



CITY OF VENICE

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DEVELOPMENT SERVICES DEPARTMENT

May 2, 2018

Jeffrey Boone, Esq.
Boone Law Firm
P.O. Box 1596
Venice, Florida 34285

Re: Letter Dated April 25, 2018 Pinebrook Park, LLC Rezoning Petition #16-04RZ

Dear Mr. Boone:

I have received your letter (attached) regarding the rezoning petition 16-04RZ for the 2.5 +/- acre property currently in the rezoning process. I have reviewed the information you provided as well as additional public records as outlined below. I will be including these documents as part of the file of record and for inclusion in the records for the City Council hearing. In summary, I do not believe the record (considered in totality) provides a clear enough indication for staff to change its finding on this matter. Given, your client initiated a rezoning for the subject property on April 5, 2016 and has continued to pursue said rezoning from April 5, 2016 to the date of the first public hearing with the Planning Commission (held on April 3, 2018) it would be prudent to allow the petition to continue. You are of course welcome to raise this issue in the applicant's presentation as you think appropriate.

I would be happy to discuss other options you have regarding this matter at your convenience.

Sincerely,

Jeff Shrum, AICP
Development Services Director

cc: Edward Lavalley, City Manager
Dave Persson, City Attorney
Kelly Fernandez, Assistant City Attorney
Rezone File 16-04RZ

Referenced Documents:

- File of record – Rezone Petition 16-04RZ
- Resolution 518-74.
- Resolution 794-83.
- Resolution 863-85.
- Planning Commission minutes dated May 7, 1974.
- Planning Commission minutes dated May 20, 1974.
- Planning Commission minutes dated May 27, 1974.
- Planning Commission minutes dated June 3, 1974.
- Planning Commission minutes dated June 17, 1974.

- Planning Commission minutes dated June 24, 1974.
- Planning Commission minutes dated April 19, 1983.
- Planning Commission minutes dated March 19, 1985.
- Planning Commission minutes dated August 5, 1986.
- Planning Commission minutes dated September 6, 1988.
- Excerpt of City Council Minutes dated August 20, 1974.
- Excerpt of City Council minutes dated December 30, 1974.
- Excerpt of City Council minutes dated November 4, 1975.
- Excerpt of City Council minutes dated November 12, 1975.
- Excerpt of City Council minutes dated June 28, 1983.
- Excerpt of City Council minutes dated April 9, 1985.
- Venice 1975 Comprehensive Plan (Future Land Use).
- Venice 1986 Comprehensive Plan (Future Land Use).