



City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626
DEVELOPMENT SERVICES - PLANNING & ZONING
CONDITIONAL USE APPLICATION

19-40-CU

CONDITIONAL USE

Project Name: Palencia

Parcel Identification No.: 0399-01-0001 and 0399-09-001

Address: Border Road and Jacaranda Boulevard

Parcel Size: 80+/- acres

FLUM designation: Mixed Use Residential (Proposed)

Zoning Map designation: PUD (Proposed)

Property Owner's Name: SSD Land Holdings, LLC, and Russell W. & Irilyn M. Snyder and Jason Milton Kramer and Jonathan Sol Kramer

Telephone:

Fax:

E-mail:

Mailing Address: Contract Purchaser- D.R. Horton 10541 Six Mile Cypress Parkway, Ft. Myers, FL 33996

Project Manager: Jeffery A. Boone, Esq. (agent)

Telephone: 941-488-6716

Mobile / Fax: 941-488-7079

E-mail: jboone@boone-law.com

Mailing Address: 1001 Avenida Del Circo, Venice, FL 34285

Project Engineer : Tim Roane, P.E., DMK Associates

Telephone: (941) 412-1293

Mobile / Fax:

E-mail: troane@dmkassoc.com

Mailing Address: 421 Commercial Court, Suite C Venice, FL 34292

Project Architect:

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Incomplete applications cannot be processed - See reverse side for checklist

Revised 12/10

Applicant Signature / Date:

(Agent) 9/9/19

RECEIVED

SEP 16 2019

PLANNING & ZONING

APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- ☒ **Statement of Ownership & Control**
- ☒ **Signed, Sealed and Dated Survey of Property**
- ☒ **Agent Authorization Letter**
- ☒ **Narrative describing the petition** (address Section 86-42(e) below)
- ☐ **Public Workshop Requirements.** Date held NOT APPLICABLE
 - ☐ Copy of newspaper ad.
 - ☐ Copy of notice to property owners.
 - ☐ Copy of sign-in sheet.
 - ☐ Written summary of public workshop.

Sec. 86-42 (e) *Contents of planning commission report.* The planning commission shall make a written finding to the city council as to whether or not the granting of the conditional use will adversely affect the public interest; as to whether or not the specific requirements governing the individual conditional use, if any, have been met by the petitioner; and as to whether or not satisfactory provision and arrangement has been made concerning the following matters, where applicable:

1. Compliance with all applicable elements of the comprehensive plan;
2. General compatibility with adjacent properties and other properties in the district;
3. Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings;
4. Required yards and other open space;
5. Screening and buffering, with reference to type, dimensions and character;
6. Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control;
7. Off-street parking and loading areas, where required;
8. Value added considerations including tax base diversification, employment, and affordable housing unit expansion;
9. Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved. **PLEASE SEE ATTACHED**

Required documentation (provide 15 sets of the following including 3 signed, sealed and dated, unless otherwise noted):

A written petition for conditional use shall be submitted indicating the provision of this chapter under which the building height allowance is sought and stating the grounds on which it is requested, with particular reference to the types of findings that the planning commission must make. The petition shall include material necessary to demonstrate that the grant of conditional use will be in harmony with the general intent and purpose of this chapter, and will not be injurious to the neighborhood or to adjoining properties or otherwise detrimental to the public welfare. Such material may include, but is not limited to the following, where applicable:

- ☒ Site and development plans at an appropriate scale showing proposed placement of structures on the property, and provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas, and required yards and other open spaces;
- ☐ Plans for screening and buffering with reference as to type, dimensions and character; **N/A**
- ☐ Proposed landscaping and provisions for trees protected by city regulations; and **N/A**
- ☐ Proposed signs and lighting, including type, dimensions and character. **N/A**

Fees

Application filing fee \$4,366.

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.