



CITY OF VENICE

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January 3, 2019

Jeffery A. Boone, Esq.
Boone Law Firm
1001 Avenida Del Circo
Venice, Florida 34285

RE: Pre-Hearing Conference for Rustic Road Planned Unit Development (PUD) (18-07RZ)

Dear Mr. Boone:

As you are aware, 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. On December 4, 2018, a pre-hearing conference with the Planning Commission was held in compliance with the above code section.

As a result of the pre-hearing conference, the following comments and recommendations should be either addressed or clarified upon resubmittal to the Planning & Zoning Division:

- Acknowledgement of all required road improvements, specifically regarding Rustic Road and its connection to Honore Avenue as a second ingress/egress for the property.
- Acknowledgement of all required infrastructure improvements including, but not limited to, water, sewer, and any and all other requirements of the JPA/ILSBA.
- Sequencing of annexation of the Hurt Property to confirm contiguity for the Rustic Road property.
- Compatibility with the surrounding property including the gun range and I-75 and the inclusion and sufficiency of buffering of these areas. Also, the appropriateness of the request to modify the PUD perimeter setback requirement of two times the height of a structure to one times the height considering the unknown nature of potential improvements on the adjacent properties, along with I-75 and the gun range.
- Compatibility with the adjacent Hurt property to the south and east and its potential to include industrial uses.
- The appropriateness of the binding master plan and its provision for sidewalks on only one side of the roadway and other proposed modifications and the justification thereof.
- Any potential Environmental impacts to Cow Pen Slough.

The matters indicated above are hereby recorded in writing and will become part of the record for the application. As mentioned, they should be addressed by the applicant with response to this letter with the subsequent 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. 18-07RZ

Response to PC Pre-hearing Conference Letter

As a result of the pre-hearing conference, the following comments and recommendations should be either addressed or clarified upon resubmittal to the Planning & Zoning Division:

- Acknowledgement of all required road improvements, specifically regarding Rustic Road and its connection to Honore Avenue as a second ingress/egress for the property.

Acknowledged. The Binding Master Plan has been updated to clarify connection to Honore Avenue.

- Acknowledgement of all required infrastructure improvements including, but not limited to, water, sewer, and any and all other requirements of the JPA/ILSBA.

Acknowledged. The Binding Master Plan has been updated to confirm infrastructure requirements.

- Sequencing of annexation of the Hurt Property to confirm contiguity for the Rustic Road property.

The Hurt property annexation will precede the Rustic Road property annexation.

- Compatibility with the surrounding property including the gun range and 1-75 and the inclusion and sufficiency of buffering of these areas. Also, the appropriateness of the request to modify the PUD perimeter setback requirement of two times the height of a structure to one times the height considering the unknown nature of potential improvements on the adjacent properties, along with 1-75 and the gun range.

The proposed development plan has been designed to provide a minimum separation of approximately 1,200 feet between the gun range and the nearest home sites. In addition to the proposed landscape buffers, significant natural vegetation, on site and off, exists between the gun range and home sites which will provide additional buffering. The proposed modification to reduce the PUD perimeter setbacks to one times the height of structures will provide sufficient setbacks. In most instances, such as adjacent to the gun range along the eastern boundary, setbacks from the perimeter will exceed the standard of two times the height.

- Compatibility with the adjacent Hurt property to the south and east and its potential to include industrial uses.

The Hurt property to the south and east may, or may not develop with industrial uses. However, if industrial uses are developed on the property, they are likely to be established through a rezoning to the Planned Industrial District (PID) similar to the Triple Diamond Commerce Plaza. Appropriate buffers, in addition to the proposed buffers on the subject property, would then be established for the Hurt property based upon the proposed uses at the time.

- The appropriateness of the binding master plan and its provision for sidewalks on only one side of the roadway and other proposed modifications and the justification thereof.

The Binding Master plan has been revised to include proposed ROW's increased to 45' and to include sidewalks on both sides of streets.

- Any potential Environmental impacts to Cow Pen Slough.

No environmental impacts to Cow Pen Slough are anticipated.