



CITY OF VENICE

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February 20, 2019

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RE: Pre-Hearing Conference for the GCCF Planned Unit Development (PUD) 18-10RZ

Dear Mr. Boone:

A Prehearing Conference was held with the Planning Commission on February 5, 2019 to discuss the proposed GCCF Planned Unit Development. Per Section 86-130(t)(4) of the City of Venice Land Development Code, the Planning Commission shall meet with the applicant or his agent to review the application, including all plans, maps, and documents submitted by the applicant and provide feedback.

Lack of details included in the application materials made it very difficult for the Planning Commission to address specific elements of the proposed project. Each Planning Commissioner outlined potential concerns based on the limited materials provided. The overarching concerns are outlined below:

- Will there be an inclusion of affordable/workforce housing?
- How is the buffer size between residential areas and Interstate-75 and the East-side Wastewater Treatment Plant adequate?
- What is the justification for the proposed building heights; particularly, with respect to the proposed 55-foot allowance for an Assisted Living Facility?
- Where is the North/South connector road proposed to be located and will it be public or private?
- How is the proposed width-reduction in roadway design adequate for the connector and interior roads?
- How are the proposed minimum lot sizes compatible with the lot-sizes in the adjacent communities?
- Will there be a wildlife corridor between the subject properties and Jacaranda Blvd?
- What is the justification for the reduced perimeter setback given its location?

Per Section 86-130(t)(4) this letter signifies that Planning Commissions' concerns have been recorded in writing and will become part of the record for the application. The applicant should address each of these concerns with a response to this letter in the subsequent application resubmittal.

Should you need additional information regarding this subject, please contact Planning and Zoning Division staff at 941-486-2626.

Sincerely,

Barry Snyder
Chairman, Planning Commission

Cc: Roger Clark, AICP, Planning Manager
Petition No. 18-10RZ

Response to Planning Commission Pre-Hearing Conference Comments

1. Will there be an inclusion of affordable/workforce housing?

No.

2. How is the buffer size between residential areas and Interstate-75 and the East-side Wastewater Treatment Plant adequate?

The applicant believes the proposed buffer when combined with the existing off-site buffers in the I-75 ROW and along the eastern boundary of the wastewater treatment plant is sufficient.

3. What is the justification for the proposed building heights; particularly, with respect to the proposed 55- foot allowance for an Assisted Living Facility?

The proposed building heights up to 55' are justified due to the reduction in building height as compared to the building heights currently permitted for the property. Moreover, and particularly with respect to Assisted Living Facilities, building heights in excess of 3 stories and 42' feet are not unusual or out of place in the City of Venice. Furthermore, buildings over 3 stories and 42' will require a future conditional use approval. Further justification will be provided in the future at the time of application for Conditional Use approval, if any.

4. Where is the North/South connector road proposed to be located and will it be public or private?

The North/South connector Road has been identified on the revised Master Plan. It will be a private road.

5. How is the proposed width-reduction in roadway design adequate for the connector and interior roads?

A revised connector road section has been proposed with a wider minimum ROW width of 52'. The applicant believes the neighborhood roadway with a minimum width of 43' as proposed is adequate for the neighborhood, and serves to reduce speeds in the neighborhood.

6. How are the proposed minimum lot sizes compatible with the lot-sizes in the adjacent communities?

The proposed lot sizes are similar to lot sizes in adjacent communities. While there are no compatibility issues raised by the lot sizes, even if there were, the lots are substantially distant from other adjacent communities to ensure compatibility.

7. Will there be a wildlife corridor between the subject properties and Jacaranda Blvd?

The on-site wetlands, and proposed open spaces, including the existing 170' FPL easement, provide a wildlife corridor between the subject property and Jacaranda Boulevard.

8. What is the justification for the reduced perimeter setback given its location?

The proposed PUD zoning is a reduction in density and intensity of uses as compared to the current approvals for the property, and increases or maintains the standards for perimeter setbacks from the currently approved plans.