



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

ESTABLISHED 1956

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JEFFERY A. BOONE  
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ANNETTE M. BOONE

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

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

June 14, 2022

**VIA ELECTRONIC SUBMITTAL**

Mr. Roger Clark, AICP  
Planning Director  
City of Venice  
401 West Venice Ave  
Venice, Florida 34285

Re: Milano PUD- PUD Amendment Application

Dear Roger:

As you are aware, we represent Border and Jacaranda Holdings, LLC in connection with the above-referenced matter.

Toward that end, attached please find a PUD Amendment Application and all required information in support of the application.

Please do not hesitate to contact us should you have questions or require additional information.

Kind regards.

Very truly yours,

  
Jeffery A. Boone

Enclosures

cc: client (w/encl.)



## CITY OF VENICE

Planning and Zoning Department  
401 W. Venice Avenue, Venice, FL 34285  
(941)486-2626 ext. 7434 [www.venicegov.com](http://www.venicegov.com)

### PUD ZONING MAP AMENDMENT APPLICATION

Submit a complete application package to the Planning and Zoning Department. All information must be legible and will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-130 for Planned Unit Development district submittal requirements. Per Section 86-130(t)(4), after this application package is deemed complete, any new development will be scheduled for a Pre-hearing conference at the Planning Commission.


<b>PROJECT NAME:</b> Milano PUD	
<b>Brief Project Description:</b> Amendment to Milano PUD to designate 10.42 acre commercial parcel.	
<b>Address/Location:</b> Laurel Road and Jacaranda Boulevard	
<b>Parcel Identification No.(s):</b> 0391-04-1000	
<b>Parcel Size:</b> 10.42 acres (Total PUD 503.9)	<b>Proposed Numbers/Types of Dwelling Units:</b> No Change
<b>Current Zoning Designation(s):</b> PUD	<b>FLUM Designation(s):</b> Mixed Use Residential
<i>Fees: The Zoning Administrator will determine if a project is a minor or major revision, then select correct fee and review fee below. A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586 (b-d) for complete code. *Extended technical review fee of \$1400 charged at third resubmittal.</i>	
<input type="checkbox"/> New Application \$5,095.85	<input type="checkbox"/> Review Fee \$2,692.22 OR
<input type="checkbox"/> Major Amendment \$2,476.85	<input type="checkbox"/> Review Fee \$1,076.90 OR
<input type="checkbox"/> Minor Amendment \$573.99 (required public hearing)	<input type="checkbox"/> Review Fee \$538.44 OR
<input type="checkbox"/> Minor Amendment \$573.99 (Administrative – no review fee)	
<b>Applicant/Property Owner Name (will be used for billing):</b> Border and Jacaranda Holdings, LLC	
<b>Address:</b> 5800 Lakewood Ranch Boulevard, Lakewood Ranch, FL 34240	
<b>Email:</b>	<b>Phone:</b>
<b>Design Professional or Attorney:</b> Bobbi Claybrooke, P.E., AM Engineering, LLC	
<b>Address:</b> 8340 Consumer Ct, Sarasota, FL 34240	
<b>Email:</b> bclaybrooke@amengfl.com	<b>Phone:</b> 941-377-9178
<b>Authorized Agent (project point of contact):</b> Jeffery A. Boone, Esq.	
<b>Address:</b> 1001 Avenida Del Circo, Venice, FL 34285	
<b>Email:</b> jboone@boone-law.com	<b>Phone:</b> 941-488-6716

### PUD ZONING MAP AMENDMENT Checklist

Application package is reviewed for completeness by Planning staff. If a document is not being submitted, please indicate N/A and the reason why it is not being submitted.

<input checked="" type="checkbox"/>	<b>Application:</b> Signed by agent and applicant.
<input checked="" type="checkbox"/>	<b>Narrative:</b> Provide a statement describing in detail, the character and intended use of the development, in addition to the description on page one of the application. All modifications to PUD standards must be listed with each applicable Section of Code.
<input checked="" type="checkbox"/>	<b>Agent Authorization Letter:</b> A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. Authorization should not be for a corporation or similar entity. This individual will be the single point of contact for staff.
<input checked="" type="checkbox"/>	<b>Statement of Ownership and Control:</b> Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity. For multiple parcels collate by parcel the deeds, agent authorizations, and Sunbiz information.
<input checked="" type="checkbox"/>	<b>Legal Description:</b> Must indicate the PID with each respective description in Word format.
<input checked="" type="checkbox"/>	<b>Public Workshop Requirements:</b> (Section 86-41) 1. Newspaper advertisement 2. Notice to property owners 3. Meeting sign-in sheet 4. Summary of public workshop 5. Mailing List of Notified Parties (must include registered neighborhood associations)
<input checked="" type="checkbox"/>	<b>Survey of Property:</b> Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. <b>Date of Survey:</b> 6/2/22
<input checked="" type="checkbox"/>	<b>Concurrency Application and Worksheet:</b> *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, a signed and sealed electronic file will be required.
<input checked="" type="checkbox"/>	<b>School Concurrency (Residential Only):</b> School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal <span style="float: right;">N/A</span>
<input checked="" type="checkbox"/>	<b>Common Facility Statements:</b> If common facilities, such as recreation areas or structures, private streets, common open spaces, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained. <span style="float: right;">N/A</span>
<input checked="" type="checkbox"/>	<b>Planning Commission Considerations/Findings:</b> Per Code Section 86-47(f)(1), prepare a statement for each of the following considerations/findings: a. Whether the proposed change is in conformity to the comprehensive plan; b. The existing land use pattern; c. Possible creation of an isolated district unrelated to adjacent and nearby districts; d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.; e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change; f. Whether changed or changing conditions make the passage of the proposed amendment necessary; g. Whether the proposed change will adversely influence living conditions in the neighborhood; h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety; i. Whether the proposed change will create a drainage problem; j. Whether the proposed change will seriously reduce light and air to adjacent areas; k. Whether the proposed change will adversely affect property values in the adjacent area; l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare; n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning; o. Whether the change suggested is out of scale with the needs of the neighborhood or the city; and p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.
<input checked="" type="checkbox"/>	<b>Master Plan:</b> Containing the following: 1. The title of the project and the names of the professional project planner and the developer; 2. Scale, date, north arrow and general location map; 3. Boundaries of the property involved, and all existing streets, buildings, watercourses, easements, section lines and other existing important physical features in and adjoining the project.; 4. Master plan locations of the different uses proposed, by dwelling types, open space designations, recreational facilities, commercial uses, other permitted uses, and off-street parking and off-street loading locations; 5. Master plan showing access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; 6. Tabulations of total gross acreage in the development and the percentages thereof proposed to be devoted to the several dwelling types, other permitted uses, recreational facilities, streets, parks and other reservations; 7. Tabulations demonstrating the relationship of the development to proposed land use intensity and proposed numbers and types of dwelling units; 8. Where required by the planning commission, an ecological survey in accordance with the standards of the state department of environmental protection and the water and navigation control act of the county, as they may from time to time be amended.
<input checked="" type="checkbox"/>	<b>Electronic Files submitted:</b> Provide PDF's of ALL documents, appropriately identified by name. Submit each document as one pdf (not each sheet in an individual pdf). Please title all documents with a clear and concise title (e.g. Application, Narrative, Agent Authorization Letter, Statement of Ownership, Legal Description, etc.).

If the PUD zoning map amendment is approved, after all public hearings, a final Binding Master Plan with any revisions will be required. Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at the public hearing and will be contacted by staff regarding availability. By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name: Jeffery A. Boone, Esq.	Applicant Name:
Authorized Agent Signature: 	Applicant Signature:
Date: 6/14/22	Date:

## Project Narrative – Milano PUD Amendment

The Milano PUD is 528 +/- acre property located south of Laurel Road, north of Border Road, and bisected by the Jacaranda Boulevard Extension. The property is located within the Northeast Neighborhood of the Comprehensive Plan and has a Future Land Use Designation of Mixed Use Residential (MUR). The Milano PUD approved by Ordinance No. 2017-25 is a residential community consisting of detached single-family homes, paired villas, multi-family homes, amenity centers and open space. The density approved for the Milano PUD is up to 1,350 dwelling units.

The Milano PUD was amended by Ordinance No. 2020-40, which approved revisions to the PUD binding master plan which were all located within the approximately 36 acre development pod at the northwest corner of the Milano PUD, and were limited to the addition of one access point along Laurel Road and the restriction of the existing access point to egress only, the addition of project signage at the new access point, the addition of lot standards for townhomes, a modification of driveway standards for townhomes, the addition of an Amenity Area, the addition of alternative roadway sections to allow for on street parking, and minor modifications to conceptual stormwater pond configurations.

The Milano PUD was further amended by Ordinance No. 2022-\_\_\_ which was limited to the removal of 24.1 acres of open space along the western boundary of the Milano PUD, an area of open space which was added to the adjacent GCCF PUD and will remain open space within the GCCF PUD. Removal of the open space reduced the Milano PUD acreage to 503.9 acres; however, the minimum 50% open space within the Milano PUD was maintained, or exceeded. No other changes were proposed with the amendment.

This amendment to the Milano PUD proposes to re-designate a 10.42 acre parcel at the southwest corner of the Jacaranda Boulevard and Laurel Road, within the Milano PUD, from Open Space to Commercial, to add access points for the Commercial parcel and establish development standards for the Commercial parcel. The proposed Commercial designated parcel will allow for the provision of various retail and service uses to meet the needs of the neighborhood while reducing trip lengths and increasing multi-modal accessibility to such services for the neighbors. The PUD requirement for a minimum of 50% Open Space will continue to be maintained.



June 5, 2022

City of Venice  
Attention: City Clerk  
401 West Venice Avenue  
Venice, Florida 34285

Re: Milano PUD Amendment (Commercial Parcel)

Ladies and Gentlemen:

This letter is submitted to designate Jeffery A. Boone, Esq., as authorized agents to act on my behalf with regard to all matters currently pending or to occur in the future relating to the above-referenced property.

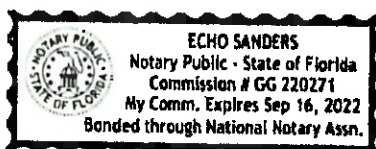
Thank you for your attention to these matters.

Very truly yours,  
Border and Jacaranda Holdings, LLC

By:   
Pam Curran, Manager

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

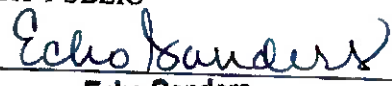
I **HEREBY CERTIFY** that the foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence (✓) or ( ) online notarization, on this 6<sup>th</sup> day of June, 2022, by Pam Curran, Manager for Border and Jacaranda Holdings, LLC, who is personally known to me (✓) or produced \_\_\_\_\_ as identification.



(SEAL)

My Commission Expires:

NOTARY PUBLIC

Sign   
Print Echo Sanders

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016154101 3 PG(S)  
December 14, 2016 12:08:52 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70

✓ This instrument prepared by and return to:  
Vogler Ashton  
2411-A Manatee Avenue West  
Bradenton, FL 34205

### SPECIAL WARRANTY DEED

This Special Warranty Deed is made the 13 day of December, 2016, by **NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC**, a Florida limited liability company, hereinafter called the "Grantor", whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, to **BORDER AND JACARANDA HOLDINGS, LLC**, a Florida limited liability company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers to Grantee the following described real property in Sarasota County, Florida:

See Attached, **Exhibit "A"**

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

*This deed is not subject to the payment of documentary stamp taxes under the holdings in the cases of Kuro Inc. vs. State Department of Revenue, 713 So.2d 1021 (Fla. 2d DCA 1998), and Crescent Miami Center LLC v. Florida Dept. of Revenue, 903 So.2d 913 (Fla. 2005) because: 1) this deed does not effect a change in the beneficial ownership of the property; 2) there is no mortgage encumbering the property; and 3) this conveyance is not being made in exchange for any interest or for any other consideration.*

WITNESSES:

**NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC**, a Florida limited liability company

By: NCDG MANAGEMENT, LLC, a Florida limited liability company  
Its: Manager

By: James R. Schier  
Its: Manager

Sherry S. Doddema  
Print Name: **SHERRY S. DODDEMA**

Priscilla G. Heim  
Print Name: **Priscilla G. Heim**

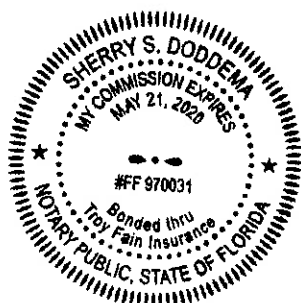
STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was subscribed and sworn to before me this 13<sup>th</sup> day of December, 2016, by James R. Schier, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities of Southwest Florida, LLC, a Florida limited liability company, on behalf of the Company.

✓ who is personally known to me

who produced \_\_\_\_\_ as identification, and who acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed, under authority duly vested in him/her by said \_\_\_\_\_.

My Commission Expires:



Sherry S. Doddema  
**SHERRY S. DODDEMA**  
Printed Name  
**NOTARY PUBLIC**  
STATE OF Fla.  
Commission No. \_\_\_\_\_

# Exhibit A

## THIS IS NOT A BOUNDARY SURVEY OF LAND PLAT

PAGE 1 OF 2

BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE NORTH LINE OF THE NW1/4 OF SECTION 35, T38S, RANGE 19E BEING N.58°21'00"E., AS SHOWN HEREON.

Commencing at the North 1/4 corner of Section 35, Township 38 South, Range 19 East and considering the North Line of the Northwest 1/4 of said Section 35 to bear South 89°20'49" East with all bearings contained herein relative thereto; thence South 89°20'49" East along and with said North line a distance of 2686.90 feet said point being the Northwest corner of said Section 35; thence South 00°33'31" West to a point on the South Right-of-Way line of Laurel Road as described in Official Records Instrument 2005236099 Public Records of Sarasota County, Florida a distance of 40.00 feet said point being the point of beginning; thence South 89°20'49" East, along and with said South Right-of-Way to a point on the West Right-of-Way of Jacaranda Road as described in Official Records Instrument 2013007710 Public Records of Sarasota County, Florida a distance of 2081.10 feet; thence along said Right-of-Way the next 26 calls; thence South 00°10'09" East, a distance of 860.89 feet to the beginning of a curve tangent to said line; thence southerly and southwesterly a distance of 552.33 feet along the curve concave to the west, having a radius of 936.00 feet and a central angle of 33°48'36"; thence South 33°38'27" West tangent to said curve, a distance of 166.78 feet to the beginning of a curve tangent to said line; thence southwesterly and southerly a distance of 574.82 feet along the curve concave to the east, having a radius of 941.00 feet and a central angle of 34°59'58"; thence South 01°21'31" East tangent to said curve, a distance of 52.24 feet; thence South 88°38'29" West, a distance of 119.62 feet; thence South 36°59'49" West, a distance of 242.13 feet; thence South 36°57'43" East, a distance of 104.70 feet; thence South 55°59'50" West, a distance of 36.93 feet; thence South 13°59'10" East, a distance of 13.67 feet; thence South 54°25'16" East, a distance of 7.64 feet; thence North 55°59'50" East, a distance of 39.98 feet; thence South 36°57'43" East, a distance of 29.75 feet; thence South 11°57'40" East, a distance of 108.67 feet; thence South 72°42'35" East, a distance of 123.31 feet to a point of cusp on a curve concave to the northwest having a radius of 821.00 feet and a central angle of 39°59'32" and being subtended by a chord which bears South 37°17'21" West 561.49 feet; thence southerly and southwesterly along said curve, a distance of 573.05 feet; thence South 57°17'07" West tangent to said curve, a distance of 1204.95 feet to the beginning of a curve tangent to said line; thence southwesterly and southerly a distance of 543.86 feet along the curve concave to the southeast, having a radius of 660.00 feet and a central angle of 47°12'49"; thence South 28°13'15" West, a distance of 20.94 feet to the beginning of a curve concave to the east having a radius of 680.00 feet and a central angle of 6°12'01" and being subtended by a chord which bears South 06°32'30" West 73.55 feet; thence southerly along said curve, a distance of 73.59 feet; thence South 00°04'06" West, a distance of 238.11 feet to the beginning of a curve concave to the west having a radius of 998.00 feet and a central angle of 8°58'01" and being subtended by a chord which bears South 04°20'49" West 156.03 feet; thence southerly along said curve, a distance of 156.19 feet; thence South 08°49'40" West, a distance of 99.31 feet to the beginning of a curve concave to the east having a radius of 1100.00 feet and a central angle of 13°48'11" and being subtended by a chord which bears South 05°46'17" West 264.36 feet; thence southerly along said curve, a distance of 265.00 feet; thence South 00°19'56" West, a distance of 127.78 feet; thence South 45°19'56" West, to a point on the North Right-of-Way of Border Road as described in Official Records Instrument 2004242187 Public Records of Sarasota County, Florida a distance of 28.56 feet; thence South 89°40'40" West, along and with said North Right-of-Way a distance of 1251.79 feet; thence North 00°08'51" West, along and with the West line of the East 1/2 of the East 1/2 of Section 34, Township 38 South Range 19 East a distance of 5153.31 feet to a point on the South Right-of-Way of said Laurel Road; thence South 89°32'09" East, along and with said Right-of-Way a distance of 1359.33 feet to the Point of Beginning. Containing 298.76 Acres, more or less.

BRIGHAM/ALLEN LAND SURVEYING  
LB 7898

807 U.S. HIGHWAY 41 BYPASS SOUTH

SUITE E

Venice, Florida 34286

ph. (941) 493-4430

brighamallensurveying@gmail.com

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

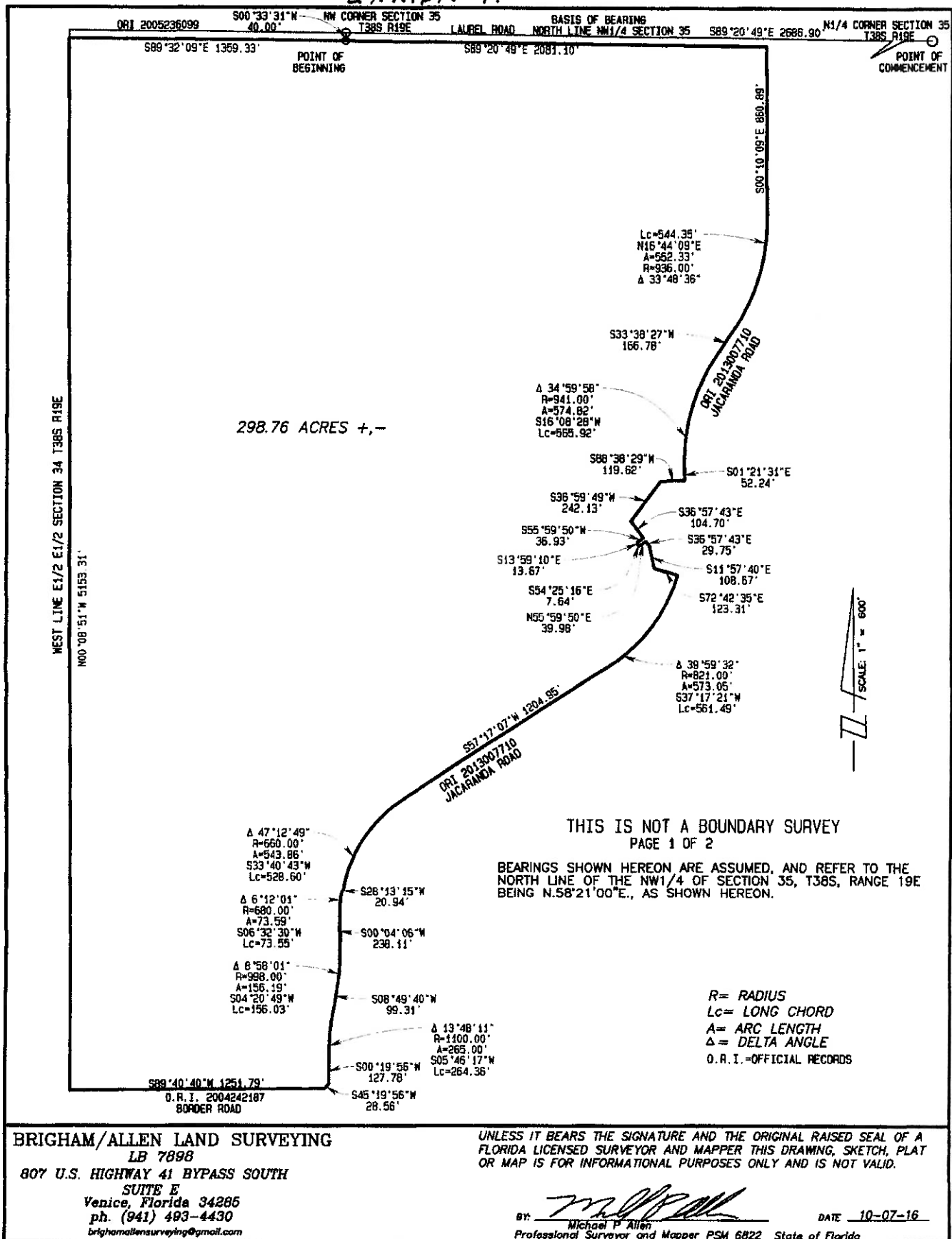
BY:

Michael P. Allen

Professional Surveyor and Mapper PSM 6822 State of Florida

DATE 10-07-16

# Exhibit A



BRIGHAM/ALLEN LAND SURVEYING  
LB 7898  
807 U.S. HIGHWAY 41 BYPASS SOUTH  
SUITE E  
Venice, Florida 34285  
ph. (941) 493-4430  
brighamallensurveying@gmail.com

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BY:   
Michael P. Allen  
Professional Surveyor and Mapper PSM 6822 State of Florida  
DATE 10-07-16



**LEGAL DESCRIPTION (BY SURVEYOR)**

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT 700, CIELO SUBDIVISION AS RECORDED IN PLAT BOOK 53, PAGE 288 OF SARASOTA COUNTY OFFICIAL RECORDS, THENCE SOUTH 00°00'06" WEST, A DISTANCE OF 55.04 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF JACARANDA BOULEVARD TO THE POINT OF BEGINNING;  
THENCE CONTINUE ALONG THE SAID RIGHT-OF-WAY SOUTH 00°00'06" WEST, 478.24 FEET;  
THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89°14'10" WEST, 935.70 FEET;  
THENCE NORTH 00°45'50" EAST, 72.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 17.60 FEET AND WHOSE CHORD BEARS NORTH 11°25'30" WEST, 7.43 FEET;  
THENCE NORTHERLY 7.49 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°22'40", TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 110.67 FEET AND WHOSE CHORD BEARS NORTH 11°23'08" WEST, 46.88 FEET;  
THENCE NORTHERLY 47.24 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'24";  
THENCE NORTH 00°50'34" EAST, 130.16 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AND WHOSE CHORD BEARS NORTH 11°31'26" WEST, 26.97 FEET;  
THENCE NORTHERLY 27.18 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°43'15", TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 94.50 FEET AND WHOSE CHORD BEARS NORTH 11°58'28" WEST, 39.00 FEET;  
THENCE NORTHERLY 39.29 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 23°49'11";  
THENCE NORTH 00°03'52" WEST, 159.00 FEET TO THE SOUTH LINE OF TRACT 700 OF SAID CIELO SUBDIVISION;  
THENCE ALONG SAID SOUTH LINE, SOUTH 89°10'25" EAST, 957.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.42 ACRES OR 453,722 SQUARE FEET, MORE OR LESS.

## Venice Gondolier

### PUBLISHER'S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF SARASOTA

Before the undersigned authority personally appeared **Melinda Prescott**, who on oath says that she is the Legal Advertising Representative of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

**12/15/2021**

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com). Affiant further says that the said Venice Gondolier Sun is a newspaper published at Venice, in said Sarasota County, Florida, and that the said newspaper has theretofore been continuously published in said Sarasota County, Florida, each Wednesday & Saturday and has been entered as Second-Class mail matter at the Post Office in Venice, in said Sarasota County, Florida, for a period of 1-year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
(Signature of Affiant)

Sworn and subscribed before me this  
15<sup>th</sup> day of December, 2021.

  
(Signature of Notary Public)

Personally known X OR      Produced  
Identification



### Public Notice

A virtual public workshop will be held to discuss proposed amendments to the Milano PUD and GCCF PUD located between Laurel Road and Border Road, North Venice, FL, 34275. This is not a public hearing. The purpose of the workshop is to inform the neighboring residents of the nature of the proposal, to solicit suggestions and comments, and discuss the proposed plan.

The virtual workshop will be held on Thursday, January 6, 2022 at 5:00 PM. You can attend the meeting by following the below instructions.

#### Join Zoom Meeting

<https://us02web.zoom.us/j/81005876063?pwd=cTcyckZ2OXNVVWNBRV05d29MSnk3QT09>

**Meeting ID: 810 0587 6063**

**Passcode: 708612**

One tap mobile

+13126266799,81005876063#  
\*708612# US (Chicago)  
+16465588656,81005876063  
#,,, \*708612# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York)  
+1 301 715 8592 US (Washington DC)  
+1 346 248 7799 US (Houston)  
+1 669 900 9128 US (San Jose)  
+1 253 215 8782 US (Tacoma)

**Meeting ID: 810 0587 6063**

**Passcode: 708612**

Find your local number:

<https://us02web.zoom.us/j/kcQm7tUwcv>  
Publish: December 15, 2021  
124939 3824996

## Public Workshop Notice

DATE: Thursday, January 6, 2022  
TIME: 5:00 PM  
LOCATION: Virtual ZOOM Meeting- See Attendance Instructions below  
RE: Milano PUD Amendment and GCCF PUD Amendment  
Contact: Boone Law Firm – (941) 488-6716

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The virtual workshop will be held on Thursday, January 6, 2022 at 5:00 PM. You can attend the meeting by following the below instructions.

### **Join Zoom Meeting**

<https://us02web.zoom.us/j/81005876063?pwd=cTcyckZ2OXNVVWNBRVo5d29MSnk3QT09>

**Meeting ID: 810 0587 6063**

**Passcode: 708612**

One tap mobile

+13126266799,,81005876063#,,,,\*708612# US (Chicago)  
+16465588656,,81005876063#,,,,\*708612# US (New York)

Dial by your location

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+1 646 558 8656 US (New York)  
+1 301 715 8592 US (Washington DC)  
+1 346 248 7799 US (Houston)  
+1 669 900 9128 US (San Jose)  
+1 253 215 8782 US (Tacoma)

**Meeting ID: 810 0587 6063**

**Passcode: 708612**

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Meeting ID	Topic	Start Time	End Time	User Email	Duration (Minutes)	Participants
81005876063	GCCF - Milano PUD Amendment	1/6/2022 16:53	1/6/2022 18:45	jboone@boone-law.com	112	298
Name (Original User Email)	Join Time	Leave Time	Duration (Minutes)	Guest		
ctroy iPhone iOS 11.4.0 HFLR	1/6/2022 17:32	1/6/2022 17:33	2	Yes		
ctroy iPhone iOS 11.4.0 HFLR	1/6/2022 17:35	1/6/2022 17:37	2	Yes		
ctroy iPhone iOS 11.4.0 HFLR	1/6/2022 17:37	1/6/2022 17:38	1	Yes		
George Christigkchristie@comcast.net	1/6/2022 17:42	1/6/2022 17:43	2	Yes		
Jimandnola@h.jimandnola@hotmail.com	1/6/2022 18:11	1/6/2022 18:12	2	Yes		
Jeffery Boone jboone@boone-law.com	1/6/2022 16:53	1/6/2022 18:45	112	No		
Elana	1/6/2022 16:53	1/6/2022 17:00	7	Yes		
ahoffner	1/6/2022 16:53	1/6/2022 16:57	4	Yes		
Bob Brodsky rbrodsky4968@gmail.com	1/6/2022 16:53	1/6/2022 17:00	7	Yes		
Paul & Dee Glatz	1/6/2022 16:53	1/6/2022 17:00	7	Yes		
Mark FaFord	1/6/2022 16:53	1/6/2022 17:00	7	Yes		
Cherri Kasmirski	1/6/2022 16:53	1/6/2022 17:00	7	Yes		
Randy	1/6/2022 16:53	1/6/2022 17:00	7	Yes		
Sharon George	1/6/2022 16:54	1/6/2022 17:00	7	Yes		
Charlene Moecjcmflorida@gmail.com	1/6/2022 16:54	1/6/2022 17:00	7	Yes		
Fiedler	1/6/2022 16:54	1/6/2022 17:00	7	Yes		
Nicholas's iPad	1/6/2022 16:54	1/6/2022 17:00	7	Yes		
Zamvel Oyvetsky	1/6/2022 16:54	1/6/2022 17:00	7	Yes		
DOJOS	1/6/2022 16:54	1/6/2022 17:00	7	Yes		
JAL52	1/6/2022 16:54	1/6/2022 17:00	7	Yes		
Kate & Michael Browner	1/6/2022 16:54	1/6/2022 17:00	7	Yes		
Marshall Happelhappy@happer.com	1/6/2022 16:54	1/6/2022 17:00	7	Yes		
Nancy	1/6/2022 16:54	1/6/2022 16:54	1	Yes		
708612	1/6/2022 16:54	1/6/2022 17:00	7	Yes		
Louis Kovach	1/6/2022 16:54	1/6/2022 17:00	7	Yes		
SALT TALKS	1/6/2022 16:54	1/6/2022 17:00	7	Yes		
Roggu	1/6/2022 16:54	1/6/2022 17:00	7	Yes		
Boone jackson.boone@boone-law.com	1/6/2022 16:54	1/6/2022 16:57	3	No		
sandn	1/6/2022 16:54	1/6/2022 17:00	7	Yes		
Charles M Naylor	1/6/2022 16:54	1/6/2022 17:00	7	Yes		



Est Andersen	estherandersen@comcast.net	1/6/2022 16:54	1/6/2022 17:00	7	Yes
Lew		1/6/2022 16:54	1/6/2022 17:00	7	Yes
Truman & Pamela Henard		1/6/2022 16:54	1/6/2022 17:00	7	Yes
iPad2-20 (3)		1/6/2022 16:54	1/6/2022 17:00	6	Yes
Steve T.		1/6/2022 16:54	1/6/2022 17:00	6	Yes
buzbr		1/6/2022 16:54	1/6/2022 17:00	6	Yes
Bob		1/6/2022 16:54	1/6/2022 17:00	6	Yes
Dawson		1/6/2022 16:54	1/6/2022 17:00	6	Yes
Donald Bornstein		1/6/2022 16:54	1/6/2022 17:00	6	Yes
Karl Gericke		1/6/2022 16:54	1/6/2022 16:56	2	Yes
RM		1/6/2022 16:54	1/6/2022 17:00	6	Yes
Linda's iPad		1/6/2022 16:54	1/6/2022 16:55	1	Yes
Tom		1/6/2022 16:54	1/6/2022 17:00	6	Yes
Ronni Shullmar	rsmusf@aol.com	1/6/2022 16:55	1/6/2022 17:00	6	Yes
Janet Johnson's iPad		1/6/2022 16:55	1/6/2022 17:00	6	Yes
iPad		1/6/2022 16:55	1/6/2022 16:55	6	Yes
Jan burtttram		1/6/2022 16:55	1/6/2022 17:00	1	Yes
Rose Canepa	rosecanepa@yahoo.com	1/6/2022 16:55	1/6/2022 17:00	6	Yes
iPhone wendroff		1/6/2022 16:55	1/6/2022 16:59	5	Yes
Susan Rector	rectorsmythe@hotmail.com	1/6/2022 16:55	1/6/2022 17:00	6	Yes
Linda		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Harvey Feltquate		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Ken Smaha		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Nancy		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Stantec- Frank Domingo		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Ashley		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Paul		1/6/2022 16:55	1/6/2022 17:00	6	Yes
Laurie Criego	laurie.criegog@gmail.com	1/6/2022 16:55	1/6/2022 17:00	6	Yes
Carol Huber	siestakey5010@gmail.com	1/6/2022 16:55	1/6/2022 16:58	4	Yes
John Thackray		1/6/2022 16:55	1/6/2022 17:00	5	Yes
Michael's iPad		1/6/2022 16:55	1/6/2022 17:00	5	Yes
bamma		1/6/2022 16:55	1/6/2022 17:00	5	Yes
marijana		1/6/2022 16:55	1/6/2022 17:00	5	Yes
Susan		1/6/2022 16:55	1/6/2022 17:00	5	Yes

Lynnette Bauza	lbauza@augusta.edu	1/6/2022 16:56	1/6/2022 17:01	5	Yes
Betsy Gennarelli		1/6/2022 16:56	1/6/2022 17:00	5	Yes
Shirley Pollack		1/6/2022 16:56	1/6/2022 17:00	5	Yes
Wernerandloan		1/6/2022 16:56	1/6/2022 17:00	5	Yes
Frank C		1/6/2022 16:56	1/6/2022 17:00	5	Yes
Fred Bass		1/6/2022 16:56	1/6/2022 17:00	5	Yes
Maureen's iPad		1/6/2022 16:56	1/6/2022 17:00	5	Yes
Jill Pozarek		1/6/2022 16:56	1/6/2022 17:00	4	Yes
BobR		1/6/2022 16:56	1/6/2022 17:00	4	Yes
iPad (2)Dan King		1/6/2022 16:56	1/6/2022 17:00	4	Yes
Byron Mattson	bmatt7272@aol.com	1/6/2022 16:56	1/6/2022 17:00	4	Yes
Pat Carr	patacarr@gmail.com	1/6/2022 16:56	1/6/2022 17:00	4	Yes
Kathy Doucette	kdoucette@azwebbuilders.com	1/6/2022 16:56	1/6/2022 17:00	4	Yes
Donald Bornstein		1/6/2022 16:56	1/6/2022 17:00	4	Yes
Randy Buckley	rbuckley5@hotmail.com	1/6/2022 16:57	1/6/2022 17:00	4	Yes
bobbie		1/6/2022 16:57	1/6/2022 17:00	4	Yes
Joe Spallina	spallinaj@gmail.com	1/6/2022 16:57	1/6/2022 17:00	4	Yes
Irene		1/6/2022 16:57	1/6/2022 17:00	4	Yes
iPad		1/6/2022 16:57	1/6/2022 17:00	4	Yes
C LaFata		1/6/2022 16:57	1/6/2022 17:00	4	Yes
iPad (5)		1/6/2022 16:57	1/6/2022 17:00	4	Yes
D.B. Cooper	douglas_vincent@outlook.com	1/6/2022 16:57	1/6/2022 17:00	4	Yes
iPad (5)		1/6/2022 16:57	1/6/2022 17:00	4	Yes
martha		1/6/2022 16:57	1/6/2022 17:00	4	Yes
18029994417		1/6/2022 16:57	1/6/2022 17:08	12	Yes
Boone	jackson.boone@boone-law.com	1/6/2022 16:57	1/6/2022 18:37	100	No
iPad (7)		1/6/2022 16:57	1/6/2022 17:00	4	Yes
Leslie Chaput	ljchaput37@gmail.com	1/6/2022 16:57	1/6/2022 17:00	4	Yes
ahoffner		1/6/2022 16:57	1/6/2022 18:36	99	Yes
lisaplotkin		1/6/2022 16:57	1/6/2022 16:58	1	Yes
Alan Godfried		1/6/2022 16:57	1/6/2022 17:00	3	Yes
Cara's iPad (2)		1/6/2022 16:57	1/6/2022 17:00	3	Yes
John Thackray	jthackray@gmail.com	1/6/2022 16:57	1/6/2022 17:00	3	Yes
Tom Kissinger	kissrx1@comcast.net	1/6/2022 16:57	1/6/2022 17:00	3	Yes

Mary		1/6/2022 16:57	1/6/2022 17:00	3	Yes
Dan McBride	parksnrecdan@gmail.com	1/6/2022 16:57	1/6/2022 17:00	3	Yes
Amanda/Peter		1/6/2022 16:58	1/6/2022 16:58	1	Yes
Dean		1/6/2022 16:58	1/6/2022 17:00	3	Yes
David Orlando		1/6/2022 16:58	1/6/2022 17:00	3	Yes
Mary Keating-Scott		1/6/2022 16:58	1/6/2022 17:00	3	Yes
Frederic's iPad (2)		1/6/2022 16:58	1/6/2022 17:00	3	Yes
Sharon Rehm		1/6/2022 16:58	1/6/2022 17:00	3	Yes
Susan Bunce Ritter		1/6/2022 16:58	1/6/2022 17:00	3	Yes
OG George		1/6/2022 16:58	1/6/2022 17:00	3	Yes
iPad		1/6/2022 16:58	1/6/2022 17:00	3	Yes
lisaplotkin		1/6/2022 16:58	1/6/2022 17:00	3	Yes
shirleymayhew		1/6/2022 16:58	1/6/2022 17:00	3	Yes
Donna's iPhone		1/6/2022 16:58	1/6/2022 17:00	3	Yes
Matt Powers		1/6/2022 16:58	1/6/2022 17:00	3	Yes
17818446690		1/6/2022 16:58	1/6/2022 17:00	3	Yes
Steve T.		1/6/2022 17:00	1/6/2022 17:32	34	Yes
David Orlando		1/6/2022 17:00	1/6/2022 18:04	64	Yes
iPad		1/6/2022 17:00	1/6/2022 17:54	54	Yes
BobR		1/6/2022 17:00	1/6/2022 17:57	58	Yes
Rick Bingen		1/6/2022 17:00	1/6/2022 17:44	45	Yes
Louis Kovach		1/6/2022 17:00	1/6/2022 18:36	96	Yes
Bob		1/6/2022 17:00	1/6/2022 17:02	3	Yes
mary		1/6/2022 17:00	1/6/2022 18:00	60	Yes
DOJOS		1/6/2022 17:00	1/6/2022 17:30	30	Yes
Cherri Kasmirski		1/6/2022 17:00	1/6/2022 18:35	96	Yes
Linda		1/6/2022 17:00	1/6/2022 18:35	96	Yes
John Thackray	jthackray@gmail.com	1/6/2022 17:00	1/6/2022 18:10	71	Yes
JAL52		1/6/2022 17:00	1/6/2022 18:21	81	Yes
tracygreco		1/6/2022 17:00	1/6/2022 18:35	96	Yes
bamma		1/6/2022 17:00	1/6/2022 18:43	104	Yes
John Thackray		1/6/2022 17:00	1/6/2022 18:44	105	Yes
Sandra Nick		1/6/2022 17:00	1/6/2022 18:04	64	Yes
Mary		1/6/2022 17:00	1/6/2022 17:01	1	Yes
		1/6/2022 17:00	1/6/2022 17:01	1	Yes

Matt Powers	1/6/2022 17:00	1/6/2022 18:33	94	Yes
Mark Kreighbaum	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Ken Smaha	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Renee Pearlman reneepearlman113@gmail.com	1/6/2022 17:00	1/6/2022 18:07	67	Yes
D.B. Cooper douglas_vincent@outlook.com	1/6/2022 17:00	1/6/2022 18:36	96	Yes
708612	1/6/2022 17:00	1/6/2022 18:34	94	Yes
Randy Buckley rbuckley5@hotmail.com	1/6/2022 17:00	1/6/2022 18:24	85	Yes
alan4	1/6/2022 17:00	1/6/2022 18:14	74	Yes
Patricia's iPad	1/6/2022 17:00	1/6/2022 17:02	2	Yes
jhardigan	1/6/2022 17:00	1/6/2022 17:02	2	Yes
LAURIE CRIEGO	1/6/2022 17:01	1/6/2022 17:02	2	Yes
Celia Cole	1/6/2022 17:01	1/6/2022 17:01	1	Yes
Edward Cole	1/6/2022 17:01	1/6/2022 17:02	1	Yes
JKorah	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Lynnette Bauza lbauza@augustia.edu	1/6/2022 17:01	1/6/2022 18:10	70	Yes
Tom Kissinger kissrx1@comcast.net	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Mary Dixon mdixon@depauw.edu	1/6/2022 17:01	1/6/2022 17:02	1	Yes
joy wolf	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Chris Swart	1/6/2022 17:01	1/6/2022 17:02	1	Yes
iPad (2)rosalind brown	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Bobbie Cole	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Georgette's iPad	1/6/2022 17:01	1/6/2022 17:02	1	Yes
nella	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Claire Call clairecall51@gmail.com	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Donna Craychee	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Susan Coleman vicnfrank@yahoo.com	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Nancy	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Annette Blum ahb06461@gmail.com	1/6/2022 17:01	1/6/2022 17:02	1	Yes
3TuhL4	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Mary	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Linda Dooley	1/6/2022 17:01	1/6/2022 17:02	1	Yes
donnagrossman	1/6/2022 17:02	1/6/2022 17:02	1	Yes
LAURIE CRIEGO	1/6/2022 17:02	1/6/2022 18:40	99	Yes
Georgette's iPad	1/6/2022 17:02	1/6/2022 18:06	65	Yes



Frank's iPhone	1/6/2022 17:02	1/6/2022 17:03	2	Yes
Claire Call	1/6/2022 17:02	1/6/2022 17:48	47	Yes
iPad (2)rosalind brown	1/6/2022 17:02	1/6/2022 18:04	63	Yes
Patricia's iPad	1/6/2022 17:02	1/6/2022 18:29	88	Yes
Judy Mazrin	1/6/2022 17:02	1/6/2022 18:03	62	Yes
cherylricholson	1/6/2022 17:02	1/6/2022 18:36	95	Yes
jhardigan	1/6/2022 17:02	1/6/2022 17:55	53	Yes
joy wolf	1/6/2022 17:02	1/6/2022 18:22	81	Yes
Susan Colemanvicnfrank@yahoo.com	1/6/2022 17:02	1/6/2022 17:06	5	Yes
Annette Blum ahb06461@gmail.com	1/6/2022 17:02	1/6/2022 18:45	104	Yes
donnagrossman	1/6/2022 17:02	1/6/2022 18:39	98	Yes
Tom Kissinger kissrx1@comcast.net	1/6/2022 17:02	1/6/2022 18:45	104	Yes
penny viau	1/6/2022 17:02	1/6/2022 17:44	43	Yes
Nancy	1/6/2022 17:02	1/6/2022 18:14	73	Yes
Donna Craychee	1/6/2022 17:02	1/6/2022 17:12	11	Yes
Rachel Haines gayhaines1@gmail.com	1/6/2022 17:02	1/6/2022 17:02	1	Yes
3TuhL4	1/6/2022 17:02	1/6/2022 18:05	64	Yes
Chris Swart	1/6/2022 17:02	1/6/2022 18:03	61	Yes
JKorah	1/6/2022 17:02	1/6/2022 18:08	67	Yes
nella	1/6/2022 17:02	1/6/2022 18:36	95	Yes
Cathy Lazdows clazdowski@vestmark.com	1/6/2022 17:02	1/6/2022 17:02	1	Yes
Rachel Haines gayhaines1@gmail.com	1/6/2022 17:02	1/6/2022 18:09	68	Yes
Dan Peabody	1/6/2022 17:02	1/6/2022 17:02	1	Yes
Janice Tkaczyk jantkaczyk5@gmail.com	1/6/2022 17:02	1/6/2022 17:02	1	Yes
Dan Peabody	1/6/2022 17:02	1/6/2022 18:42	100	Yes
Cathy Lazdows clazdowski@vestmark.com	1/6/2022 17:02	1/6/2022 18:02	61	Yes
Hudson Smith	1/6/2022 17:02	1/6/2022 17:03	2	Yes
Gary Barnes gbarnesvt@yahoo.com	1/6/2022 17:02	1/6/2022 17:03	1	Yes
Janice Tkaczyk jantkaczyk5@gmail.com	1/6/2022 17:02	1/6/2022 18:34	92	Yes
Arnold weitzman	1/6/2022 17:02	1/6/2022 17:03	1	Yes
Frederic's iPad (2)	1/6/2022 17:02	1/6/2022 17:03	1	Yes
Rose	1/6/2022 17:02	1/6/2022 17:03	1	Yes
Maureen's iPad	1/6/2022 17:03	1/6/2022 17:03	1	Yes
patty nelson	1/6/2022 17:03	1/6/2022 17:03	1	Yes

Jack Brickner	1/6/2022 17:03	1/6/2022 17:03	1	Yes
Celia Cole	1/6/2022 17:03	1/6/2022 17:03	1	Yes
Marcia Libster	1/6/2022 17:03	1/6/2022 17:03	1	Yes
Carol	1/6/2022 17:03	1/6/2022 17:03	1	Yes
Bonnie Tokarz	1/6/2022 17:03	1/6/2022 17:03	1	Yes
Maureen's iPad	1/6/2022 17:03	1/6/2022 18:45	102	Yes
Marcia Libster	1/6/2022 17:03	1/6/2022 18:28	85	Yes
Carol	1/6/2022 17:03	1/6/2022 18:04	61	Yes
Celia Cole	1/6/2022 17:03	1/6/2022 18:03	60	Yes
Gary Barnes gbarnesvt@yahoo.com	1/6/2022 17:03	1/6/2022 18:45	102	Yes
Jack Brickner	1/6/2022 17:03	1/6/2022 18:12	69	Yes
Rose	1/6/2022 17:03	1/6/2022 18:36	93	Yes
patty nelson	1/6/2022 17:03	1/6/2022 17:54	51	Yes
Bonnie Tokarz	1/6/2022 17:03	1/6/2022 17:53	50	Yes
Hudson Smith	1/6/2022 17:03	1/6/2022 17:40	38	Yes
howard	1/6/2022 17:03	1/6/2022 17:04	1	Yes
John Krummel jhkrummel@gmail.com	1/6/2022 17:03	1/6/2022 17:04	1	Yes
Frank's iPhone	1/6/2022 17:04	1/6/2022 17:04	1	Yes
howard	1/6/2022 17:04	1/6/2022 18:24	81	Yes
JoAnn & William	1/6/2022 17:04	1/6/2022 17:04	1	Yes
John Krummel jhkrummel@gmail.com	1/6/2022 17:04	1/6/2022 18:37	94	Yes
Jane Freitag	1/6/2022 17:04	1/6/2022 17:04	1	Yes
Frederic's iPad (2)	1/6/2022 17:04	1/6/2022 17:04	1	Yes
Frank's iPhone	1/6/2022 17:04	1/6/2022 18:23	79	Yes
Jane Freitag	1/6/2022 17:04	1/6/2022 17:30	27	Yes
JoAnn & William	1/6/2022 17:04	1/6/2022 18:36	93	Yes
Frederic's iPad (2)	1/6/2022 17:04	1/6/2022 18:03	59	Yes
Peter Crocchiola	1/6/2022 17:04	1/6/2022 17:04	1	Yes
Janet Ferguson janetkferguson@comcast.net	1/6/2022 17:04	1/6/2022 17:04	1	Yes
Peter Crocchiola	1/6/2022 17:04	1/6/2022 18:09	65	Yes
Janet Ferguson janetkferguson@comcast.net	1/6/2022 17:04	1/6/2022 17:05	1	Yes
james collins jcollins@boone-law.com	1/6/2022 17:05	1/6/2022 17:07	3	Yes
Janet Ferguson janetkferguson@comcast.net	1/6/2022 17:05	1/6/2022 17:07	2	Yes
iPad	1/6/2022 17:05	1/6/2022 17:07	3	Yes

Ronald's iPad	1/6/2022 17:05	1/6/2022 17:06	1	Yes
Harris	1/6/2022 17:05	1/6/2022 17:07	3	Yes
Nancy Spokow: philnans@verizon.net	1/6/2022 17:05	1/6/2022 17:07	3	Yes
laurenrovner	1/6/2022 17:06	1/6/2022 17:07	2	Yes
Roger Effron	1/6/2022 17:06	1/6/2022 17:07	2	Yes
Debbie	1/6/2022 17:06	1/6/2022 17:07	2	Yes
Ronald's iPad	1/6/2022 17:07	1/6/2022 17:07	1	Yes
Paul & Mary Ellen Quigley	1/6/2022 17:07	1/6/2022 17:07	1	Yes
Colleen	1/6/2022 17:07	1/6/2022 17:07	1	Yes
Heather's iPad	1/6/2022 17:07	1/6/2022 17:08	1	Yes
Nancy Spokow: philnans@verizon.net	1/6/2022 17:07	1/6/2022 17:52	45	Yes
Ronald's iPad	1/6/2022 17:07	1/6/2022 17:19	12	Yes
Harris	1/6/2022 17:07	1/6/2022 17:33	26	Yes
Roger Effron	1/6/2022 17:07	1/6/2022 18:35	89	Yes
iPad	1/6/2022 17:07	1/6/2022 18:36	89	Yes
James Collins jcollins@boone-law.com	1/6/2022 17:07	1/6/2022 18:45	98	Yes
laurenrovner	1/6/2022 17:07	1/6/2022 18:19	72	Yes
Debbie	1/6/2022 17:07	1/6/2022 18:27	80	Yes
Paul & Mary Ellen Quigley	1/6/2022 17:07	1/6/2022 18:36	89	Yes
Karen Wilson	1/6/2022 17:07	1/6/2022 18:45	98	Yes
Heather's iPad	1/6/2022 17:08	1/6/2022 18:34	87	Yes
Janet Ferguson janetkferguson@comcast.net	1/6/2022 17:08	1/6/2022 17:10	2	Yes
Lisa Greene	1/6/2022 17:09	1/6/2022 17:10	2	Yes
Susan Coleman vicnfrank@yahoo.com	1/6/2022 17:09	1/6/2022 17:10	2	Yes
Janet Ferguson janetkferguson@comcast.net	1/6/2022 17:09	1/6/2022 17:10	2	Yes
rosecanepa	1/6/2022 17:09	1/6/2022 17:10	2	Yes
mark kissinger	1/6/2022 17:09	1/6/2022 17:10	2	Yes
Jennifer D vohisok246@unigeol.com	1/6/2022 17:09	1/6/2022 17:10	2	Yes
Israelg's iPa (2)	1/6/2022 17:10	1/6/2022 17:10	1	Yes
Betsy Zimmer betsz@aol.com	1/6/2022 17:10	1/6/2022 17:10	1	Yes
Mary Stavnes	1/6/2022 17:10	1/6/2022 17:10	1	Yes
Janet Ferguson janetkferguson@comcast.net	1/6/2022 17:10	1/6/2022 17:18	8	Yes
Susan Coleman vicnfrank@yahoo.com	1/6/2022 17:10	1/6/2022 17:53	44	Yes
Israelg's iPa (2)	1/6/2022 17:10	1/6/2022 18:36	86	Yes

mary stavnes	1/6/2022 17:10	1/6/2022 18:36	86	Yes
Dave Salerno	1/6/2022 17:10	1/6/2022 17:45	35	Yes
rosecanepa	1/6/2022 17:10	1/6/2022 18:36	86	Yes
mark kissinger	1/6/2022 17:10	1/6/2022 17:45	35	Yes
Jessica (Jennife) vohisok246@unigeol.com	1/6/2022 17:10	1/6/2022 17:14	4	Yes
Betsey Zimmer betsz@aol.com	1/6/2022 17:11	1/6/2022 17:11	1	Yes
Mario Pilozi mario@mpilozi.com	1/6/2022 17:11	1/6/2022 17:11	1	Yes
nataliebalysky	1/6/2022 17:11	1/6/2022 17:11	1	Yes
Betsey Zimmer betsz@aol.com	1/6/2022 17:11	1/6/2022 17:12	1	Yes
nataliebalysky	1/6/2022 17:11	1/6/2022 18:07	56	Yes
Mario Pilozi mario@mpilozi.com	1/6/2022 17:12	1/6/2022 17:12	1	Yes
Z	1/6/2022 17:12	1/6/2022 17:13	2	Yes
Mario Pilozi mario@mpilozi.com	1/6/2022 17:12	1/6/2022 18:14	63	Yes
Israel Gopstein	1/6/2022 17:12	1/6/2022 17:13	1	Yes
cherylharmon	1/6/2022 17:13	1/6/2022 17:13	1	Yes
Israel Gopstein	1/6/2022 17:13	1/6/2022 18:36	83	Yes
Z	1/6/2022 17:13	1/6/2022 17:56	43	Yes
19088120298	1/6/2022 17:13	1/6/2022 17:13	1	Yes
linda k york york	1/6/2022 17:14	1/6/2022 17:15	1	Yes
linda k york york	1/6/2022 17:15	1/6/2022 18:36	81	Yes
seth_	1/6/2022 17:15	1/6/2022 17:15	1	Yes
seth_	1/6/2022 17:15	1/6/2022 18:05	50	Yes
Obie Cherilus	1/6/2022 17:16	1/6/2022 17:16	1	Yes
Obie Cherilus	1/6/2022 17:16	1/6/2022 18:36	81	Yes
MARK'S IPAD	1/6/2022 17:16	1/6/2022 17:16	1	Yes
MARK'S IPAD	1/6/2022 17:16	1/6/2022 18:27	71	Yes
iPhone 941 713 5320	1/6/2022 17:17	1/6/2022 17:17	1	Yes
iPhone 941 713 5320	1/6/2022 17:17	1/6/2022 18:31	74	Yes
Julia's iPad	1/6/2022 17:18	1/6/2022 17:18	1	Yes
LWRDPC zoom@lwrddpc.com	1/6/2022 17:18	1/6/2022 17:21	3	Yes
Janet Ferguson;janetkferguson@comcast.net	1/6/2022 17:18	1/6/2022 17:21	3	Yes
tanya kelly	1/6/2022 17:18	1/6/2022 17:22	5	Yes
Mary Rau-Foster;maryraufoster@gmail.com	1/6/2022 17:18	1/6/2022 17:19	1	Yes
Helen	1/6/2022 17:19	1/6/2022 17:21	2	Yes



Hildee	1/6/2022 17:19	1/6/2022 17:21	2	Yes
Mary Rau-Foster maryraufoster@gmail.com	1/6/2022 17:19	1/6/2022 17:21	2	Yes
Marge Callery margecallery@outlook.com	1/6/2022 17:19	1/6/2022 17:20	1	Yes
Marge Callery margecallery@outlook.com	1/6/2022 17:20	1/6/2022 17:21	1	Yes
Janet Ferguson janetkferguson@comcast.net	1/6/2022 17:21	1/6/2022 18:03	43	Yes
Hildee	1/6/2022 17:21	1/6/2022 17:27	7	Yes
Marge Callery margecallery@outlook.com	1/6/2022 17:21	1/6/2022 17:29	9	Yes
Dick Foster (LW) zoom@lwrpc.com	1/6/2022 17:21	1/6/2022 18:35	75	Yes
Helen	1/6/2022 17:21	1/6/2022 17:37	17	Yes
TLK	1/6/2022 17:21	1/6/2022 17:21	1	Yes
TLK	1/6/2022 17:21	1/6/2022 17:23	2	Yes
tanya kelly	1/6/2022 17:22	1/6/2022 17:23	1	Yes
tanya kelly	1/6/2022 17:23	1/6/2022 18:12	50	Yes
Suzy Phillipps	1/6/2022 16:58	1/6/2022 17:00	2	Yes
T J tjonesy@comcast.net	1/6/2022 16:58	1/6/2022 17:00	2	Yes
Bob	1/6/2022 16:58	1/6/2022 16:59	1	Yes
Amanda/Peter	1/6/2022 16:58	1/6/2022 16:59	1	Yes
Marianne Richards maryrichards@hotmail.com	1/6/2022 16:58	1/6/2022 17:00	2	Yes
Crandall Melvin	1/6/2022 16:59	1/6/2022 17:00	2	Yes
mary	1/6/2022 16:59	1/6/2022 17:00	2	Yes
Rick Bingen	1/6/2022 16:59	1/6/2022 17:00	2	Yes
Elin Maher mahere@unb.ca	1/6/2022 16:59	1/6/2022 17:00	2	Yes
Sandra Nick	1/6/2022 16:59	1/6/2022 17:00	2	Yes
Patty	1/6/2022 16:59	1/6/2022 17:00	2	Yes
Bob	1/6/2022 16:59	1/6/2022 17:00	2	Yes
Lou Siracusa lousiracusa@yahoo.com	1/6/2022 16:59	1/6/2022 17:00	2	Yes
Rick Johnson jrick6001@gmail.com	1/6/2022 16:59	1/6/2022 17:00	2	Yes
Joe Browne	1/6/2022 16:59	1/6/2022 17:00	1	Yes
Marcia's iPad (2)	1/6/2022 16:59	1/6/2022 17:00	1	Yes
Ted	1/6/2022 16:59	1/6/2022 17:00	1	Yes
Rose Canepa rosecanepa@yahoo.com	1/6/2022 16:59	1/6/2022 17:00	1	Yes
Steve Kunkemc soloproducts@yahoo.com	1/6/2022 16:59	1/6/2022 17:00	1	Yes
Gil's iPad	1/6/2022 16:59	1/6/2022 17:00	1	Yes
Craig Henderson	1/6/2022 16:59	1/6/2022 17:00	1	Yes

Margaret Palm	megpalmer7@gmail.com	1/6/2022 16:59	1/6/2022 17:00	1	Yes
Amanda/Peter		1/6/2022 17:00	1/6/2022 17:00	1	Yes
Mark Kreighbaum		1/6/2022 17:00	1/6/2022 17:00	1	Yes
iPad (96)		1/6/2022 17:00	1/6/2022 17:00	1	Yes
Laurie Criegio	laurie.criegio@gmail.com	1/6/2022 17:00	1/6/2022 17:00	1	Yes
Renee Pearlman	reneepearlman113@gmail.com	1/6/2022 17:00	1/6/2022 17:00	1	Yes
Sheila Zarella		1/6/2022 17:00	1/6/2022 17:00	1	Yes
alan4		1/6/2022 17:00	1/6/2022 17:00	1	Yes
RM		1/6/2022 17:00	1/6/2022 17:00	1	Yes
tracygreco		1/6/2022 17:00	1/6/2022 17:00	1	Yes
RichardOpal		1/6/2022 17:00	1/6/2022 17:00	1	Yes
Judy Mazrin		1/6/2022 17:00	1/6/2022 17:02	2	Yes
Ronni Shullmar	rsmusf@aol.com	1/6/2022 17:00	1/6/2022 18:18	78	Yes
Harvey Feltquate		1/6/2022 17:00	1/6/2022 18:37	97	Yes
Linda's iPad		1/6/2022 17:00	1/6/2022 18:04	64	Yes
iPad2-20 (3)		1/6/2022 17:00	1/6/2022 18:35	96	Yes
Janet Johnson's iPad		1/6/2022 17:00	1/6/2022 18:36	96	Yes
Zamvel Oyvetksy		1/6/2022 17:00	1/6/2022 18:36	97	Yes
Susan Rector	rectorsmythe@hotmail.com	1/6/2022 17:00	1/6/2022 17:42	42	Yes
Est Andersen	estherandersen@comcast.net	1/6/2022 17:00	1/6/2022 18:40	101	Yes
Fiedler		1/6/2022 17:00	1/6/2022 18:02	63	Yes
Nancy		1/6/2022 17:00	1/6/2022 18:45	105	Yes
Charles M Naylor		1/6/2022 17:00	1/6/2022 17:44	44	Yes
iPad (5)		1/6/2022 17:00	1/6/2022 17:54	55	Yes
Maureen's iPad		1/6/2022 17:00	1/6/2022 17:01	1	Yes
Jill Pozarek		1/6/2022 17:00	1/6/2022 18:45	105	Yes
Nicholas's iPad		1/6/2022 17:00	1/6/2022 18:04	65	Yes
iPad (7)		1/6/2022 17:00	1/6/2022 18:09	70	Yes
MG (marijana)		1/6/2022 17:00	1/6/2022 18:42	103	Yes
Leslie Chaput	ljchaput37@gmail.com	1/6/2022 17:00	1/6/2022 18:05	66	Yes
cherylnicholson		1/6/2022 17:00	1/6/2022 17:02	2	Yes
Michael's iPad		1/6/2022 17:00	1/6/2022 18:36	96	Yes
Kathy Doucette	kdoucette@azwebbuilders.com	1/6/2022 17:00	1/6/2022 18:45	105	Yes
iPad		1/6/2022 17:00	1/6/2022 18:36	96	Yes

iPad (5)	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Paul	1/6/2022 17:00	1/6/2022 18:16	76	Yes
Elana	1/6/2022 17:00	1/6/2022 18:37	97	Yes
Betsy Gennarelli	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Joe Spallina	1/6/2022 17:00	1/6/2022 17:59	59	Yes
SALT TALKS	1/6/2022 17:00	1/6/2022 18:34	95	Yes
Jan burtram	1/6/2022 17:00	1/6/2022 17:34	35	Yes
Marshall Happphapper	1/6/2022 17:00	1/6/2022 18:13	73	Yes
penny viau	1/6/2022 17:00	1/6/2022 17:02	2	Yes
iPhone wendroff	1/6/2022 17:00	1/6/2022 18:22	83	Yes
Pat Carr	1/6/2022 17:00	1/6/2022 18:03	63	Yes
Carol Huber	1/6/2022 17:00	1/6/2022 18:36	97	Yes
Kate & Michael Browner	1/6/2022 17:00	1/6/2022 18:45	105	Yes
buzbr	1/6/2022 17:00	1/6/2022 18:36	96	Yes
iPad (96)	1/6/2022 17:00	1/6/2022 18:45	105	Yes
Mark Faford	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Sharon George	1/6/2022 17:00	1/6/2022 18:36	97	Yes
Marianne Richards	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Frederic's iPad (2)	1/6/2022 17:00	1/6/2022 17:00	1	Yes
Joe Browne	1/6/2022 17:00	1/6/2022 17:55	55	Yes
Dan McBride	1/6/2022 17:00	1/6/2022 17:42	42	Yes
Randy	1/6/2022 17:00	1/6/2022 17:52	53	Yes
Bob	1/6/2022 17:00	1/6/2022 18:37	97	Yes
Laurie Criegio	1/6/2022 17:00	1/6/2022 17:02	2	Yes
Karl Gericke	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Marcia's iPad (2)	1/6/2022 17:00	1/6/2022 17:47	47	Yes
Gil's iPad	1/6/2022 17:00	1/6/2022 17:44	44	Yes
Lou Siracusa	1/6/2022 17:00	1/6/2022 17:21	21	Yes
Amanda/Peter	1/6/2022 17:00	1/6/2022 18:26	86	Yes
Donna's iPhone	1/6/2022 17:00	1/6/2022 18:35	95	Yes
Charlene Moecjcmflorida	1/6/2022 17:00	1/6/2022 18:45	105	Yes
Fred Bass	1/6/2022 17:00	1/6/2022 18:36	97	Yes
T J	1/6/2022 17:00	1/6/2022 18:36	96	Yes
bobbie	1/6/2022 17:00	1/6/2022 18:36	96	Yes

Truman & Pamela Henard	1/6/2022 17:00	1/6/2022 18:15	75	Yes
Shirley Pollack	1/6/2022 17:00	1/6/2022 18:28	88	Yes
shirleymayhew	1/6/2022 17:00	1/6/2022 18:14	74	Yes
Bob Brodsky rbrodsky4968@gmail.com	1/6/2022 17:00	1/6/2022 17:53	53	Yes
Susan Bunce Ritter	1/6/2022 17:00	1/6/2022 18:26	86	Yes
Susan	1/6/2022 17:00	1/6/2022 18:34	94	Yes
Cara's iPad (2)	1/6/2022 17:00	1/6/2022 18:45	105	Yes
RM	1/6/2022 17:00	1/6/2022 17:45	45	Yes
Rose Canepa rosecanepa@yahoo.com	1/6/2022 17:00	1/6/2022 18:40	100	Yes
Rogqu	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Lew	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Irene	1/6/2022 17:00	1/6/2022 18:25	85	Yes
Alan Godfried	1/6/2022 17:00	1/6/2022 18:28	88	Yes
Donald Bornstein	1/6/2022 17:00	1/6/2022 18:36	97	Yes
Margaret Palm megpalmer7@gmail.com	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Ashley	1/6/2022 17:00	1/6/2022 18:39	99	Yes
lisaplotkin	1/6/2022 17:00	1/6/2022 18:26	86	Yes
Dean	1/6/2022 17:00	1/6/2022 17:31	32	Yes
Suzy Phillipps	1/6/2022 17:00	1/6/2022 18:45	105	Yes
Frank C	1/6/2022 17:00	1/6/2022 18:06	66	Yes
Sheila Zarella	1/6/2022 17:00	1/6/2022 17:08	8	Yes
Steve K. (Steve solo products@yahoo.com	1/6/2022 17:00	1/6/2022 18:00	60	Yes
C LaFata	1/6/2022 17:00	1/6/2022 18:02	63	Yes
Crandall Melvin	1/6/2022 17:00	1/6/2022 17:12	13	Yes
Stantec- Frank Domingo	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Dawson	1/6/2022 17:00	1/6/2022 18:45	105	Yes
Craig Henderson	1/6/2022 17:00	1/6/2022 18:02	62	Yes
Byron Mattson bmatt7272@aol.com	1/6/2022 17:00	1/6/2022 18:36	96	Yes
Mary Keating-Scott	1/6/2022 17:00	1/6/2022 18:20	81	Yes
RichardOpal	1/6/2022 17:00	1/6/2022 18:21	81	Yes
Patty	1/6/2022 17:00	1/6/2022 18:15	76	Yes
Rick Johnson jrick6001@gmail.com	1/6/2022 17:00	1/6/2022 17:05	5	Yes
Elin Maher mahere@unb.ca	1/6/2022 17:00	1/6/2022 17:42	42	Yes
Paul & Dee Glatz	1/6/2022 17:00	1/6/2022 18:36	96	Yes

WernerandJoan	1/6/2022 17:00	1/6/2022 18:45	105	Yes
Sharon Rehm	1/6/2022 17:00	1/6/2022 18:39	99	Yes
sandin	1/6/2022 17:00	1/6/2022 18:06	66	Yes
Ted	1/6/2022 17:00	1/6/2022 18:15	75	Yes
OG George	1/6/2022 17:00	1/6/2022 17:13	13	Yes
martha	1/6/2022 17:00	1/6/2022 17:49	50	Yes
iPad (2)Dan King	1/6/2022 17:00	1/6/2022 17:31	31	Yes
Tom	1/6/2022 17:00	1/6/2022 17:55	55	Yes
Frank's iPhone	1/6/2022 17:00	1/6/2022 17:02	2	Yes
Don's iPhone	1/6/2022 17:01	1/6/2022 17:02	1	Yes
Edward Cole	1/6/2022 17:02	1/6/2022 18:22	81	Yes
Don's iPhone	1/6/2022 17:02	1/6/2022 17:47	46	Yes
Mary Dixon	1/6/2022 17:02	1/6/2022 18:36	94	Yes
Bobbie Cole	1/6/2022 17:02	1/6/2022 18:23	82	Yes
Linda Dooley	1/6/2022 17:02	1/6/2022 18:01	60	Yes
Mary	1/6/2022 17:02	1/6/2022 18:27	86	Yes
Karen Wilson	1/6/2022 17:06	1/6/2022 17:07	2	Yes
Colleen	1/6/2022 17:07	1/6/2022 18:30	84	Yes
Dave Salerno	1/6/2022 17:08	1/6/2022 17:10	3	Yes
Lisa Greene	1/6/2022 17:10	1/6/2022 18:14	64	Yes
Betsey Zimmer	1/6/2022 17:13	1/6/2022 17:13	1	Yes
cherylharmon	1/6/2022 17:13	1/6/2022 17:49	36	Yes
Donna Craychee	1/6/2022 17:14	1/6/2022 17:15	2	Yes
Donna Craychee	1/6/2022 17:15	1/6/2022 18:36	82	Yes
Mary Rau-Fost	1/6/2022 17:21	1/6/2022 18:35	74	Yes
ctroy iPhone iOS 11.4.0 HFLR	1/6/2022 17:34	1/6/2022 17:35	2	Yes
Jan burtram	1/6/2022 17:35	1/6/2022 17:35	1	Yes
TLK	1/6/2022 17:35	1/6/2022 17:36	2	Yes
Jan burtram	1/6/2022 17:36	1/6/2022 17:37	2	Yes
carole	1/6/2022 17:36	1/6/2022 18:45	69	Yes
Jan burtram	1/6/2022 17:38	1/6/2022 17:48	10	Yes
Dory Josephson	1/6/2022 17:39	1/6/2022 17:46	8	Yes
Pete & Aly	1/6/2022 17:42	1/6/2022 17:44	2	Yes
George Christiegkchristie@comcast.net	1/6/2022 17:43	1/6/2022 17:51	9	Yes

Mike Coulter	1/6/2022 17:43	1/6/2022 17:53	11	Yes
Ronald's iPad	1/6/2022 17:43	1/6/2022 17:44	1	Yes
Dave Salerno	1/6/2022 17:45	1/6/2022 17:59	15	Yes
Pete & Aly	1/6/2022 17:45	1/6/2022 17:46	1	Yes
Dory Josephson	1/6/2022 17:46	1/6/2022 17:49	4	Yes
708612	1/6/2022 17:46	1/6/2022 17:47	1	Yes
Paul & Mary Ellen Quigley	1/6/2022 17:47	1/6/2022 18:45	59	Yes
Douglas Taylor	1/6/2022 17:47	1/6/2022 17:48	1	Yes
Pete	1/6/2022 17:47	1/6/2022 18:25	38	Yes
Douglas Taylor	1/6/2022 17:48	1/6/2022 17:51	3	Yes
Dory Josephson	1/6/2022 17:49	1/6/2022 17:56	7	Yes
mike coulter	1/6/2022 17:50	1/6/2022 18:45	56	Yes
George's	1/6/2022 17:51	1/6/2022 18:20	30	Yes
Douglas Taylor	1/6/2022 17:52	1/6/2022 17:55	4	Yes
Dennis iPad	1/6/2022 17:54	1/6/2022 18:45	52	Yes
Jimandnola@h.jimandnola@hotmail.com	1/6/2022 17:55	1/6/2022 17:56	2	Yes
Jim's iPad	1/6/2022 17:55	1/6/2022 17:58	4	Yes
Douglas Taylor	1/6/2022 17:55	1/6/2022 18:02	7	Yes
Jimandnola@h.jimandnola@hotmail.com	1/6/2022 17:57	1/6/2022 17:59	3	Yes
Rick Johnson jrick6001@gmail.com	1/6/2022 17:58	1/6/2022 17:58	1	Yes
Jim's iPad	1/6/2022 17:59	1/6/2022 18:02	4	Yes
Jimandnola@h.jimandnola@hotmail.com	1/6/2022 17:59	1/6/2022 18:09	10	Yes
Diana's iPhone	1/6/2022 18:02	1/6/2022 18:45	43	Yes
Jim's iPad	1/6/2022 18:02	1/6/2022 18:03	1	Yes
Jimandnola@h.jimandnola@hotmail.com	1/6/2022 18:09	1/6/2022 18:11	3	Yes
Sandra Nick	1/6/2022 18:09	1/6/2022 18:16	7	Yes
Elizabeth Williaew03635@gmail.com	1/6/2022 18:09	1/6/2022 18:45	36	Yes
Jimandnola@h.jimandnola@hotmail.com	1/6/2022 18:12	1/6/2022 18:16	4	Yes
shirley	1/6/2022 18:13	1/6/2022 18:19	7	Yes
Bob Brodsky rbrodsky4968@gmail.com	1/6/2022 18:16	1/6/2022 18:16	1	Yes
Howard	1/6/2022 18:26	1/6/2022 18:26	1	Yes
Douglas Taylor	1/6/2022 18:35	1/6/2022 18:35	1	Yes
Janet Ferguson janetferguson@comcast.net	1/6/2022 17:07	1/6/2022 17:08	1	Yes
Julia's iPad	1/6/2022 17:23	1/6/2022 17:24	2	Yes

Janet & Fatima	1/6/2022 17:24	1/6/2022 17:24	1	Yes
Julia's iPad	1/6/2022 17:24	1/6/2022 18:27	63	Yes
Michael Houpt	1/6/2022 17:24	1/6/2022 18:38	75	Yes
David Pheatt	1/6/2022 17:24	1/6/2022 17:24	1	Yes
David Pheatt	1/6/2022 17:24	1/6/2022 17:29	5	Yes
Janet & Fatima	1/6/2022 17:24	1/6/2022 17:25	1	Yes
Nancy Mundorf	1/6/2022 17:24	1/6/2022 17:25	1	Yes
Kay Wright's iPadPro	1/6/2022 17:25	1/6/2022 17:25	1	Yes
kmcdermott	1/6/2022 17:25	1/6/2022 17:27	3	Yes
Nancy Mundorf	1/6/2022 17:25	1/6/2022 17:47	23	Yes
Janet & Fatima	1/6/2022 17:25	1/6/2022 18:11	47	Yes
Kay Wright's iPadPro	1/6/2022 17:25	1/6/2022 18:45	81	Yes
David Wootten	1/6/2022 17:26	1/6/2022 17:27	1	Yes
David Wootten	1/6/2022 17:27	1/6/2022 17:53	27	Yes
kmcdermott	1/6/2022 17:27	1/6/2022 18:43	77	Yes
Maureen	1/6/2022 17:27	1/6/2022 17:27	1	Yes
Maureen	1/6/2022 17:27	1/6/2022 18:45	78	Yes
marge callery	1/6/2022 17:28	1/6/2022 17:29	1	Yes
marge callery	1/6/2022 17:29	1/6/2022 18:45	77	Yes
Pete & Aly	1/6/2022 17:39	1/6/2022 17:42	3	Yes
Bill King	1/6/2022 17:40	1/6/2022 17:43	4	Yes
Douglas Taylor	1/6/2022 17:44	1/6/2022 17:46	3	Yes
Michael Houpt	1/6/2022 17:23	1/6/2022 17:24	2	Yes



## Public Workshop Summary

A Zoom virtual public workshop was held on January 6, 2022 for proposed amendments to the GCCF PUD and the Milano PUD. The proposed amendments to the PUD were limited to two matters. Designation of an 11 acre parcel within the Milano PUD for commercial uses, and the removal of a strip of open space from the western edge of the Milano PUD and the addition of the that strip of open space to the eastern edge of the GCCF PUD.

Pat Neal, of Neal Communities led a Power Point presentation to the neighbors in attendance which presented the proposed changes, including an exhibit depicting the proposed changes on an aerial, and a conceptual site plan of the proposed commercial site, a potential Publix anchored commercial site.

Alex Hoffner, the project environmental scientist, described the proposed wetland impacts related to the commercial site and plans for mitigating any wetland impacts.

Frank Domingo, the project transportation consultant discussed the proposed access points, signalization, potential for trip length reductions, potential for access for alternative modes of transportation and the overall anticipated transportation impacts.

The neighbors were then presented an opportunity to submit questions and comments regarding the proposed plan. Their questions/comments and responses are summarized below;

Is there a signal light planned at Jacaranda and Laurel Road?

**-Yes, but no signal is planned at Veneto Blvd and Laurel Road.**

Why not Fresh Market or Trader Joe's?

**-Publix has interest, others are possible but have not expressed interest.**

Was this initiated by Publix or Neal?

**-The applicant will be Neal because of interest from Publix.**

We think a stop light will be needed at Veneto.

**-The applicant does not believe a stop light can be permitted because of its proximity to the future light at Laurel and Jacaranda, but timing of the light at Laurel and Jacaranda should enable access from Veneto.**

Had does adding a shopping center reduce traffic?

**-Current shopping centers are approximately 2 ½ miles west of the site and 2 ½ miles south of the site, for properties developing in the Laurel Road corridor trips will be shortened.**

Who will pay for this?

**-The developer will pay.**

Why is there so much parking?

**-The parking is conceptual based upon the City's parking requirements.**

Has Publix agreed to the building?

**-No, but will probably be a mid-sized store with a pharmacy.**

Has consideration been given to main access from Jacaranda?

**-Yes, but it would not meet the requirements for Publix.**

Could this be a Dollar Tree?

**-Yes, but the demographics of the neighborhood are not for a Dollar Tree.**

Has City Council already approved this?

**-No, the City will review based upon consistency with the Comprehensive Plan and Zoning Code.**

How will you make up for the loss of open space?

**-The Milano PUD currently has in excess of 60% open space, after the proposed changes the Milano PUD will still exceed the required minimum 50% open space.**

How will noise be mitigated?

**-The site has been oriented so deliveries are along the west side where there are no adjacent residences.**

Didn't the Master Plan for Milano state no commercial?

**-Yes, this is an amendment to the master plan to allow for up to 5% commercial pursuant to the allowance for PUD zoning.**

How many business will there be?

**-Unknown, but estimated to be approximately 12.**

What is the expected timing?

**-Zoning approval in 2022 and S&D approval in 2023.**

Will response times for fire rescue be impacted?

**-No.**

Will there be a connection to the south of the commercial parcel in the future?

**-No, the FPL easement will prevent connection to the south.**

Will there be night time delivery?

**-Yes, and early morning deliveries.**

How many homes are in the area around the commercial site?

**-Approximately 5,000 – 6,000 homes**

What is the current zoning and the proposed zoning?

**-The current zoning is PUD and will remain PUD, but there will be an amendment to the currently approved PUD master plan.**

Will the FPL transmission line be buried?

**-No.**

Will there be a landscaping buffer?

**-Yes, the current PUD requires a landscape buffer on Laurel Road and Jacaranda Boulevard. The proposed amendment may include a modification to the buffers for the commercial site.**

Will bicycle parking be provided?

**-Yes.**

Have you maxed out the commercial space for this site?

**-No, PUD zoning allows for up to 5% of the acreage of the PUD for commercial use. The proposal will be for approximately 2% of the acreage for commercial use.**

Why don't you build houses on this site?

**-The site is not well suited for residential. The site is at the intersection of two collector roads and is better suited for commercial use.**

With no further questions or comments from the neighbors, the meeting was concluded at approximately 6:30 pm.

## Public Workshop Mailing List

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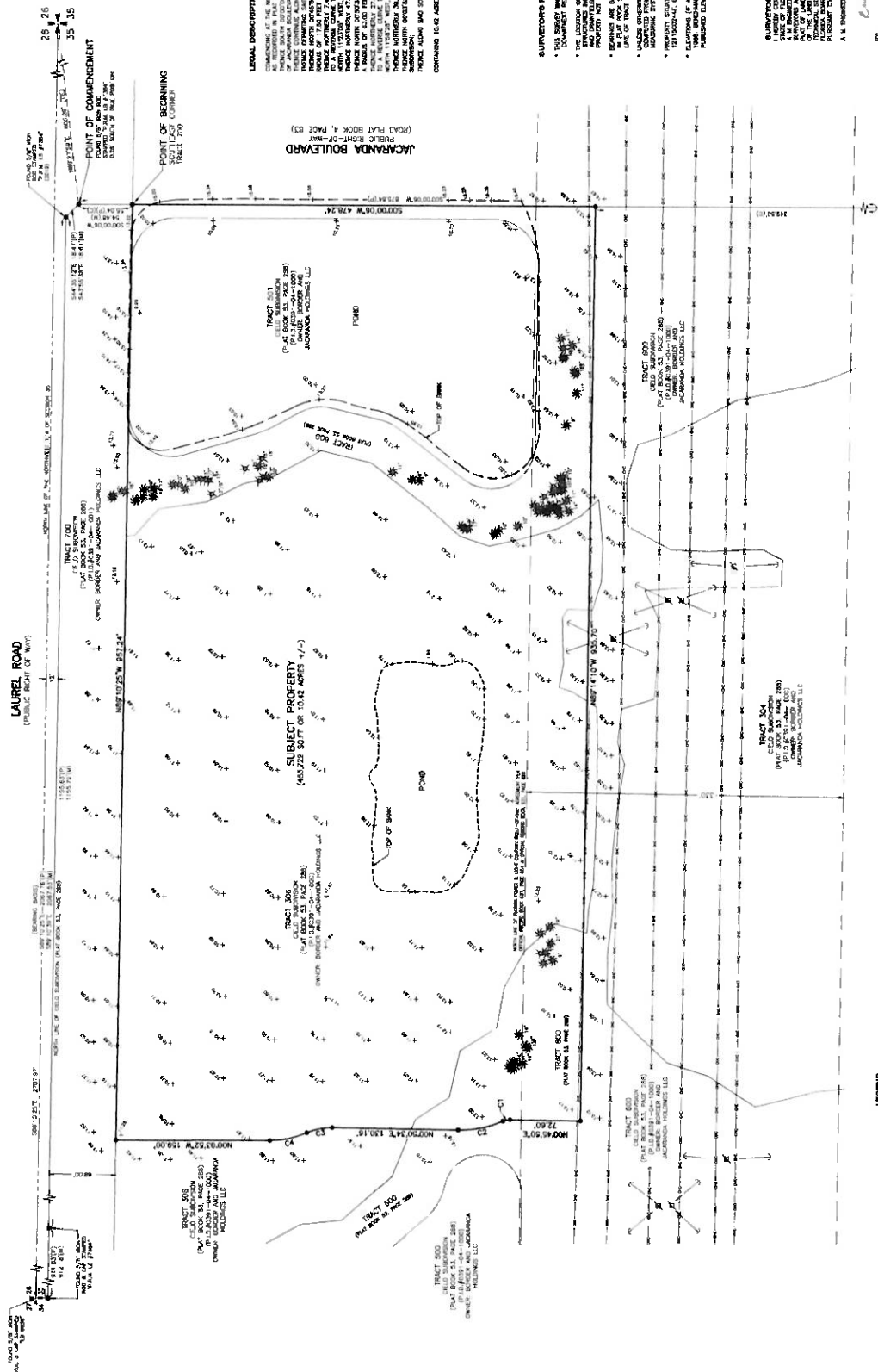
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**LEGAL DESCRIPTION MY SURVEY**

[illegible]

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FOR INFORMATION WITHOUT THE SECURITY OF A CONFIDENTIALITY AGREEMENT, PLEASE CONTACT:

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U.S. DEPARTMENT OF JUSTICE  
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**SURVEYOR'S CERTIFICATE** (DATE OF LAST FIELD SURVEY: 05/25/2023)  
I HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR AND MAPPER LICENSED IN THE STATE OF FLORIDA, HOLDING LICENSE NO. LS 7310, AND THAT I AM ACTING ON BEHALF OF A SURVEYING AND MAPPING CORPORATION AUTHORIZED TO OFFER SERVICES TO REGISTERED SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, HOLDING L.S. NO. 4334, THAT THIS PROJECT OF LAND SURVEY REPRESENTS A FIELD SURVEY PERFORMED UNDER BY SUPERVISION OF A LICENSED SURVEYOR, AND THAT THE SURVEY IS BEING SUBMITTED FOR THE TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYING, RULE NO. 1A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

[illegible]

**WIDARY SURVEY**  
 TOWNSHIP 34 SOUTH, RANGE 18 EAST  
 FLORIDA  
 SASSA COUNTY, FLORIDA  
 THE LAND IS OFFERED IN  
 QUANTITIES OF 1/4 SECTION  
 1/4 SECTION 1/4 SECTION 1/4 SECTION

NUMBER	RADIUS	DELTA ANGLE	APC	CHORD	CHORD BEARING
C1	17.00	34°22'40"	7.49	7.43	N172°30'W
C2	110.07	26°27'24"	47.24	44.88	N172°09'W
C3	63.00	34°43'15"	37.18	36.87	N173°25'W
C4	84.50	27°48'11"	30.98	30.00	N174°00'W

**Waste**

- [illegible]



## CITY OF VENICE

Planning and Zoning Department  
401 W. Venice Avenue, Venice, FL 34285  
(941)486-2626 ext. 7434 [www.venicegov.com](http://www.venicegov.com)

### CONCURRENCY DETERMINATION APPLICATION

<b>PROJECT NAME:</b> The Village at Laurel and Jacaranda
Parcel Identification No.(s): 0391-04-1000
Parcel Size: 10.42 ac
<b>PROPOSED DEVELOPMENT</b>
<input checked="" type="checkbox"/> Site & Development Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Special Exception <input type="checkbox"/> Other:
Proposed Use / Number of Units: 1 Grocery Unit and 4 Retail Units
Existing Use: vacant / open space
Prior Development Orders: Cielo
Size of Area to be Improved: 10.42 ac
Impervious Area: 8.43 ac
Pervious Areas: 1.99 ac
<b>PROPOSED LEVEL OF SERVICE IMPACT (see worksheet)</b>
Water (in ERUs): $70,240 \text{ sf} * 0.3 \text{ EDU}/1,000 \text{ sf} = 22 \text{ EDUs}$
Wastewater (in ERUs): $70,240 \text{ sf} * 0.3 \text{ EDU}/1,000 \text{ sf} = 22 \text{ EDUs}$
Solid Waste (pounds per day): N/A
Parks (potential population): N/A
Transportation (PM peak trips per day): See Traffic Study
Drainage (see text on next page): See Drainage Narrative

Applicant's (Owner/Agent) Signature: \_\_\_\_\_

*(Agent)*

Date: \_\_\_\_\_

*6/14/22*

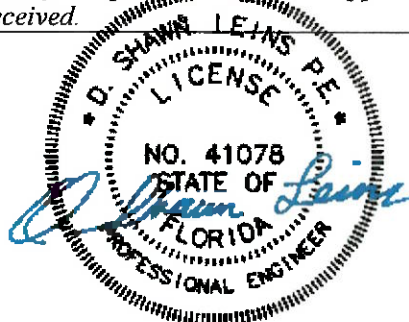
Drainage	LOS = Post development run-off cannot exceed the pre-development run-off for rate or volume established for a 25-year, 24-hour storm event. Show calculations and the structures required by these calculations. Drainage calculations shall meet the standards adopted in the Venice Comprehensive Plan and Southwest Florida Water Management District (SWFWMD) requirements. Copies of any SWFWMD permits and any EPA NOIs are required as appropriate.	Compliance Shown? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Solid Waste	LOS = 6.8 lbs/day/capita (non-residential uses are not included in the adopted LOS) 6.8 lbs x 1.7 persons/household x number of units = demand	Total pounds generated per day: N/A
Recreation	LOS = 7 acres of park for each additional 1,000 functional population	Total potential population in development: N/A
Transportation	LOS = 'C' for all roadways within the City of Venice, 'D' for all state maintained roadways within the City of Venice. Determine the number of trips generated by the proposed project during the PM peak hour, using the most recent edition of the Institute of Transportation Engineering (ITE) Trip Generation report, with no adjustment for internal capture or passerby trips.	Peak hour traffic: See Traffic Study
	If the total number of trips is less than 50 peak hour trips per day, the applicant is required to provide only the existing directional PM peak hour traffic volumes and level of service for the roadway link to which project driveways connect. This information shall include project traffic, existing turning movement volumes at the impacted intersection(s) and intersection(s) level(s) of service. The required data shall be no older than the previous calendar year. Volumes shall be adjusted to reflect annual conditions using current FDOT seasonal adjustment factors for Sarasota County or other adjustment factors approved by the City. The above required level(s) of service roadways shall be determined in accordance with current FDOT Generalized Service Volume procedures.	Trips per day: See Traffic Study
	If the total number of peak hour trips is equal to or greater than 50 trips per day, a transportation study shall be done. The report shall be signed and/or sealed by either a registered Professional Engineer or a member of the American Institute of Certified Planners. A pre-application meeting between City staff and the applicant is required. The purpose of this meeting will be to review the methodology and procedure and to determine the study period. This will usually be a PM peak hour analysis; however, other time periods may require analysis. The methodology used is that found in the Concurrency Management Ordinance.	Traffic study provided? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

*The Southwest Florida Regional Planning Council will review traffic impact in regard to this application. There is a fee associated with this service which will be invoiced to the City and passed along to the applicant upon receipt. Your Certificate of Concurrency will not be issued until full payment is received.*

Signature of Design Professional

06/07/22

Date of application



(Seal)

# **Laurel/Jacaranda Commercial Development**

## **Traffic Analysis**



Prepared for:  
Laurel Road Investments, LLC  
5800 Lakewood Ranch Blvd  
Sarasota, FL 34240

Prepared by:  
Stantec Consulting Services Inc.  
6920 Professional Parkway East  
Sarasota, Florida 34240

**October 2021**



## **Laurel/Jacaranda Commercial Development Traffic Analysis**

### **Table of Contents**

<b>PROFESSIONAL ENGINEER'S CERTIFICATION .....</b>	<b>i</b>
<b>INTRODUCTION .....</b>	<b>1</b>
<b>EXISTING TRAFFIC CONDITIONS .....</b>	<b>2</b>
<b>TRIP GENERATION .....</b>	<b>4</b>
<b>PROJECT TRAFFIC DISTRIBUTION/ASSIGNMENT .....</b>	<b>4</b>
<b>2025 TOTAL TRAFFIC CONDITIONS.....</b>	<b>7</b>
<b>SITE ACCESS ANALYSIS.....</b>	<b>10</b>
<b>CONCLUSION .....</b>	<b>12</b>

**LIST OF TABLES**

Table 1: 2021 Existing Traffic Segment Conditions .....	3
Table 2: 2021 Existing Traffic Intersection Operations .....	3
Table 3: PM Peak-Hour Trip Generation .....	4
Table 4: Historical Growth Rate .....	7
Table 5: 2025 Total Traffic Segment Conditions .....	9
Table 6: 2025 Total Traffic Intersection Operations .....	9

**LIST OF FIGURES**

Figure 1: Project Location .....	1
Figure 2: Existing PM Peak-Hour Peak-Season Traffic .....	2
Figure 3: Project Traffic Distribution .....	5
Figure 4: PM Project Traffic Assignment .....	6
Figure 5: 2025 Total PM Peak-Hour Traffic Volumes .....	8
Figure 6: NCHRP Report 745 Left Turn Lane Warrant .....	10
Figure 7: FDOT Driveway Information Guide Right Turn Lane Guidance .....	11

**LIST OF APPENDICES**

APPENDIX A .....	SITE PLAN
APPENDIX B .....	PEAK-SEASON CONVERSION FACTORS TURNING MOVEMENT COUNTS
APPENDIX C .....	INTERSECTION VOLUME TABLES
APPENDIX D .....	2021 EXISTING TRAFFIC HCS7 SUMMARY WORKSHEETS
APPENDIX E .....	2025 TOTAL TRAFFIC HCS7 SUMMARY WORKSHEETS

## Professional Engineer's Certification

I hereby certify that I am a Licensed Professional Engineer in the State of Florida practicing with Stantec Consulting Services Inc. and that I have supervised the preparation of and approve the evaluations, findings, opinions, conclusions, and technical advice hereby reported for:

**PROJECT:** Laurel/Jacaranda Commercial Development  
Traffic Analysis  
215811128

**LOCATION:** Southwest corner of the Laurel Road/Jacaranda Boulevard intersection,  
Venice, Florida

This document titled Laurel/Jacaranda Commercial Development Traffic Analysis was prepared by Stantec Consulting Services Inc. for the account of Laurel Road Investments, LLC. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Prepared by:

## Introduction

The proposed project is located at the southwest corner of the Laurel Road/Jacaranda Boulevard intersection in Venice, Florida. The petitioner proposes to develop a 47,000 square-foot grocery store, 18,000 square feet of retail, and a 5,000 square-foot convenience store with gas pumps. The project proposes two full access points and three right-in/right-out access points. One full access point will be on Laurel Road, creating the fourth leg at the Veneto Boulevard intersection and the second will be on Jacaranda Boulevard approximately 560 feet south of the Laurel Road intersection. The location of the project is shown in **Figure 1** and the site plan is attached in **Appendix A**.

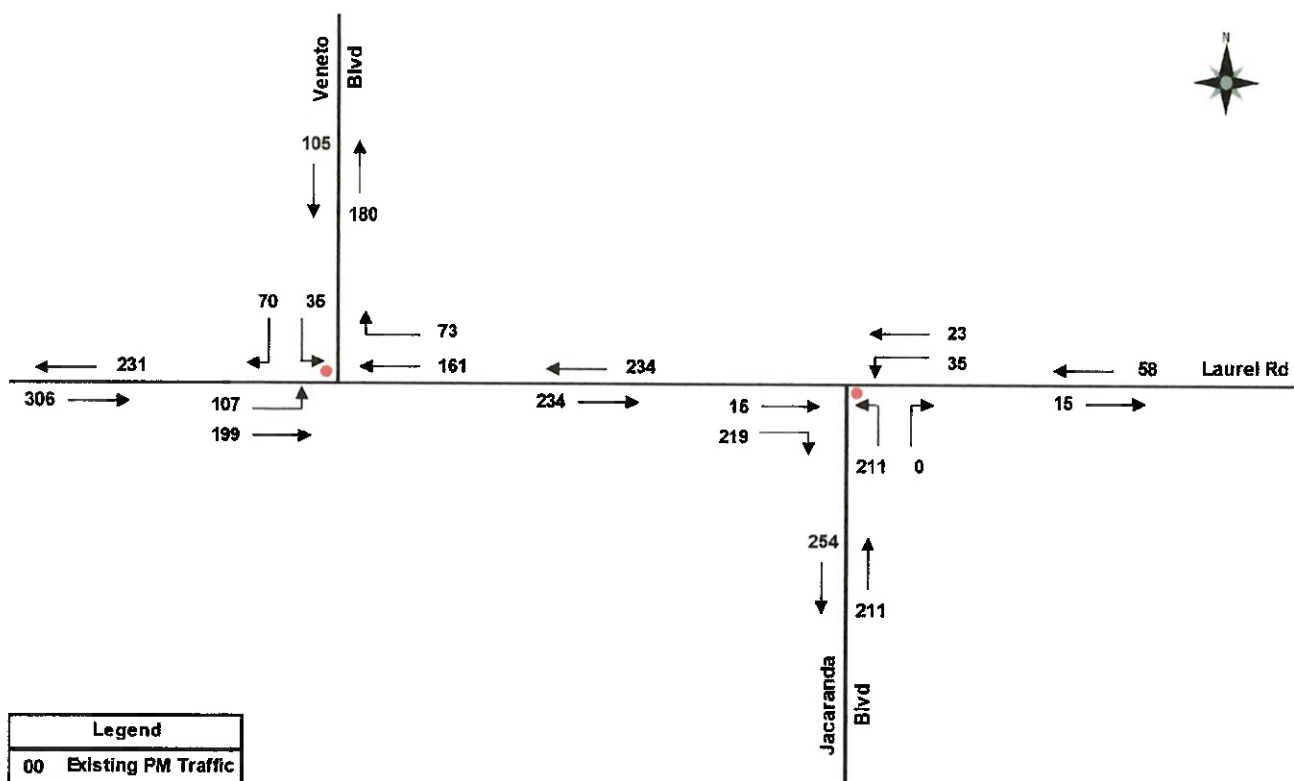


Figure 1: Project Location

## Existing Traffic Conditions

Laurel Road is an east-west two-lane undivided roadway classified as a Minor Collector. Laurel Road has a posted speed of 45 mph and an Access Classification of 5. Jacaranda Boulevard is a north-south two-lane divided roadway classified as a Minor Collector. Jacaranda Boulevard has a posted speed of 35 mph and an Access Classification of 5.

Vehicle turning-movement counts were collected at the Laurel Road/Veneto Boulevard and Laurel Road/Jacaranda Boulevard on Thursday September 16, 2021 and Thursday April 29, 2021 during the PM peak-period (4:00 PM to 6:00 PM). The turning movement counts were seasonally adjusted using Sarasota County's peak-season conversion factors. In addition, a COVID-19 adjustment factor of 1.10 was applied to the turning movement counts based on Sarasota County's COVID-19 Traffic Trends Report No. 33. Because there are no sinks/sources between the intersections and since counts were collected on different days, the volumes approaching and departing the intersections along Laurel Road were balanced. The existing PM peak-hour peak-season traffic volumes are shown in **Figure 2**. The Sarasota County's peak-season conversion factors and turning movement counts are provided in **Appendix B**. The intersection volume tables with the peak-season conversion factors and balancing applied are provided in **Appendix C**.





Existing traffic was analyzed along the segment of Laurel Road and Jacaranda Boulevard adjacent to the project. The level-of-service standards and service volumes were obtained from Sarasota County's *Generalized Level-of-Service Tables*. Existing segment volumes were obtained from the peak-season volumes entering/exiting the intersections during the PM peak-hour. The results of the 2021 existing level-of-service analysis are summarized in **Table 1** and indicate that both roadways are currently operating within acceptable level-of-service standards.

**Table 1: 2021 Existing Traffic Segment Conditions**

Road Name and Segment	Adopted LOS			2021 Peak Hour Volume	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume		
Jacaranda Boulevard					
Laurel Rd to Border Rd	D	2	1,330	465	No
Laurel Road					
Knights Trail Rd to Jacaranda Blvd	D	2	1,440	537	No

An intersection analysis was also performed using the Highway Capacity Manual (HCM) 6<sup>th</sup> Edition methodologies implemented by the Highway Capacity Software (HCS7) at the Laurel Road/Veneto Boulevard intersection and the Laurel Road/Jacaranda Boulevard intersection. The results of the intersection analysis are summarized in **Table 2** and indicates that both intersections are currently operating within acceptable level-of-service standards. The 2021 existing traffic intersection worksheets are provided in **Appendix D**.

**Table 2: 2021 Existing Traffic Intersection Operations**

Intersection	Control	Movement Delay <sup>1</sup> (LOS) & v/c Ratio					
		EBL	WBL	NBL	NBR	SBL	SBR
Laurel Rd & Veneto Blvd	Stop	8.0 (A) 0.08				15.0 (C) 0.09	9.7 (A) 0.09
Laurel Rd & Jacaranda Blvd	Stop		7.8 (A) 0.03	12.6 (B) 0.34	8.9 (A) 0.00		

1. Delay expressed in seconds per vehicle

## Trip Generation

Traffic volumes generated by the project were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 10<sup>th</sup> Edition* (2017). Land Use Code (LUC) 820 (Shopping Center), LUC 850 (Supermarket), and LUC 960 (Super Convenience Market/Gas Station) were used to estimate the trip generation potential. Pass-by capture was estimated based on information contained in the *ITE Trip Generation Handbook, 3<sup>rd</sup> Edition*. Pass-by capture for LUC 820 was estimated using Table E.9 on page 190 and pass-by capture for LUC 850 was estimated using Table E.13 on page 196. Because LUC 960 does not have any pass-by capture information contained in the *ITE Trip Generation Handbook, 3<sup>rd</sup> Edition*, the pass-by capture was estimated using the pass-by capture rate for LUC 945 (Table E.38 on page 219). Pass-by trips were checked to ensure that they do not exceed 10% of the future adjacent street traffic (background traffic conditions). **Table 3** summarizes the PM peak-hour trip generation.

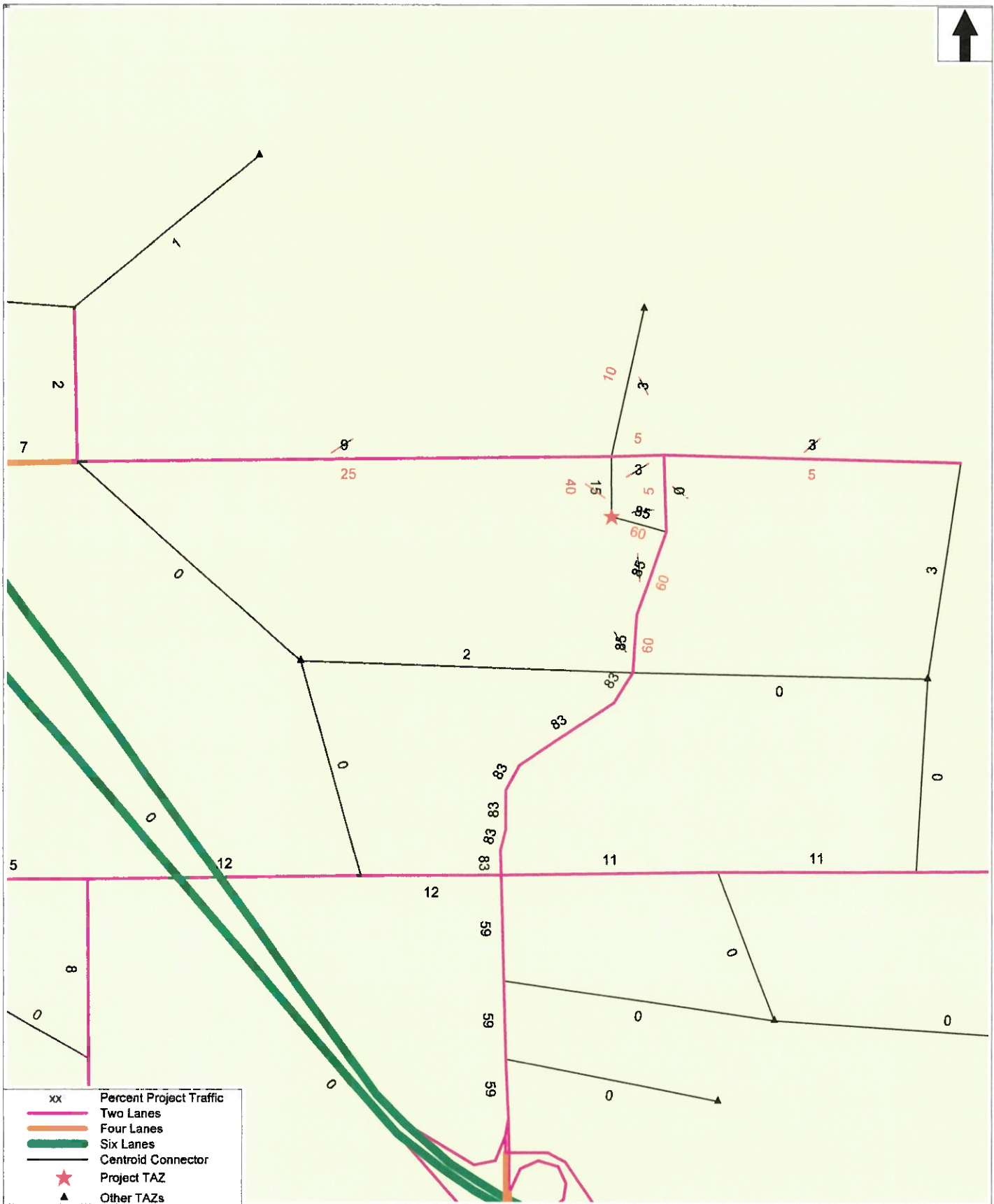
**Table 3: PM Peak-Hour Trip Generation**

ITE Land Use Category	Variable	Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Gross Trips			Internal Capture %	Pass-By % <sup>1</sup>	Pass-by Capture Trips			New External Trips		
						Total	Enter	Exit			Total	Enter	Exit	Total	Enter	Exit
Shopping Center - 820	Per ksf	18,000	$\ln(T) = 0.74\ln(x) + 2.89$	48%	52%	153	73	80	0%	14%	21	10	11	132	63	69
Supermarket - 850	Per ksf	47,240	$\ln(T) = 0.75\ln(x) + 3.21$	51%	49%	446	227	219	0%	14%	62	32	30	384	195	189
Super Convenience Market / Gas Station - 960	Per ksf	5,000	$T = 69.28(x)$	50%	50%	346	173	173	0%	14%	48	24	24	298	149	149
TOTAL						945	473	472	0%	14%	131	66	65	814	407	407

1. Pass-by trips were reduced so that they did not exceed 10% of the future background traffic conditions.

## Project Traffic Distribution/Assignment

The traffic generated by the proposed project was distributed and assigned to the adjacent roadway network using a combination of existing traffic volumes and the FDOT District 1 2023 Existing plus Committed Regional Planning Model with 2045 socioeconomic data. Based on the existing traffic volumes on Laurel Road and Jacaranda Boulevard (shown in **Table 1**), approximately 55% of the traffic is on Laurel Road and 45% of traffic is on Jacaranda Boulevard. Using those existing traffic volumes, a portion of the D1RPM distribution of project traffic on Jacaranda Boulevard south of the project was shifted to Laurel Road west of the project. Additionally, greater weight was given to the interaction between the commercial development and the Venetian Golf and River Club residential development on the north side on Laurel Road. The D1RPM distribution is shown in **Figure 3** and the PM peak-hour traffic assignment is shown in **Figure 4**.



**Figure 3: Percent Project Traffic  
2023 Existing Plus Committed Network**





## 2025 Total Traffic Conditions

The total traffic conditions were analyzed for the build-out year of 2025. The total traffic conditions consist of the existing PM peak-hour peak-season traffic volumes, annual background growth, and project traffic. Background traffic volumes were estimated using historical traffic data. Daily traffic volumes obtained from Sarasota County's *Generalized Level-of-Service Tables* adjacent to the site indicates a historical annual growth rate of 11.2% for the last three years and 8.8% for the last 5 years. The historical growth rates are shown in **Table 4**. These high growth rates are consistent with the new development which has been occurring along Laurel Road and Jacaranda Boulevard. A 10.0% annual growth rate was used to forecast future background traffic.

**Table 4: Historical Growth Rate**

Road Name and Segment	2014 AADT	2016 AADT	2019 AADT	3-Year Growth Rate	5-Year Growth Rate
<b>Jacaranda Boulevard</b>					
Laurel Rd to Border Rd	2,113	3,371	5,211	18.2%	29.3%
<b>Laurel Road</b>					
Knights Trail Rd to Jacaranda Blvd	14,931	15,027	19,355	9.6%	5.9%
<b>TOTAL</b>	<b>17,044</b>	<b>18,398</b>	<b>24,566</b>	<b>11.2%</b>	<b>8.8%</b>

In addition to the background growth, project traffic was added to the existing PM peak-hour peak-season traffic volumes. The total PM peak-hour peak-season traffic volumes are shown in **Figure 5**.

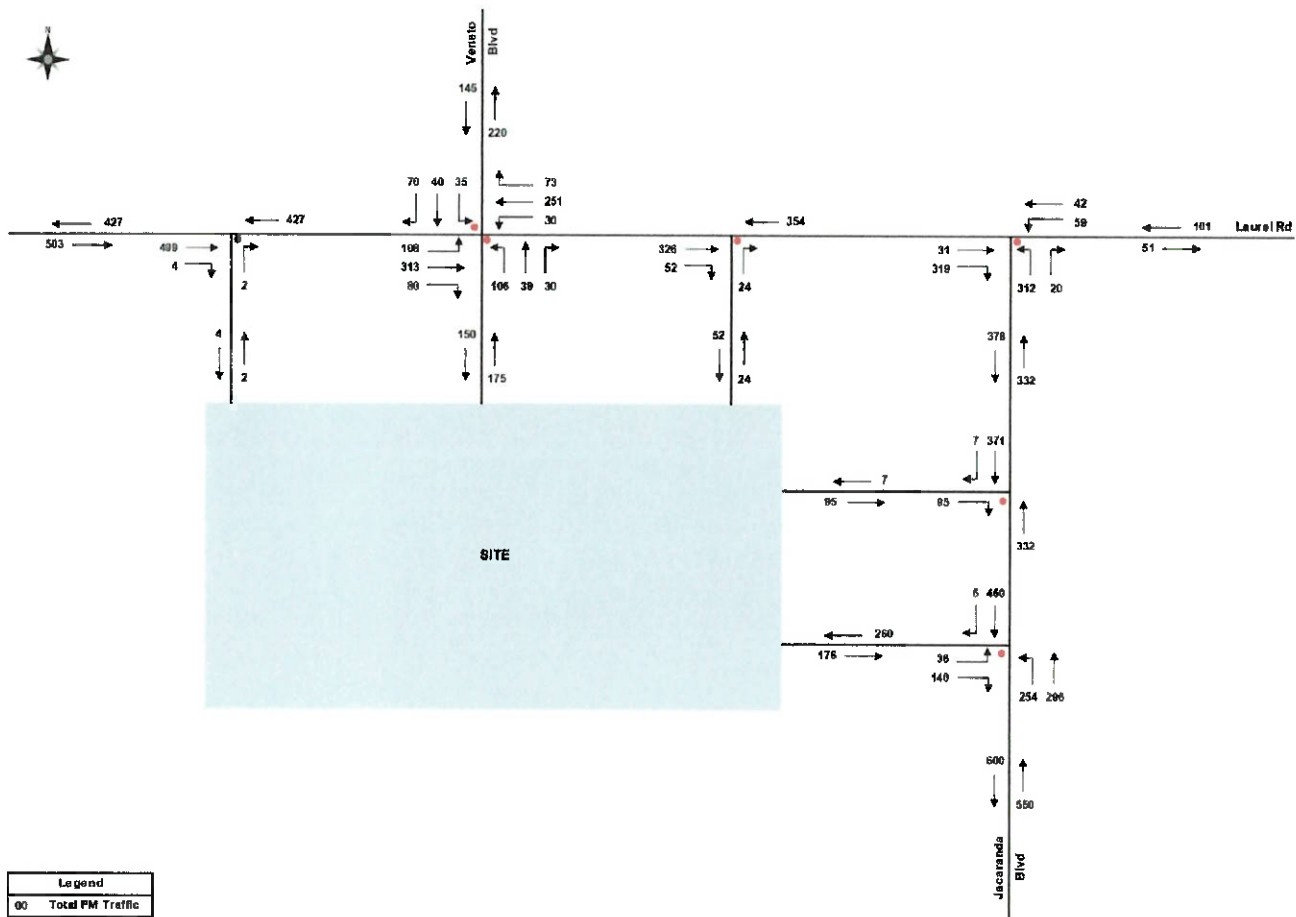


Figure 5: 2025 Total PM Peak-Hour Traffic Volumes

The total traffic was analyzed along the segments of Laurel Road and Jacaranda Boulevard adjacent to the project. In addition, the Laurel Road intersections with Veneto Boulevard and Jacaranda Boulevard as well as the project's full access connection to Jacaranda Boulevard were evaluated. The results of the 2025 total traffic segment analysis are summarized in **Table 5** and the results of the 2025 intersection analysis are summarized in **Table 6**. As indicated by the tables, both roadway segments and all three intersections will continue to operate within acceptable level-of-service standards. The northbound shared left/through movement at the Laurel Road/Veneto Boulevard intersection is operating at level-of-service F, but the volume to capacity (v/c) ratio is less than 1.0 indicating that capacity is still available.

**Table 5: 2025 Total Traffic Segment Conditions**

Road Name and Segment	Adopted LOS			2021 Peak Hour Volume	Bkgd Growth	Project Traffic	2025 Peak Hour Volume	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume					
Jacaranda Boulevard								
Laurel Rd to Border Rd	D	2	1,330	465	196	488	1,149	No
Laurel Road								
Knights Trail Rd to Jacaranda Blvd	D	2	1,440	537	187	206	930	No

**Table 6: 2025 Total Traffic Intersection Operations**

Intersection	Control	Movement Delay <sup>1</sup> (LOS) & v/c Ratio					
		EBL	WBL	NBL	NBR	SBL/T	SBR
Laurel Rd & Veneto Blvd	Stop	8.2 (A) 0.09	8.2 (A) 0.03	68.2 (F) 0.70	19.4 (C) <sup>1</sup> 0.23	37.6 (E) 0.42	10.4 (B) 0.10
Laurel Rd & Jacaranda Blvd	Stop		8.3 (A) 0.06	21.3 (C) 0.62	9.5 (A) 0.03		
Project Dwy & Jacaranda Blvd	Stop	19.5 (C) <sup>2</sup> 0.44		9.6 (A) 0.26			

1. Northbound shared through/right movement

2. Eastbound shared left/right movement

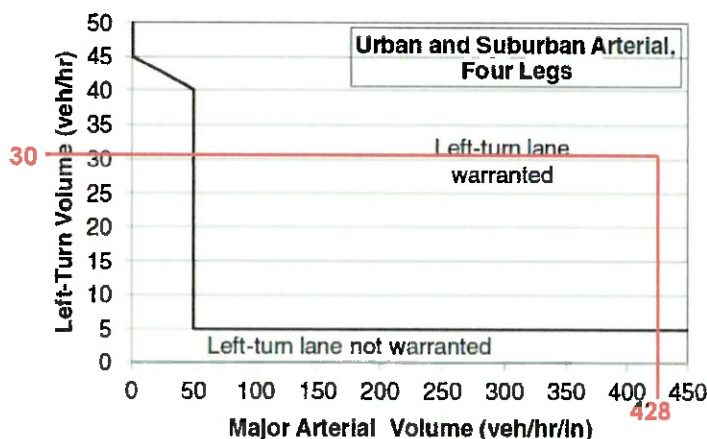
The intersection volume table is provided in **Appendix C**. The 2025 total traffic intersection worksheets are provided in **Appendix E**.

## Site Access Analysis

An analysis of the access connections to Laurel Road and Jacaranda Boulevard was completed. Laurel Road is a two-lane undivided roadway with a posted speed of 45 mph and an Access Classification of 5. Jacaranda Boulevard is a two-lane divided roadway with a posted speed of 35 mph and an Access Classification of 5. Class 5 roadways require full access connections to be spaced at 1,320 feet. The full access connection to Laurel Road is located +/- 690 feet west of the Jacaranda Boulevard intersection at the current Veneto Boulevard intersection. The full access connection to Jacaranda Boulevard is located +/- 560 feet south of the Laurel Road intersection and +/- 750 feet north of the Corsano Drive intersection. While the two full access connections do not meet the spacing the spacing standards, they are needed for efficient site circulation due to the majority of traffic accessing the site to/from the west and to/from the south. Additionally, as shown in the total traffic conditions section, both the full access connections are anticipated to operate at acceptable level-of-service standards.

### Full Access Connection to Laurel Road

Left and right turn lane warrants were evaluated at the full access connection to Laurel Road. The left turn lane warrant was based on *National Cooperative Highway Research Program (NCHRP) Report 745*. As shown in **Figure 6**, the 26 left turning vehicles and 441 vehicles per hour per lane (as shown in **Figure 5**) warrant the installation of a westbound left turn lane into the site.



**Figure 6: NCHRP Report 745 Left Turn Lane Warrant**

The left turn lane length is comprised of the queue length and deceleration length. The deceleration length, based on *FDOT Design Manual Exhibit 212-1* for a design speed of 45 mph (posted + 5 mph), is 240 feet. The required unsignalized queue length for the left turn lane was calculated using procedures outlined in the *AASHTO Green Book (2018) Table 9-22*. The *AASHTO Green Book* specifies that at a minimum, queue storage for at least two vehicles (50 feet) be provided. The 30 PM peak-hour westbound left turning vehicles and 501 opposing vehicles at the will require 50 feet of queue; therefore, a 290-foot (240 + 50) westbound left turn lane shall be constructed.

The right turn lane warrant was evaluated using the FDOT *Driveway Information Guide*. For posted speeds 45 mph or less, a minimum of 80 right turns per hour are required to warrant the installation of a right turn lane. Exhibit 44 from the FDOT *Driveway Information Guide* is shown in **Figure 7**. The 80 eastbound right turning vehicles (as shown in **Figure 5**) meet the threshold required to warrant a right turn lane. Therefore, a 240-foot eastbound right turn lane shall be constructed.

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80-125 (see note 1)
Over 45 mph	35-55 (see note 2)

**Figure 7: FDOT Driveway Information Guide Right Turn Lane Guidance**

#### Full Access Connection to Jacaranda Boulevard

Left and right turn lane warrants were evaluated at the full access connection to Jacaranda Boulevard. Jacaranda Boulevard is a two-lane divided roadway. Given that it is a divided roadway, generally accepted good engineering practice dictates that left turn lanes should be provided. The left turn lane length is comprised of the queue length and deceleration length. The deceleration length, based on FDOT *Design Manual Exhibit 212-1* for a design speed of 40 mph (posted + 5 mph), is 155 feet. The required unsignalized queue length for the left turn lane was calculated using procedures outlined in the AASHTO *Green Book (2018) Table 9-22*. The 254 PM peak-hour northbound left turning vehicles and 466 opposing vehicles (as shown in **Figure 5**) at the will require 125 feet of queue; therefore, a 280-foot (155 + 125) northbound left turn lane shall be constructed.

The right turn lane warrant was evaluated using the FDOT *Driveway Information Guide*. For posted speeds 45 mph or less, a minimum of 80 right turns per hour are required to warrant the installation of a right turn lane. The six southbound right turning vehicles (as shown in **Figure 5**) do not meet the threshold required to warrant right turn lanes. Therefore, a southbound right turn lane is not warranted.

#### Right-in/Right-out Connections

The need for right turn lanes at the three right-in/right-out connections were also evaluated. The right turn lane warrant was evaluated using the FDOT *Driveway Information Guide*. For posted speeds 45 mph or less, a minimum of 80 right turns per hour are required to warrant the installation of a right turn lane. The four eastbound right turning vehicles at the western Laurel Road right-in/right-out, 52 eastbound right turning vehicles at the eastern Laurel Road right-in/right-out, and seven southbound right turning vehicles at the Jacaranda Boulevard right-in/right-out (as shown in **Figure 5**) do not meet the threshold required to warrant right turn lanes. Therefore, right turn lane is not warranted.

## Conclusion

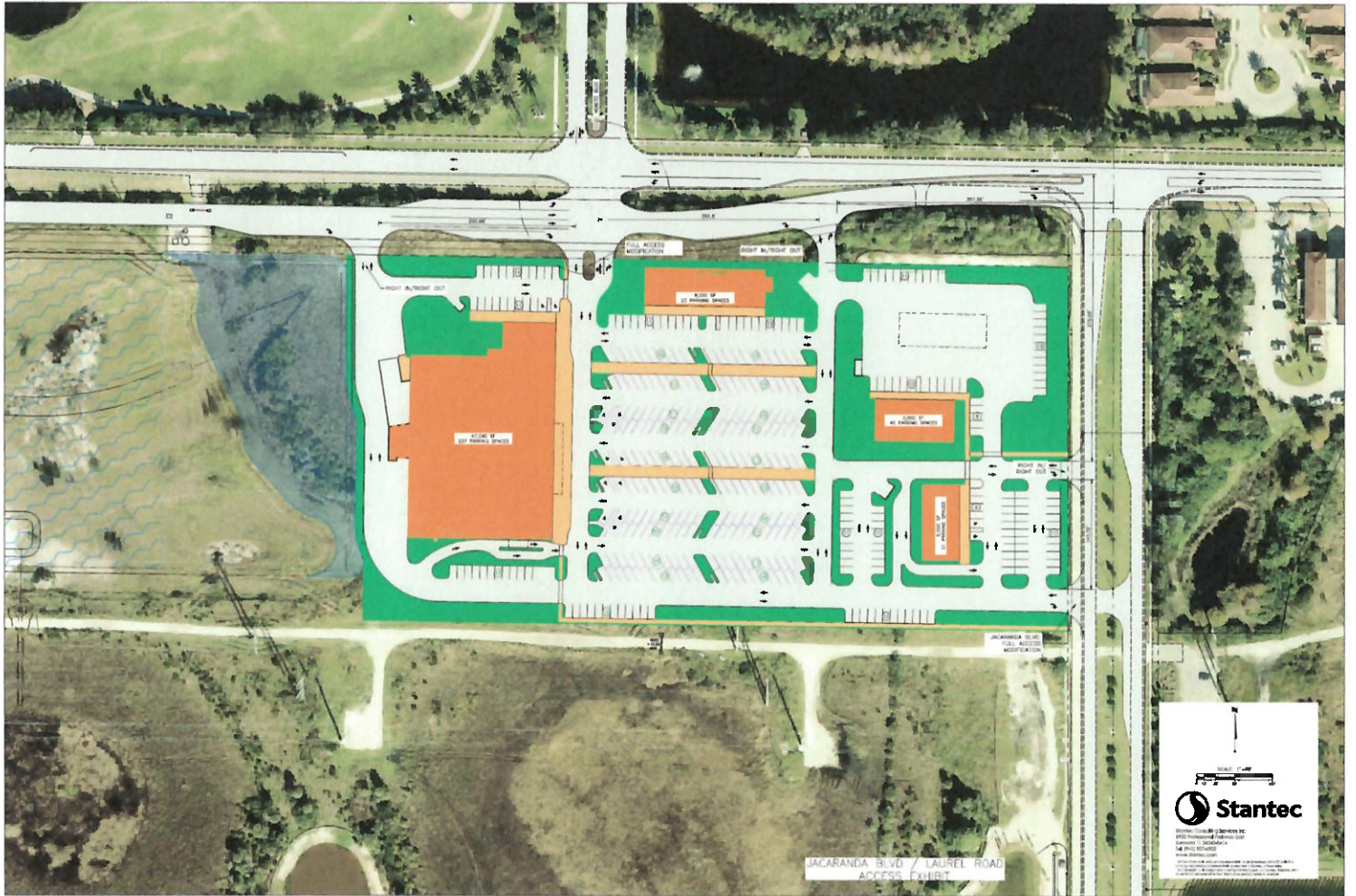
The Laurel/Jacaranda Commercial Development project will consist of a 47,000 square-foot grocery store, 18,000 square feet of retail, and a 5,000 square-foot convenience store with gas pumps. The project is anticipated to generate 814 new external PM peak-hour two-way trip ends. The project proposes two full access points and three right-in/right-out access points. One full access point will be on Laurel Road, creating the fourth leg at the Veneto Boulevard intersection and the second will be on Jacaranda Boulevard approximately 560 feet south of the Laurel Road intersection. The analysis results in the following conclusions:

- All adjacent roadways and intersections are currently and projected to operate within acceptable level-of-service standards.
- The full median openings, while not meeting the County's spacing requirements, will operate within acceptable level-of-service standards and are needed for efficient site circulation due to the majority of traffic accessing the site to/from the west and to/from the south.
- The following turn lanes are required:
  - Full Access Connection to Laurel Road
    - Construct a 240-foot eastbound right turn lane
    - Construct a 290-foot westbound left turn lane
  - Full Access Connection to Jacaranda Boulevard
    - Construct a 280-foot northbound left turn lane
    - Southbound right turn lane not warranted
  - Right-in/Right-out Connections
    - Right turn lanes not warranted

## **APPENDIX A**

### **SITE PLAN**





## **APPENDIX B**

### **PEAK-SEASON CONVERSION FACTORS**

#### **TURNING MOVEMENT COUNTS**

**FACTORS FOR ADJUSTING PEAK HOUR TRAFFIC VOLUMES  
TO THE 100TH DESIGN HOURLY VOLUME,  
BASED ON THE DAY OF THE WEEK AND THE MONTH  
OF THE YEAR**

<u>Month</u>	<u>M,T,W,F,Sa</u>	<u>K</u>
January	1.034	0.938
February	1.004	0.936
March	1.025	0.937
April	1.057	0.948
May	1.104	0.991
June	1.138	1.028
July	1.160	1.033
August	1.141	1.032
September	1.134	1.000
October	1.080	0.989
November	1.061	0.974
December	1.017	0.963

These factors are multipliers.

Source: Sarasota County Transportation Department  
July, 1991

File: PK100FAC.WP

# Turning Movement Count Summary

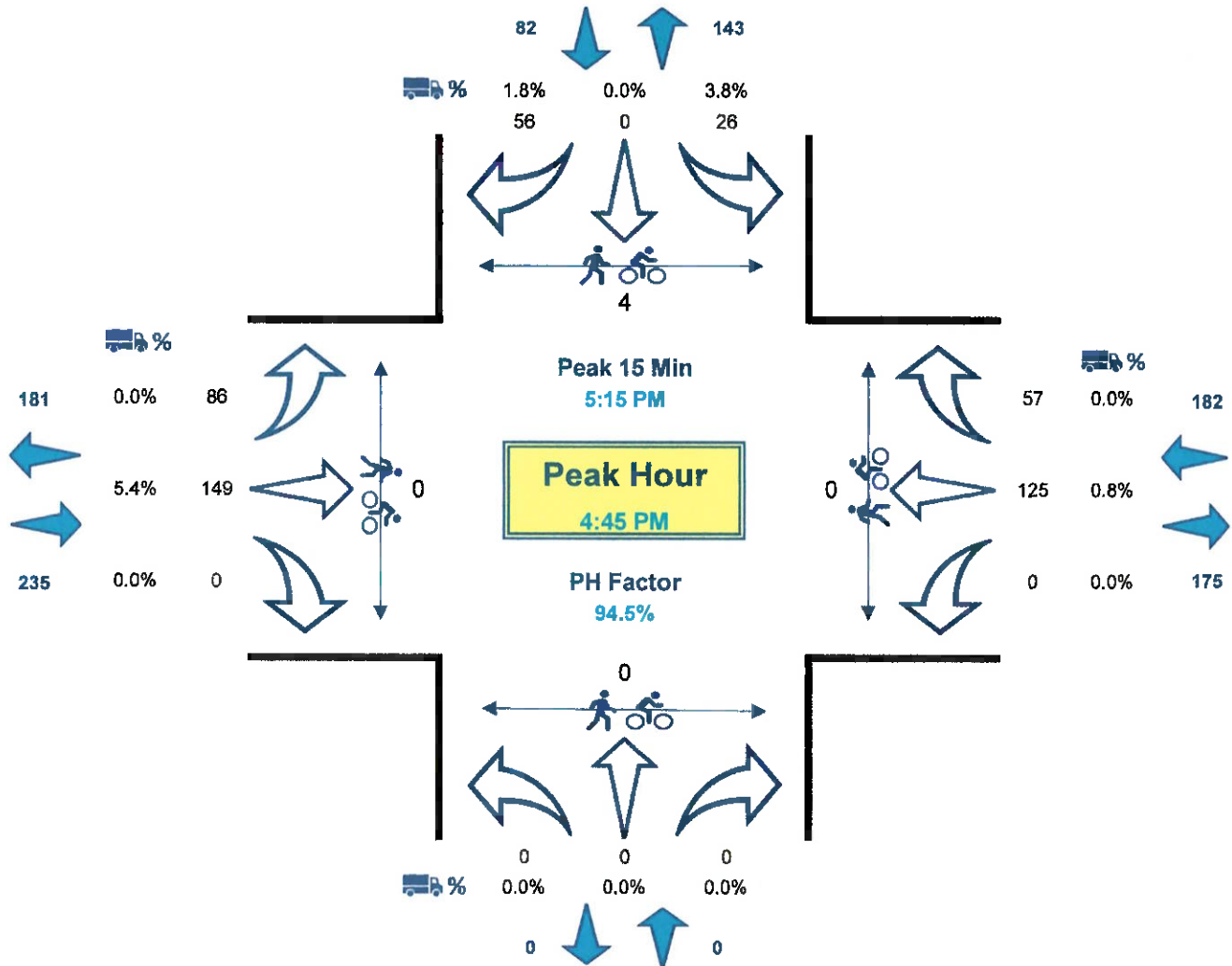
**Location:** Veneto Blvd & Laurel Rd

**Date:** 9/16/2021

**Count Period:** 4:00 PM - 6:00 PM

**BES INC**

TRANSPORTATION ENGINEERS  
ENGINEERING • QUALITY • SOLUTIONS



Time Period	Laurel Rd								Veneto Blvd								Totals	
	Eastbound				Westbound				Northbound				Southbound				:15	Hour
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other		
4:00 PM	0	26	44	0	0	0	29	16	0	0	0	0	0	8	0	9	132	
4:15 PM	0	22	32	0	0	0	27	11	0	0	0	0	0	3	0	15	110	
4:30 PM	0	15	34	0	0	0	29	9	0	0	0	0	0	6	0	12	105	
4:45 PM	0	21	37	0	0	0	27	15	0	0	0	0	0	6	0	11	117	464
5:00 PM	0	23	41	0	0	0	28	16	0	0	0	0	0	11	0	12	131	463
5:15 PM	0	22	41	0	0	0	34	15	0	0	0	0	0	6	0	14	132	485
5:30 PM	0	20	30	0	0	0	36	11	0	0	0	0	0	3	0	19	119	499
5:45 PM	0	14	15	0	0	0	26	11	0	0	0	0	0	7	0	12	85	467
<b>Total</b>	<b>0</b>	<b>163</b>	<b>274</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>236</b>	<b>104</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>0</b>	<b>104</b>	<b>931</b>	



# Turning Movement Count Summary

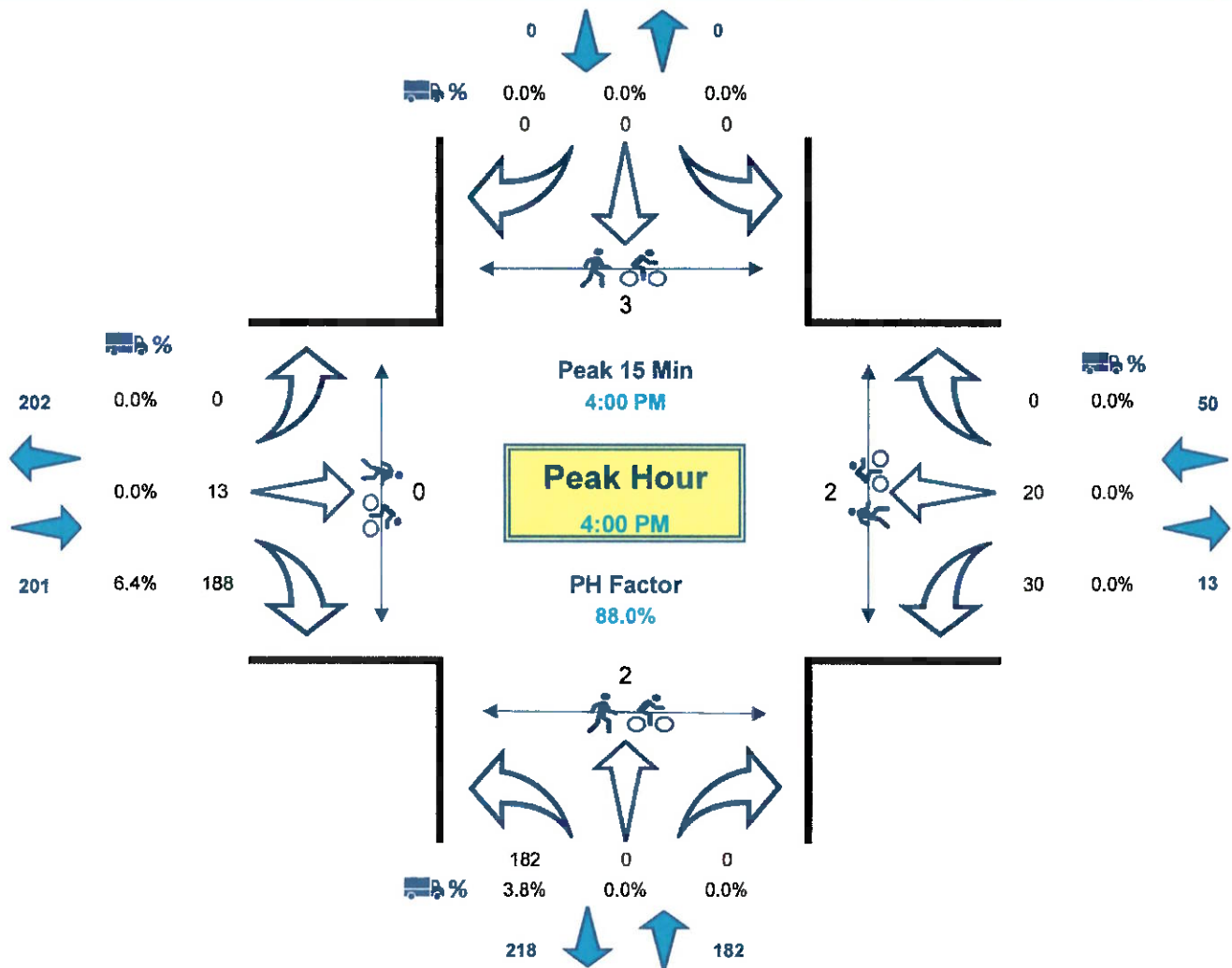
**Location:** Jacaranda Blvd & Laurel Rd

**Date:** 4/29/2021

**Count Period:** 4:00 PM - 6:00 PM

**BES INC**

TRANSPORTATION ENGINEERS  
ENGINEERING • QUALITY • SOLUTIONS



Time Period	Laurel Rd								Jacaranda Blvd								Totals	
	Eastbound				Westbound				Northbound				Southbound				:15	Hour
	Left	Thru	Right	Truck %	Left	Thru	Right	Truck %	Left	Thru	Right	Truck %	Left	Thru	Right	Truck %		
4:00 PM	0	0	4	57	0	7	4	0	0	51	0	0	0	0	0	0	123	
4:15 PM	0	0	4	46	0	12	7	0	0	47	0	0	0	0	0	0	116	
4:30 PM	0	0	3	45	0	6	6	0	0	47	0	0	0	0	0	0	107	
4:45 PM	0	0	2	40	0	5	3	0	0	37	0	0	0	0	0	0	87	433
5:00 PM	0	0	1	43	0	3	4	0	0	44	0	1	0	0	0	0	96	406
5:15 PM	0	0	0	33	0	1	6	0	1	41	0	2	0	0	0	0	84	374
5:30 PM	0	0	2	42	0	3	12	0	0	42	0	1	0	0	0	0	102	369
5:45 PM	0	0	1	34	0	2	4	0	0	32	0	1	0	0	0	0	74	356
<b>Total</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>340</b>	<b>0</b>	<b>39</b>	<b>46</b>	<b>0</b>	<b>1</b>	<b>341</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>789</b>	

## **APPENDIX C**

### **INTERSECTION VOLUME TABLE**

## TRAFFIC VOLUME AT STUDY INTERSECTIONS

**Intersection:** Laurel Road & Veneto Boulevard

**Count Date:** 9/16/21

**P.M. Peak Time Hour:** 4:45 - 5:45 PM

**Peak Hour Factor:** 0.95

	Laurel Rd			Laurel Rd						Veneto Blvd		
Existing Traffic	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movement Count	86	149			125	57				26		56
COVID-19 Adjustment	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Peak Season Factor	1.134	1.134	1.134	1.134	1.134	1.134	1.134	1.134	1.134	1.134	1.134	1.134
Balancing		13			5	2				3		
<b>2021 Existing Traffic</b>	<b>107</b>	<b>199</b>	<b>0</b>	<b>0</b>	<b>161</b>	<b>73</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>0</b>	<b>70</b>

Background Conditions	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Existing Conditions	107	199	0	0	161	73	0	0	0	35	0	70
Years to Build-out	4	4	4	4	4	4	4	4	4	4	4	4
Annual Growth Rate	0.0%	10.0%	10.0%	10.0%	10.0%	0.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%
Background Traffic Growth	0	80	0	0	64	0	0	0	0	0	0	0
Balancing		14			29							
<b>2025 Background Traffic</b>	<b>107</b>	<b>293</b>	<b>0</b>	<b>0</b>	<b>254</b>	<b>73</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>0</b>	<b>70</b>

Total Conditions	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Background Traffic	107	293	0	0	254	73	0	0	0	35	0	70
Project Traffic	1	40	60	22	5		98	39	10		40	
Pass-By Traffic		-20	20	8	-8		8		20			
<b>2025 Total Traffic</b>	<b>108</b>	<b>313</b>	<b>80</b>	<b>30</b>	<b>251</b>	<b>73</b>	<b>106</b>	<b>39</b>	<b>30</b>	<b>35</b>	<b>40</b>	<b>70</b>

**Intersection:** Laurel Road & Jacaranda Boulevard

**Count Date:** 4/29/21

**P.M. Peak Time Hour:** 4:00 - 5:00 PM

**Peak Hour Factor:** 0.88

	Laurel Rd			Laurel Rd			Jacaranda Blvd					
Existing Traffic	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movement Count		13	188	30	20		182		0			
COVID-19 Adjustment	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
Peak Season Factor	1.057	1.057	1.057	1.057	1.057	1.057	1.057	1.057	1.057	1.057	1.057	1.057
<b>2021 Existing Traffic</b>	<b>0</b>	<b>15</b>	<b>219</b>	<b>35</b>	<b>23</b>	<b>0</b>	<b>211</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Background Conditions	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Existing Conditions	0	15	219	35	23	0	211	0	0	0	0	0
Years to Build-out	4	4	4	4	4	4	4	4	4	4	4	4
Annual Growth Rate	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Background Traffic Growth	0	6	88	14	9	0	84	0	10	0	0	0
<b>2025 Background Traffic</b>	<b>0</b>	<b>21</b>	<b>307</b>	<b>49</b>	<b>32</b>	<b>0</b>	<b>295</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>

Total Conditions	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Background Traffic	0	21	307	49	32	0	295	0	10	0	0	0
Project Traffic		10	12	10	10		17		10			
<b>2025 Total Traffic</b>	<b>0</b>	<b>31</b>	<b>319</b>	<b>59</b>	<b>42</b>	<b>0</b>	<b>312</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>

## **APPENDIX D**

### **2021 EXISTING TRAFFIC HCS7 SUMMARY WORKSHEET**



# HCS7 Two-Way Stop-Control Report

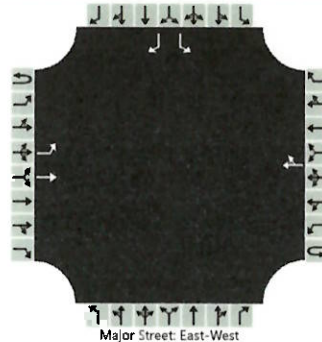
## General Information

Analyst	MRC
Agency/Co.	Stantec
Date Performed	9/27/2021
Analysis Year	2021
Time Analyzed	PM Peak-Hour
Intersection Orientation	East-West
Project Description	Laurel/Jacaranda Commercial Development

## Site Information

Intersection	Laurel/Veneto
Jurisdiction	Sarasota County
East/West Street	Laurel Rd
North/South Street	Veneto Blvd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		1	0	1
Configuration		L	T					TR						L		R
Volume (veh/h)		107	199				161	73						35		70
Percent Heavy Vehicles (%)		0												4		2
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type   Storage	Undivided															

## Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.44		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.54		3.32

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		113												37		74
Capacity, c (veh/h)		1331												398		832
v/c Ratio		0.08												0.09		0.09
95% Queue Length, Q <sub>95</sub> (veh)		0.3												0.3		0.3
Control Delay (s/veh)		8.0												15.0		9.7
Level of Service (LOS)		A												B		A
Approach Delay (s/veh)	2.8												11.5			
Approach LOS													B			

# HCS7 Two-Way Stop-Control Report

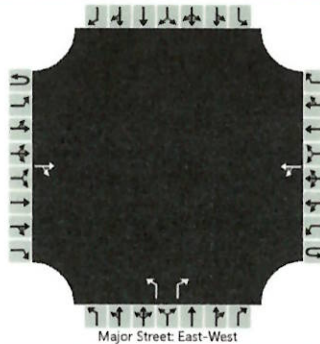
## General Information

Analyst	MRC
Agency/Co.	Stantec
Date Performed	9/27/2021
Analysis Year	2021
Time Analyzed	PM Peak-Hour
Intersection Orientation	East-West
Project Description	Laurel/Jacaranda Commercial Development

## Site Information

Intersection	Laurel/Jacaranda
Jurisdiction	Sarasota County
East/West Street	Laurel Rd
North/South Street	Jacaranda Blvd
Peak Hour Factor	0.88
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			15	219		35	23			211		0				
Percent Heavy Vehicles (%)						0				4		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type   Storage																

## Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.44		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.54		3.30				

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						40				240		0				
Capacity, c (veh/h)						1310				714		912				
v/c Ratio						0.03				0.34		0.00				
95% Queue Length, Q <sub>95</sub> (veh)						0.1				1.5		0.0				
Control Delay (s/veh)						7.8				12.6		8.9				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)								4.8				12.6				
Approach LOS												B				

## **APPENDIX E**

### **2025 TOTAL TRAFFIC HCS7 SUMMARY WORKSHEET**



# HCS7 Two-Way Stop-Control Report

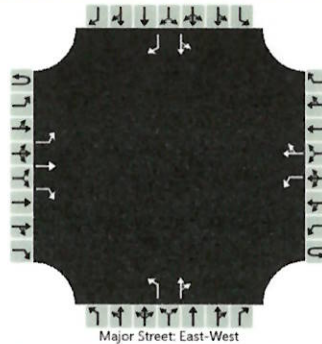
## General Information

Analyst	MRC
Agency/Co.	Stantec
Date Performed	9/27/2021
Analysis Year	2025
Time Analyzed	PM Peak-Hour
Intersection Orientation	East-West
Project Description	Laurel/Jacaranda Commercial Development

## Site Information

Intersection	Laurel/Veneto
Jurisdiction	Sarasota County
East/West Street	Laurel Rd
North/South Street	Veneto Blvd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	1	0	1	1	0		1	1	0		0	1	1
Configuration		L	T	R		L		TR		L		TR		LT		R
Volume (veh/h)		108	313	80		30	251	73		106	39	30		35	40	70
Percent Heavy Vehicles (%)		0				2				2	2	2		4	2	2
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No												No			
Median Type   Storage					Undivided											

## Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.12				7.12	6.52	6.22		7.14	6.52	6.22
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.22				3.52	4.02	3.32		3.54	4.02	3.32

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		114				32				112		73		79		74
Capacity, c (veh/h)		1229				1145				159		322		187		737
v/c Ratio		0.09				0.03				0.70		0.23		0.42		0.10
95% Queue Length, Q <sub>95</sub> (veh)		0.3				0.1				4.1		0.9		1.9		0.3
Control Delay (s/veh)		8.2				8.2				68.2		19.4		37.6		10.4
Level of Service (LOS)		A				A				F		C		E		B
Approach Delay (s/veh)	1.8				0.7				49.0				24.5			
Approach LOS									E				C			

# HCS7 Two-Way Stop-Control Report

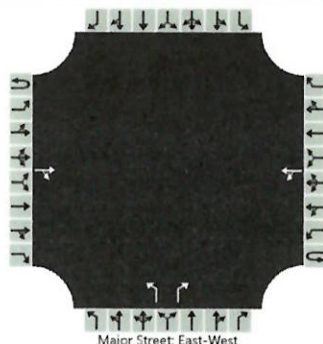
## General Information

Analyst	MRC
Agency/Co.	Stantec
Date Performed	9/27/2021
Analysis Year	2025
Time Analyzed	PM Peak-Hour
Intersection Orientation	East-West
Project Description	Laurel/Jacaranda Commercial Development

## Site Information

Intersection	Laurel/Jacaranda
Jurisdiction	Sarasota County
East/West Street	Laurel Rd
North/South Street	Jacaranda Blvd
Peak Hour Factor	0.88
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			31	319		59	42			312		20				
Percent Heavy Vehicles (%)						0				4		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized									No							
Median Type   Storage					Undivided											

## Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.44		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.54		3.30				

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						67				355		23				
Capacity, c (veh/h)						1172				568		828				
v/c Ratio						0.06				0.62		0.03				
95% Queue Length, Q <sub>95</sub> (veh)						0.2				4.3		0.1				
Control Delay (s/veh)						8.3				21.3		9.5				
Level of Service (LOS)						A				C		A				
Approach Delay (s/veh)					5.0				20.6							
Approach LOS									C							



# HCS7 Two-Way Stop-Control Report

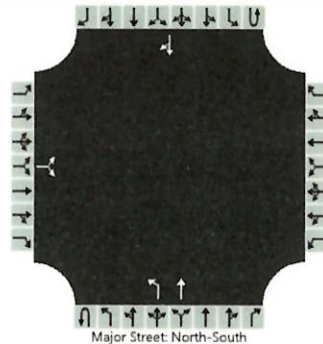
## General Information

Analyst	MRC
Agency/Co.	Stantec
Date Performed	9/27/2021
Analysis Year	2025
Time Analyzed	PM Peak-Hour
Intersection Orientation	North-South
Project Description	Laurel/Jacaranda Commercial Development

## Site Information

Intersection	Project Dwy/Jacaranda
Jurisdiction	Sarasota County
East/West Street	Project Dwy
North/South Street	Jacaranda Blvd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		36		140						254	296				460	6
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type   Storage	Left Only								1							

## Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			191							276						
Capacity, c (veh/h)			437							1058						
v/c Ratio			0.44							0.26						
95% Queue Length, Q <sub>95</sub> (veh)			2.2							1.0						
Control Delay (s/veh)			19.5							9.6						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)	19.5								4.4							
Approach LOS	C															



**THE VILLAGE AT LAUREL AND JACARANDA**

**ENVIRONMENTAL NARRATIVE**

June 2022

Prepared for:  
*NEAL COMMUNITIES*  
*5800 LAKEWOOD RANCH BLVD*  
*SARASOTA, FL 34240*

Prepared by:  
*KIMLEY-HORN*  
2619 CENTENNIAL BOULEVARD, SUITE 200  
TALLAHASSEE, FL 32308

## **INTRODUCTION**

The proposed project is a commercial project known as The Village at Laurel and Jacaranda. The project is located in Venice at the intersection of Laurel Road and Jacaranda in Section 35, Township 38 South, Range 19 East, in Sarasota County. See attached Location Map.

## **METHODOLOGY**

The following methods were employed to assess the referenced parcel:

- Field inspection of the site for identification of habitats, protected species, or other sensitive environmental features.
- Listed species evaluations of the site were conducted in accordance with appropriate State or Federal agency requirements. Gopher Tortoise Surveys were conducted under the supervision of an Authorized Gopher Tortoise Agent. Methodology utilized to evaluate the site for gopher tortoise was consistent with FFWCC Gopher Tortoise Permitting Guidelines Appendix 4.
- Recent and historical aerial photograph interpretation of the subject property.
- Research of Sarasota County, and various State and Federal databases regarding protected wildlife species.

The jurisdictional limits of onsite wetlands and surface waters were established through the issuance of a Petition for Formal Determination of Wetlands and Surface Waters (41590.000). This permit expired on February 20, 2019, but subsequent permits issued for Aria, Cielo, and Jacaranda have utilized the previously approved wetland and surface water boundaries. Please see the attached FLUCCS Habitat Map for the approximate wetland and surface water locations within the subject parcel.

## **EXISTING CONDITIONS**

The existing conditions of the project including upland and wetland plant communities were mapped in accordance with Florida Land Use Cover Forms and Classification System (FLUCCS, Florida Department of Transportation 1999). Please see the attached FLUCCS Habitat Map for the location of habitats described below.

### **Upland Descriptions**

#### **Open Land (FLUCCS 190)**

Upland portions of the site have been disturbed during previous agricultural and construction activities and do not contain native habitat. The open land mostly contains a mix of ruderal plant species and Brazilian pepper (*Schinus terebinthifolius*), but some slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), and saw palmetto (*Serenoa repens*) are present adjacent to the on-site wetland.

### **Wetland and Other Surface Water Habitats**

#### **Reservoirs less than 10 acres (FLUCCS 534)**

There is one permitted stormwater pond located on the eastern portion of the subject parcel. This pond was excavated in uplands and was authorized by Environmental Resource Permits issued for previous development activities on the subject parcel. As this feature is a permitted stormwater pond, it will not be regulated as a jurisdictional surface water.



**Freshwater Marsh (FLUCCS 641)**

Wetland habitats observed onsite include a freshwater marsh. The freshwater marsh, which is approximately 6.6 acres, exists on a significant portion of the project area. This marsh contains a mix of native and non-native wetland plants including sand cordgrass (*Spartina bakeri*), maidencane (*Panicum hemitomon*), torpedo grass (*Panicum repens*), arrowhead (*Sagittaria lancifolia*), pickerelweed (*Pontederia cordata*), spikerush (*Eleocharis* spp.), primrose willow (*Ludwigia peruviana*), floating heart (*Nymphoides* sp.), and other grasses and sedges. Much of the northern portion of this wetland was historically filled during the construction of the Venetian Golf and River Club and the construction of Laurel Road. In addition, a stock pond was excavated in the wetland during previous agricultural activities and the wetland was bisected by the FPL patrol road to the south. These disturbances have affected the hydrology of the wetland as well as the species composition and allowed invasive plants to become established.

**SOILS**

According to the current Natural Resources Conservation Service (NRCS) web soil survey <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> for Sarasota County, there are three (3) soil types found within the project boundary. Please see the attached NRCS Soils Map. Soils found on site are listed below:

- 8 – Delray fine sand
- 22 – Holopaw fine sand, frequently ponded, 0-1% slopes
- 31 – Pineda – Pineda, wet, fine sand, 0-2% slopes

**LISTED SPECIES**

Ardurra has reviewed the subject property for the potential presence of listed species. This review included multiple field surveys and research of available databases for documented listed species presence relative to the proposed project.

To assist in determining potential utilization of the subject parcel by listed species, a search of available databases was conducted including review of Florida Native Areas Inventory (FNAI) and Florida Fish and Wildlife Conservation Commission (FWC) bald eagle nest locator databases.

In addition to the database searches, Senior Scientists have performed numerous field surveys of the project beginning in 2014. No protected species were observed nesting or denning within the onsite habitats. Methodology utilized to evaluate the site for gopher tortoise was consistent with FFWCC Gopher Tortoise Permitting Guidelines Appendix 4.

Given the habitats present and the results of the recent listed species review, significant utilization by listed species is not anticipated, but if listed species are found during construction, appropriate measures will be taken with State and Federal regulatory agencies.

**FNAI Biodiversity Matrix**

In addition to the previous listed species evaluations conducted on the site, the FNAI Biodiversity Matrix was consulted to determine documented, likely, and/or potentially

occurring rare animals in the vicinity of the project area. The only “documented” species to occur in the vicinity of the project is the Bald Eagle (*Haliaeetus leucocephalus*), and the most “likely” species to occur in the vicinity of the project as listed by FNAI (Matrix Units 27083 attached) is the Wood Stork (*Mycteria americana*), and the Eastern Indigo Snake (*Drymarchon couperi*).

The table below lists the species that have the potential to utilize the project area.

Common Name	Scientific Name	Federal/State Status	Likelihood of Occurrence	Results of Updated Survey
<b>Bald Eagle</b>	<i>Haliaeetus leucocephalus</i>	Migratory Bird/X	Not Observed.	Documented nesting location located adjacent to the project area.
<b>Wood Stork</b>	<i>Mycteria americana</i>	E/T	Likely (FNAI)	Not observed.
<b>Gopher Tortoise</b>	<i>Gopherus polyphemus</i>	X/T	Potential (FNAI)	No active burrows identified.
<b>Eastern Indigo Snake</b>	<i>Drymarchon couperi</i>	T/T	Likely (FNAI)	Not observed.
<b>Sandhill Crane</b>	<i>Grus canadensis pratensis</i>	X/T	Potential (FNAI)	Not observed.
<b>Florida Burrowing Owl</b>	<i>Athene cunicularia floridana</i>	X/SSC	Potential (FNAI)	Little to no habitat exists on site.
<b>Gopher Frog</b>	<i>Lithobates capito</i>	X/T	Potential (FNAI)	No gopher tortoise burrows identified.

#### **Bald Eagle (*Haliaeetus leucocephalus*)**

A search of the Florida Fish and Wildlife Conservation Commission (FWC) bald eagle database was completed to determine whether any known bald eagle nests occur within the vicinity of the subject parcel. The database and field observations revealed that nest SA023 is located approximately 550’ south of the project area. Observation of the nest site during the 2021-2022 nesting season revealed no nesting activity in this location. Should the eagles return to the nest site during the construction of the proposed project, the appropriate U.S. Fish & Wildlife Service (USFWS) consultation will occur, and permits acquired, if necessary.

#### **Wood Stork (*Mycteria americana*) and Wading Birds**

The wood stork is listed as “Endangered” by the USFWS. According to USFWS data, the project does fall within the Core Foraging Areas (CFA) for the Blackburn Bay nesting colony (Atlas No. 615035). The Blackburn Bay nesting colony is located approximately 5.7 miles west of the project boundary. There is no evidence of breeding or significant foraging by wood storks occurring within the project area.

**Gopher Tortoise (*Gopherus polyphemus*)**

Senior Scientists have conducted preliminary gopher tortoise surveys within the project area. During these surveys no evidence of Gopher Tortoise or burrows were observed on-site. Ninety (90) days prior to construction and land clearing within the project area, a 100 percent survey of suitable habitat will be conducted. Should any gopher tortoise burrows be in or within 25' of the limits of clearing, a relocation permit from FWC will be obtained to remove all gopher tortoises within the project area.

**Eastern Indigo Snake (*Drymarchon corais couperi*)**

The eastern indigo snake is listed as "Threatened" by both the FWS and FWC. The snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, dry prairie, edges of freshwater marshes, agricultural fields, and human-altered habitats. According to FNAI data, potential habitat for the eastern indigo snake may be present within the project area. During the field reviews and wetland evaluations, no eastern indigo snakes were observed within or adjacent to the project area. The project will likely implement the U.S. Fish and Wildlife Service's (USFWS) 'Standard Protection Measures for the Eastern Indigo Snake' (revised August 12, 2013) in order to prevent any adverse impacts to this species.

**Sand Hill Crane (*Antigone canadensis paratensis*)**

There were no Sandhill Crane, a 'Threatened' species, nesting areas observed during wildlife surveys conducted on the property. The distribution of this species can be found throughout Florida in open pasture, ditches, and certain wetland type habitats. During visits to the subject parcel, the edges of all wetland areas within the site were specifically evaluated for the presence of Sandhill cranes. None were observed. Surveys for nesting sandhill cranes will be conducted prior to construction activities, with nesting typically occurring during the December through August breeding season. If there is evidence of nesting by sandhill cranes during this period, FWC recommendations as specified in the Sandhill Crane Species Crane-Species-Guidelines-2016.pdf) and in the Florida Wildlife Conservation Guide (<http://myfwc.com/conservation/value/fwccg/>) will be followed.

**Florida Burrowing Owl (*Athene cunicularia floridana*)**

Florida Burrowing Owls are usually located within open prairie type landscapes with little to no understory vegetation. Based on the habitats present, it is unlikely the uplands on the subject property are utilized by Burrowing Owls. 100% of the areas identified as open lands were evaluated on numerous visits to the site by Senior Scientist, and no evidence of Florida Burrowing Owls or their burrows have been identified on the project site.

**Gopher Frog (*Lithobates capito*)**

The Gopher Frog is typically found within longleaf pine, xeric oak, and sandhills mostly, but also occurs in upland pine forest, scrub, xeric hammock, mesic and scrubby flatwoods, dry prairie, mixed hardwood-pine communities, and a variety of disturbed habitats. The Gopher Frog inhabits Gopher Tortoise burrows. It is

very unlikely that this species exists on this site due to the lack of Gopher Tortoise burrows located within the project boundaries.

## **PROPOSED CONDITIONS**

### **Wetlands and Surface Waters**

#### **Impacts**

Based on the proposed commercial use of this parcel, there are limited alternatives available that allow an economically viable project on the subject parcel without impacting most, if not all, of the on-site wetland. As a result, the applicant proposes to fill approximately 6.6 acres of the on-site wetland and provide mitigation utilizing marsh credits from the Myakka Mitigation Bank. Earth Balance, who manages the mitigation bank, and staff from SWFWMD during a pre-application meeting have both confirmed that credits from the Myakka Mitigation Bank can be used for a project on the subject parcel.

In addition to economic viability, the long-term functional viability of the project wetland was evaluated prior to proposing the impacts described above. Given the location of the wetland, which is adjacent to a major intersection, and the historical activities that have impacted the hydrology and allowed for the establishment of invasive species, it is anticipated that the functions of the wetland will continue to degrade in the future. The functions currently provided by this wetland on a regional level will be maintained in perpetuity through the long-term preservation and management of the Myakka Mitigation Bank.

The on-site stormwater pond will be filled during the construction of the proposed project. As this is a permitted stormwater pond, it is not regulated as a jurisdictional surface water, and should not be considered an impact.

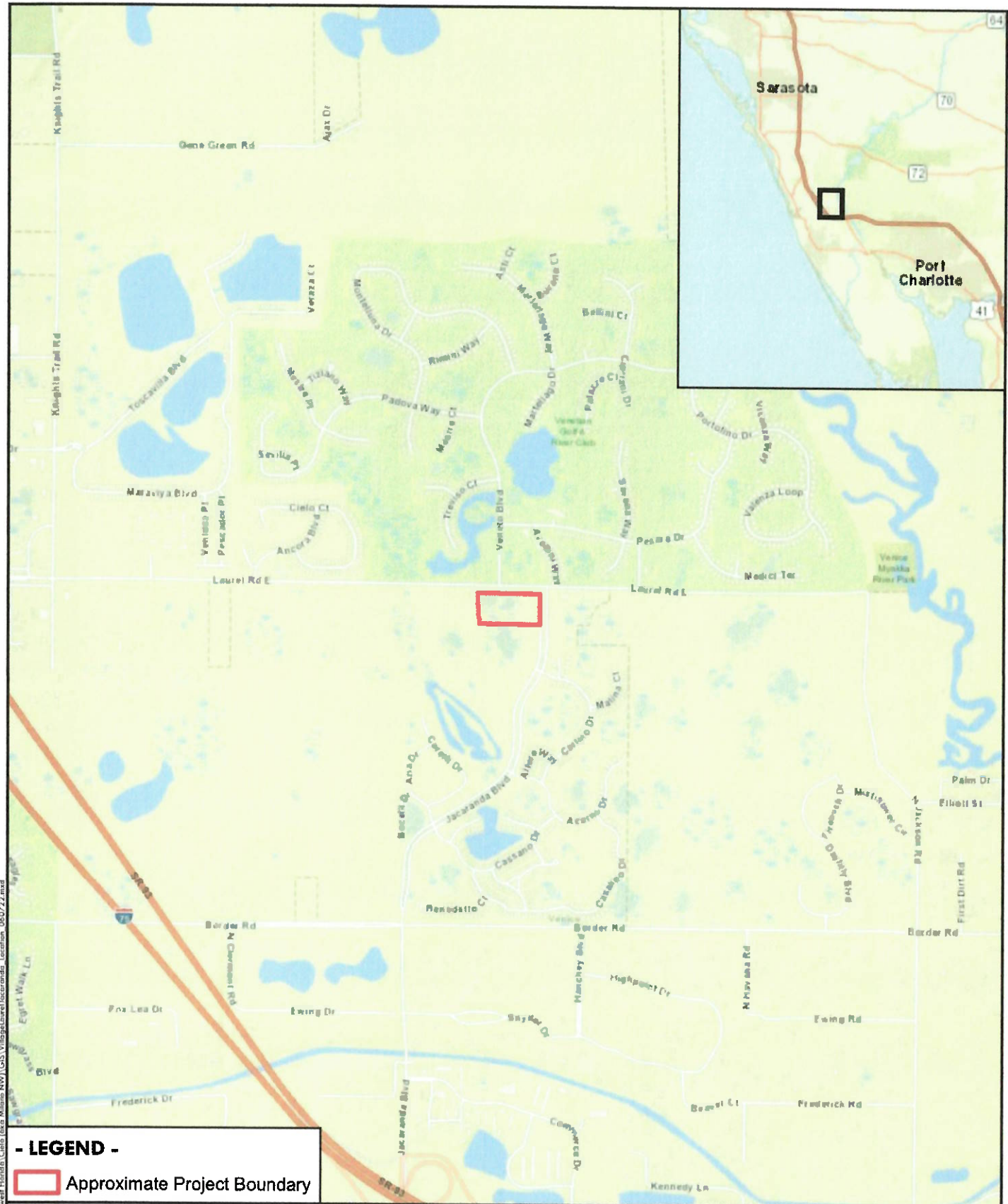
#### **Mitigation**

The attached Uniform Mitigation Assessment Method (UMAM) analysis was conducted to determine the mitigation required for impacts to the 6.6-acre project wetland. Based on the results of the UMAM four (4) credits will be required.

#### **Wetland Buffers**

Not applicable since the on-site wetland will be filled.





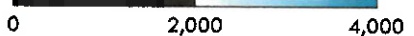
**- LEGEND -**

 Approximate Project Boundary



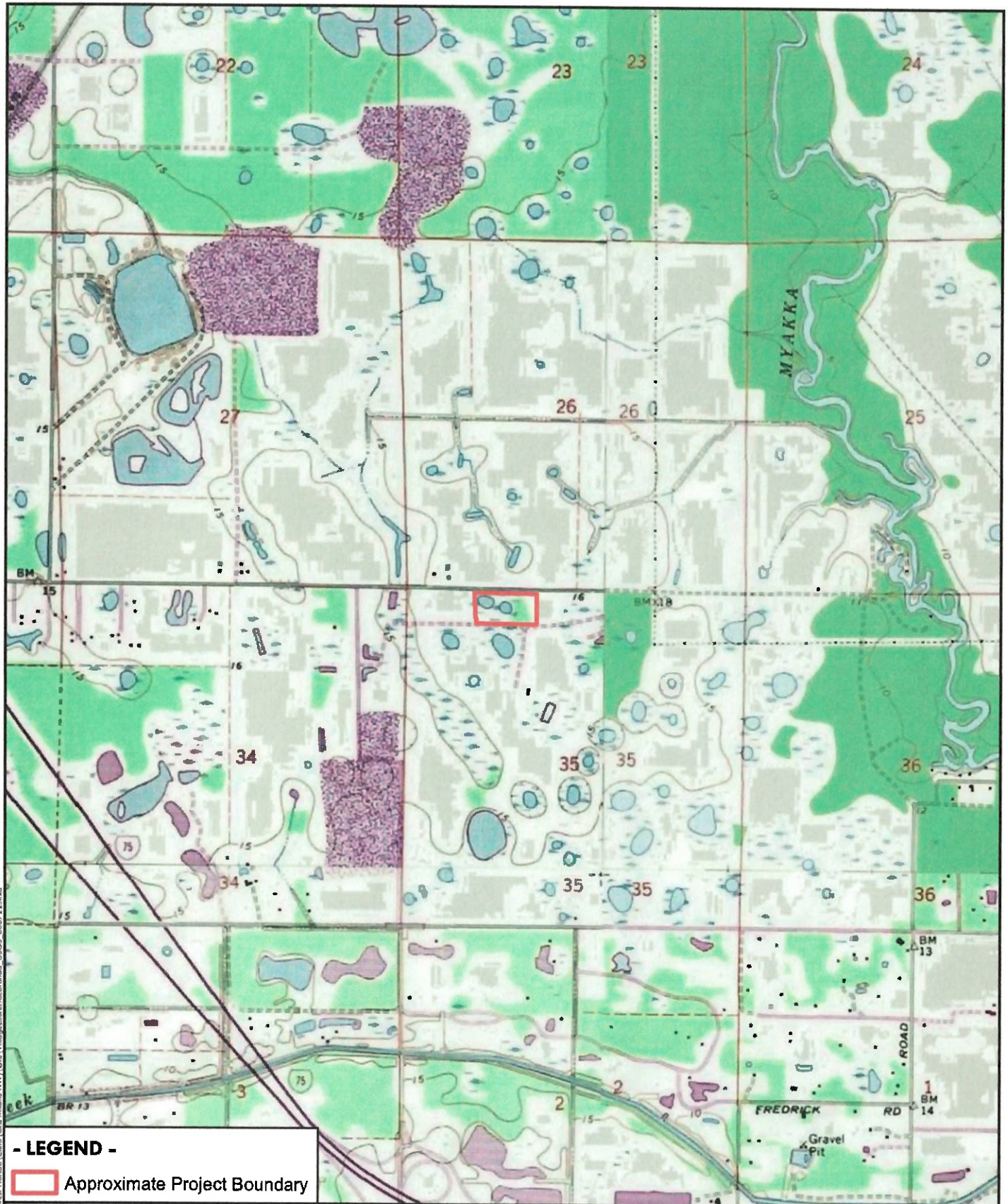
**Client:** Neal Communities  
**Project:** The Village at Laurel & Jacaranda  
**Location:** Sarasota County, Florida  
**TRS:** Sec: 35 Twp: 38S Rng: 19E  
**Title:** Location Map  
**Source:** ESRI World Street Map

**Drawn By:** KS  
**Date:** 6/7/2022  
**Sheet:** 1

**SCALE:** 1" = 2000'  








**- LEGEND -**

 Approximate Project Boundary



**Client:** Neal Communities  
**Project:** The Village at Laurel & Jacaranda  
**Location:** Sarasota County, Florida  
**TRS:** Sec: 35 Twp: 38S Rng: 19E  
**Title:** USGS Quad Map  
**Source:** USGS Topo Maps

**Drawn By:** KS  
**Date:** 6/7/2022  
**Sheet:** 1



SCALE: 1" = 2000'

0 2,000 4,000









**LEGEND -**

- Approximate Project Boundary
- Approximate FLUCCS Habitat Lines

FLUCCS Code	Descriptions	± Acreage
190	Open Land	1.58
534	Reservoirs less than 10 Acres	2.24
641	Freshwater Marshes	6.60
Total Project Acreage		10.42



1323 9th Ave NE, Suite B  
Marietta, GA 30067  
Phone: 770.442.2121

**Client:** Neal Communities  
**Project:** The Village at Laurel & Jacaranda  
**Location:** Sarasota County, Florida  
**TR5:** Sec. 35 Twp. 38S Rng. 19E  
**Title:** FLUCCS Habitat Map  
**Source:** Sarasota County Imagery (2021)

**Drawn By:** KS  
**Date:** 6/7/2022  
**Sheet:** 1

**SCALE:** 1" = 100'  
0 50 100

GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY









1323 Bay Ave W, Suite 5  
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CHAMBERS@ARDURA.COM  
713.222.1234

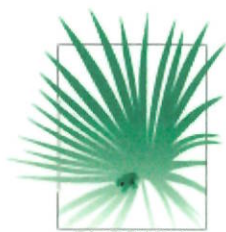
**Client:** Neal Communities  
**Project:** The Village at Laurel & Jacaranda  
**Location:** Sarasota County, Florida  
**TRS:** Sec 35 Twp: 38S Rng: 19E  
**Title:** Post FLUCCS Habitat & Proposed Impact Map  
**Source:** Sarasota County Imagery (2021)

**Drawn By:** KS  
**Date:** 6/8/2022  
**Sheet:** 1

GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY

2011 Sarasota Neal Communities of Southwest Florida (Cape John Marina NW) GIS Wetland Inventory, FLUCCS Impact, 06/02/22





1018 Thomassville Road  
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850-224-8207  
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www.fnai.org

FLORIDA  
**Natural Areas**  
INVENTORY

## Florida Natural Areas Inventory

### Biodiversity Matrix Query Results

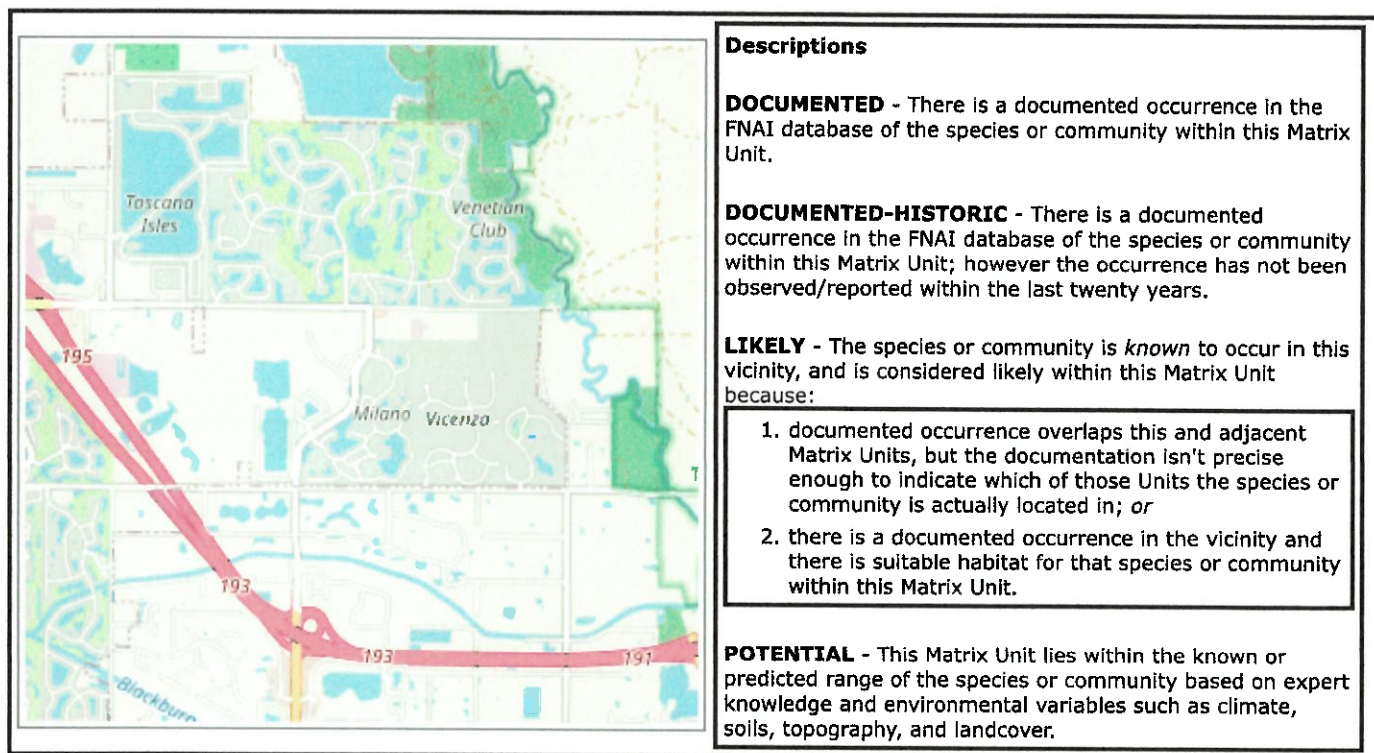
#### UNOFFICIAL REPORT

Created 6/13/2022

(Contact the FNAI Data Services Coordinator at 850.224.8207 or  
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

#### Report for 1 Matrix Unit: 27083



#### Matrix Unit ID: 27083

##### 1 Documented Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#"><i>Haliaeetus leucocephalus</i></a> Bald Eagle	G5	S3	N	N

##### 0 Documented-Historic Elements Found

##### 3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#"><i>Drymarchon couperi</i></a> Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
<a href="#"><i>Mycteria americana</i></a>	G4	S2	T	FT

**Matrix Unit ID: 27083****17 Potential Elements for Matrix Unit 27083**

<b>Scientific and Common Names</b>	<b>Global Rank</b>	<b>State Rank</b>	<b>Federal Status</b>	<b>State Listing</b>
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<a href="#"><i>Athene cunicularia floridana</i></a> Florida Burrowing Owl	G4T3	S3	N	ST
<a href="#"><i>Calopogon multiflorus</i></a> many-flowered grass-pink	G2G3	S2S3	N	T
<a href="#"><i>Centrosema arenicola</i></a> sand butterfly pea	G2Q	S2	N	E
<i>Flatwoods/prairie lake</i>	G4	S3	N	N
<a href="#"><i>Gopherus polyphemus</i></a> Gopher Tortoise	G3	S3	C	ST
<a href="#"><i>Lechea cernua</i></a> nodding pinweed	G3	S3	N	T
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Lythrum flagellare</i> lowland loosestrife	G3	S3	N	E
<a href="#"><i>Matelea floridana</i></a> Florida spiny-pod	G2	S2	N	E
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<a href="#"><i>Nemastylis floridana</i></a> celestial lily	G2	S2	N	E
<a href="#"><i>Nolina atopocarpa</i></a> Florida beargrass	G3	S3	N	T
<i>Phyllophaga elongata</i> Elongate June Beetle	G3	S3	N	N
<a href="#"><i>Rhynchospora megaplumosa</i></a> large-plumed beaksedge	G2	S2	N	E
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<a href="#"><i>Zephyranthes simpsonii</i></a> redmargin zephyrlily	G2G3	S2S3	N	T

**Disclaimer**

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

**Unofficial Report**

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

**(See Section 62-345.400, F.A.C.)**

Site/Project Name The Village at Laurel and Jacaranda		Application Number		Assessment Area Name or Number Project Wetland	
FLUCCs code 641		Further classification (optional)		Impact or Mitigation Site? Impact	Assessment Area Size 6.6 Acres
Basin/Watershed Name/Number Myakka River/Southern Coastal		Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Pipes under the FPL patrol road connect the subject wetland to offsite wetlands to the south. It is also connected through control structures to the adjacent stormwater management system.					
Assessment area description The subject wetland is a remnant of a much larger wetland that was partially filled for the construction of the Venetian Golf and River Club and the construction Laurel Road. It functions as herbaceous marsh with mostly low growing wetland plant species.					
Significant nearby features None		Uniqueness (considering the relative rarity in relation to the regional landscape.) Not unique.			
Functions Wetland provides some habitat for wading birds and other wetland dependant species.		Mitigation for previous permit/other historic use Not applicable			
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found ) It is anticipated that the wetland is used for foraging by several species of wading birds. It also most likely provides habitat for small fishes, reptiles, and amphibians.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) No significant utilization anticipated. See environmental narrative.			
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Wading birds have been observed foraging in the wetland.					
Additional relevant factors:					
Assessment conducted by: Alec Hoffner		Assessment date(s): 6/13/2022			

**PART II – Quantification of Assessment Area (Impact or mitigation)**  
**(See Rules 62-345.500 and .600, F.A.C.)**

Site/Project Name	The Village at Laurel and Jacaranda	Application Number	Assessment Area Name or Number
Impact or Mitigation	Impact	Assessment conducted by: Alex D. Hoffner, Senior Scientist	Project Wetland - 6.6 Acres
			Assessment date: Jun-22

Scoring Guidance	Optimal (10)	Moderate (7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

<p>500(6)(a) Location and Landscape Support</p> <p>w/o pres or current      with      0</p> <p>4</p>	<p>The project wetland is located at the intersection of Laurel and Jacaranda. It is bordered to the north by Laurel Road, to the south by an FPL patrol road, and to the east by a stormwater pond.</p>
<p>500(6)(b) Water Environment      (N/A for uplands)</p> <p>w/o pres or current      with      0</p> <p>7</p>	
<p>500(6)(c) Community structure</p> <p>1. Vegetation and/or Community      2. Benthic</p> <p>w/o pres or current      with      0</p> <p>7</p>	
<p>This marsh contains a mix of native and non-native wetland plants including sand cordgrass (<i>Spartina patens</i>), maidencane (<i>Panicum hemiltonii</i>), topside grass (<i>Panicum repens</i>), arrowhead (<i>Sagittaria latifolia</i>), pickerelweed (<i>Pontederia cordata</i>), spatterdock (<i>Elaeagnus spp.</i>), prairie willow (<i>Salix pyramidalis</i>), floating heart (<i>Nymphoides sp.</i>), and other grasses and sedges.</p>	

For impact assessment areas
$FI = \text{delta} \times \text{acres} = 0.6 \times 6.6 = 3.96$

If preservation is mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For mitigation assessment areas

If mitigation
Time lag (t factor) =
Risk factor =

Delta = [with-current]
-0.6

Sec. 86-47(f) *Contents of planning commission report.*

- (1) *Rezoning amendments.* When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:
- a. Whether the proposed change is in conformity to the comprehensive plan.  
**The proposed change is in conformity to the Comprehensive Plan.**
  - b. The existing land use pattern.  
**The proposed change will provide a convenient location for commercial services to the neighborhood while providing extensive separation from the surrounding neighbors to ensure compatibility with the neighborhood.**
  - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.  
**The proposed change will not change the zoning designation and therefore, will not create an isolated district unrelated to adjacent and nearby districts.**
  - d. The population density pattern and possible increase or overtaking of the load on public facilities such as schools, utilities, streets, etc.  
**The proposed change will not increase density or otherwise increase impacts to any public facilities.**
  - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.  
**The proposed change does not change the existing zoning, it is limited to a modification to the currently approved PUD master development plan.**
  - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.  
**The need for commercial services in close proximity to the neighborhood in order to limit required vehicle trip lengths currently required to obtain such services makes the proposed change necessary.**
  - g. Whether the proposed change will adversely influence living conditions in the neighborhood.  
**The proposed change will not adversely influence living conditions in the neighborhood, in fact, the change will provide a positive benefit to neighbors.**
  - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.  
**The proposed change will not excessively increase traffic or otherwise affect public safety. Please see the attached transportation analysis from Stantec Consulting Services.**
  - i. Whether the proposed change will create a drainage problem.  
**The proposed change will not create any drainage problem.**
  - j. Whether the proposed change will seriously reduce light and air to adjacent areas.  
**The proposed change will not reduce light and air to adjacent areas.**
  - k. Whether the proposed change will adversely affect property values in the adjacent area.  
**The proposed change will not adversely affect property values in the adjacent areas and will likely increase property values due to the proximity to needed services.**
  - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

**The proposed change will not be a deterrent to the improvement or development of adjacent properties, the adjacent properties are currently developed or in the process of developing.**

- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.  
**The proposed change will not constitute a grant of special privilege to an individual as contrasted with the public welfare, but instead will provide a benefit to the public welfare.**
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.  
**The proposed change does not seek to change the existing PUD zoning it is limited to a modification of the currently approved PUD master development plan.**
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.  
**The proposed change is not out of scale with the needs of the neighborhood or the City. In fact, the proposed 10.42 acre commercial parcel is well below the allowable 25.2 commercial acreage contemplated for a PUD the size of the Milano PUD.**
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.  
**Not applicable, the proposed change does not seek to change the current PUD zoning it is limited to a modification of the currently approved PUD master development plan.**



## POLICY 8.2 ANALYSIS

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

- A. Land use density and intensity.  
**The proposed 10.42 acre commercial designated parcel is limited to 2% of the 503.9 acre PUD, or 40% of the maximum commercial permitted in the PUD. The provision of commercial services in the area will limit trip lengths and allow for multimodal connection to those services by the neighborhood and other nearby properties. The commercial parcel is located so as to mitigate impacts to adjacent and nearby properties with separation from surrounding properties by an FPL easement (south), open space (west), Laurel Road (north) and Jacaranda Boulevard (east).**
- B. Building heights and setbacks.  
**The proposed PUD Amendment does not seek to change the currently approved building heights for the Milano PUD. Setbacks will be a minimum of one (1) times the building height from the perimeter of the PUD.**
- C. Character or type of use proposed.  
**The proposed commercial use is compatible with the surrounding neighborhood, consistent with development patterns in the area, and will provide convenient access to commercial services for the neighborhood.**
- D. Site and architectural mitigation design techniques.  
**Site and architectural mitigation design techniques, if necessary, will be established through Site & Development Plan process.**

Considerations for determining compatibility shall include, but are not limited to, the following:

**The proposed use is not incompatible, nevertheless, the following responses are offered;**

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.  
**The proposed commercial use with its extensive separation from nearby single-family homes is compatible. Moreover, single-family neighborhoods will benefit from the provision of such services.**
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.  
**The proposed commercial use with its extensive separation from nearby single-family homes is compatible. Moreover, single-family neighborhoods will benefit from the provision of such services.**
- G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.  
**Not applicable.**
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.  
**The intensity of the proposed use is significantly below the maximum intensity of commercial uses within the PUD and compatible with the existing uses in the PUD.**

Potential incompatibility shall be mitigated through techniques including, but not limited to:

**The proposed use is not incompatible, nevertheless, the following responses are offered;**

- I. Providing open space, perimeter buffers, landscaping and berms.  
**Open Space, perimeter buffering, landscaping and berms will be provided to ensure compatibility.**
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.  
**Sources of light, noise mechanical equipment, refuse areas, delivery and storage will be adequately screened to ensure compatibility.**
- K. Locating road access to minimize adverse impacts.  
**Road access to the property has been designed to minimize impacts.**
- L. Adjusting building setbacks to transition between different uses.  
**Building height setbacks of one (1) times the building height have previously been established for the PUD.**
- M. Applying step-down or tiered building heights to transition between different uses.  
**Building height limits have been previously established for the PUD and are appropriate to ensure compatibility between different uses.**
- N. Lowering density or intensity of land uses to transition between different uses.  
**The proposed intensity of the commercial parcel combined with the setback and buffering requirements will ensure an appropriate transition between land uses.**

MILANO  
PLANNED UNIT DEVELOPMENT (PUD)  
BINDING MASTER PLAN AMENDMENT

June 14, 2022

ADOPTED BY ORDINANCE NO. 2022-\_\_\_\_\_  
\_\_\_\_\_, 2022

# MILANO PUD AMENDMENT

## PROJECT NARRATIVE

The Milano PUD is 528 +/- acre property located south of Laurel Road, north of Border Road, and bisected by the Jacaranda Boulevard Extension. The property is located within the Northeast Neighborhood of the Comprehensive Plan and has a Future Land Use Designation of Mixed Use Residential (MUR). The Milano PUD approved by Ordinance No. 2017-25 is a residential community consisting of detached single-family homes, paired villas, multi-family homes, amenity centers and open space. The density approved for the Milano PUD is up to 1,350 dwelling units.

The Milano PUD was amended by Ordinance No. 2020-40, which approved revisions to the PUD binding master plan which were all located within the approximately 36 acre development pod at the northwest corner of the Milano PUD, and were limited to the addition of one access point along Laurel Road and the restriction of the existing access point to egress only, the addition of project signage at the new access point, the addition of lot standards for townhomes, a modification of driveway standards for townhomes, the addition of an Amenity Area, the addition of alternative roadway sections to allow for on street parking, and minor modifications to conceptual stormwater pond configurations.

The Milano PUD was further amended by Ordinance No. 2022-\_\_\_ which was limited to the removal of 24.1 acres of open space along the western boundary of the Milano PUD, an area of open space which was added to the adjacent GCCF PUD and will remain open space within the GCCF PUD. Removal of the open space reduced the Milano PUD acreage to 503.9 acres; however, the minimum 50% open space within the Milano PUD was maintained, or exceeded. No other changes were proposed with the amendment.

This amendment to the Milano PUD proposes to re-designate a 10.42 acre parcel at the southwest corner of the Jacaranda Boulevard and Laurel Road, within the Milano PUD, from Open Space to Commercial, to add access points for the Commercial parcel and establish development standards for the Commercial parcel. The proposed Commercial designated parcel will allow for the provision of various retail and service uses to meet the needs of the neighborhood while reducing trip lengths and increasing multi-modal accessibility to such services for the neighbors. The PUD requirement for a minimum of 50% Open Space will continue to be maintained.

## COMPLIANCE

The proposed amendment to the Milano PUD plan remains consistent with all applicable elements of the City's updated 2017 Comprehensive Plan. Included among the applicable Elements, the proposed amendment to the Milano PUD is consistent with *Land Use Element and Northeast Neighborhood Element Strategies LU 1.2.16, LU 1.2.17, and LU NE 1.1.1.A and C.*, with respect to density and open space, and with *Open Space Element Intents OS 1.1, OS1.2, OS 1.3, OS1.4, OS 1.5 and OS 1.6* with respect to open space uses, wetlands, native habitats and open space corridors, and with *Land Use Element*

*Intent LU 4.1.*, with respect to transitional strategies related to compatibility, and development standards.

Finally, the proposed Milano PUD is in compliance with the City of Venice Land Development Code Sec. 86-130 requirements for Planned Unit Development (PUD) Districts as outlined in the below Land Use and Development Standards.

#### LAND USE AND DEVELOPMENT STANDARDS

The following identifies the proposed development standards for the Milano Planned Unit Development. In furtherance of the interpretation authority granted by the City of Venice Comprehensive Plan and Land Development Code, the Zoning Administrator shall have authority to administratively approve minor modifications of standards contained with the Milano Planned Unit Development, excluding standards related to density, building height, buffer widths, and the addition of permitted uses. Reasonable mitigation measures may be imposed by the Zoning Administrator to limit impacts from the requested adjustment of standards. Where the PUD master plan identifies areas for residential uses, the developer shall have the option to convert such residential use areas to open space uses.

Any standard not stated or otherwise addressed in the binding master plan is subject to Section 86-130, City of Venice PUD standards.

##### A. Land Uses

###### 1) Permitted Principal Uses and Structures

- Residential single-family dwellings (detached)
- Residential single-family dwellings (attached)
- Townhomes
- Multi-family dwellings
- Private club, community centers and civic and social organization facilities
- Recreational areas
- Open Space
- Convenience stores
- Grocery stores
- Pharmacies
- Produce markets
- Bakeries
- Florists
- Gift shops
- Automotive convenience centers
- Liquor Stores
- Hair and beauty care and other similar services
- Pet grooming

- Health spas
- Clothing repair and alteration
- Dry cleaning/laundry services
- Studios for instruction in dance, music, yoga, cheer/gymnastics, and fitness activities.
- Professional and Business Offices, Medical and dental clinics
- Banks and financial institutions
- Restaurants

2) Permitted accessory uses and structures

- Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
- Are located on the same lot as the permitted or permissible use or structure or on a contiguous lot in the same ownership.
- Do not involve operations or structures not in keeping with the character of the district.
- Do not involve the conduct of business on residential premises, provided that accessory home occupations shall be allowed as accessory to residential uses.

B. Density/ Intensity

- 1) Residential- Up to 1,350 residential units
- 2) Commercial - Maximum 10.42 acres
  - Maximum 0.5 FAR
  - No single use retail in excess of 65,000 square feet
- 3) Open Space- Minimum 50%

C. Maximum Height of Structures- 3 stories up to 42' including parking.

D. LOT DETAIL

1) Single-Family Detached

- Minimum Lot Size: 4,500 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Lot Width: 40 feet
- Front Yard: 20 feet, or 15 feet when building has side entry garage
- Side Yard: 5 feet
- Rear Yard: 10 feet
- Accessory structures/appurtenant structures including, but not limited to pool cages, may be located within five feet of the rear lot line

2) Single-Family Attached (Paired Villas)

- Minimum Lot Size: 4,140 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Lot Width: 36 feet
- Front Yard: 20 feet
- Side Yard: 5 feet
- Rear Yard: 10 feet
- Accessory structures/appurtenant structures including, but not limited to pool cages, may be located within five feet of the rear lot line

3) Townhomes

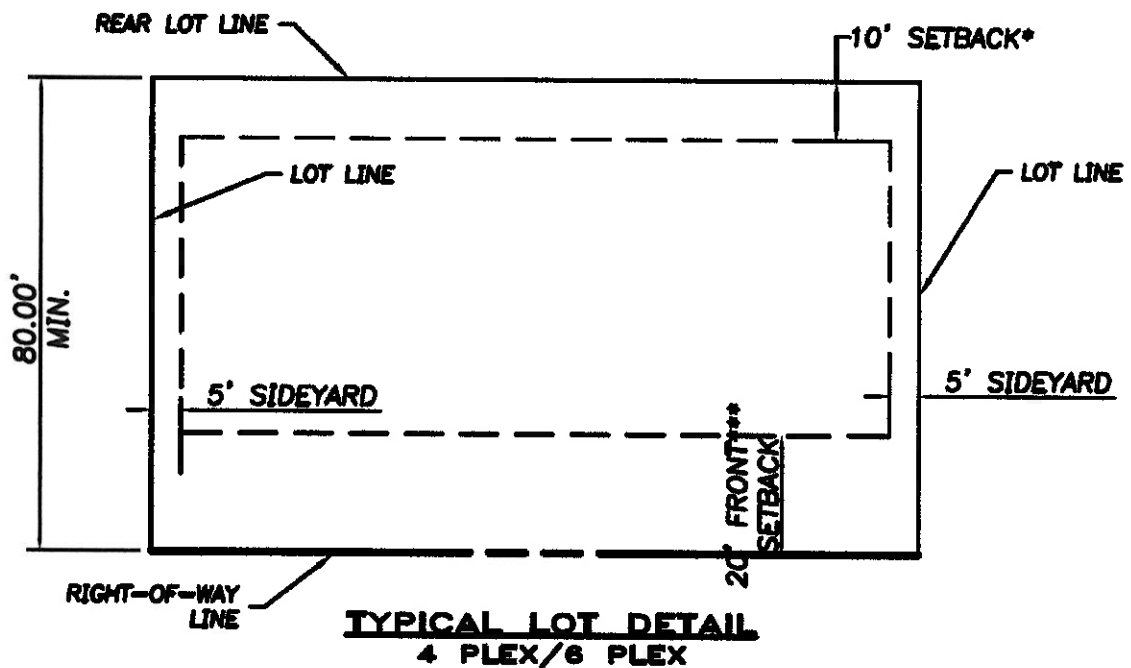
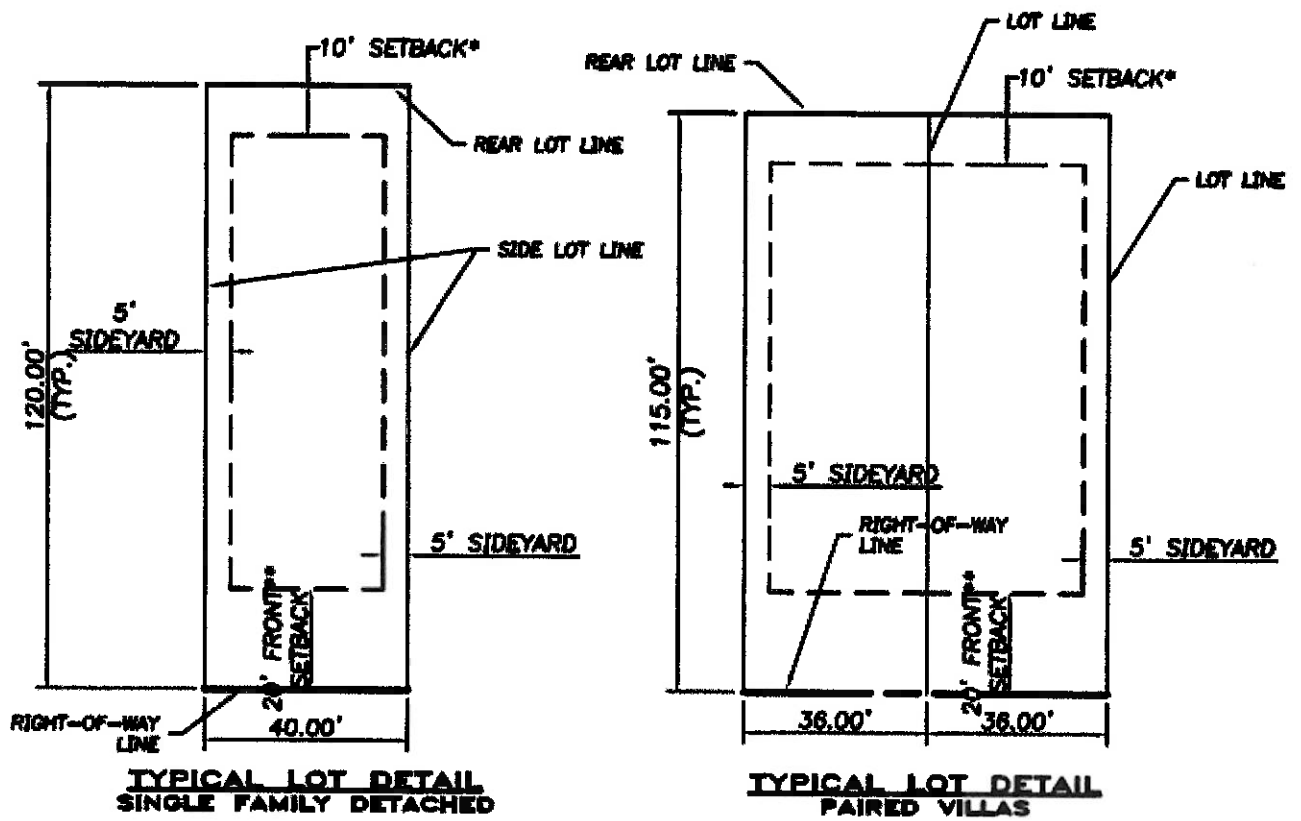
- Minimum Lot Size: 1,800 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements set out in this section
- Lot Width: 18 feet
- Front Yard: 20 feet
- Side Yard: none
- Rear Yard: 10 feet
- Accessory structures/appurtenant structures including, but not limited to pool cages, may be located within five feet of the rear lot line

4) Multi-Family

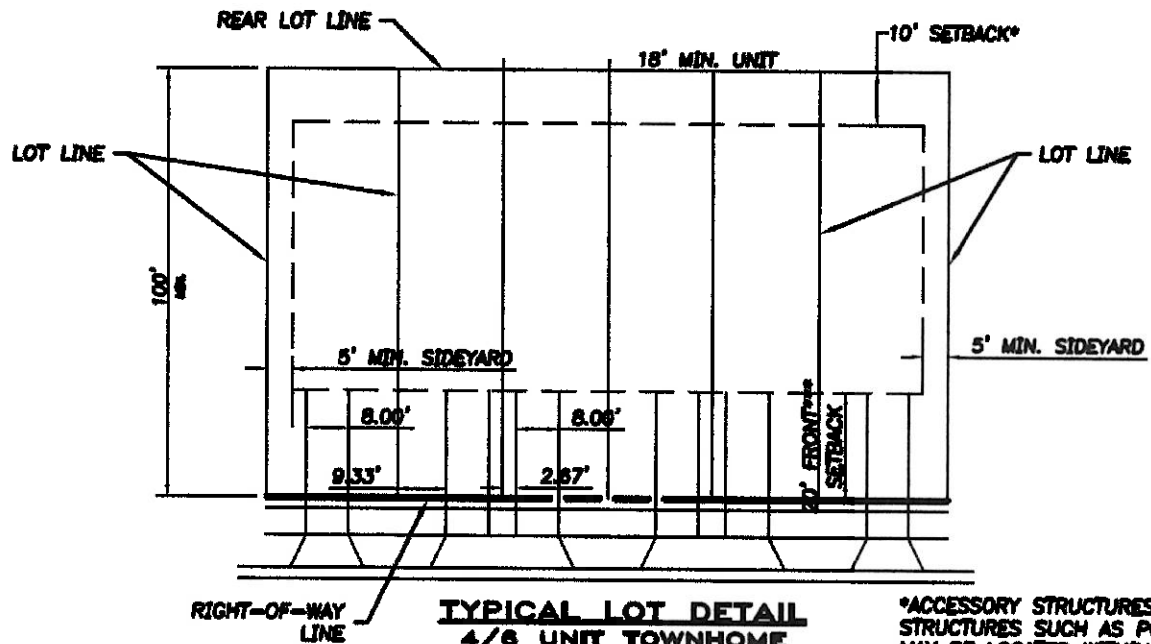
- Minimum Lot Size: 10,400 square feet
- Maximum Lot Coverage: None, except as required to meet other requirements as set out in this section
- Lot Width: 130 feet
- Front Yard: 20 feet
- Side Yard: 5 feet
- Rear Yard: 10 feet
- Accessory structures/appurtenant structures including, but not limited to pool cages, may be located within five feet of the rear lot line

5) Commercial

- Minimum Lot Size: None, except as required to meet other requirements as set out in this section
- Maximum Lot Coverage: None, except as required to meet other requirements as set out in this section
- Lot Width: None, except as required to meet other requirements as set out in this section
- Front Yard: 10 feet
- Side Yard: None
- Rear Yard: 10 feet







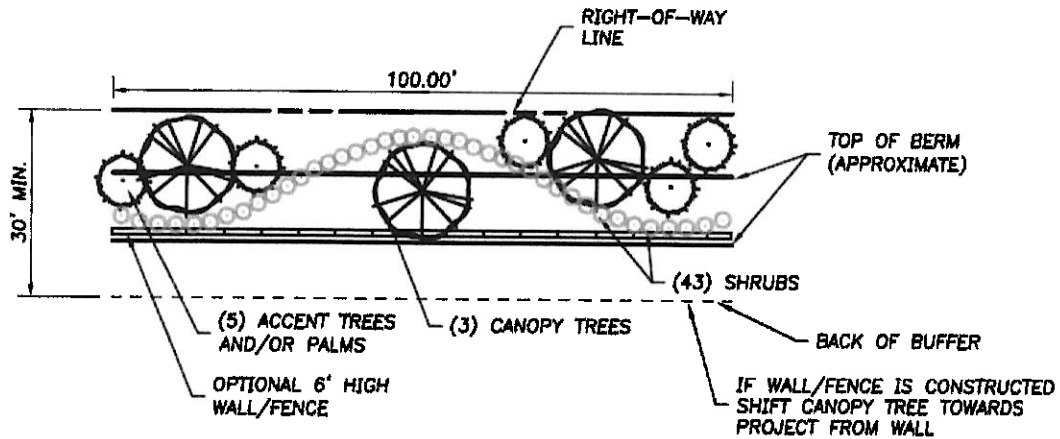
\*ACCESSORY STRUCTURES/APPURTENANT STRUCTURES SUCH AS POOL CAGES, MAY BE LOCATED WITHIN FIVE FEET OF THE REAR LOT LINE.

\*\*FRONT SETBACK MAY BE REDUCED TO 15' WHEN THE BUILDING HAS A SIDE ENTRY GARAGE

\*\*\*SETBACKS ARE MINIMUMS AND MAY BE EXCEEDED WHERE NECESSARY

## E. BUFFERS/ LANDSCAPING

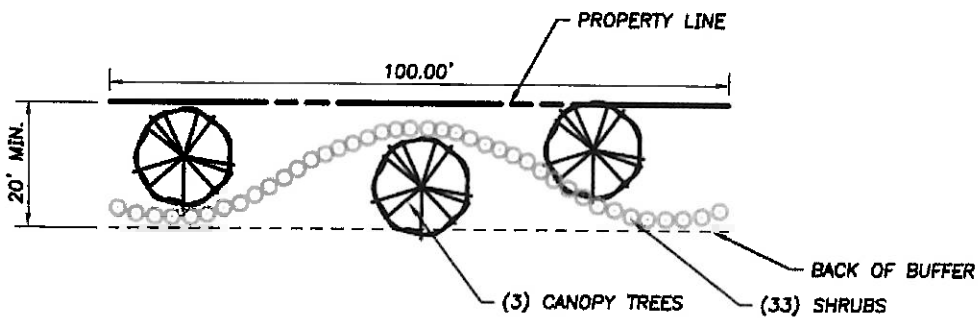
### 1) Residential



#### JACARANDA BOULEVARD TYPICAL BUFFER

##### NOTES:

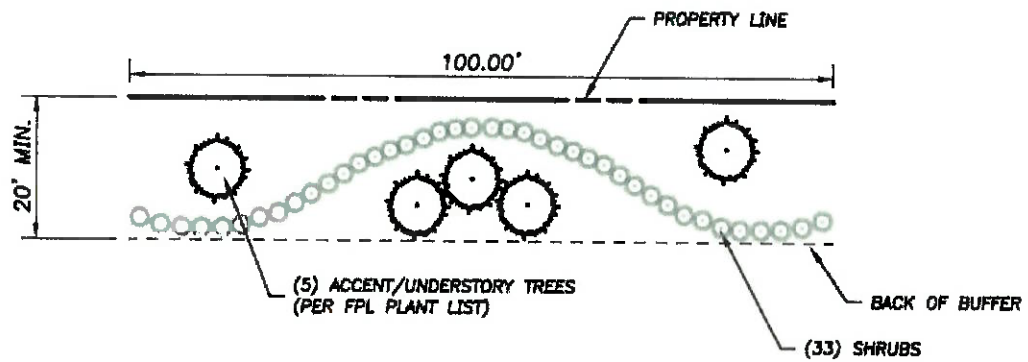
PLANT MATERIAL AND WALL LOCATION DEPENDS ON EXISTING SARASOTA COUNTY UTILITIES LOCATIONS BERM CONSTRUCTION RESTRICTIONS PER SARASOTA COUNTY UTILITY DEPARTMENT.



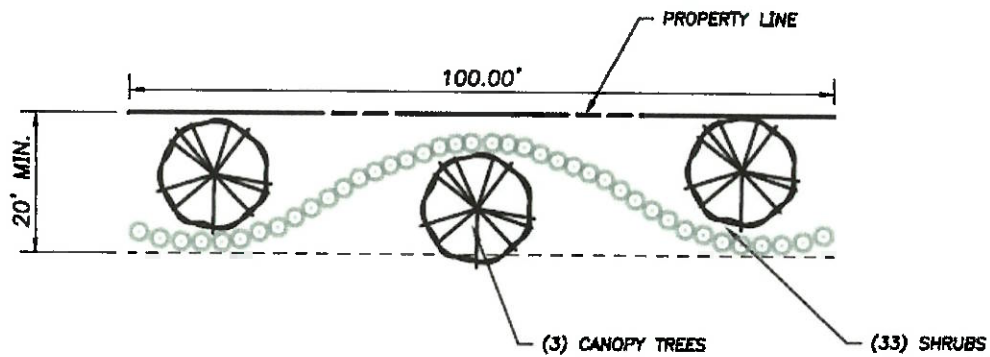
#### EAST PROPERTY LINE TYPICAL BUFFER

##### NOTES:

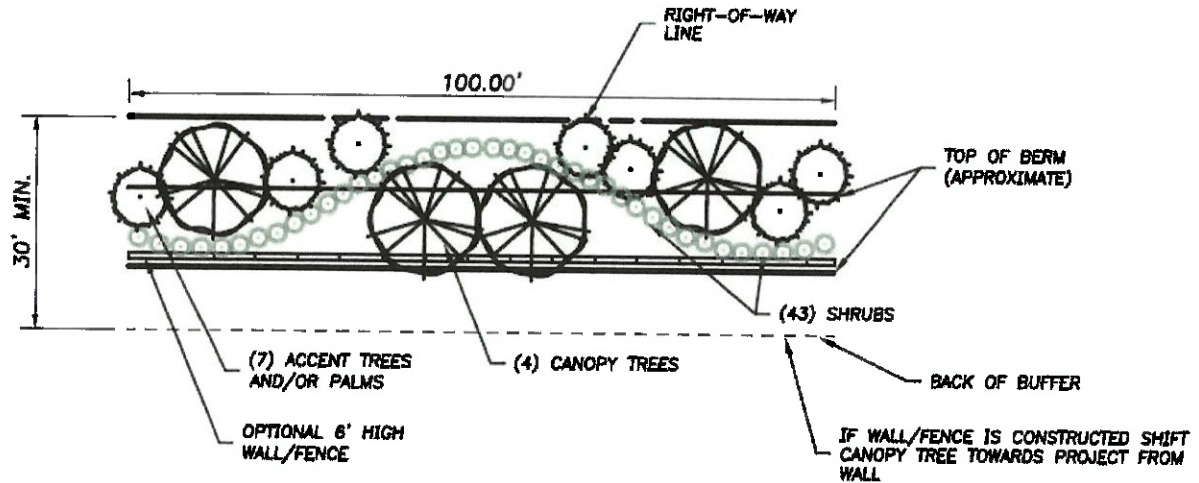
1. EXISTING VEGETATION TO REMAIN WHERE FEASIBLE TO SATISFY BUFFER PLANTING REQUIREMENTS
2. TYPICAL BUFFER REQUIREMENTS WILL NOT APPLY WHERE EXISTING WETLANDS ARE TO REMAIN.



**WEST PROPERTY LINE BUFFER (TYPE A)(FPL EASEMENT)**



**WEST PROPERTY LINE BUFFER (TYPE B)(NO FPL EASEMENT)**

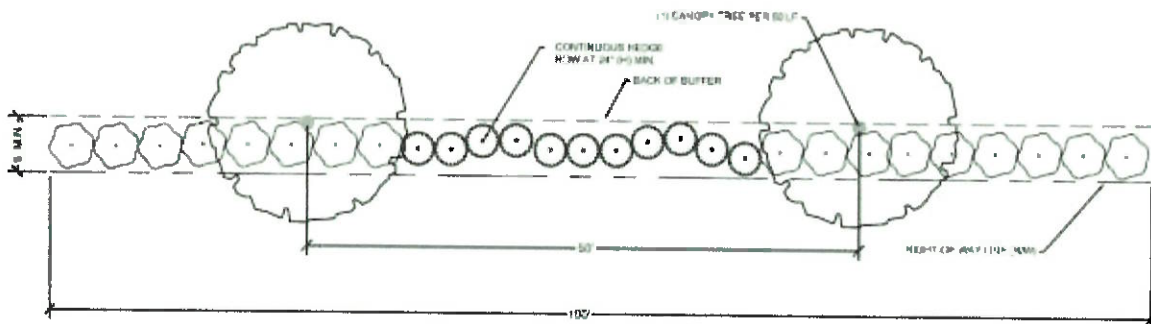


**LAUREL ROAD AND BORDER ROAD TYPICAL BUFFER (60% OPACITY)**  
**(TYPE C)– WITH FPL CONFLICT**

**NOTES:**

1. EXISTING VEGETATION TO REMAIN WHERE FEASIBLE TO SATISFY BUFFER PLANTING REQUIREMENTS
2. TYPICAL BUFFER REQUIREMENTS WILL NOT APPLY WHERE EXISTING WETLANDS ARE TO REMAIN.
3. WHERE OVERHEAD UTILITY POLE LOCATIONS RESTRICT VERTICAL VEGETATION HEIGHTS, ACCENT TREES AS DEFINED BY SARASOTA COUNTY SHALL BE USED IN LIEU OF A CANOPY TREE.

**2) Commercial**



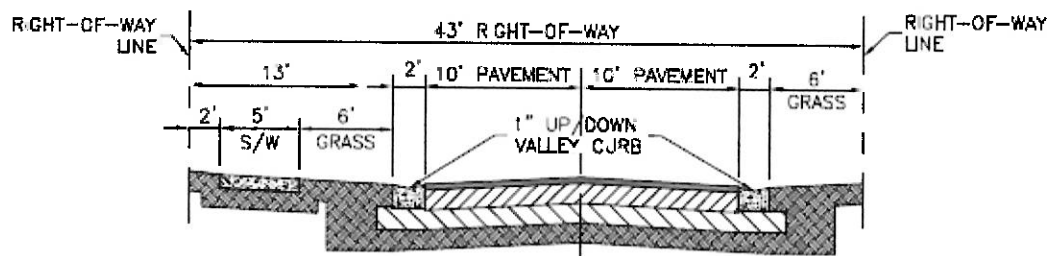
**NOTE:**

1. PLANT MATERIAL APPROVED INDICATED DEPENDS ON EXISTING UTILITY LOCATIONS
2. AN OPAQUE WALL CAN BE USED IN LIEU OF A CONTINUOUS HEDGE. IF A WALL IS TO BE UTILIZED ONE SHRUB/VINE PER 10 LINEAR FEET SHALL BE PLANTED. THESE SHRUBS/VINES SHALL NOT BE PLANTED EVERY 14 FEET
3. SHRUBS/VINES SHALL BE PLANTED STREET SIDE UNLESS THEY ARE OF SUFFICIENT HEIGHT AT THE TIME OF PLANTING
4. THE REMAINDER OF THE BARRIER SHALL BE LANDSCAPED WITH GRASS, BROADLEAF COVER OR OTHER LANDSCAPE MATERIAL

## F. Roadway Design

- 1) The Milano PUD proposes an alternative neighborhood roadway design with the following standards ( see typical roadway section below):

- Right-of-Way: 43 feet
- Travel Lanes: 10 feet
- Sidewalk: 5 feet, one side of street only
- 2 foot curb
- One (1) tree per lot which may be placed within or adjacent to the ROW, minimum 3" caliper at installation

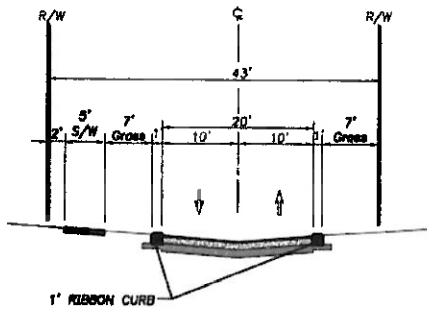


### TYPICAL NEIGHBORHOOD ROADWAY SECTION

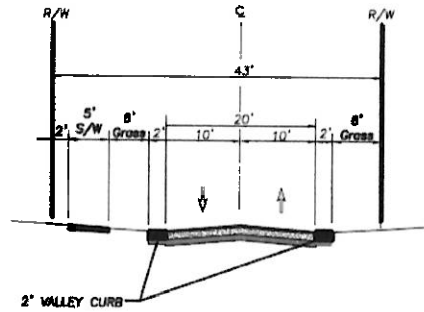
#### NOTES:

1. ALL PRIVATE LOCAL STREET RIGHT OF WAYS TO BE INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENTS, AND PUBLIC UTILITY EASEMENTS.
  2. NO UTILITY SERVICES IN SIDEWALK.
  3. THERE SHALL BE NO ON-STREET PARKING PERMITTED.
- 
- 2) Pursuant to Sec. 86-233(3) City Council Approval of dead-end streets (cul-de-sacs) up to 1,200 feet in length is requested.
  - 3) Pursuant to City of Venice Comprehensive Plan, Housing and Neighborhood Development Policy 2.6, City Council approval of limited access gates for neighborhood roads is requested.
  - 4) The Milano PUD proposes the additional alternative roadway design standards for the 36 acre development pod at the northwest corner of the Milano PUD.

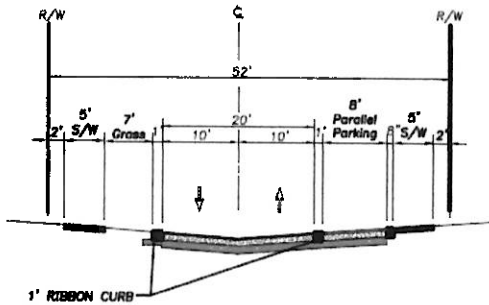
## ROADWAY SECTIONS



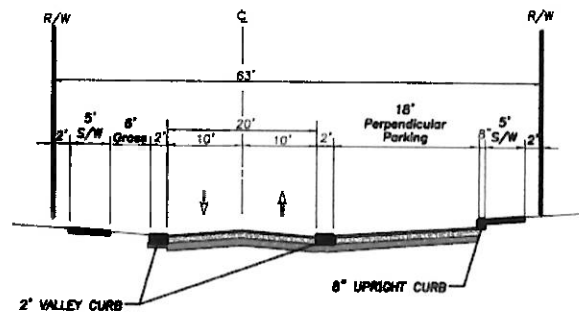
**INVERTED CROWN 43' RIGHT-OF-WAY SECTION**  
20' PAVEMENT  
-- NO SCALE --



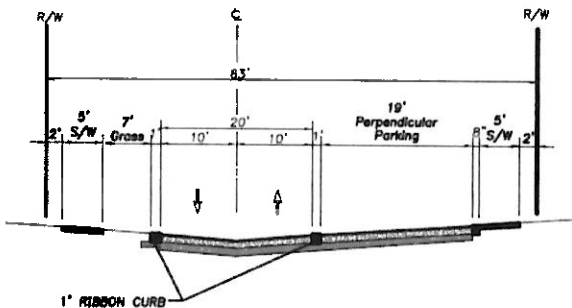
**TYPICAL NEIGHBORHOOD ROADWAY SECTION**  
20' PAVEMENT  
-- NO SCALE --



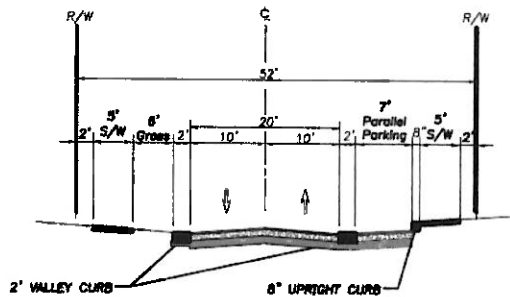
**INVERTED CROWN 52' RIGHT-OF-WAY SECTION**  
PARALLEL PARKING  
20' PAVEMENT  
-- NO SCALE --



**CROWN 63' RIGHT-OF-WAY SECTION**  
PERPENDICULAR PARKING  
20' PAVEMENT  
-- NO SCALE --



**INVERTED CROWN 63' RIGHT-OF-WAY SECTION**  
PERPENDICULAR PARKING  
20' PAVEMENT  
-- NO SCALE --



**CROWN 52' RIGHT-OF-WAY SECTION**  
PARALLEL PARKING  
20' PAVEMENT  
-- NO SCALE --

### NOTES:

1. ALL PRIVATE LOCAL STREET RIGHT OF WAYS TO BE INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENTS, AND PUBLIC UTILITY EASEMENTS.
2. NO UTILITY SERVICES IN SIDEWALK.

G. SIGNAGE: No signs are permitted in the Milano PUD except:

- 1) One non-illuminated temporary construction project ground sign per street frontage, not exceeding 32 square feet in area, such sign not to be erected more than 60 days prior to the time actual construction begins, and to be removed upon completion of actual construction. If construction is not begun within 60 days or if construction is not continuously and actively prosecuted to completion, the sign shall be removed.
- 2) One community identification, monument-style ground sign, not to exceed nine (9) feet in height and twenty (20) feet in width, on each side, or in the median and one side, of each vehicular access point off Laurel Road and Jacaranda Boulevard, including access points at the intersections of Laurel Road and Jacaranda Boulevard, and Border Road and Jacaranda Boulevard.
- 3) One wall or monument-style ground sign, not over eight square feet in area, to identify a private club.
- 4) Commercial Signs- Pursuant to Sec. 86-403 (a.) (1).

H. Architectural Design Standards: Pursuant to City of Venice Comprehensive Plan, Future Land Use and Design Element, Policy 16.18.G.1, the Milano PUD will apply Northern Italian Architectural Design.





## PROPOSED MILANO PUD MODIFICATION TO STANDARDS

- 1) A modification to the requirements of Sec. 86-130 (q), concerning the requirement that no structure shall be located closer to any perimeter property line than two times the height of such structure, is requested. The proposed modification is to reduce the required setback from perimeter property lines to one times the building height.

The proposed modification request is justified based upon the low intensity of the development plan, the extensive perimeter buffers and the significant amount of open space otherwise provided.

- 2) A modification to the requirements of Sec 86-232(5) concerning the roadway design standards is proposed and an alternative neighborhood roadway design is proposed. The proposed modification reduces right-of way width from 52' to 43', allows for sidewalks on one side of the neighborhood roadway only, and eliminates bike lanes for the neighborhood roadways.

The proposed modification request is justified based upon the protection of wetlands and their buffers afforded by the modification, the low intensity of the development plan, and the circulation plan which demonstrate sidewalks on one side of the street will provide excellent pedestrian connectivity from each of the development pods to the amenity center and also to the sidewalk and multi-use trail along Jacaranda Boulevard.

- 3) A modification to Sec. 86-130 (h) is requested concerning building height. The proposed modification is to replace the Land Development Code standard of 35' over 10' of parking with the Comprehensive Plan standard of 3 stories up to 42' including parking.

The proposed modification, at the direction of City staff, is necessary to address an inconsistency between the City's Land Development Code and its Comprehensive Plan.

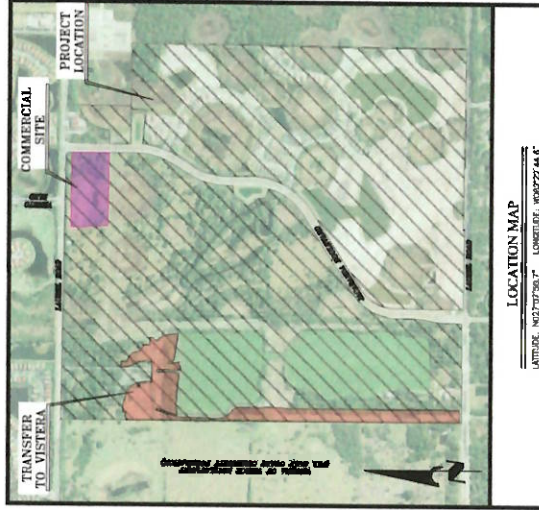
- 4) A modification to Sec. 86-423(b) is requested concerning driveway standards for Townhomes. The proposed modification is to substitute the driveway dimension as depicted on the Typical Lot Detail for Townhomes (Page 6), and to reduce the required minimum distance from the edge of pavement of two intersecting streets from 40 feet to 30 feet.

The proposed modification is justified based upon the width of Townhome lots, and the limited number of driveways which will be located in proximity to the intersection of two streets, and the number of lots that would not meet the 40 foot standard (one lot).

# PLANNED UNIT DEVELOPMENT PLANS FOR MILANO

PART OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST  
CITY OF VENICE  
SARASOTA COUNTY, FL

A DEVELOPMENT BY  
NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC  
5800 LAKEWOOD RANCH BOULEVARD  
SARASOTA, FL 34240  
(941) 328-1111



SHEET NO.	DESCRIPTION
1	COVER SHEET
2	MASTER SITE PLAN
3	CIRCULATION PLAN

<p>CALL BEFORE YOU DIG "SUNSHINE STATE ONE-CALL CENTER" 1-800-432-4770 FOR A LIST OF PARTICIPATING UTILITIES, VISIT: <a href="http://www.floridacallsone.com">www.floridacallsone.com</a> OR CALL: 1-800-432-4770</p>		<p>Call Engineering   Land Surveying <b>ENGINEERING, LLC.</b> BRIAN G. MURPHY, P.E., L.S. P.A.#19350179   L.S.#4334 C.A.#32086   I.B.#6384</p>		<p>NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC MILANO COVER SHEET</p>	<p>1" = 300' N/A N/A NEAL0015PUD</p>
<p>DATE: JANUARY 27, 2022 BY: BRC PUD MODIFICATION</p>		<p>1</p>			







**LEGEND:**

- SINGLE FAMILY/PAIRED VILLAS/MULTI-FAMILY
- SINGLE FAMILY/PAIRED VILLAS
- AMENITY AREA
- COMMERCIAL SITE
- ROW
- WETLANDS
- LAKES
- CONSERVATION AREA
- OTHER OPEN SPACES
- OPEN SPACE TRANSFER TO GOCF PUD
- OPTIONAL CONNECTION
- EXISTING 5' SIDEWALK
- PROPOSED 5' SIDEWALK
- CROSSWALK
- EXISTING 12' MULTI-USE RECREATION TRAIL
- COMMERCIAL ACCESS

**NEAL COMMUNITIES OF  
SOUTHWEST FLORIDA, LLC**

**MILANO PUD**

**CIRCULATION PLAN**

Scale: 1" = 300'

North Arrow

0 150 300 600  
FEET

**ENGINEERING, LLC.**

Call Engineering | Land Surveying

3400 Conquest Court, Suite 100, R. 3400  
CA 92316 | 951.403.4034

**CALL BEFORE YOU DIG!**

"SUNSHINE" CALL CENTER  
1-800-452-4770

DATE: JANUARY 27, 2022

PROJECT: PUD MODIFICATION