



## CITY OF VENICE

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March 6, 2019

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

**RE: Pre-Hearing Conference for the Ramsey Road Planned Unit Development (PUD) Amendment 19-04RZ**

Dear Mr. Boone:

A Prehearing Conference was held with the Planning Commission on March 5, 2019 to discuss the proposed Ramsey Road Planned Unit Development Amendment. 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.

Each Planning Commissioner outlined potential concerns based on the materials provided. The overarching concerns are outlined below:

- The applicant discussed paving portions of Ramsey Road, currently identified as a private road easement, which could pose questions on authority, process, and approvals needed to provide this access.
- The impact to existing drainage facilities on the eastern boundary of the subject property needs to be better defined.
- There needs to be a more thorough description of the buffers (i.e. width, height, opacity) that are anticipated for the project.

Several other suggestions were offered for consideration by the Planning Commission regarding details presented for the project. These include:

- Need for additional mail kiosks on site, and the convenience of their location to residents.
- Potential to increase the width of the interior sidewalk system around storm water pond number 1.
- Inclusion of marked crosswalks at access drive interactions to promote safety.
- Consideration of additional solid waste collection sites, and the convenience of their location of residents.

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. 19-04RZ

## Responses to Planning Commission Pre-Hearing Conference

A Prehearing Conference was held with the Planning Commission on March 5, 2019 to discuss the proposed Ramsey Road Planned Unit Development Amendment. 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.

Each Planning Commissioner outlined potential concerns based on the materials provided. The overarching concerns are outlined below:

- The applicant discussed paving portions of Ramsey Road, currently identified as a private road easement, which could pose questions on authority, process, and approvals needed to provide this access.

**The proposed connection to Ramsey Road has been eliminated.**

- The impact to existing drainage facilities on the eastern boundary of the subject property needs to be better defined.

**The plans along the eastern boundary have been revised to avoid impacts to existing drainage facilities.**

- There needs to be a more thorough description of the buffers (i.e. width, height, opacity) that are anticipated for the project.

**The proposed buffers will meet or exceed the code requirements for buffers with respect to width, height and opacity. A detailed buffer plan will be provided with the S&D plan application.**

Several other suggestions were offered for consideration by the Planning Commission regarding details presented for the project. These include:

- Need for additional mail kiosks on site, and the convenience of their location to residents.

**The applicant believes the location of the mail kiosk is conveniently located to serve all residents.**

- Potential to increase the width of the interior sidewalk system around storm water pond number 1.

**The applicant believes the proposed sidewalk is sufficient in width to provide for safe and convenient circulation.**

- Inclusion of marked crosswalks at access drive interactions to promote safety.

**Marked crosswalks have been added to the plan.**

- Consideration of additional solid waste collection sites, and the convenience of their location of residents. The applicant has discussed solid waste pick up.

**The applicant believes the solid waste collection site is conveniently located to serve all of the residents.**

**The applicant has developed similar communities with twice the number of residents and demonstrated the single location functions well in those communities.**