD RANCH BLVD N
SARASOTA, FL 34240

Annual Reports

Report Year	Filed Date
2018	04/19/2018
2019	04/09/2019
2020	03/11/2020

Document Images

<u>03/11/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/09/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/10/2017 -- Florida Limited Liability</u>	View image in PDF format

From: [Giacherio, Aimee](#)
To: [Roger Clark](#)
Cc: [Nicole Tremblay](#); [Rebecca Paul](#)
Subject: RE: Milano PUD Amendment Transportation
Date: Tuesday, February 7, 2023 4:28:21 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.jpg](#)
[WadeTrim-MilanoPUDAmendment-TrafficReview.pdf](#)

Hi Roger,

I have reviewed the Milano PUD traffic impact statement for the amendment. The intent of this new study was not to compare the commercial development to the approved trips for the original Milano PUD. They cannot stay within the originally approved trips for Milano. Their intent was to do a new generalized study that examined the road segments to see if they could handle the additional development traffic. Similar to what we allowed Stantec to do for the Cows & Turkeys parcel. When they come back in for site and development, they would submit a full traffic impact study that examines the intersections and access points.

My comments are attached. Please let me know if you have any questions or need anything further. I should be around most of tomorrow if you want to discuss this prior to issuing comments.

Has this meeting been rescheduled to March or is it still planned for Feb. 21st? Please let me know.

Thanks,
Aimée



Aimée L. Giacherio, PE, Senior Project Manager, Vice President
2851 Charlevoix Drive SE, Suite 108, Grand Rapids, MI 49546
616.900.9132 office
616.304.6942 cell



From: Roger Clark <RClark@venicefl.gov>
Sent: Tuesday, January 17, 2023 7:49 AM
To: Giacherio, Aimee <AGiacherio@WadeTrim.com>
Cc: Nicole Tremblay <NTremblay@venicefl.gov>; Rebecca Paul <RPaul@Venicefl.gov>
Subject: FW: Milano PUD Amendment Transportation

This message originated from outside of Wade Trim

Aimee,

Received this yesterday. Obviously not much time to review. Nothing regarding the impact of the commercial development in relation to the Milano PUD approved trips. With 704 trips generated by the commercial, they certainly can't stay within the originally approved trips for Milano which I think was 643.

See you at 1:30.

Thanks,

Roger

Roger Clark, AICP
Planning and Zoning Director

401 West Venice Avenue

Venice, FL 34285

Office: 941-882-7432

Cell: 941-468-0081

rclark@venicefl.gov



From: Jim Collins <JCollins@boone-law.com>

Sent: Monday, January 16, 2023 5:14 PM

To: Roger Clark <RClark@venicefl.gov>; Nicole Tremblay <NTremblay@venicefl.gov>; Rebecca Paul <RPaul@Venicefl.gov>

Cc: Jeffery A. Boone <JBoone@boone-law.com>; Jackson Boone <jackson.boone@boone-law.com>; annette.boone@boone-law.com

Subject: Milano PUD Amendment Transportation

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Roger:

Attached please find the TIS evaluating the roadway segments in the study area with ITE trip generation data in connection with the above-referenced matter.

Jim

James T. Collins, Planner
Boone Law Firm P.A.