

## Project Narrative

Palencia

Border Road & Jacaranda Boulevard

Venice, FL 34292

The purpose and the intent of this project is to develop a 73 acres parcel and provide wetland mitigation and creation on an additional 6.7 acres parcel with a total project area of 80 acres more or less. The project will consist of approximately 203 Single-Family Residential units to include parks, amenities and open space areas on-site. Palencia has concurrent applications submitted to the City of Venice for a Comprehensive Plan Amendment, PUD Zoning Map Amendment and Annexation of both parcels into the City of Venice, which is consistent with the other development projects in the area.

The subject parcels are located in Section 03, Township 39S, Range 19E in Sarasota County, Florida. The main parcel is accessible by Border Road to the north, Jacaranda Boulevard on the east, Ewing Drive to the south, and North Clermont Road to the west. The second parcel is bordered by Ewing Drive to the north, Jacaranda Boulevard to the east, Curry Creek Canal to the south, and single-family homes on large lots to the west.

The site contains two large borrow pits excavated prior to 1985, a storm water treatment pond maintained by the County and an FPL easement bisecting the property.

The Sarasota County parcel identification numbers, the addresses and other property details have been provided below.

The applicant will be purchasing these properties from the current property owners upon approval of the four (4) City of Venice petitions. Documentation of ownership and control of the subject property is included within the Trustee Distributive and Warranty Deeds.

### **Parcel 1**

**Situs Address:** Border Rd., Venice, FL 34292

**Property I.D.:** 0399010001

**Parcel Size:** 73 Acres

**Property Use:** 6200 AG-Grazing Land Soil Capability Class

### **Current FLUM Designation:**

Sarasota County FLUM – Rural Area;

City of Venice FLUM -2B, Subarea No. 1 (north of Ewing Drive) as residential; a maximum of 9 dwelling units per acre - Potential Annexation Areas JPA/ILSBA

**Proposed FLUM Designation:** City of Venice - Mixed Use Residential (MUR)

**Current Zoning Designation:** Sarasota County - Open Use Estate (OUE)

**Proposed Zoning:** City of Venice - Planned Unit Development (PUD)

**Current Municipality:** Sarasota County

**Current Property Owner:** SSD Land Holdings, LLC

**Parcel 2**

**Situs Address:** Jacaranda Blvd., Venice, FL 34292

**Property I.D.:** 0399090001

**Parcel Size:** 6.7 Acres

**Property Use:** 0000 Residential Vacant Site

**Current FLUM Designation:**

Sarasota County FLUM – Rural Area;

City of Venice FLUM -2B, Subarea No. 2 (south of Ewing Drive) as residential; a maximum of 13 dwelling units per acre - Potential Annexation Areas JPA/ILSBA

**Proposed FLUM Designation:** City of Venice - Mixed Use Residential (MUR)

**Current Zoning Designation:** Sarasota County - Open Use Estate (OUE)

**Current Municipality:** Sarasota County

**Current Property Owner:** Russell W. & Iralyn M. Snyder and Jason Milton & Johnathan Sol Kramer

The proposed project is compatible with the other PUD communities in the general area. Please accept the enclosed Preliminary Plat Application to the City of Venice in addition to the following concurrent petitions previously submitted for Annexation, Comprehensive Plan Amendment and PUD Zoning Map Amendment.