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June 5, 2017

VIA ELECTRONIC & U.S. MAIL

Mr. Jeff Shrum, AICP
Community Development Director
City of Venice
401 West Venice Ave
Venice, Florida 34285

Re: Milano PUD: Rezone Petition No. 16-07RZ

Dear Mr. Shrum:

As you are aware, we represent the property owners for the above-referenced Petition.

We have reviewed the Staff Report for the Rezone Petition, and note the references to Laurel Road right-of-way dedication and road construction issues. While we recognize the language of the Pre-Annexation Agreements and Rezoning Ordinance stipulations relative to those issues, it is important to recognize that the law has changed, *and the current law in Florida would only allow for such exactions if mobility fee impact fee credits were guaranteed for the full costs of same.*

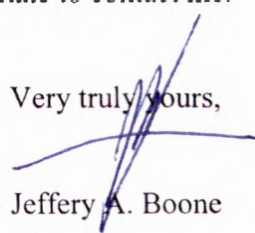
As there is no reference to mobility fee credits being guaranteed for the full cost of the right-of-way dedications and road construction, we cannot agree to any stipulations relative to same as presently contemplated in the Staff Report.

We would be pleased to discuss these matters with you further. However, for purposes of the Planning Commission public hearing tomorrow, our position relative to these issues will be as stated herein.

If you have any questions, please do not hesitate to contact me.

Kind regards,

Very truly yours,


Jeffery A. Boone

JAB

cc: David P Persson, Esq., City Attorney
Client

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