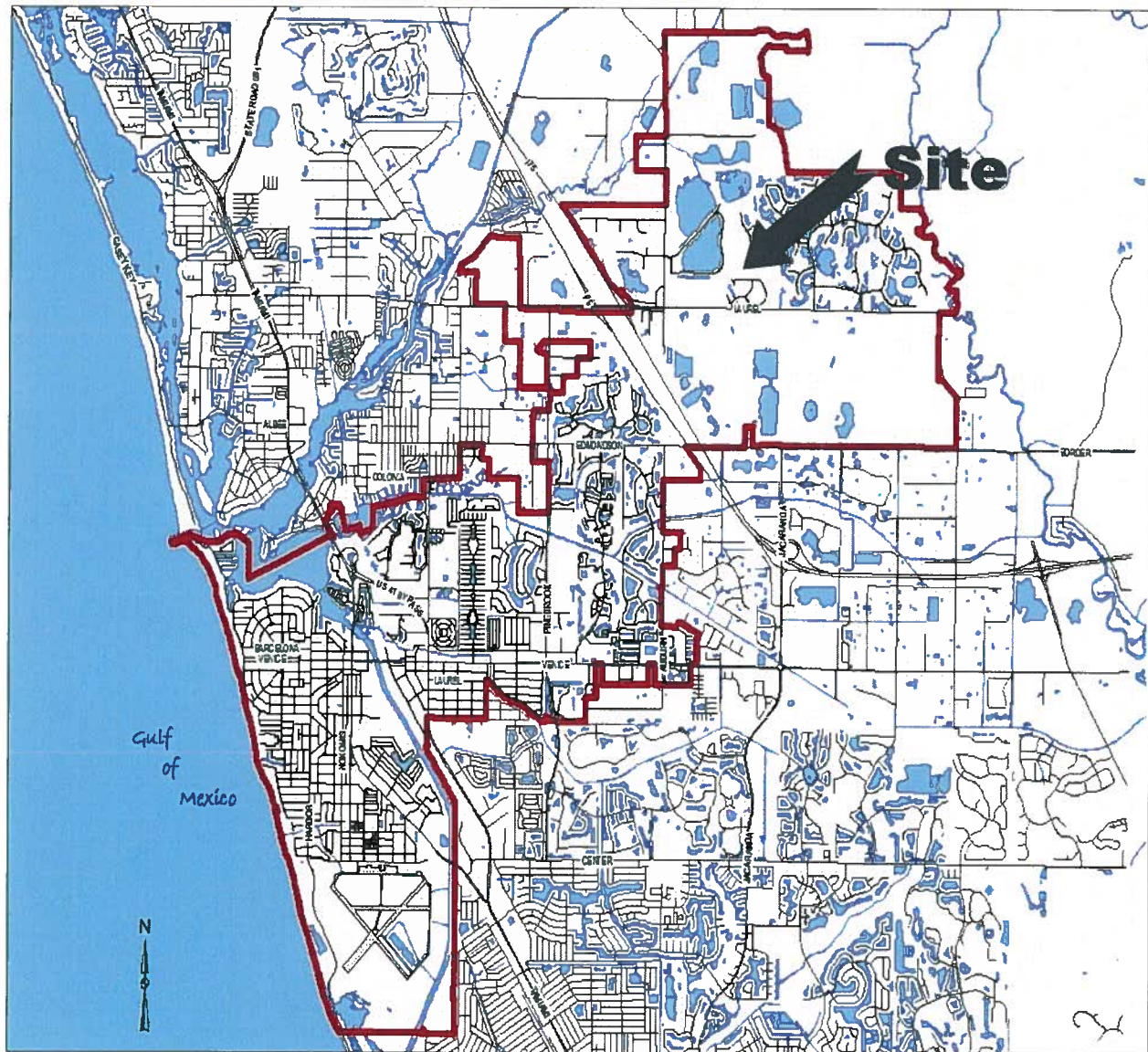

City of Venice
Planning Commission Information Packet

PRELIMINARY PLAT
(No. 13-2PP)
Venetian Golf & River Club Phase 5



Prepared by the Planning and Zoning Department
City of Venice, Florida

I. GENERAL INFORMATION

Request: The applicant is requesting Preliminary Plat approval for development of 78 single-family lots for Phase 5 of the Venetian Golf and River Club (VG&RC), a 1,039 acre master planned community.

Owner: WCI Communities, LLC.

Agent: Dean Paquet, P.E., Kimley-Horn & Associates, Inc.

General Location: The property is located within the Venetian Golf and River Club, east of Knights Trail Road along East Laurel Road.

Property Size: 32.22 ± acres.



II. LAND USE

- A. Existing Land Use:** Vacant.
- B. Future Land Use Map Designation:** Low Density Residential.
- C. Zoning Atlas Map Designation:** Planned Unit Development (PUD).
- D. Adjacent Land Uses**

Regulatory Standards	North	West	South	East
Existing Land Uses	Excavation & Industrial	Residential (Toscana Isles)	Vacant (Future Residential)	Myakka River
Future Land Use Map Designation	Public Conservation / Preservation & Gene Green Planning Area	Knights Trail Planning Area	South Laurel Planning Area	Public Conservation / Preservation
Zoning Map Designation	“PID” and Sarasota County “OUE”	“PUD”	“PUD, RMF-1 and Sarasota County OUE”	“OUE”
JPA Land Use Designation	NA	NA	NA	NA

E. Joint Planning Agreement / Interlocal Service Boundary Agreement:

The subject property is not within the joint planning area.

III. STAFF ANALYSIS**A. Policy Considerations and Project Detail:**

The applicant is requesting Preliminary Plat approval for Phase 5 of the Venetian Golf and River Club. Venetian Golf and River Club is a Planned Unit Development that was approved in 2001. Phase 5 was previously subdivided into 98 single-family lots in 2006. In

2008, unity of title was recorded which combined all the platted lots into one single tract.

Planned for Phase 5 are 78 single-family lots utilizing the cluster housing provisions of the approved PUD. The approved PUD provided the developer with flexibility to adjust to market conditions and the cluster housing provisions will allow the single-family product to be developed in this phase. Cluster housing would typically permit smaller lot sizes, however the proposed lot sizes are consistent with the requirements of the PUD and with existing platted lots throughout VG&RC. The applicant will remain consistent with the building elevations and color schemes previously approved with other phases.

The order and action of processing the petition will first be a recommendation by the Planning Commission to the City Council. The Planning Commission shall base its recommendation upon findings contained within the staff report and public input presented during the public session. The findings and recommendation are forwarded to City Council for final action. Approval of the Preliminary Plat will require one public hearing by City Council.

Staff has reviewed the Preliminary Plat application to ensure compliance with the Venice Comprehensive Plan, the VG&RC PUD, and applicable land development regulations. Staff has determined that the proposed subdivision meets the requirements contained within Subdivision Regulations, Section 86-231, of the Venice Code of Ordinances.

IV. ACTION REQUIRED BY THE PLANNING COMMISSION

A. Planning Commission Determination:

The Subdivision Regulations, Section 86-231, provide the Planning Commission considerations for determining the appropriateness for preliminary plat approval along with the submittal requirements indicated below. The preliminary plat shall be submitted by the zoning administrator along with all pertinent comment and criticism in writing by appropriate city officers and departments to the Planning Commission for the following recommendation alternatives:

1. Preliminary plat approval.
2. Preliminary plat approval with conditions.
3. Preliminary plat disapproval.

B. Planning Commission Preliminary Plat Considerations and Submittal Requirements:

Sec. 86-231(b)(3). Planning Commission Public Session.

The planning commission shall consider the recommendations and statements of the zoning administrator and appropriate city officials as to the compliance of the preliminary plat with the requirements of this chapter and the applicable laws of the state. The planning commission shall

also review the design of the preliminary plat in relationship to the adjacent land uses to ensure compatibility. After the planning commission reviews the plat they shall recommend either approval or disapproval of the plat to city council. No public notice and hearing is required for a preliminary plat and/or subdivision plans consideration by the planning commission, but such matters shall be handled in a public session, as part of a prepared agenda. All matters relating to planning commission consideration shall be a public record and approval shall require formal action of the planning commission. Approval by the planning commission of a preliminary plat and/or subdivision plans is required prior to approval of construction or building permits.

Sec. 86-231(c). Format; required information.

(1) Preliminary plat. The preliminary plat shall be submitted in accordance with the planning and zoning submittal requirements, include the required fees, and include the following:

- a. The location of present property and section lines, boundaries of incorporated areas, streets, buildings and existing easements.*
- b. Any existing wastewater collection systems, storm sewers, water mains, reclaimed water lines, and culverts within the tract or immediately adjacent and within 150 feet thereof. The location, size and invert elevations of the nearest water main, wastewater collection system, reclaimed water lines, storm sewer or outlet are to be indicated on the plat.*
- c. The proposed location and width of streets, alleys and easements, all lot dimensions, and proposed street names.*
- d. Natural features, such as lakes, marshes, swamps, watercourses, land subject to flooding and wooded areas.*
- e. A flood hazard report including the location of the proposed project boundary and the flood designations from the Federal Emergency Management Agency Flood Insurance Rate Map.*
- f. The title under which the proposed subdivision is to be recorded and the name of the owner platting the tract.*
- g. The names and adjoining boundaries of all adjoining subdivisions and names of recorded owners of adjoining parcels or unsubdivided land.*
- h. The north point, scale (numerical and graphic) and date.*
- i. General information and specifications regarding the grades of proposed streets, the facilities for stormwater drainage, proposed finished floor elevations, and any other proposed improvements within the subdivision. If a drainage well for the disposal of surface drainage water is proposed, a written statement from the state department of health and rehabilitative services shall be submitted indicating that agency's approval.*
- j. A topographical survey signed and sealed by a state-licensed professional land surveyor indicating the property boundary, existing improvements, natural features, and topographic elevations of the tract to be subdivided and the property immediately adjacent to the parcel. The map indicating ground elevations of the tract to be subdivided shall show contours with an elevation interval of one foot based on the NGVD or the NAVD88. Datum basis must be stated on the survey.*
- k. In order to ascertain the subsurface soil conditions existing on the tract proposed for*

development, a soil investigation report shall be submitted to the zoning administrator during code compliance review including the following information:

- 1. Location and results of soil boring tests with relation to subsurface soil, rock and groundwater conditions.*
- 2. Recommendations as to suitability for development purposes by a state-licensed professional engineer based on the results of these tests. Land determined by a state-licensed professional engineer to be unsuitable for development due to poor soil quality, flooding, inadequate drainage or other unacceptable characteristics shall not be subdivided.*
- l. The names, addresses and telephone numbers of the utility suppliers, the engineer of record and the surveyor of record.*
- m. Such other information as the zoning administrator or planning commission may deem necessary or advisable for decision making, such as ecological surveys, traffic surveys, financial or feasibility studies, aerial photos, etc.*

V. ENVIRONMENTAL

Due to previous development activities, all natural communities have been substantially altered by site clearing.

- A. Conservation:** The site is not located within any recognized conservation area as determined by the Biodiversity Hotspots Map which identifies occurrences of endangered or listed species (“Closing the Gaps in Florida's Wildlife Habitat Conservation System,” Florida Game and Fresh Water Fish Commission).
- B. Flora and Fauna:** No presence of listed or protected species was observed during site visits.
- C. Flood Zone:** The property lies within FEMA Flood Zone “C”, areas of minimal flooding.
- D. Wetlands:** A Southwest Florida Water Management District permit is required for development of the property.

VI. SERVICES AND FACILITIES

- A. Potable Water:** The development is served by City of Venice water and infrastructure will be completed to serve this additional phase.
- B. Sanitary Sewer:** The development is served by Sarasota County for sanitary sewer due to its location within the Curry Creek basin.
- C. Stormwater:** The developer is required to control and treat post runoff stormwater (24 hour

/ 25 year storm event). The City's Engineering Department and Southwest Florida Water Management District will review any potential development to ensure drainage issues are mitigated.

- D. Transportation:** The project has been reviewed by both Sarasota County and the city's traffic consultant to confirm that concurrency management and access management requirements have been satisfied.

VII. CONSISTENCY WITH COMPREHENSIVE PLAN

A. Future Land Use Map:

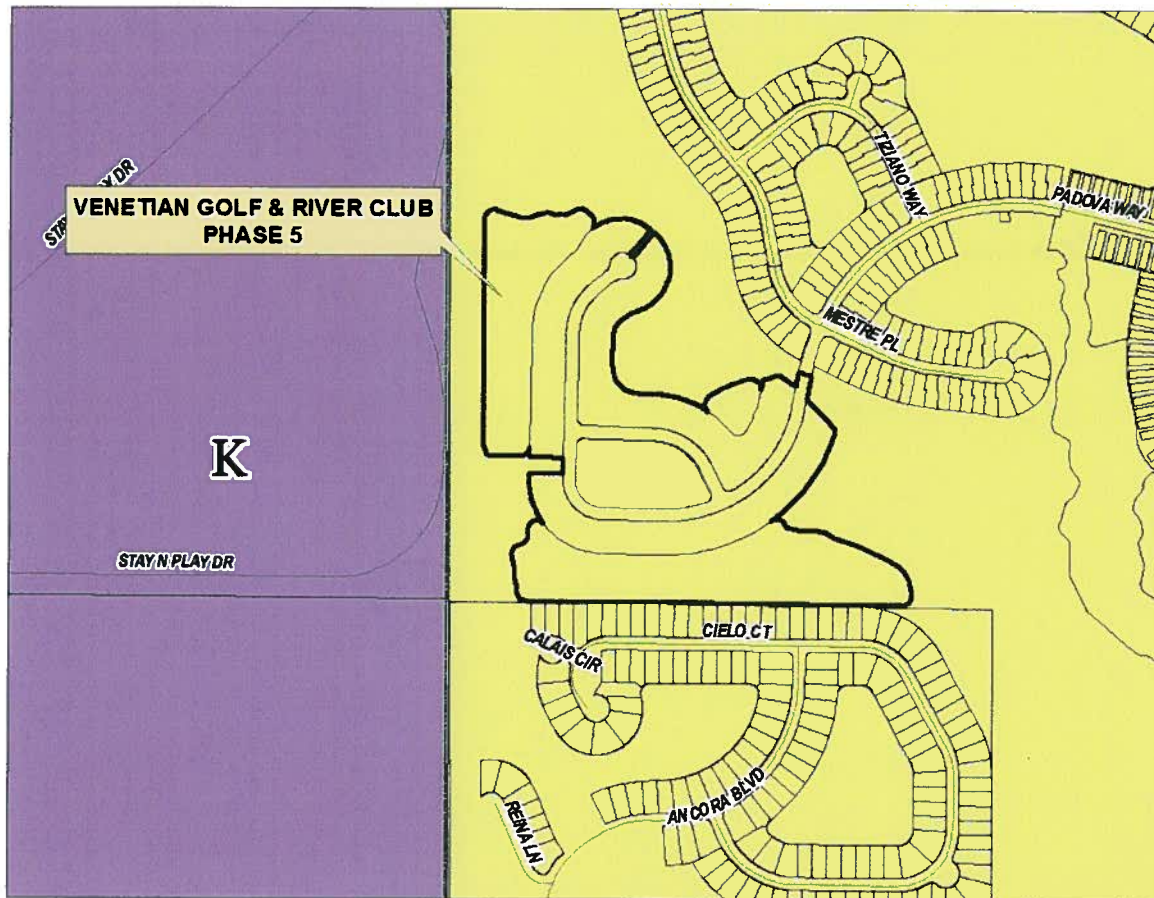
The property is designated as "Low Density Residential" on the city's Future Land Use Map. The intent statement and development standards for this designation are found below.

***Low Density.** Residential areas consisting of up to five (5) dwelling units per acre or less. These areas are intended to accommodate single-family and other similar residential uses. High intensity and auto-centric uses are prohibited in areas designated for low-density residential land uses. This land use type is sensitive to the encroachment of incompatible uses and protective strategies, such as those described in Objective 8, Policy 8.2 of this Element, may be required to ensure the compatibility of adjacent uses.*

















SITE PHOTOS



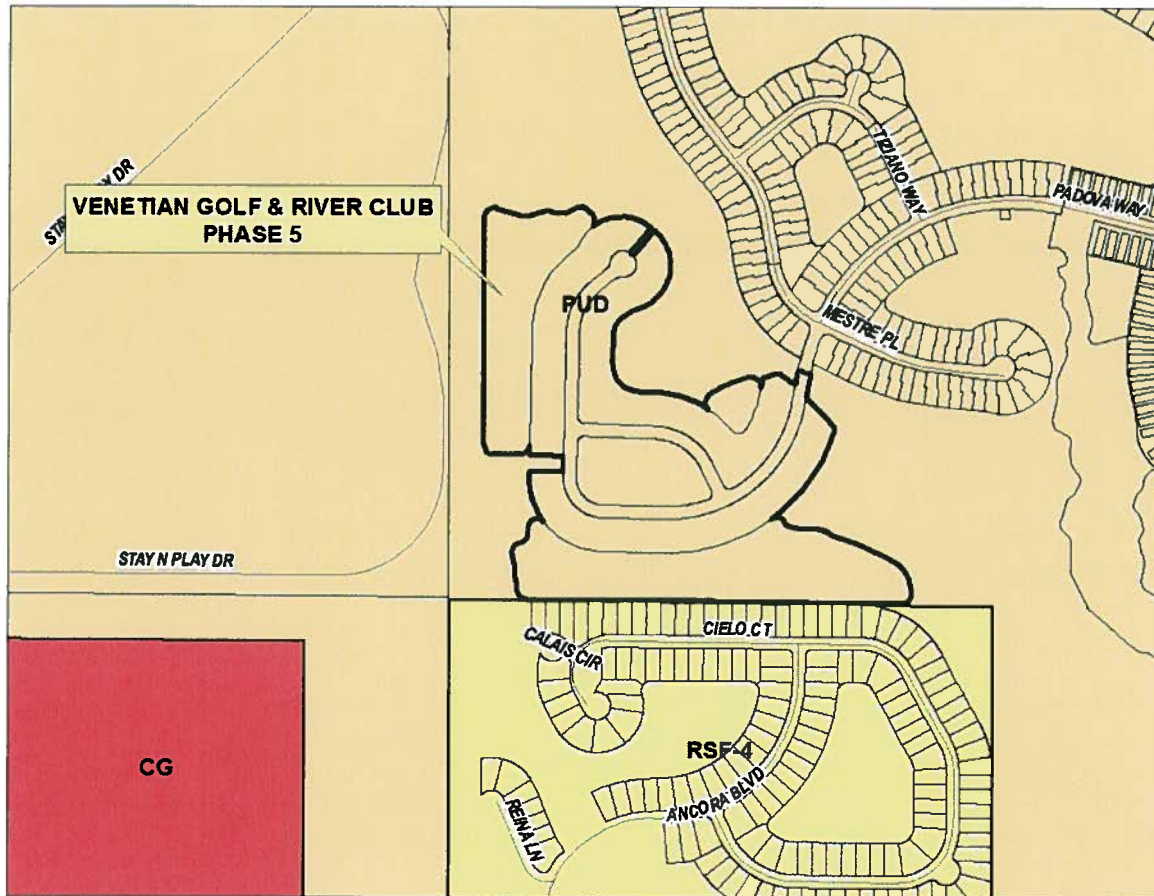
FUTURE LAND USE MAP



FUTURE LAND USE CODE

 LOW DENSITY RESIDENTIAL	 AIRPORT OPERATIONS
 MODERATE DENSITY RESIDENTIAL	 PUBLIC BUILDINGS & FACILITIES
 MEDIUM DENSITY RESIDENTIAL	 RECREATION & OPEN SPACE
 INSTITUTIONAL-PROFESSIONAL	 CONSERVATION
 COMMERCIAL	 MARINE PARK
 TRANSITION	 GREENWAY/RIVER BUFFER
 INDUSTRIAL	 UNKNOWN
 INDUSTRIAL- COMMERCIAL	 WATERWAYS

ZONING MAP



Legend

- OUC - Open Use, Conservation
- MP - Marine Park
- GU - Government Use
- PUD - Planned Unit Development
- RE - Residential, Estate
- RSF - Residential, Single Family
- RMF - Residential, Multi-Family
- RMH - Residential, Manufactured Home
- RTR - Residential, Tourist Resort
- OPI - Office, Professional & Institutional
- OMI - Office, Medical & Institutional
- Venice City Boundary

- PCD - Planned Commercial Development
- PID - Planned Industrial Development
- ILW - Industrial, Light & Warehousing
- CN - Commercial, Neighborhood
- CG - Commercial, General
- CI - Commercial, Intensive
- CBD - Commercial, Business District
- CSC - Commercial, Shopping Center
- CHI - Commercial, Highway Interchange
- Venetian Gateway Overlay District
- Neighborhood Height Overlay
- Venetian Urban Design Overlay