

PZ 111-135



City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING
COMPREHENSIVE PLAN AMENDMENT APPLICATION

COMP. PLAN AMENDMENT 17-03 CP

Project Name: The Woods at Venice (Jackson Road Amendment)

Parcel Identification No.: Not Applicable

Address: Not Applicable

Parcel Size: Not Applicable

FLUM designation: Border Road to Myakka River Neighborhood

Zoning Map designation: Not Applicable

Property Owner's Name: Border Road Investments, LLC

Telephone: _____

Fax: _____

E-mail: _____

Mailing Address: 5800 Lakewood Ranch Boulevard, Sarasota, FL 34240

Project Manager: Jeffery A. Boone, Esq.

Telephone: (941) 488-6716

Mobile / Fax: _____

E-mail: jboone@boone-law.com

Mailing Address: 1001 Avenida Del Circo, Venice, FL 34285

Project Engineer : _____

Telephone: _____

Mobile / Fax: _____

E-mail: _____

Mailing Address: _____

Project Architect: _____

Telephone: _____

Mobile / Fax: _____

E-mail: _____

Mailing Address: _____

Incomplete applications cannot be processed - See reverse side for checklist

Revised 9/10

Applicant Signature / Date:

4/10/17

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APR 13 2017

Officer: ZASHIERJS	Type: OC	Drawer: 1
Date: 4/13/17 00	Receipt no: 57457	
PZ 2017 135	PLANNING & ZONING	
1.00		\$6366.00
CK CHECK 1411		\$6366.00
Total tendered		\$6366.00
Total payment		\$6366.00

PLANNING & ZONING Trans date: 4/13/17 Time: 11:08:00

APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- Statement of Ownership & Control**
- Signed, Sealed and Dated Survey of Property** NOT APPLICABLE
- Agent Authorization Letter**
- Narrative describing the petition**
- Public Workshop Requirements.** Date held _____ NOT APPLICABLE
 - Copy of newspaper ad.
 - Copy of notice to property owners.
 - Copy of sign-in sheet.
 - Written summary of public workshop.
- Land Use Map** – May include existing conditions, aerial photographs, natural communities and transportation network.
- Base Analysis** – May include Comprehensive Plan policy evaluation, site data and land use information (demographics, housing, public service and utilities, transportation, environmental, recreation and open space), special studies, etc. in support of proposed amendment.

Please see attached project narrative

Fees

Application filing fee.

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

Comprehensive Plan Amendment Narrative

The applicant, Border Road Investments, LLC., is the owner and developer of property commonly referred to as The Woods at Venice, abutting Jackson Road and within the Border Road to Myakka River Neighborhood Planning Area.

The applicant proposes to amend Future Land Use Policy 18.8 of the Comprehensive Plan concerning development within the Border Road to Myakka River Planning Area. Specifically the proposal is to eliminate Policy 18.8.E regarding construction of Jackson Road as a two lane collector from Border Road to Laurel Road (see attached proposed amendment).

The proposed amendment is supported by the reduction in density of the approved Woods at Venice PUD (1.7 du/ac.) from the density allowed within the Planning Area (5 du/ac.), the desire expressed by neighbors east of Jackson Road during the Woods at Venice public hearings for Jackson Road not to be connected from Border to Laurel Road, and the lack of clarity within the Comprehensive Plan Policy concerning the party obligated to build and maintain the road segment.

Approval of the proposed amendment will provide clarity to all parties including the applicant and other residents in and around the Border Road to Myakka River Neighborhood Planning Area regarding development in the area, and therefore approval of the proposed amendment is hereby requested.

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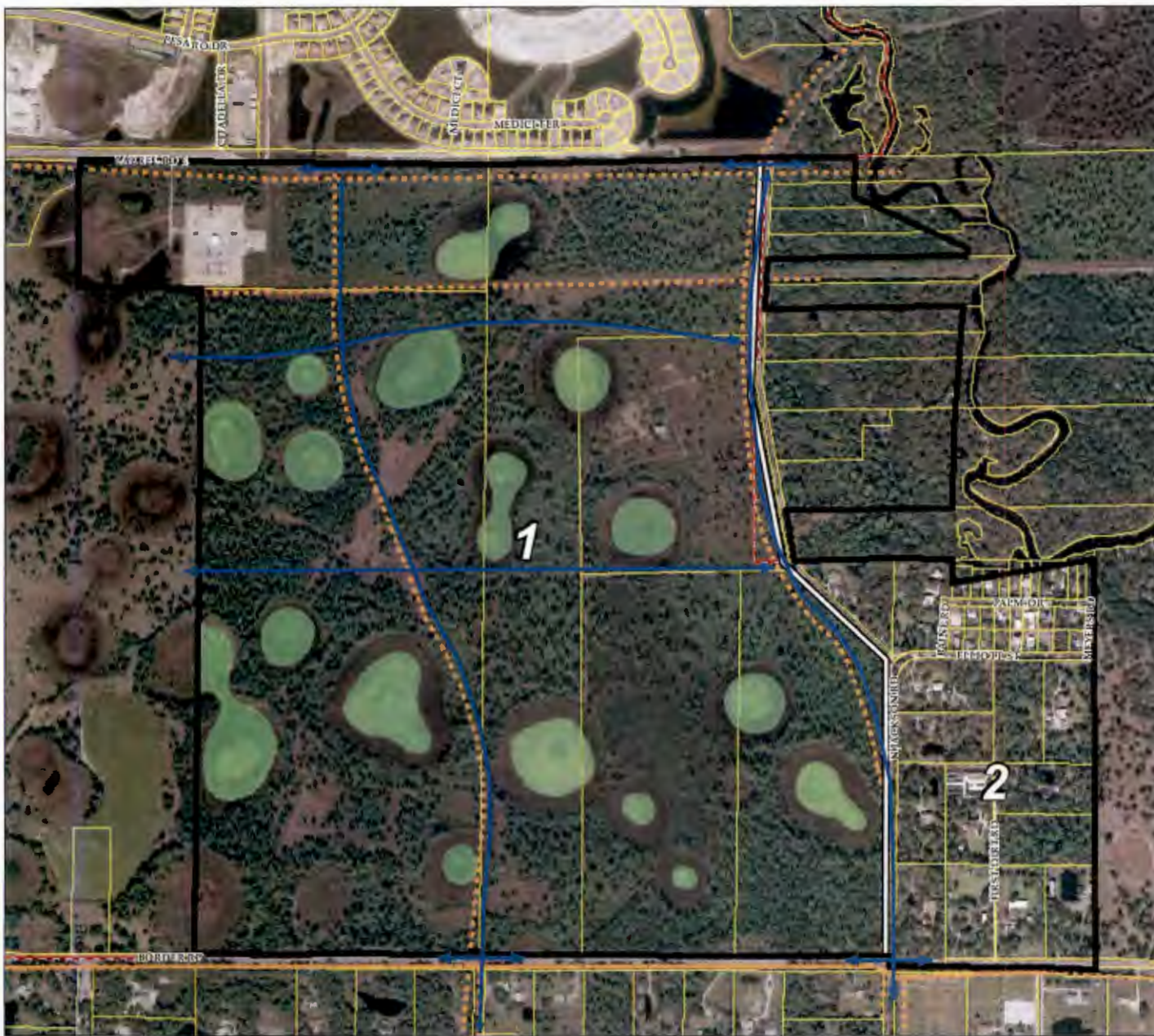
Policy 18.8 Border Road to Myakka River Neighborhood Standards. Development in the Border Road to Myakka River Neighborhood shall reflect the following development scenario:

- A. The maximum residential density in this neighborhood shall be:
 - 1. Subarea No. 1: Up to 5 units per acre, calculated on a gross area basis.
 - 2. Subarea No. 2: Up to 3 units per acre, calculated on a gross area basis.
- B. Up to 5% of the acreage in this neighborhood will be allowable for accessory non-residential (retail, office, and commercial) uses. The square footage of accessory non-residential uses allowed in this neighborhood shall not exceed a floor area ratio (FAR) of 0.25.
 - 1. The accessory non-residential uses are intended to provide convenient access and walk/bikeability for residents of the area to these services.
 - 2. Residential and non-residential use may be adjusted according to the needs of the community.
 - 3. Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 4,000 square feet non-residential space, gross acreage.
- C. Building envelope:
 - 1. Maximum height shall be limited to 2 stories, up to 35' including parking.
 - 2. Mitigating techniques as described in Objective 8, Policy 8.2 of this Element shall be required to ensure compatibility with adjacent uses.
- D. Conservation and open space shall be at least 57 acres.
 - 1. The total amount of conservation and open space area will be determined upon submittal of an application for development and an evaluation of the value and function of site specific environmental features.
 - 1. Every effort shall be made to conserve existing environmental features, including functioning wetland or upland habitat, and to buffer the Myakka River watershed from adjacent uses with native vegetation.
 - 2. A public greenway along the Myakka River shall be considered as a means of providing open space.
- ~~E. Construction of a collector roadway system through the community neighborhood which provides for the interconnection of Jackson Road from Border Road to Laurel Road as a two-lane collector facility as depicted on Map TRANS-1, Future Traffic Circulation Plan, of the Transportation Infrastructure & Service Standards Element.~~

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City of Venice

Map FLUM-18
 Border Road to Myakka River Neighborhood
 (JPA/ILSBA Area No. 3)

- Joint Planning Area
- Venice City Limits, 2010
- Parcels
- Subarea Delineation

- Utility Corridor*
 - Conservation/Open Space*
 - Pedestrian/Vehicular Connectivity*
- *Conceptual features based on JPA Maps, April 2007.

FOR FULL POLICY LANGUAGE, PLEASE SEE POLICY 18.7 AND POLICY 18.8 OF THE FUTURE LAND USE & DESIGN ELEMENT.

City of Venice Comprehensive Plan
 Adopted 06/08/10 | ORD No. 2010-08
 AMD No. City of Venice 10-1ER

Source: City of Venice GIS, 2010; City of Venice
 Planning & Zoning Department, 2010.



0 0.05 0.1 0.2 0.3 Miles



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