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November 9, 2020

VIA EMAIL DELIVERY

Ms. Lori Stelzer
City Clerk
City of Venice
401 West Venice Ave
Venice, Florida 34285

Re: Hurt Property – Comprehensive Plan Amendment Application

Dear Lori:

As you are aware, we represent Shackett Creek Trust, property owner, in connection with the above-referenced matter.

On behalf of our client, we intend to present further proposed revisions to the City Council in response to the comments and recommendation from the Planning Commission following their recent public hearing. Enclosed please find the additional revisions, highlighted in yellow, we intend to present to the City Council.

The Planning Commission raised four issues in their recommendation of denial. The four issues, which are enumerated below, and our further revisions in response are summarized as follow:

1. The minimum residential percentage of 5% is too low, no other mixed use land use designation in the Comprehensive Plan allows for less than 10% residential.
 - In response, the proposed minimum residential for the Mixed Use Transitional area has been increased to 10%.
2. The Mixed Use Transitional allows for too wide of a range of implementing zoning districts.
 - In response, the implementing zoning districts have been narrowed by the elimination of the RMF3, PUD, CMU, OMI, CSC and PCD zoning districts. The proposed revision limits the implementing zoning districts to RSF4, RMF2, CN, CG, CI, OPI, PID, ILW and GU.

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3. Buffering with respect to possible location of single-family residential uses adjacent to industrial uses.
 - In response, while single-family uses and industrial uses are required to be separated by Salt Creek in the current form of the proposal, an additional requirement of a 30 foot buffer on each side of Salt Creek is proposed to further buffer single-family and industrial uses, if such uses are proposed.
4. The "Lack of clarity as to what development will look like and where uses will be located".
 - In response, while no Comprehensive Plan Amendment land use designation can provide clarity as to what a development will look like, the above proposed revisions, which were in response to specific issues raised by the Planning Commission, will provide more clarity.

If you have any questions or need any additional information, please do not hesitate to contact us.

Kind regards.

Very truly yours,



Jeffery A. Boone

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enclosures

cc: Client
Jeff Shrum, Development Services Director
Roger Clark, Planning Manager

FIG131-16013\11.09.20

Proposed Amendment Strikethrough/Underline Changes & List of Map Changes

Strategy LU 1.2.9.e - Transitional (MUT)

1. Limited to the Knights Trail Neighborhood west of Knights Trail Road and south of Rustic Road.
2. Supports mixed use (horizontal and vertical).
3. All Non-Residential Uses are permitted. Industrial Uses shall be limited to the area south of Salt Creek and its southern branch.
4. Low and Moderate Density Residential uses are permitted. Single-family residential uses shall be limited to the area north of Salt Creek and its southern branch.
5. A 30 foot buffer on each side of Salt Creek shall be provided to buffer single-family uses to the north of the creek from industrial uses to the south of the creek, if such uses are proposed.
6. Designation Total Development (Min/Max Percentages) as follows:
 - a. Non-Residential: 30%/95 90%
 - I. Industrial: Minimum 10 % of the MUT Area
 - b. Residential: 5 10 %/70%
7. Intensity/Density:
 - a. Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; 1.0 maximum per individual property
 - b. Residential Density: 5.1 - 9.0

Strategy LU-KT 1.1.2 - Mixed Use Transitional

The MUT within the Knights Trail Neighborhood comprises approximately 214 acres generally located west of Knights Trail Road and south of Rustic Road (see mixed use descriptions in the Future Land Use Element). The following shall apply for the MUT designation:

- A. The minimum residential density is 5.1; the maximum residential density is 9.0 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUT is:

	Acres	DU's/AC	Min Dev	Max Dev	Min DU's	Max DU's	Existing
MUT	214	9.0	5 10%	70%	55 110	1,348	1

- B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.50 (designation-wide); 1.0 (for individual sites). The range of square footage permitted in the MUT is:

	Acres	FAR	Min Dev	Max Dev	Min Sq. Ft	Max Sq. Ft	Existing
MUT	214	0.50	30%	95 90%	1398,276	4,427,874 4,194,828	0

Table Changes- Page 29

Mixed Use Land Use	Intensity (Floor Area Ratio)	Residential Density	Implementing Zoning Districts
Downtown	See Strategies below for the respective Intensity and Density Standards including Maximum Levels of Development. Residential densities below are per parcel and not an average across the Mixed Use Designation.		CBD, RMF-3, RMF-4, CN, CG, OPI, CMU
Seaboard			RMF-3, RMF-4, CN, CG, CI, CSC, PCD, ILW, PID, CMU
Corridor			RMF-3, RMF-4, PUD, CN, CG, CI, OPI, OMI, PCD, ILW, CMU
Airport			GU, PCD, PID
<u>Transitional</u>			RSF-4, RMF-2, <u>RMF-3</u> , <u>PUD</u> , CN, CG, CI, <u>CMU</u> , OPI, <u>OMI</u> , <u>CSC</u> , <u>PCD</u> , PID, ILW, GU
Residential			PUD

List of Map Changes

Future Land Use-LU-1: Neighborhoods
 Future Land Use-LU-2 Future Land Use Map
 Future Land Use-LU-11 Coastal High Hazard Area Identified
 Future Land Use-LU-12 Coastal High Hazard Area FLU
 Transportation- TR-1 Functional Classification
 Transportation- TR-2 Existing (2015) Roadway Level of Service
 Transportation- TR-3 Existing Pedestrian Level of Service
 Transportation-TR-4 Existing Bicycle Level of Service
 Transportation- TR-5 Existing Transit Level of Service
 Transportation- TR-8 Possible Complete Street Map
 Open Space- OS-1 Coastal High Hazard Area (CHHA)
 Open Space- OS-2 Coastal High Hazard Area with Future Land Use
 Knight Trail Neighborhood- LU KT-1: Aerial
 Knights Trail Neighborhood- LU-KT-2: Future Land Use Map