



## CITY OF VENICE

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

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

January 23, 2018

Mr. Clint Cuffle, P.E.  
WRA Engineering  
7978 Cooper Creek Blvd., Suite 102  
University Park, Florida 34201

RE: **Pre-Hearing Conference**  
**Murphy Oaks Planned Unit Development (PUD) (17-16RZ)**

Dear Mr. Cuffle:

As you are aware, per Section 86-130(t)(4) of the City of Venice Land Development Code, the Planning Commission shall meet with the applicant or his agent to review the application, including all plans, maps and documents submitted by the applicant. On January 16, 2018, a pre-hearing conference was held in compliance with the above code section with the Planning Commission.

Above all, the Planning Commission wanted to express their appreciation of the progress you have made and for your consideration of past input from both the public and the City in preparation and design of your PUD application. As a result of the pre-hearing conference, there were a few comments and recommendations. The comments and recommendations provided below should be either addressed or clarified upon resubmittal:

- Pending legal and staff review, a Comprehensive Plan Amendment may be required to be submitted either before or concurrent with submittal of a preliminary plat petition to change the future land use of the property to Mixed Use Residential (MUR).
- Consider use of an alternative material for the proposed six foot PVC fence.
- Consider use of any additional noise abatement that may reduce the noise impacts of I-75.
- Ensure that disclosures to potential residents acknowledge the existence of Fox Lea Farms and its operation to the south of the project.

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

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

Sincerely,

Barry Snyder  
Chairman, Planning Commission

cc: Roger Clark, Planning Manager  
Petition No. 17-16RZ