



THE WOODS AT VENICE PRELIMINARY PLAT

PETITION NO. 17-01PP

STAFF REPORT

Owner: The Woodlands at Venice, LLC **Parcel ID #s:** 0393002000, 0394003040 and 0394003020

Agent: Jeffery A. Boone, Boone Law Firm

Location: East of Jacaranda Blvd. between Border and Laurel Roads **Parcel Size:** 151± acres

Existing Zoning Districts: Planned Unit Development (PUD)

Future Land Use Designation: Mixed Use Residential (MUR)

Proposed Stipulations:

Provided at the end of this report.

Technical Review Committee (TRC): The subject petition has been reviewed by the TRC and has been found in compliance with all regulatory standards applicable to the rezoning of property in the City of Venice with the exception of Sarasota County Forestry Division (stipulation provided).

1. SUMMARY

Jeffery A. Boone, the authorized agent for property owner The Woodlands at Venice, LLC, has petitioned the city for approval of a preliminary plat on 151± acres located east of Jacaranda Boulevard between Border Road and Laurel Road. Approval of the preliminary plat is necessary to develop *The Woods at Venice* – a proposed residential subdivision with 263 single-family units and associated infrastructure. A future amenity center is also identified that will require separate site and development plan approval. Other improvements include private streets, stormwater management system, and water and sewer utilities. Landscaping improvements include a landscape buffer of 35 feet along the perimeter of the site. Street trees and other trees to comply with Sarasota County tree requirements are provided.

2. PROPERTY HISTORY

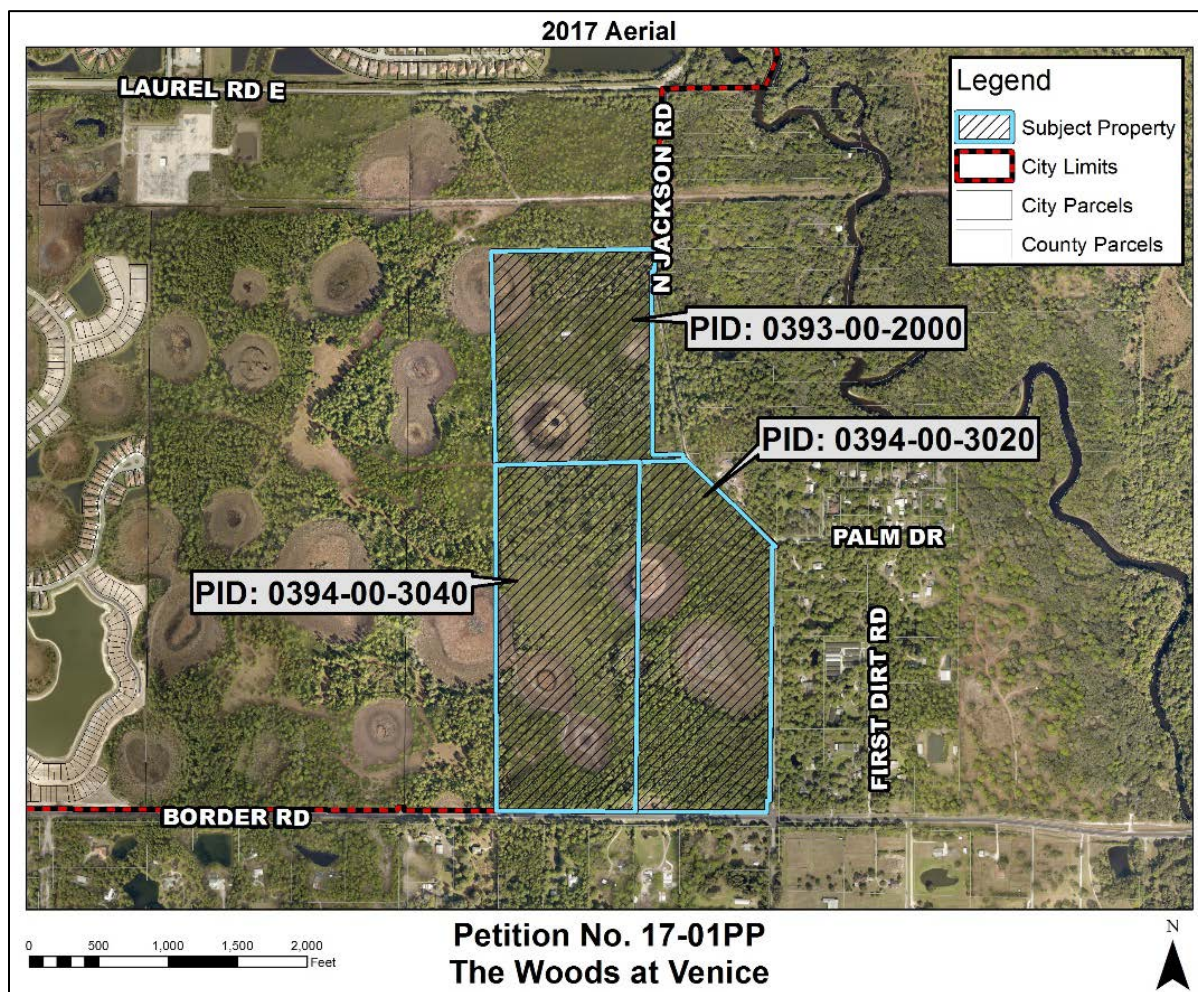
The subject property was annexed into the city on May 13, 2008 through City Council adoption of Ordinance No. 2008-10. The property was eligible for annexation through its inclusion within the Joint Planning/Interlocal Service Boundary Agreement (JP/ILSBA) between the city and Sarasota County and is identified as JPA Area 3, the Border Road to Myakka River Neighborhood. The property was then rezoned from Sarasota County Open Use Estate (OUE) to City of Venice Planned Unit Development (PUD) on June 23, 2015 through the City Council adoption of Ordinance No. 2015-15.

3. SUBJECT PROPERTY/SURROUNDING AREA INFORMATION

a. Subject Property Information:

The subject property is comprised of 151± acres and is located east of Jacaranda Boulevard between Border Road and Laurel Road (see Map 1). The property is comprised of three parcels (Parcel Identification Numbers 0393-00-2000, 0394-00-3020, and 0394-00-3040) and is mostly vacant and used for agricultural purposes. The survey does indicate a pole barn structure on the northern portion of the property that will require demolition prior to development.

MAP 1: Aerial Photograph



b. Surrounding Area Information:

To the east and south of the site are single-family detached residential homes within unincorporated Sarasota County. To the north and west is vacant land owned by Pamlico Point Management, LLC.

Existing uses, current zoning and the future land use designation of surrounding properties area provided in Table 1.

TABLE 1: Existing Land Uses, Zoning Districts, and Future Land Use Map Designation

Direction	Existing Land Use(s)	Existing Zoning District(s)	Future Land Use Map Designation(s)
North	Vacant Land	Sarasota County OUE	Mixed Use Residential
South	Single-Family Homes	Sarasota County OUE-1	Sarasota County Rural
East	Single-Family Homes	Sarasota County OUE	JP/ILSBA No. 3
West	Vacant Land	Sarasota County OUE-1	Mixed Use Residential

The following are a series of photos which show on-site conditions of the subject property:



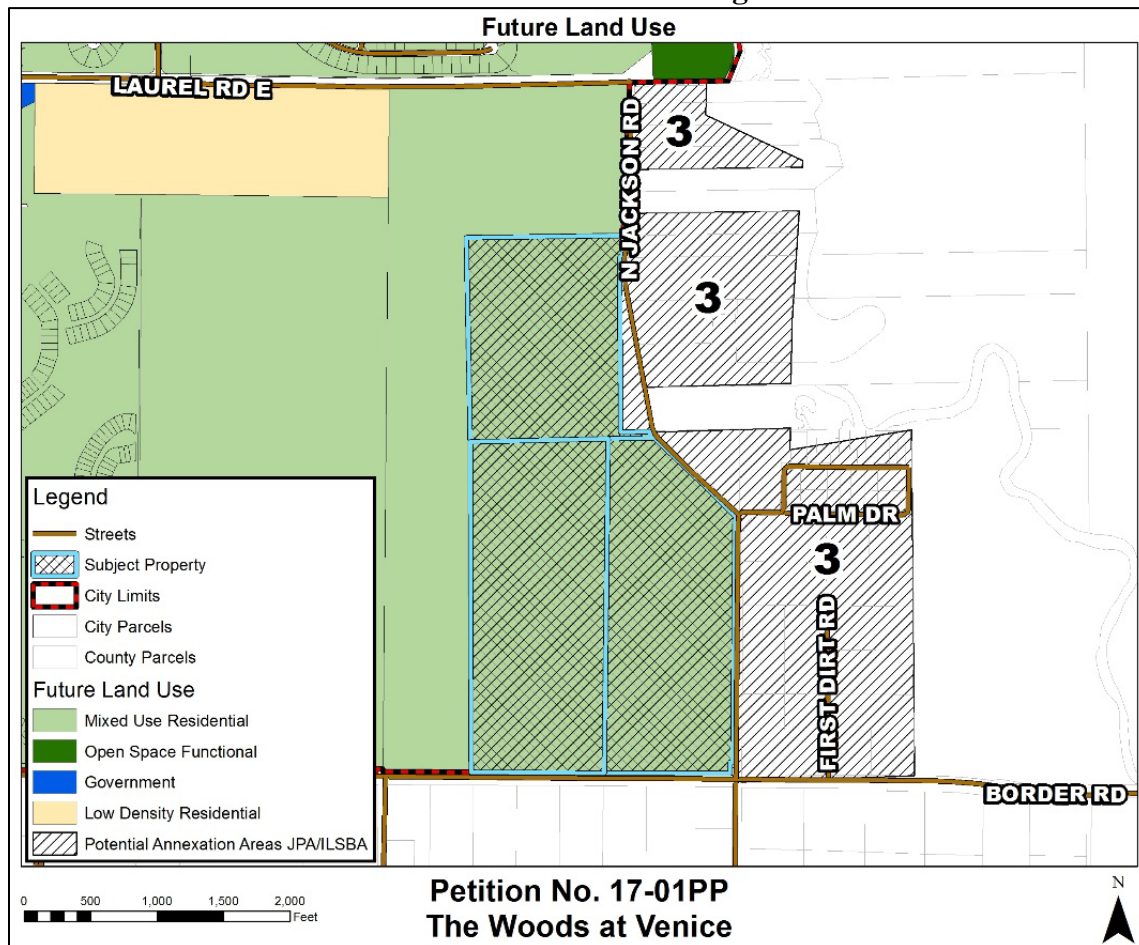
c. Flood Zone Information:

The FEMA Flood Insurance Rate Map (FIRM) shows the subject properties with flood zones “A”, “AE”, and “X-Unshaded.” The Zone X-Unshaded is not identified as a Special Flood Hazard Area (SFHA); however, both Zones A and AE are considered SFHAs and therefore high risk flood zones. Flood insurance is mandatory in high risk areas for most mortgages that are secured by loans from federally regulated or insured lenders. City of Venice regulations require that the minimum floor elevation must be the higher of base flood elevation or 15 inches above the adjacent grade. A survey is required to establish the finished floor elevation and crown of road and an elevation certificate will be required for new construction. Development of the property will be subject to compliance with FEMA requirements.

d. Future Land Use:

The subject property has a City of Venice future land use designation of Mixed Use Residential, or MUR (see Map 2). Mixed Use Residential areas of the city are limited to existing and proposed properties zoned or proposed to be zoned Planning Unit Development. All development shall be served by city water and county sewer consistent within the project’s approved pre-annexation agreement and the JP/ILSBA.

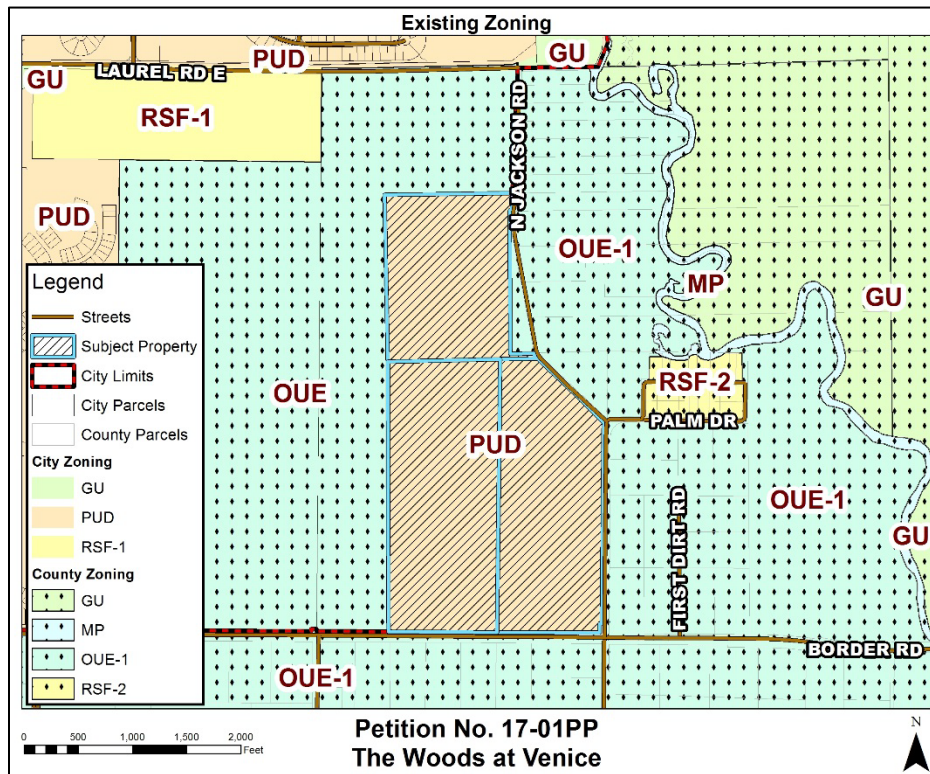
MAP 2. Future Land Use Designation



e. Existing Zoning:

The subject property has a City of Venice zoning designation of Planned Unit Development, or PUD (see Map 3). The PUD designation allows for development of a variety of residential and non-residential uses. No non-residential uses are approved or proposed for the project with the exception of an identified amenity center. Although PUD zoning permits a density of up to 4.5 units per acre which would permit approximately 680 dwelling units, consistent with the approved PUD, the applicant is proposing 263 residential units which results in the project density of 1.74 dwelling units per acre.

MAP 3. Zoning Designation



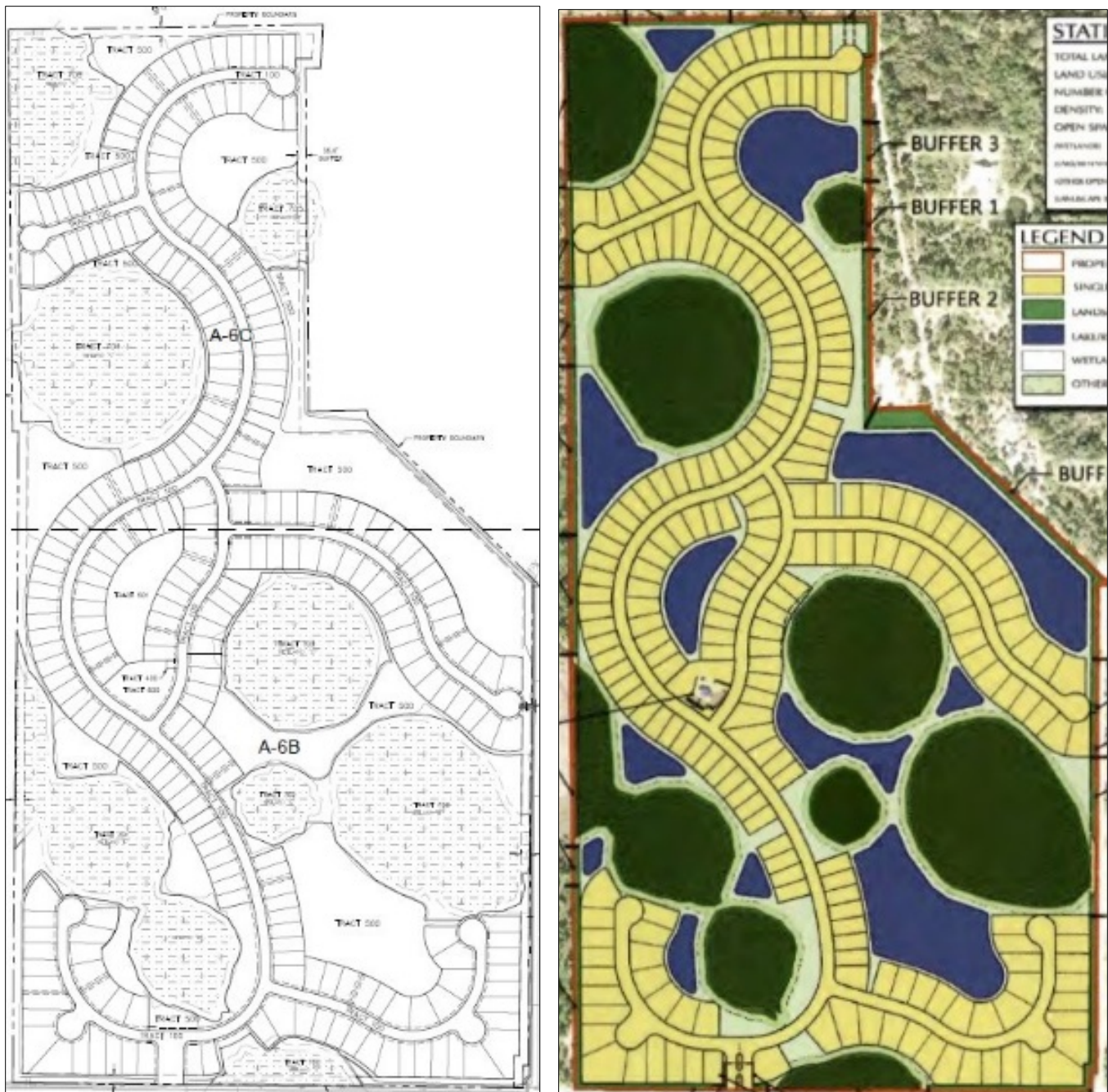
4. PRELIMINARY PLAT REVIEW

a. Review of Proposed The Woods at Venice Preliminary Plat:

The following plans have been submitted with the petition: one set of engineering plans prepared by Kimley-Horn and Associates, Inc., a survey prepared by Stantec, and one set of landscape plans prepared by Kimley-Horn and Associates, Inc. This staff report is based upon the review of these plans as well as other documents submitted as part of the application for the proposed project along with other associated documents. The plans were reviewed for compliance with the 2017 Comprehensive Plan, the subdivision design standards, standards of the approved PUD, general code standards contained in the Land Development Code, and the code requirements for Concurrency.

The applicant is requesting Planning Commission recommendation of approval of a preliminary plat for Woods at Venice. The applicant proposes to subdivide the 151± acre subject property into 263 single-family residential lots. Other proposed improvements include private streets, stormwater management system, and water and sewer utilities. A future amenity center that will require separate site and development plan approval by the Planning Commission prior to construction is also proposed. Access to the site will be provided from Border Road, approximately 1,400 feet west of Jackson Road, through a gated entrance. Map 4 confirms the proposed preliminary plat has been designed consistent with the Binding Master Conceptual Plan (inset).

MAP 4. Proposed Preliminary Plat and Binding Master Conceptual Plan



In addition to the preliminary plat documents, the applicant has provided a proposed landscape plan for the project that provides for both street trees and perimeter buffering. Street trees will consist mainly of canopy trees and will be located on private lots and will be a species type selected to limit impact to infrastructure. Per notes on the landscape plan these trees may not be removed without replacement in order to maintain street canopy.

Although there is no code requirement for perimeter buffering, the applicant is providing 35-foot wide landscaped buffers along the entire perimeter of the subject property. Each of the buffers will include a variety of canopy trees along with understory material. A total of 2,278 trees are required for the site and the applicant has indicated that native species in healthy condition will remain and count toward the required number of trees. Additional trees are proposed to supplement existing material that will remain, especially along the stormwater management areas. In addition, as much as possible of the understory material will remain except for that which is considered invasive and required to be removed. Map 5 on the following page shows the proposed landscape plan.

A minimum of 50% of the land within a PUD must be open space. The applicant is providing open space in the amount of 86 acres or 57% of the site.

Three off-site improvements are proposed. The first is an eastbound, 285-foot left-turn lane along Border Road to access the site consistent with the specification required by the traffic study that was approved as part of the PUD rezone. The second is a five-foot wide sidewalk/six-foot wide boardwalk within the right-of-way and along the northern side of Border Road. The sidewalk and boardwalk, which will require Sarasota County approval, will run from Jackson Road on the east side of the property to the western-most side of the property and will be designed to connect with a future sidewalk that will run along the entire northern portion of Border Road to Jacaranda Boulevard. The third is the construction of a gated 20-foot wide emergency only access located on Jackson Road, south of Elliott Street.

b. Stormwater

During the public hearings at the Woods of Venice PUD rezone, much concern was provided by the surrounding property owners regarding the potential for the proposed development to exacerbate existing stormwater conditions. As a result, Ordinance No. 2015-15 that approved the PUD rezoning, included the following stipulation:

Prior to submittal of the application for construction authorization, a Stormwater Management Methodology, prepared by a licensed professional engineer, will be submitted to the city engineer for review and acceptance. The accepted methodology report will then be the basis of the stormwater management calculations and applications to the city and the Southwest Florida Water Management District.

The requirements of this stipulation have been accomplished and the stormwater methodology was confirmed through the City's acceptance of a letter dated Jun 5, 2017 from Kimley-Horn and Associates (included in the agenda packet), the project engineering firm establishing the methodology to be used for design of the project. Based on the study provided by the applicant and accepted by the City, *"The stormwater management system on-site has been designed to accommodate the peak stage of the 100-year, 24-hour storm event within the pond banks. Per the City of Venice requirement, 6 inches of free*

board has been provided from the 25-year, 24-hour peak stage to the pond top of banks. In addition, per SWFWMD and City of Venice rule, the discharge rate off-site has not been increased from the existing conditions.”

c. Environmental Assessment:

Upon submittal of the application for the rezoning of the property and the applicant’s provision of an environmental report, a review was provided by the City’s consultants, Wade Trim, Inc. and Birkitt Environmental Services, Inc. The findings of the report were based on review of available information such as wildlife databases, soil surveys and aerial photography, as well as site visits.

Based on the review by the City’s consultant, the following stipulations were approved as part of the PUD. These stipulations are being carried forward and will also be included in any approval of the subject petition.

1. An updated listed species survey must be conducted prior to any construction.
2. The applicant must provide the city with the results of the updated listed species survey, and any correspondence with the United States Fish and Wildlife Service (USFWS) or the Florida Fish and Wildlife Conservation Commission (FWC), and the approved wetland mitigation plan for city review and acceptance prior to construction.
3. The applicant must obtain all applicable state and federal listed species permits prior to construction.
4. The applicant must comply with FWC regulations regarding the survey and relocation of gopher tortoises and associated commensal species prior to construction. Specifically, a 100% gopher tortoise survey is required according to FWC survey protocols and the gopher tortoise and commensals must be relocated from all areas of impact.
5. The applicant shall provide a tree survey/count and any other permits or documents related to tree removal to the city prior to construction.
6. The applicant must obtain all applicable state and federal environmental permits and to provide wetland mitigation, as required, prior to construction.
7. The applicant must remove and replant any nuisance species observed within project area wetlands and uplands with native Florida species before or during construction.
8. The applicant must provide a culvert or other means of maintaining flow between Wetland “F” and Wetland “G” in the final site design in order to ensure continued hydrologic connection.
9. At the time of final plat, the applicant must place all wetland areas and wetland buffers areas remaining after construction in a conservation easement in a form acceptable to the City.
10. The applicant must develop an Eastern Indigo Snake protection plan to be utilized during construction.
11. Any additional wildlife surveys proposed by the applicant must include any indications of wildlife corridors for both protected species and existing wildlife populations.

The proposed development form and results of the environmental review and identified stipulations provide the ability to make a finding of consistency with the strategies in the Open Space Element of the city’s 2017 Comprehensive Plan. Specifically, the following strategies are cited for consideration:

- Strategy OS 1.2.2 that requires development projects evaluate potential environmental impacts and provide for mitigation for negative impacts.
- Strategy OS 1.4.2 that requires the preservation of native vegetation and natural areas, including threaten native habitats, and the protection of significant native habitats.
- Strategy OS 1.4.3 that requires the protection of threatened or endangered native species by requiring that proposed new development or redevelopment (where applicable) be examined for location of listed species.
- Strategy OS 1.4.4 regarding the prevention and removal of non-native invasive vegetation, wildlife, insects, and other species.

d. Sarasota County Environmental Protection Division Review
Howard Berna, Manager, Environmental Permitting
The following text is provided verbatim from Mr. Berna:

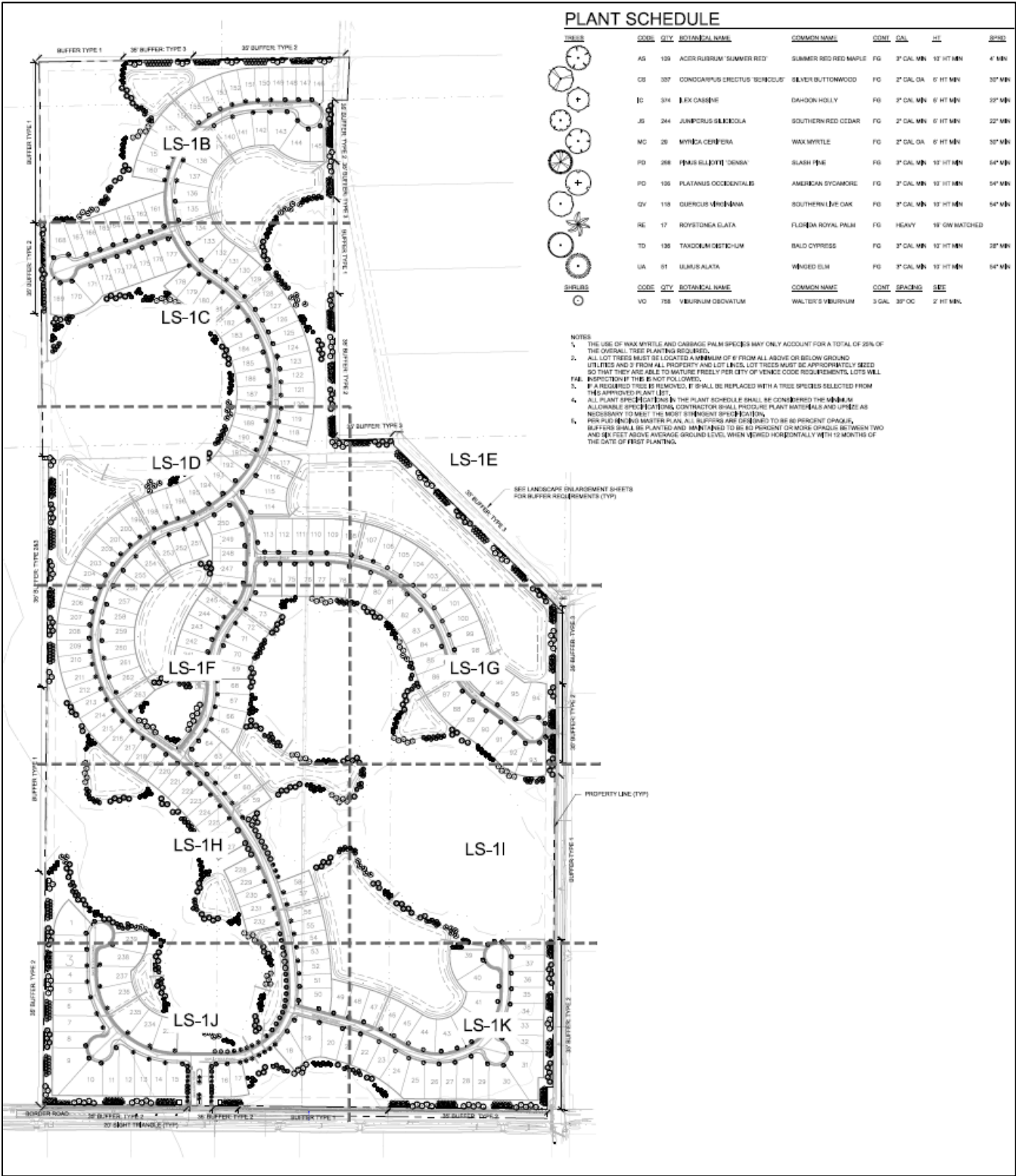
During the review of the preliminary plat it was noted that the landscape plan identified proposed tree plantings in some areas where tree removal may not be justified when this project goes through the tree permit review process. As a result, it is possible that some existing trees may need to be retained and ultimately require modification to the landscape plan. In particular, there may be some open space areas, especially those in the vicinity of the preserved wetlands and buffers, where existing healthy trees could be retained. This would be evaluated during the tree permit review process when this project moves forward for construction plan approval. It is not anticipated that changes to the proposed developed areas or lot configuration would be necessary to address this concern. Staff met with the applicant's team on February 5, 2018 to share this information. It was agreed that a condition be added to the site plans that recognizes no tree removal will be performed until a tree permit is issued, and to recognize that modification to the landscape plan may be necessary in the future. As it was too late to incorporate the notation on the preliminary plat plans for the scheduled Planning Commission hearing, forestry staff has included a stipulation that states:

Require the landscape plan and subsequent construction plans be modified to include the following statement:

Prior to any site preparation or construction activities that result in tree removal, the property owner shall obtain a Tree Removal Permit, consistent with the requirements of the Sarasota County Trees Code, Chapter 54, Article XVIII of the Sarasota County Code; as adopted by the City of Venice through an Interlocal Agreement, recorded in the Official Records of Sarasota County as Instrument Number 91044783. The principles of avoidance and minimization are employed during the Tree Permit review process, which may result in modifications to the preliminary plat landscape plans.

The applicant's team has reviewed this stipulation. The approval of the landscape plan included in the preliminary plat shall not be used as justification for tree removal during the tree permit review.

MAP 5: Proposed Woods at Venice Landscape Plan



5. PLANNING STAFF ANALYSIS

a. Consistency with the Comprehensive Plan:

The 2017 Comprehensive Plan identifies the subject property as being within the 2,827 acre Northeast Neighborhood. The Northeast Neighborhood is the largest of the neighborhoods and generally includes all of the residential areas east of Interstate 75 extending to the Myakka River. The following analysis includes review of the significant strategies found in the Northeast Neighborhood, Land Use Element and the Open Space Element provided in the 2017 plan. The City recently approved the scope of work for implementation of the City's 2017 Comprehensive Plan through the complete rewrite of the Land Development Code (LDC).

Northeast Neighborhood

Land Use Strategy LU-NE 1.1.1 provides development scenarios that are to be applied across the entire neighborhood. The neighborhood may include both residential and non-residential development; however, non-residential uses are limited to a maximum of 5% of the total acreage of the neighborhood. The applicant is proposing 263 single-family detached residential units and a future amenity center. The northeast neighborhood currently contains 1,403 residential dwelling units. Including the proposed 263 units, the neighborhood will contain a total of 1,666 residential units. This is compliant with the maximum number of 12,895 residential dwelling units allowed in the neighborhood. The future amenity center will cover 0.96 acres or 0.03% of the total neighborhood acreage (2,827 acres). Building height is limited to two stories, up to 35 feet, which the applicant has indicated in their project narrative.

Regarding open space, Land Use Strategy OS-NE 1.1.5 requires the city to establish standards in the (LDC) to minimize habitat fragmentation within and between developments. Although these standards have not yet been established in the LDC, consistent with this strategy, the project has been designed to provide wildlife habitat connectivity and protect environmentally sensitive areas. The project will contain a minimum 35-foot buffer surrounding the entire site, along with connection from wetland "F" to wetland "G", to provide for enhanced wildlife crossings.

Regarding transportation, strategy TR-NE 1.1.3 and strategies 1.3.2 and 1.3.4 from the Transportation Element are being incorporated into the design of the project through the inclusion of internal sidewalks and the combination sidewalk/boardwalk along Border Road. This facility will ultimately connect with other existing and proposed developments to the west and further implements the 2017 Comprehensive Plan's vision of Complete Streets cited in Vision TR 1 and Intent TR1.3.

Land Use Element

Land Use Strategy LU 1.2.16 provides the guiding language for development under the subject properties Future Land Use designation of Mixed Use Residential (MUR). The proposed preliminary plat is consistent with the identified strategy. The requirement of the MUR designation is that these properties implement this land use through the PUD zoning designation which the subject property is zoned. Items provided under this strategy are being confirmed through the preliminary plat process such as bulk development standard, density and minimum open space. In addition, Strategy LU 1.2.17 that provides for open space connectivity is also addressed through the project design. In addition to the 35 foot perimeter buffers, a connection between wetlands from east to west in the southern portion of the project has been provided.

Open Space Element

Open Space Strategy OS 1.11.1 requires a minimum of 50% of the gross land area within MUR designated areas, on a per property (development) basis, be provided as open space. Open spaces shall not be less than a minimum 10% conservation or a minimum 10% functional. The subject property contains approximately 151 acres and, as indicated in the project narrative, the applicant is proposing approximately 86 acres of open space, or 57% of the site. Of the total 86 acres of open space 37.26 acres (43.3%) represent conservation and 48.74 acres (56.7%) represent functional open space.

The majority of the strategies indicated in the Open Space Element of the 2017 Comprehensive Plan identify areas of concern relating to wetlands and habitat. Similar areas of concern were considered during the review of the approved PUD rezone. Once again, although the strategies provided in the Open Space Element have not been implemented through LDC, the developer has provided a project design with these strategies in mind. As illustrated on Sheet B-5 of the submitted plan sheets, impacts to habitats such as wetlands and wetland buffers have been limited to less than one acre. Several environmental stipulations were approved with the rezone ordinance and are being carried forward as required stipulations on the subject preliminary plat to confirm environmental requirements. Through implementation of the requirements of the stipulations, the strategies regarding open space and associated areas are being complied with.

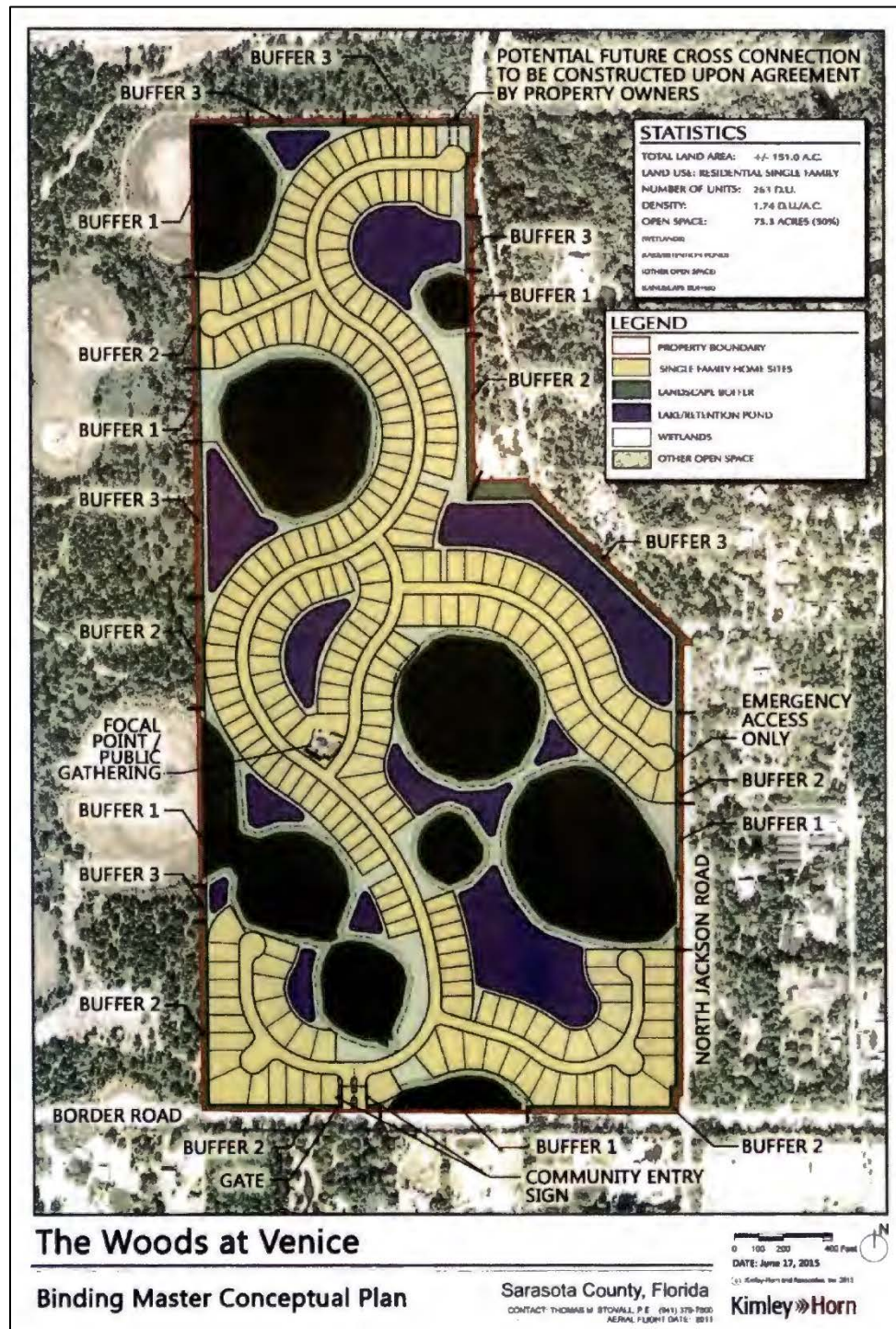
***Finding of Fact (Consistency with Comprehensive Plan):** Based on the above analysis, the proposed preliminary plat may be found consistent with the 2017 Comprehensive Plan.*

b. Compliance with Woods at Venice PUD Binding Master Plan:

This section of the staff report reviews the project for compliance with the approved Woods at Venice PUD Binding Master Plan standards that are applicable to the preliminary plat. The PUD Binding Master Plan was approved and adopted by City Council on June 23, 2015. The subject petition will implement the PUD and provides confirmation of compliance with the development standards of the PUD as follows:

- **Conceptual Site Plan:** The design of the preliminary plat is required to be consistent with Woods at Venice PUD Conceptual Site Plan (see Map 6). Consistency has been confirmed through the review of the subject preliminary plat.
- **Permitted and accessory land uses:** No change to primary or accessory uses have been proposed.
- **Maximum density and intensity of development:** The proposed preliminary plat establishes 263 single-family lots at a density of 1.74 dwelling units per acre. The PUD is approved for a maximum of 263 residential units at a density of up to 2.0 dwelling units per acre. As such, the unit count is consistent with the requirements of the PUD.
- **Minimum open space:** The Woods at Venice PUD requires that a minimum 50% of the land area of the PUD be used as open space. Based on the table provided on the cover sheet of the submitted plans, over half (86 acres or 57%) of the total project site is being provided as open space.

MAP 6: The Woods at Venice Conceptual Site Plan



- Yard and bulk standards: The subject preliminary plat confirms the following approved PUD yard and bulk standards for residential development:
 - Minimum lot width of 52 feet

- Minimum lot size of 6,500 square feet
 - Front Yard: 15 feet minimum structure, 20 foot minimum driveway length
 - Side Yard: 5 feet
 - Rear Yard: 10 feet
 - Accessory structures/appurtenant structures such as pool cages, may be located within 5 feet of the lot line.
- Gated entry along Border Road
- Emergency access only off of N. Jackson Road, south of Elliott Street
- Interior roadway design:
 - 40-foot road right-of-way with 5-foot sidewalks on one side
 - 10-foot road travel lanes
- Landscaping and buffering: Landscape details have been provided to confirm consistency with the approved PUD. The subject plat depicts minimum 35-foot buffers around the perimeter of the site.
- Stormwater management: See Section 4b. of this report.

Finding of Fact (Compliance with Woods at Venice PUD Binding Master Plan and the standards of the LDC): *The Woods at Venice preliminary plat is in compliance with all applicable provisions of the approved PUD Binding Master Plan.*

c. Compliance with Subdivision Standards and the 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. This section of the staff report provides a staff finding for each topic in which the Planning Commission is required to make a determination.

- Compliance of the preliminary plat with the requirements of this chapter and the applicable laws of the state.

Staff Comment: The preliminary plat drawings have been signed and sealed by a state licensed engineer. Design is compliant with all local regulatory standards and appears consistent with state requirements of Florida Statutes, Chapter 177, Part 1: Platting. Full compliance will be confirmed through the processing and recording of the final plat.

- 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 to PUD.

- Confirmation that the subdivision can be served adequately and economically with the necessary public facilities and services.

Staff Comment: The city's technical review staff have reviewed the subject petition for concurrency and found no issues for compliance with the city's required level of service (LOS) standards (see concurrency section below).

Finding of Fact (Compliance with Subdivision Standards and the Land Development Code): The proposed preliminary plat is in compliance with the city's subdivision standards and is compliant with the city's Land Development Code.

d. Concurrency/Adequate Public Facilities:

Concurrency has been reviewed by staff for the proposed preliminary plat. While the following information provides clarification as to the status of the concurrency for the proposed project, a concurrency certificate is required prior to approval for the subdivision (Final Plat). As required by the city's concurrency ordinance, the following reviewing agencies provide input on the applicable public facilities. The current status for concurrency for each of the reviewing agencies is depicted in the Table 2.

TABLE 2: Concurrency Review Information

Department	Facility	Project's Estimated Impact	Status
Utilities	Potable Water	263 ERUs	Concurrency confirmed by Utility Department
Utilities	Sanitary Sewer	263 ERUs	Concurrency confirmed by Sarasota County Utilities
Public Works	Solid Waste	2728 pounds/day	Concurrency confirmed by Public Works Department
Public Works	Parks and Recreation	N/A	Concurrency confirmed by Public Works Department
Engineering	Drainage	Meets 25 year/24 hour SWFWMD criteria	Concurrency confirmed by Engineering Department
Planning and Zoning	Transportation	251 PM peak hour trips per day	Concurrency confirmed by the City's transportation consultant
School Board	Public Schools	Under review, awaiting Final Plan approval	No issue raised – approval upon Final Plat

Finding of Fact (Concurrency/Adequate Public Facilities): No concurrency issues for public facilities have been identified. Issuance of a certificate of concurrency will be required in coordination with approval of the preliminary plat with the exception of Public Schools which cannot be approved until the final plat stage

e. STIPULATIONS OF THE PUD REZONE ORDINANCE NO. 2015-15

There were multiple stipulations included in the approval of Ordinance 2015-15 that rezoned the subject property to PUD. There were eleven environmental stipulations that were discussed earlier in this report

and these are being carried forward as stipulations of approval for the subject preliminary plat. The remaining stipulations are identified below along with their status.

1. The pre-annexation agreements covering the subject properties be amended prior to final plat to address the North Jackson Road right-of-way. **STATUS:** Completed.
2. Open spaces (including wetlands) be protected in perpetuity by recorded document approved by the City. **STATUS:** In process.
3. Sewer Service be provided by agreement with Sarasota County prior to preliminary plat approval on the subject properties. **STATUS:** In process.
4. Sidewalks shall be required on one side along all internal roadways (not just where residential uses are located). **STATUS:** Depicted in compliance on the preliminary plat.
5. A sidewalk to accommodate cyclists and pedestrians shall be constructed along the entire subject property frontage of Border Road. The developer may bond the sidewalk at the time of the preliminary plat approval following the City's preliminary plat process. **STATUS:** Depicted on the preliminary plat.
6. Prior to submittal of the application for construction authorization, a Stormwater Management Methodology, prepared by a licensed professional engineer, will be submitted to the city engineer for review and acceptance. The accepted methodology report will then be the basis of the stormwater management calculations and applications to the city and the Southwest Florida Water Management District. **STATUS:** Completed. See Section 4 b. of this report.

6. SUMMARY OF FINDINGS OF FACT

Based on the planning analysis provided in the previous section of this staff report, staff has provided summary findings for Planning Commission's consideration regarding Preliminary Plat Petition No. 17-01PP. The table below is a visual representation of information provided above. Explanations for information in the table can be found in the section entitled "Planning Staff Analysis."

TABLE 3: Summary Findings of Fact

Requirements:		Consistent	Inconsistent
1.	Consistency with Comprehensive Plan	✓	
2.	Compliance with Woods At Venice Binding Master Plan	✓	
3.	Compliance with Subdivision Standards and the Land Development Code	✓	
4.	Concurrency/Adequate Public Facilities	✓	

7. PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL

Upon review of the subject petition and associated documents, comprehensive plan, land development code, and staff report and analysis, there is sufficient information for the Planning Commission to take action on Preliminary Plat Petition No. 17-01PP. If a recommendation of approval is provided, the following stipulations are provided to be included in the motion:

1. An updated listed species survey must be conducted prior to any construction.
2. The applicant must provide the city with the results of the updated listed species survey, and any correspondence with the United States Fish and Wildlife Service (USFWS) or the Florida Fish and Wildlife Conservation Commission (FWC), and the approved wetland mitigation plan for city review and acceptance prior to construction.
3. The applicant must obtain all applicable state and federal listed species permits prior to construction.
4. The applicant must comply with FWC regulations regarding the survey and relocation of gopher tortoises and associated commensal species prior to construction. Specifically, a 100% gopher tortoise survey is required according to FWC survey protocols and the gopher tortoise and commensals must be relocated from all areas of impact.
5. The applicant shall provide a tree survey/count and any other permits or documents related to tree removal to the city prior to construction.
6. The applicant must obtain all applicable state and federal environmental permits and to provide wetland mitigation, as required, prior to construction.
7. The applicant must remove and replant any nuisance species observed within project area wetlands and uplands with native Florida species before or during construction.
8. The applicant must provide a culvert or other means of maintaining flow between Wetland "F" and Wetland "G" in the final site design in order to ensure continued hydrologic connection.
9. At the time of final plat, the applicant must place all wetland areas and wetland buffers areas remaining after construction in a conservation easement in a form acceptable to the City.
10. The applicant must develop an Eastern Indigo Snake protection plan to be utilized during construction.
11. Any additional wildlife surveys proposed by the applicant must include any indications of wildlife corridors for both protected species and existing wildlife populations.
12. **Sarasota County Environmental Protection Division Stipulation:** Require the landscape plan and subsequent construction plans be modified to include the following statement:

Prior to any site preparation or construction activities that result in tree removal, the property owner shall obtain a Tree Removal Permit, consistent with the requirements of the Sarasota County Trees Code, Chapter 54, Article XVIII of the Sarasota County Code; as adopted by the City of Venice through an Interlocal Agreement, recorded in the Official Records of Sarasota County as Instrument Number 91044783. The principles of avoidance and minimization are employed during the Tree Permit review process, which may result in modifications to the preliminary plant landscape plans.