

# Palencia PUD

## Preliminary Plat Petition

Petition No. 20-07PP



**CITY OF VENICE**

**Planning and Zoning Division**

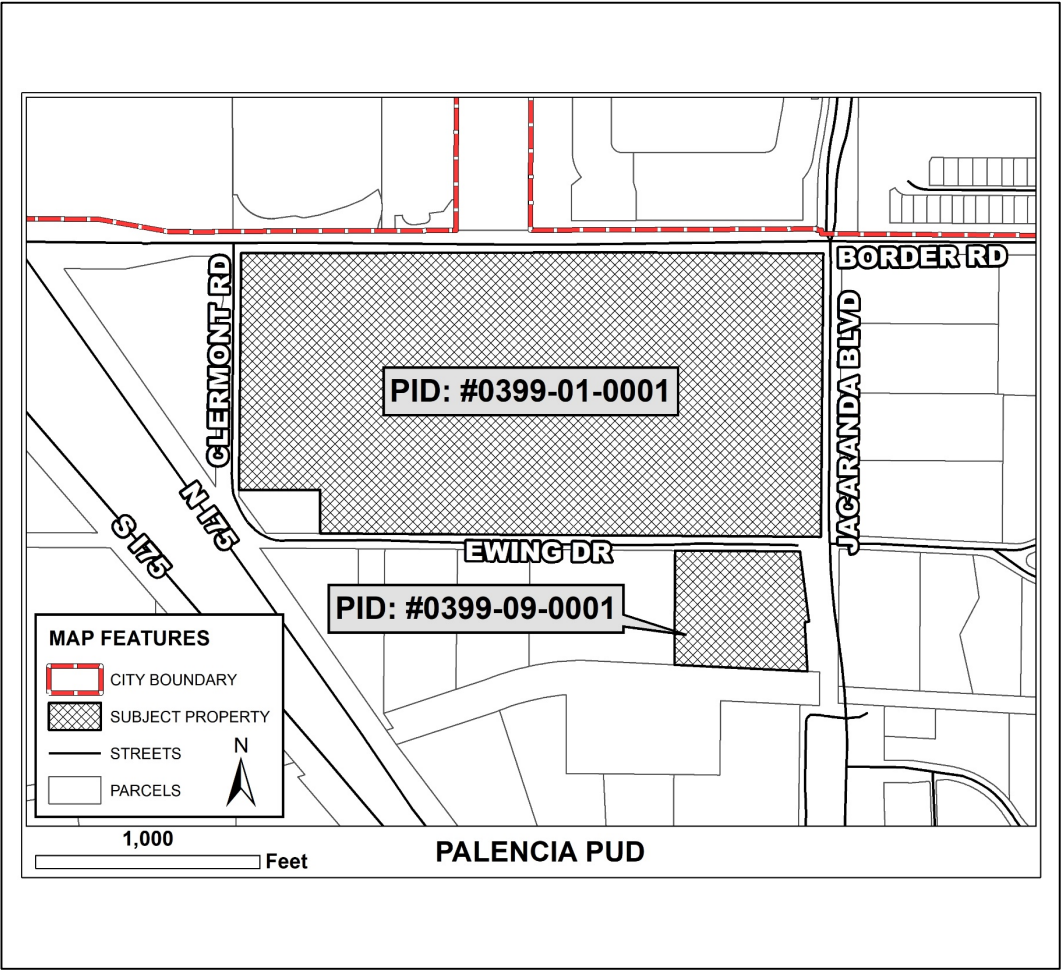
**401 W. Venice Avenue Venice, FL. 34285-2006**

**Phone: (941) 486-2626 Fax: (941) 480-3031**

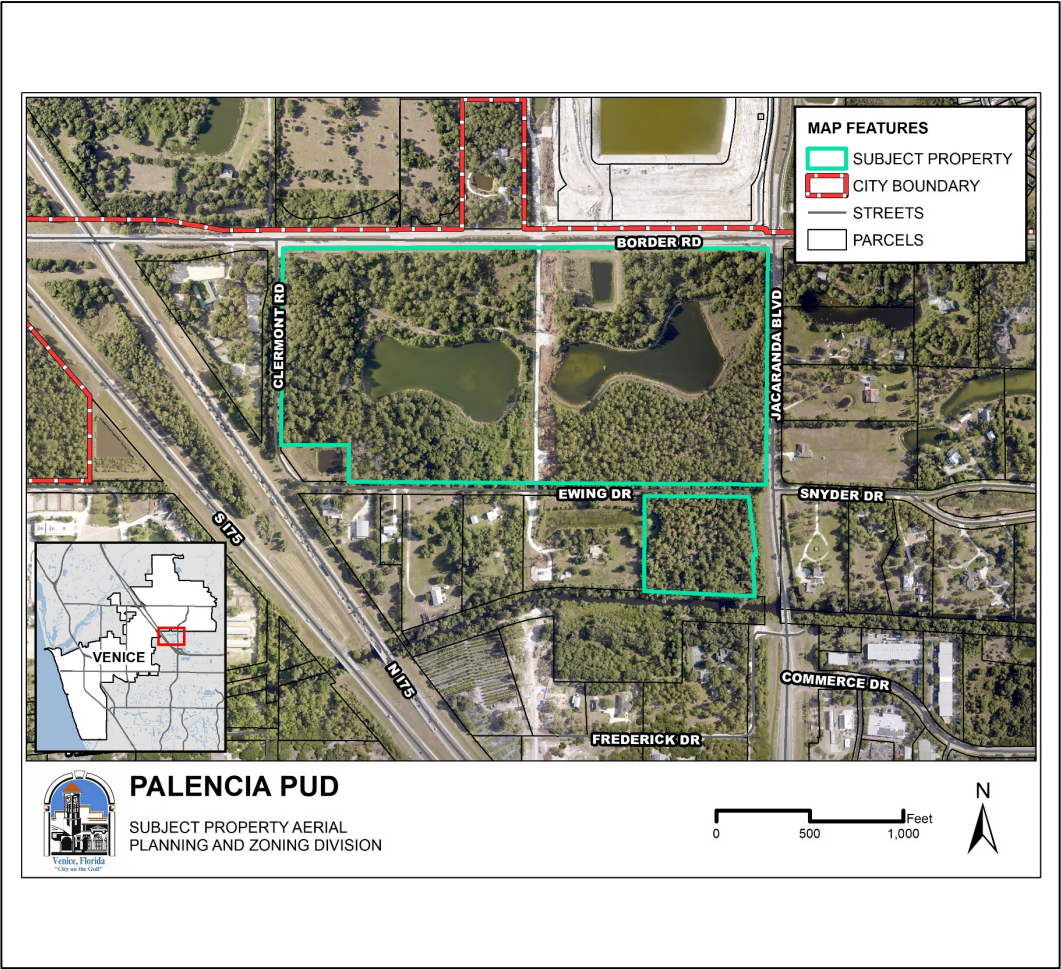
# General: Project Information

PALENCIA PRELIMINARY PLAT PROPOSAL	
Request:	Approval of a preliminary plat for 203 residential single family lots
Owners:	SSD Land Holdings, LLC, Russell W. & Iralyn M. Snyder, Jason Milton Kramer & Jonathan Sol Kramer
Applicant:	D.R. Horton, Inc.
Agent:	Jeffrey A. Boone, Esq., the Boone Law Firm
Location:	Bordered by Jacaranda Blvd, Border Rd, N. Clermont Rd, Ewing Dr, and Curry Creek/Blackburn Canal
Parcel IDs:	0399010001 and 0399090001
Property Size:	73± acres and 6.7± acres, 80± acres total
Current Future Land Use:	Mixed Use Residential (MUR)
Comp Plan Neighborhood:	Northeast
Current Zoning:	Planned Unit Development (PUD)

# General: Property Location



Area Map



Aerial Photograph

# General: Site Photographs

West along Border Road, Sarasota County stormwater pond is on the left



East along Border Road to entrance of N. Clermont Road, on the right



North along FPL easement



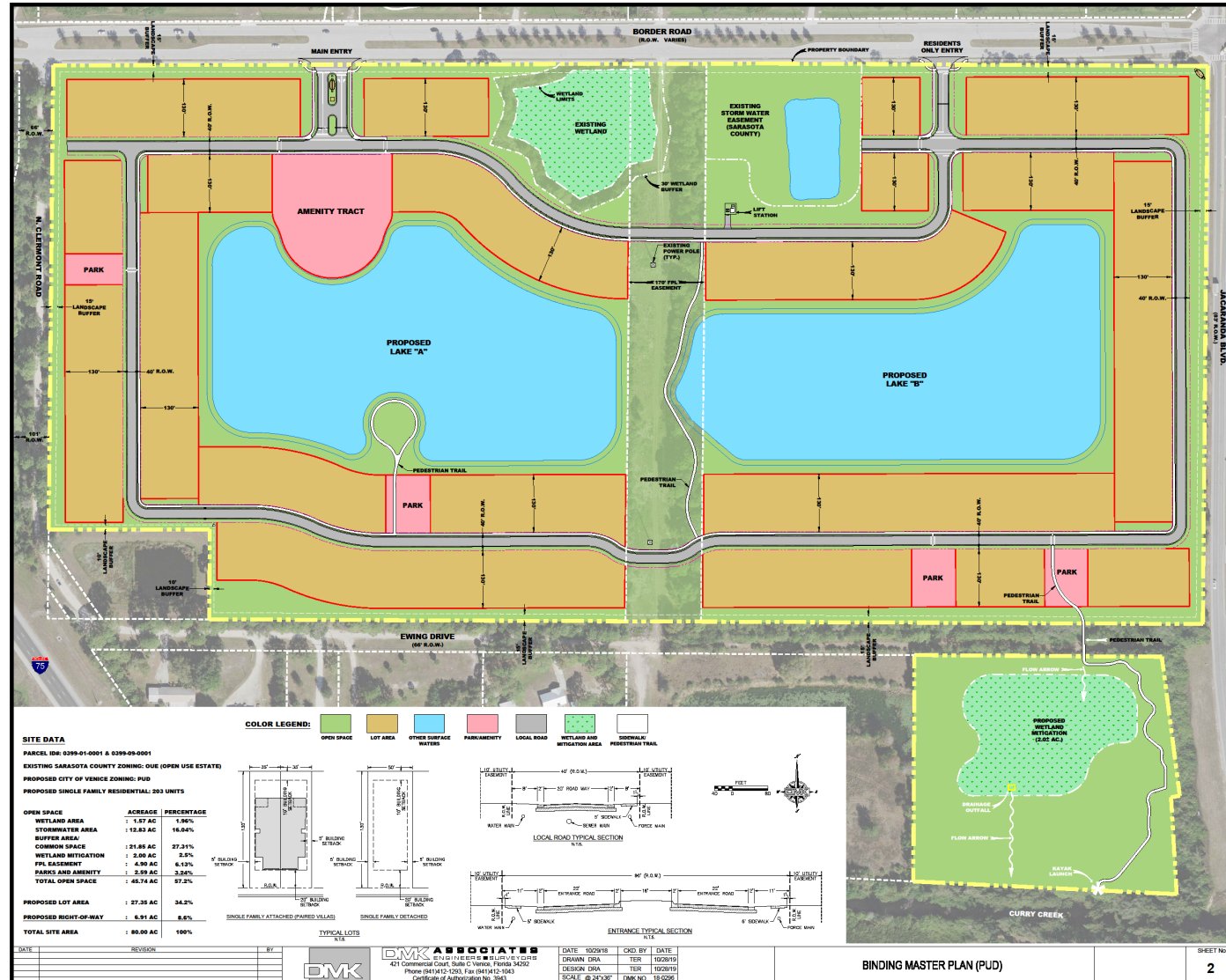
South along N. Clermont Road from Border Road



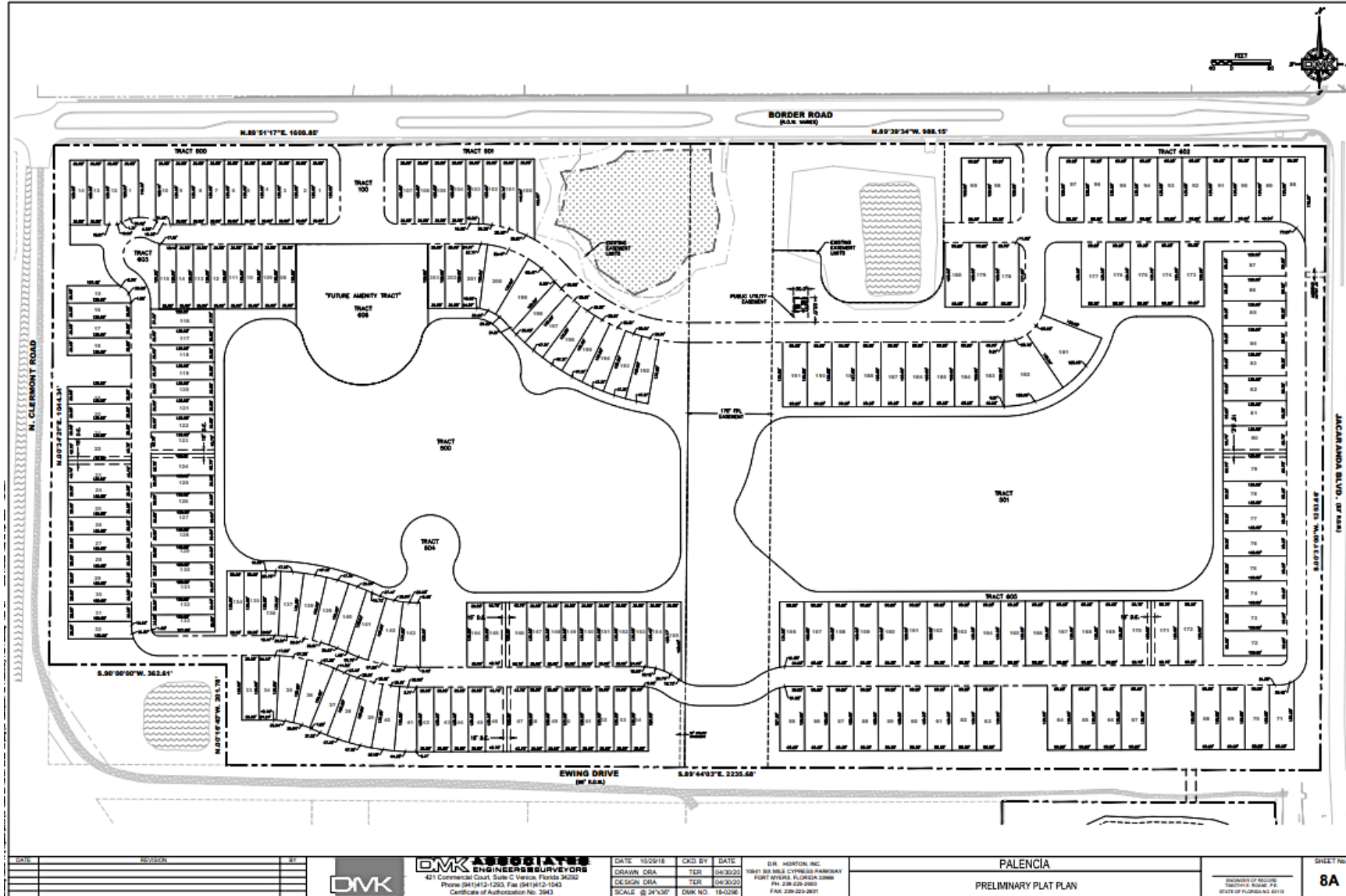
## General: Surrounding Area

Direction	Existing Land Uses	Current Zoning Districts	Existing Future Land Use Map Designations
<b>North</b>	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)
<b>South</b>	Large lot residential	Sarasota County OUE-1	Sarasota County Rural
<b>East</b>	Large lot residential	Sarasota County OUE-1	Sarasota County Rural
<b>West</b>	Agricultural	Sarasota County OUE-1	Sarasota County Rural

# Binding Master Plan Map

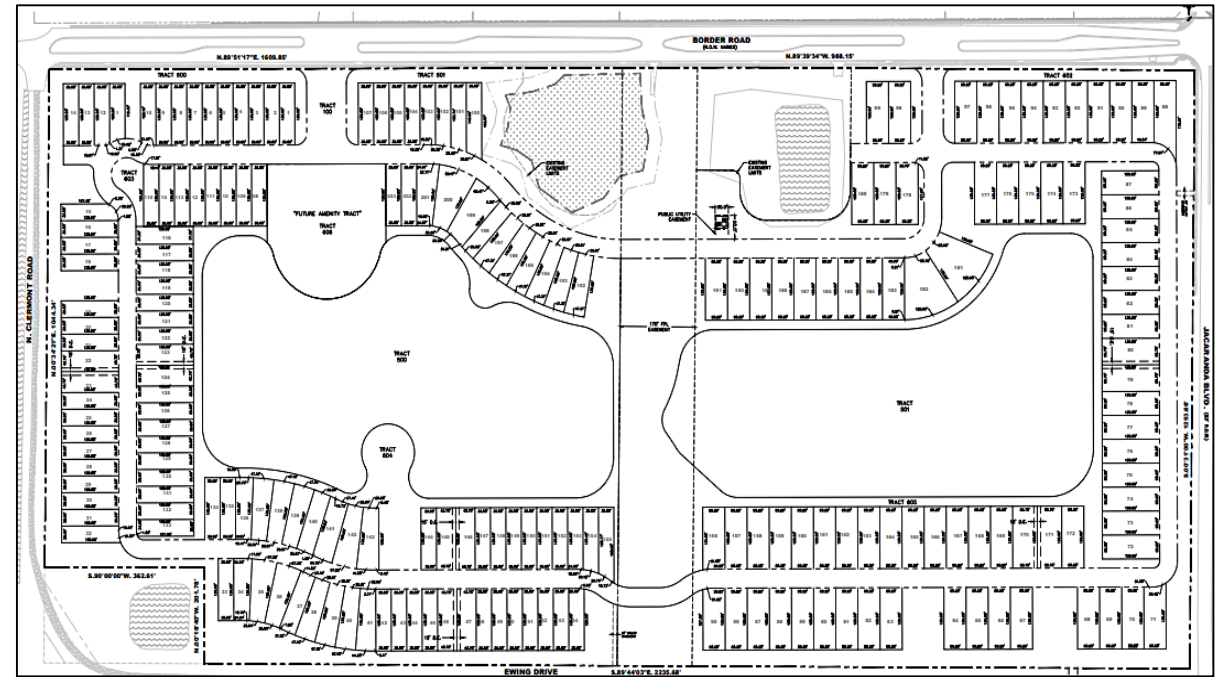
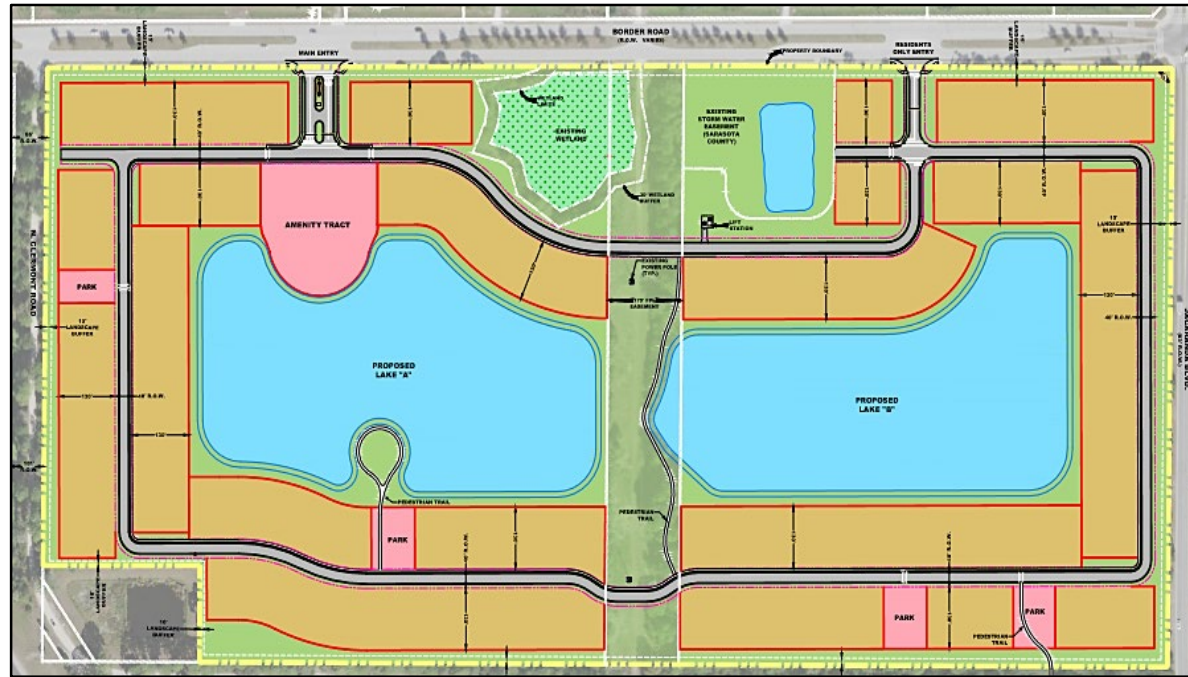


# Proposed Preliminary Plat: Northern Parcel



Palencia Preliminary Plat

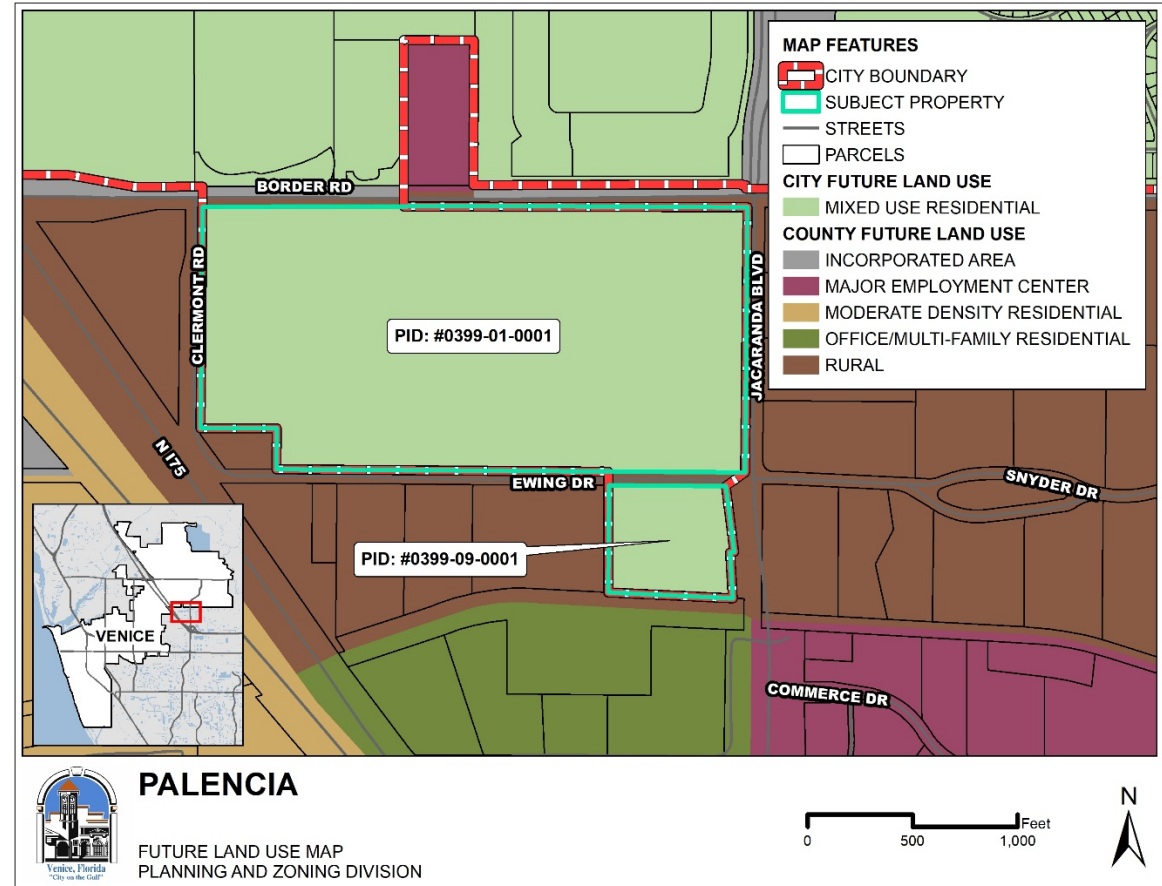
# Proposal Comparison: Northern Parcel



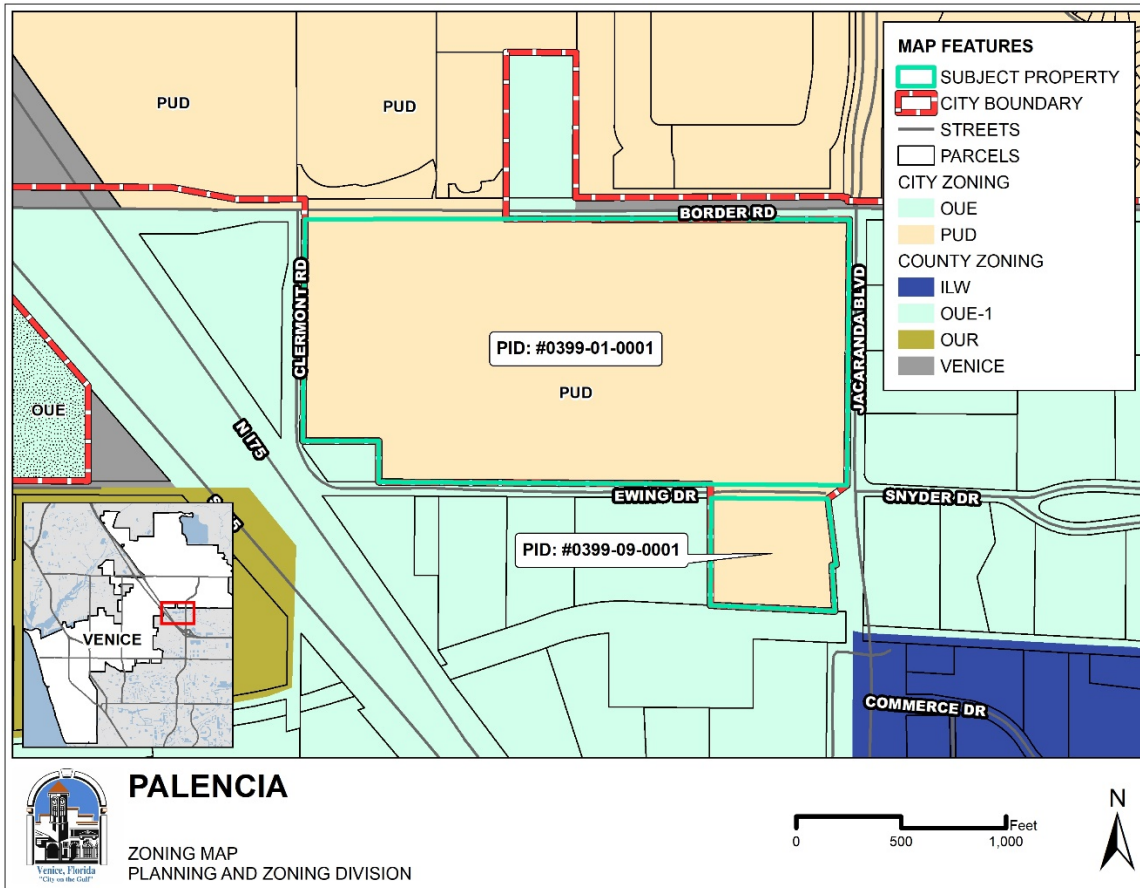


# Future Land Use

- The subject property has a future land use designation of Mixed Use Residential (MUR)
- The same designation applies to other areas across Border Road to the north of the subject property
- Palencia will have landscaped buffers to reduce any impact of the development on its surroundings



# Zoning



- Palencia is zoned Planned Unit Development (PUD)
- The same zoning is found on parcels to the north, across Border Road
- The majority of the surroundings are some form of residential

# Conclusions / Findings of Fact

- **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.
- **CONCLUSIONS/FINDINGS OF FACT (PALENCIA PUD):** The Palencia Preliminary Plat is consistent with the Palencia PUD Binding Master Plan.
- **CONCLUSIONS/FINDINGS OF FACT (LAND DEVELOPMENT REGULATIONS):** The proposed preliminary plat complies with the City's Land Development Code, including the subdivision standards.
- **CONCLUSIONS/FINDINGS OF FACT (CONCURRENCY):** 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.

# Planning Commission Review & Action

Upon review of the Petition and associated documents, the Comprehensive Plan, the Land Development Code, and the analysis in the staff report, as well as testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Preliminary Plat 20-07PP.