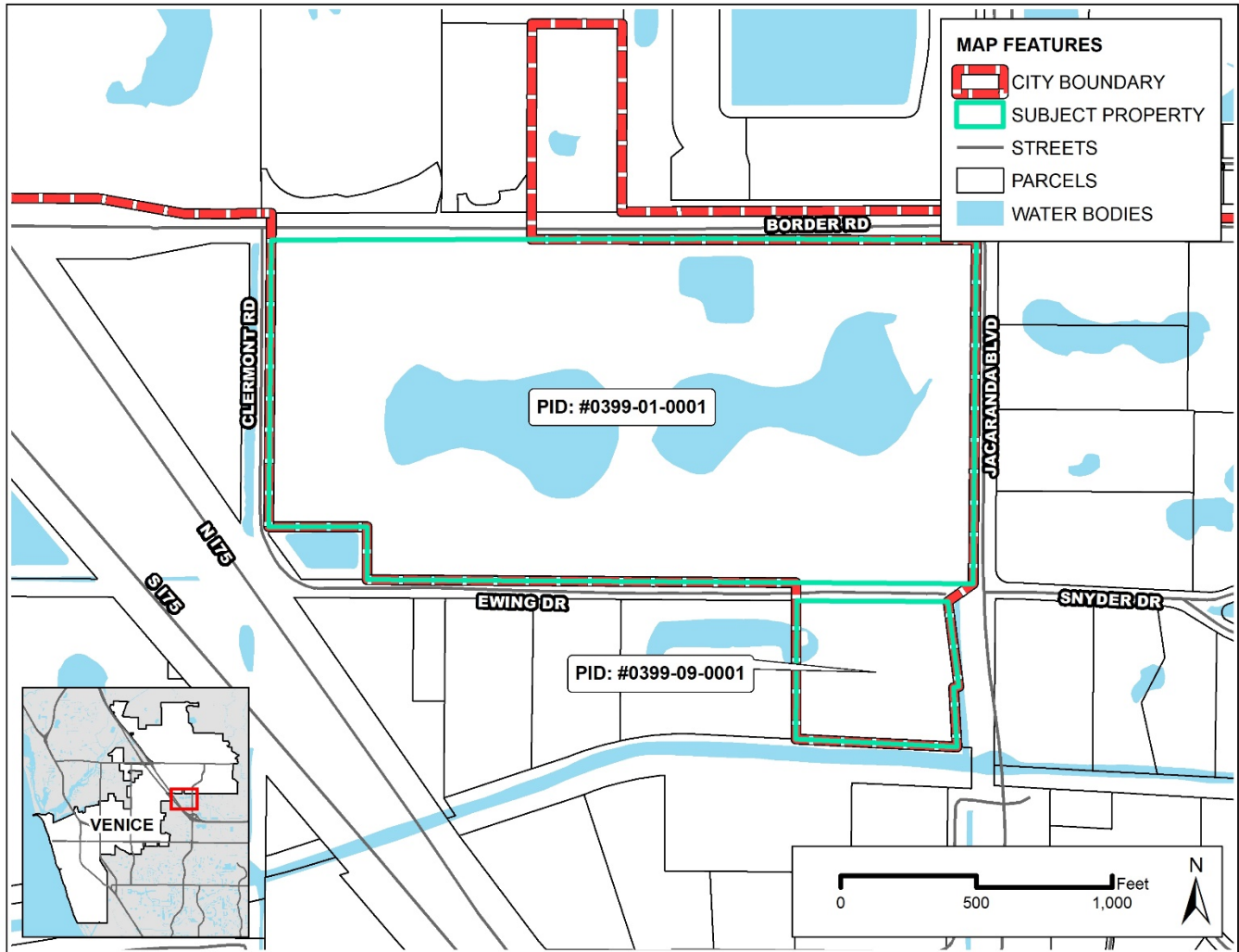


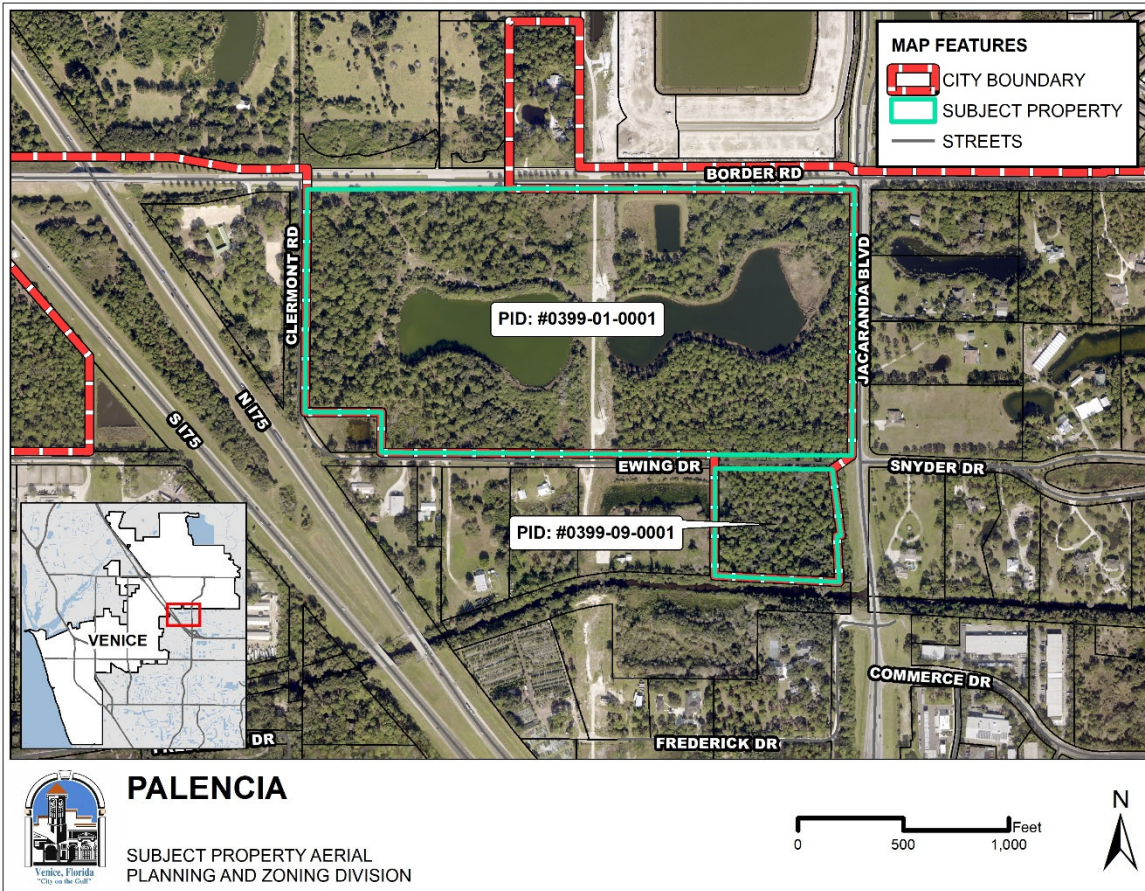


PRELIMINARY PLAT: PALENCIA STAFF REPORT, PETITION NO. 20-07PP



PRELIMINARY PLAT	
Request:	Approval of a preliminary plat for 203 residential single family lots
Owners:	SSD Land Holdings, LLC, Russell W. and Iralyn M. Snyder, Jason Milton Kramer, and Jonathan Sol Kramer
Applicant:	D.R. Horton, Inc. (Contract Purchaser)
Agent:	Jeffrey A. Boone, Esq. of the Boone Law Firm
Location:	Southwest corner of intersection of Border Road and Jacaranda Boulevard
Parcel ID:	0399010001 and 0399090001
Parcel Size:	73 +/- acres and 6.7 +/- acres
Current Future Land Use:	Mixed Use Residential (MUR)
Current Zoning:	Planned Unit Development (PUD)
Neighborhood:	Northeast

Aerial Photograph



EXISTING CONDITIONS

The subject 80± acre property consists of two vacant parcels, 73± acres and 6.7± acres, with multiple owners. There are wetlands and other surface waters on the property, along with wooded areas and a Florida Power and Light easement that bisects the property. The larger parcel is bounded by N. Clermont Road, Border Road, Jacaranda Boulevard, and Ewing Drive, with the smaller parcel bounded by Ewing Drive, Jacaranda Boulevard, Curry Creek, and large lot residential in Sarasota County. The parcels have no current active uses, while adjacent parcels are used as residential, agricultural, and vacant land. Vehicular access to the property will be provided off of Border Road, which is paved.

Site Photos



West along Border Rd., stormwater pond on left



East along Border Rd. looking toward N. Clermont Rd.



N. Clermont Rd. from Border Rd., looking south



View is north along FPL easement bisecting property

Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) shows the majority of the subject property with designations of Zone X: outside the 500 year floodplain; X500: 0.2% annual chance of flooding; and AE: 1% annual chance of flooding. The AE portions of the subject properties are in a Special Flood Hazard Area. Development of the property will be subject to compliance with applicable FEMA requirements.

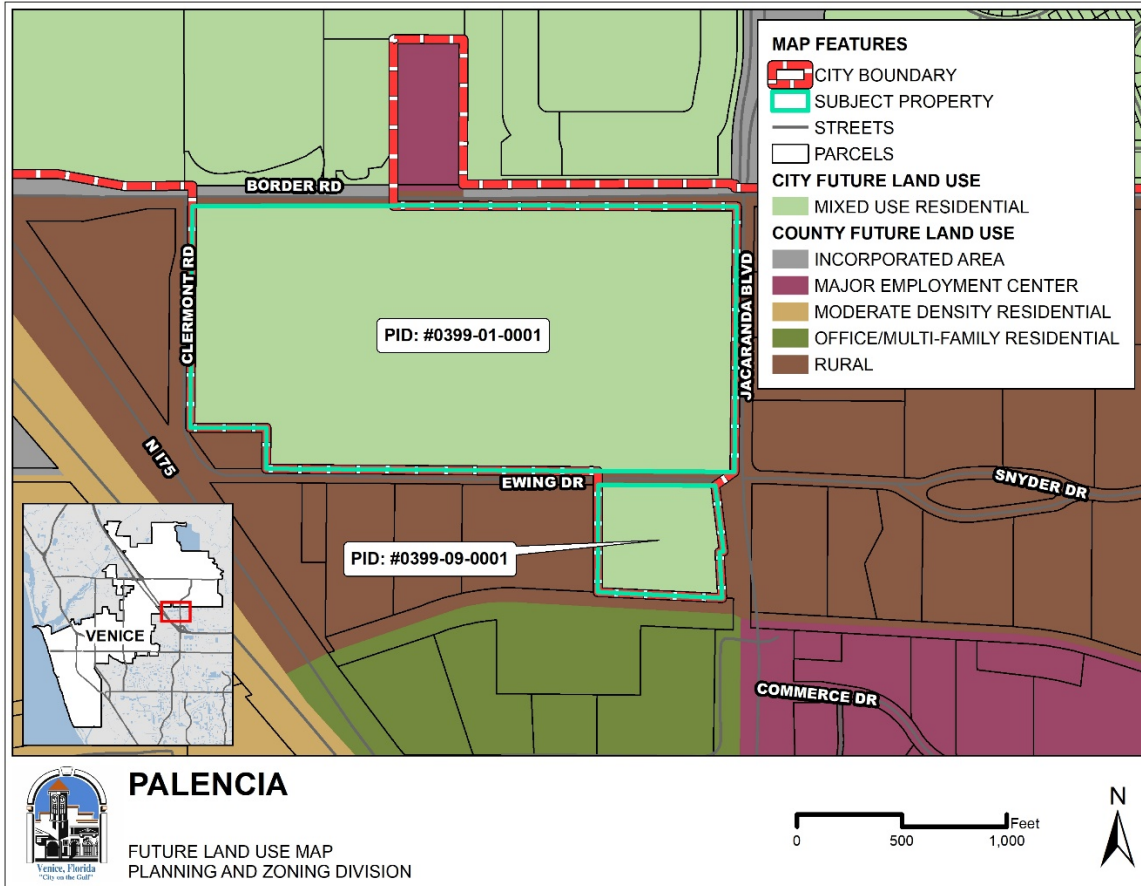
Surrounding Properties

Direction	Existing Land Use(s)	Current Zoning District(s)	Existing Future Land Use Map Designation(s)
North	Residential (Milano & GCCF PUDs); vacant	Planned Unit Development (PUD); Sarasota County Open Use Estate (OUE-1)	Mixed Use Residential (MUR); Sarasota County Major Employment Center (MEC)
South	Large lot residential	Sarasota County OUE-1	Sarasota County Rural
East	Large lot residential	Sarasota County OUE-1	Sarasota County Rural
West	Agricultural	Sarasota County OUE-1	Sarasota County Rural

Future Land Use

The subject property is located in the Comprehensive Plan's Northeast Neighborhood and is designated as Mixed Use Residential (MUR) on the City of Venice Future Land Use Map. The application for the Palencia PUD project was submitted on February 13, 2020 and includes two parcels of land totaling 80+ acres and located east of I-75 and on the southwest quadrant of the intersection of Border Road and Jacaranda Boulevard. The subject property is surrounded to the south, east, and west by the County land use designation of Rural. To the north is the City designation of Mixed Use Residential (MUR) and a single parcel with the County designation of Major Employment Center (MEC).

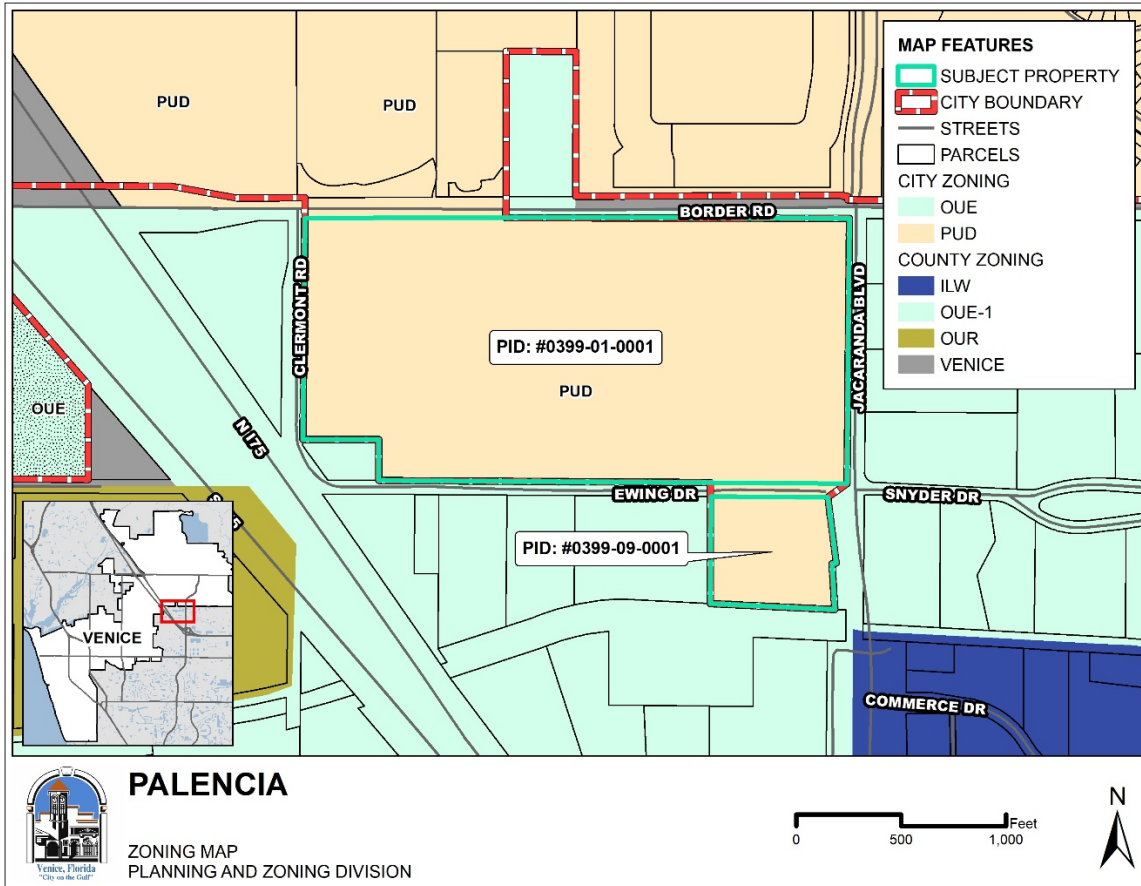
Future Land Use Map



Zoning

The subject property is zoned Planned Unit Development (PUD). Properties to the south, east, and west are zoned Sarasota County OUE-1. Properties to the north are zoned as Planned Unit Development (PUD) and County OUE-1.

Zoning Map



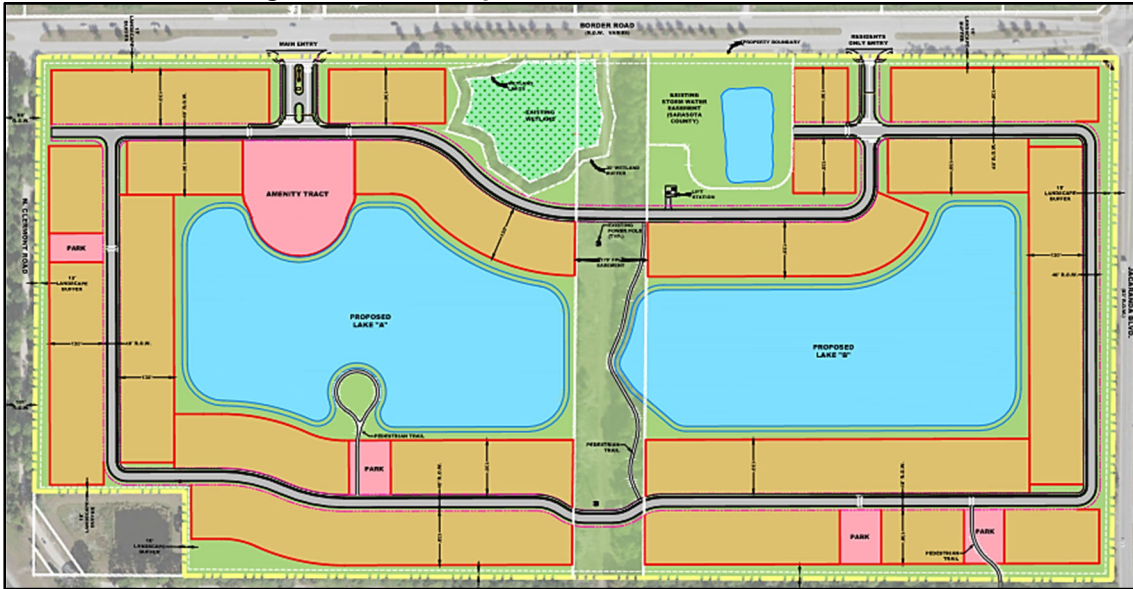
PROJECT INFORMATION

Binding Master Plan

As part of the PUD rezoning, the applicant submitted a Binding Master Plan that provides specific development standards and illustrates the proposal, guiding the use and development of the subject property. Palencia’s Binding Master Plan provides for a proposed density of 203 residential units. There were no commercial uses proposed.

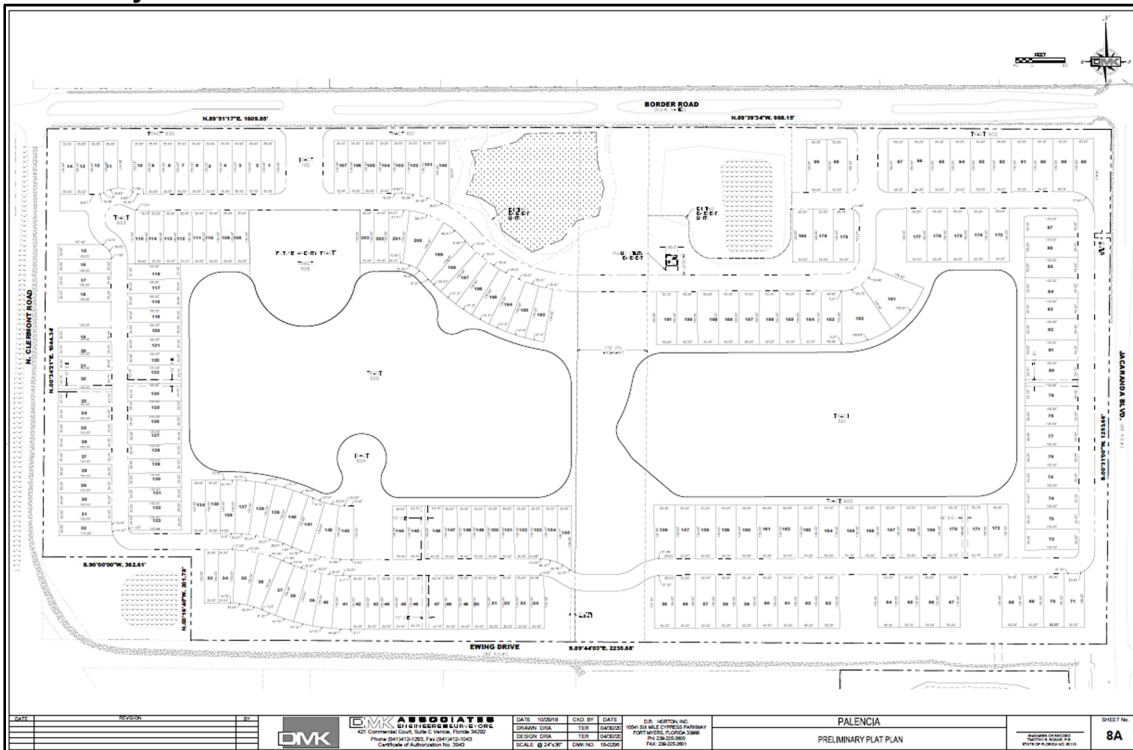
The applicant proposes to develop the subject property into a residential community consisting of single-family homes and paired villas, amenity areas, and open space. The plat confirms these areas consistent with the Binding Master Plan.

Palencia PUD Binding Master Plan Map



As you can see, from the graphics above, the preliminary plat is consistent with the PUD.

Preliminary Plat



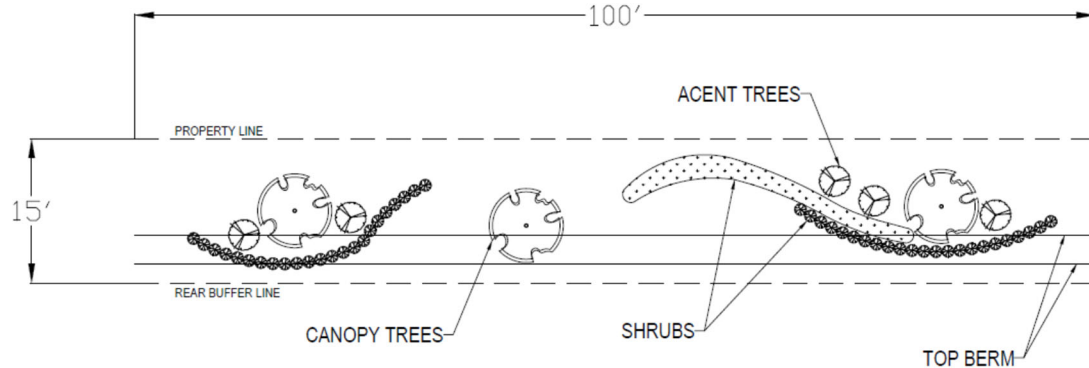
The plan provided depicts locations of the various uses permitted in the PUD, detailing the location of use types such as residential areas, an amenity site, wetlands, lakes, buffers, signage, and open space. The PUD requirement for 50% open space affords the opportunity for a compact development pattern, allowing for preservation of the open space and protection of environmental resources. Landscape buffering along the site perimeter, while not required by City Code, is a mitigation technique for compatibility in accordance with Policy 8.2 in the Comprehensive Plan, and is above City requirements. The applicant provided a typical section in the Binding Master Plan, which is shown on the following page.

Buffers

Buffers have been detailed in the Palencia PUD Binding Master Plan. The northernmost wetland buffer is proposed at 30', while the southernmost has none, as the entire parcel is proposed to remain wooded. The other buffers are for landscaping and the provisions for them are as follows:

Proposed Buffers	
Street	Buffer Width
Border Road	15'
Jacaranda Boulevard	15'
N. Clermont Road	15'
Ewing Drive	15'
FDOT stormwater pond, southwest corner	10'

Sample buffer, from Border Road and Jacaranda Boulevard:



PLANNING ANALYSIS

Staff reviewed the proposed preliminary plat application in relation to the City of Venice 2017-2027 Comprehensive Plan, the Land Development Code, and the Palencia PUD Binding Master Plan.

2017-2027 Comprehensive Plan

Neighborhood Strategies

The subject property is part of the Northeast Neighborhood in the *2017-2027 Comprehensive Plan*. “The Northeast Neighborhood lies between I-75 and the Myakka River, and has seen the majority of the City’s residential growth. Some of the major communities are the Venetian Golf and River Club, the Villages of Milano, Toscana Isles, and Willow Chase.” The Neighborhood “encompasses approximately 2,827 acres (gross acreage) or approximately 27.5% percent of the total City size (area) including roads/rights-of-way. The Neighborhood has three main corridors, Laurel Road, Border Road, and Jacaranda Boulevard. Laurel Road and Jacaranda Boulevard provide the area with access to I-75.”

Strategy TR-LR 1.1.3 regarding Complete Streets states:

“Multimodal transportation improvements shall be designed in a context sensitive manner and incorporate appropriate complete street principles based upon the location of the improvement within the neighborhood.”

Connectivity standards in the Palencia PUD propose: “The circulation plan for the Palencia PUD demonstrates excellent opportunities for multi-modal connectivity, including a linked sidewalk system for pedestrian connectivity to amenity areas, as well as to the existing Border Road sidewalks.” Also, the road network will remain privately maintained.

CONCLUSIONS/FINDINGS OF FACT (COMPREHENSIVE PLAN): Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Residential future land use designation, strategies found in the Northeast Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Palencia PUD Binding Master Plan

The Palencia PUD approval included a Binding Master Plan that established specific development standards. The proposed preliminary plat meets the requirements described in the Binding Master Plan.

CONCLUSIONS/FINDINGS OF FACT (PALENCIA PUD): The Palencia Preliminary Plat is consistent with the Palencia PUD Binding Master Plan.

Land Development Code

Sections 86-231(b)(3) and 86-223(a) specify the Planning Commission’s role in taking action on a Preliminary Plat petition.

1. Compliance of the preliminary plat with the requirements of this chapter and the applicable laws of the state.
Staff Comment: The Preliminary Plat has been signed and sealed by a state licensed engineer. Design is compliant with all local regulatory standards and appears consistent with the requirements of Florida Statutes, Chapter 177, Part 1: Platting. Full compliance will be confirmed through the processing and recording of the final plat.
2. Review the design of the preliminary plat in relationship to the adjacent land use to ensure compatibility.
Staff Comment: Compatibility review was conducted and confirmed through the rezoning of the subject property to PUD (Palencia PUD).
3. Confirmation that the subdivision can be served adequately and economically with the necessary public facilities and services.
Staff Comment: The City’s Technical Review Committee reviewed the subject petition for concurrency/mobility and found no issues for compliance with the city’s minimum adopted levels of service for public facilities.

CONCLUSIONS/FINDINGS OF FACT (LAND DEVELOPMENT REGULATIONS): The proposed preliminary plat complies with the City’s Land Development Code, including the subdivision standards.

Concurrency

Concurrency was determined to be compliant and with the Binding Master Plan’s allowed intensity and density, approved with the Palencia PUD Rezoning.

Mobility

The applicant provided a traffic analysis. Based on this analysis and considering that the parcels are currently vacant (with the exception of a FPL easement), the overall increase in vehicle trips is 153 PM peak hour trips. Based on the current LOS numbers from Sarasota County, there is sufficient capacity to maintain required LOS.

MOBILITY			
Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	153 PM Peak Hour Trips	Compliance Confirmed by Traffic Engineering Consultant

CONCLUSIONS/FINDINGS OF FACT (CONCURRENCY/MOBILITY): No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

CONCLUSION

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, Staff Report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on the Preliminary Plat, Petition No. 20-07PP.