

From: John Moeckel [<mailto:jcminfl@yahoo.com>]

Sent: Saturday, October 14, 2017 11:22 AM

To: Lori Stelzer <LStelzer@Venicegov.com>

Subject: Fw: Venetian Golf and River Club Community Association, Working Together, McLeod Project

Lori,

Please make the email below part of the record for the City Council public hearing scheduled for November 14, McLeod project, 17-03SP.

Best,

John Moeckel, President, Venetian Golf and River Club Community Association..

----- Forwarded Message -----

From: John Moeckel <jcminfl@yahoo.com>

To: jmcleod@mcleodlandservices.com <jmcleod@mcleodlandservices.com>

Cc: dmarvin@grimesgoebel.com <dmarvin@grimesgoebel.com>

Sent: Friday, October 13, 2017, 4:46:23 PM EDT

Subject: Venetian Golf and River Club Community Association, Working Together.

Dear Mr. McLeod,

We have made numerous requests to your attorney, both in writing and at the Planning Commission Public Hearing, asking that you sit down with us in an attempt to reach an agreement on what needs to be done, if anything, to mitigate the noise generated from your proposed concrete crushing operation. We also mentioned this possibility earlier at the Public Workshop. As we are not certain if our wish to enter into discussions has actually reached you personally, we again make this suggestion, this time directly to you.

You may ask why the time and effort should be expended to do this. History confirms that we have been very reasonable in our past deliberations with applicants such as you, reaching agreement in all instances. Examples in the Gene Green PID area are:

- City Ordinance No. 2008-07: The Association entered into an agreement with APAC Southwest, Venice Mining and Minerals, Miami Valley Ready Mix and CEMEX which formed the basis of the "Stipulations" that became a part of this Rezoning Ordinance.
- Ajax Paving (SJT Venice, LLC): The Association entered into an agreement with Ajax Paving to support their annexation into the City of Venice based on a mutually agreeable set of stipulations to the Pre-Annexation Agreement. Annexation was accomplished to the collective satisfaction of both parties.

- Crush-It Recycling Yard and Maintenance Facility: The Association entered into an agreement with Crush-It to support their Site and Development Plan application based on the condition that Crush-It could readily prove through actual demonstration that their operation would not exceed a noise level acceptable to the Association. While this Site and Development Plan application is still in process, Crush-It has provided and/or agreed to provide mitigation measures to the Association's satisfaction which have been confirmed by actual demonstration. As a result, we will support their application.

The Association has reached agreements with other entities in the northeast Venice area which allowed us to support the respective applications. Examples are:

- Walmart's Proposed Development at Knights Trail and Laurel Roads: The Association entered into an agreement with the developer to support this project based on certain stipulations. While the parties reached agreement on these stipulations, the project did not proceed as planned.
- Toscana Isles Residential Housing Development: The Association entered into an agreement with the developer to support the Site and Development Plan for this project based upon mutually agreed upon stipulations.
- Milano Residential Housing Development: The Association entered into an agreement with the developer to support the Site and Development Plan for this project based upon mutually agreed stipulations.
- Portofino Mixed Use Development at Knights Trail and Laurel Roads: The Association and others entered into an agreement with the developer to support the Site and Development Plan application for this project based upon mutually agreed stipulations. The Association continues to work with the developer as modified Site and Development Plans are submitted to the City. In fact, a revised Site and Development application is presently being considered by the City for the construction of an apartment complex in the Portofino development. An Advisory Board, as required by the Rezoning Ordinance, worked with the developer to reach agreement on mutually acceptable architectural features for this project. Three members of that Board are connected to the Association and will support the applicant at the Planning Commission Public Hearing.

In addition to the above, the Association continues to work with the three companies presently operating in the Gene Green PID being Ajax, Preferred Materials and Titan-America. They all wish to be good neighbors and at the same time, the Association recognizes their right to operate. These companies have taken several measures to mitigate noise, some on their own and some by agreement with the Association. These

measures include installing “white noise” backup alarms on their yard equipment, certain amounts of berming, mostly from recycled materials, and changing to electrical driven equipment.

In every instance where an applicant has worked with the Association toward a mutually satisfactory set of operation or development parameters, agreements have been reached and the Association was able to support their applications at the Planning Commission and City Council levels. One hundred percent success is positive proof that the Association has been reasonable as to their requests.

In the spirit of minimizing the time, effort and costs related to the process for this Site and Development plan application, as well as to assure a “good neighbor” relationship in the future, we ask that you meet with us and develop a plan to determine what, if any, mitigation efforts need to take place to allow us to support your project and assure a long lasting relationship between you and our Association. That said, time is short and we respectfully ask that get back to use with your thoughts by Tuesday, October 17.

On behalf of the VG& RC Community Association,

John Moeckel

President