



E.G. (DAN) BOONE  
JEFFERY A. BOONE  
STEPHEN K. BOONE  
JOHN S. KODA  
JACKSON R. BOONE  
STUART S. BOONE

JAMES T. COLLINS, LAND PLANNER  
(NOT A MEMBER OF THE FLORIDA BAR)

LAW OFFICES  
BOONE, BOONE, BOONE & KODA, P.A.  
P. O. BOX 1596  
VENICE, FLORIDA 34284

ESTABLISHED 1956

STREET ADDRESS:  
1001 AVENIDA DEL CIRCO 34285  
TELEPHONE (941) 488-6716  
FAX (941) 488-7079  
e-mail: adm@boone-law.com

June 12, 2018

VIA EMAIL

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

Re: Towne Realty, Inc. – Treviso Grand Apartments

Dear Jeff:

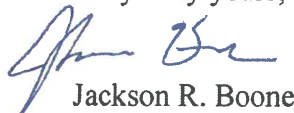
As you are aware, we represent Towne Realty, Inc., Applicant, in connection with the above-referenced matter.

We hereby request placement on the June 19, 2018, Planning Commission agenda in order to discuss with the Planning Commission the process for minor modifications to the above-reference Site & Development Plan approval related to landscaping plans in excess of code requirements, internal sidewalks in excess of code requirements, access requirements as required by FDOT permitting, and the dumpster enclosure and storage building.

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

Kind regards.

Very truly yours,



Jackson R. Boone

JRB

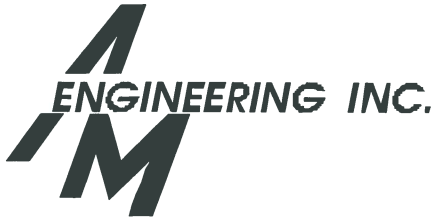
cc: Roger Clark, Planner  
Client

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**ENGINEERING INC.**

**Consulting Engineers - Surveyors**  
8340 Consumer Court, Sarasota, FL 34240 Telephone (941) 377-9178  
Facsimile (941) 378-3786

## **MEMORANDUM**

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**To: Treviso Grand Project File (AME Project # TOWN0001)**

**From: AM Engineering, Inc.**

**CC: Maath Bennett, Tri of Treviso Grand  
Scott Pickett, City of Venice**

**Date: April 23, 2018**

**Re: Treviso Grand Apartments, Venice, FL  
Site Plan Changes Following Issuance of Development Order**

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The Site and Development Plan for the Treviso Grand Apartment project was approved on October 17, 2017 by the City of Venice Planning Commission and a development order (DO) was issued. Since that time, as the development of the construction plans progressed, and changes were made to the site plan. The descriptions of these changes are listed below and graphically depicted in Exhibit 1 (Master Site Plan Modification Exhibit) which is included with this memo. Exhibit 1 depicted the current plan overlain (darker line work) on the previously approved site plan (red line work).

1. The right turn lane from Laurel Road was shortened by approximately 30 ft in keeping with the traffic study and turn lane analysis performed by Kimley Horn & Assoc.
2. The entrance road was modified to meet the City required 20 ft entrance lane and 12 ft median. The 20 ft entrance lane can include the 2 ft gutter. As such, the eastern side of the driveway was held the western side was shifted east.
3. The maintenance building was extended to the south by approximately 9.4 ft for a total length of 68 ft. The building expansion was made to provide for golf cart parking within the secured maintenance building. This change necessitated a pavement modification at the southwest corner of the building.
4. Trach compactor enclosure building footprint was reduced in the modification. The approved building square footage was approximately 1,015 SF and the modified building

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square footage is approximately 935 SF; resulting in a decrease of 80 SF. The orientation of the building was also modified to accommodate the internal layout of the compactor equipment. The minimum property line setback of 5 ft was maintained. All revisions to the trash and recycling area were based on comments by and discussions with Bob Moroni of the City of Venice.

5. A 5 ft wide sidewalk was added to the northwest side of the trash compactor to allow access by residents to the site dumpsters and recycling area included within this enclosure.
6. A trash/recycle loading zone was added to allow for brief parking when unloading garbage and recycling to the trash compactor enclosure.
7. The garbage truck turn around across from the trash compactor area has an expanded radius to better accommodate the garbage truck turning radius.
8. The sidewalk to the north of the mail kiosk is modified to provide a curvilinear flow.
9. The sidewalk around the perimeter of the proposed stormwater retention pond was changed from 8 ft in width to 5 ft in width.
10. Remove steps from pool deck.

As stated in the approved site plan, the total project area acreage is 19.24 acres and the building coverage is 3.11 acres. This results in a floor area coverage of 16.16%. The change to the building coverage area, resulting from changes 3 & 4, as listed above, resulted in a net building cover increase of approximately 118 SF and the new floor area coverage is 16.18%.

These changes are all part of the normal construction plan development process and are minimal considering the overall layout of the site. As such, it is requested that the site and development plan amendment be addressed administratively.