



CITY OF VENICE

Planning and Zoning Department
 401 W. Venice Avenue, Venice, FL 34285
 (941)486-2626 ext. 7434 www.venicegov.com

PUD ZONING MAP AMENDMENT APPLICATION

Submit a complete application package to the Planning and Zoning Department. All information must be legible and will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-130 for Planned Unit Development district submittal requirements. Per Section 86-130(t)(4), after this application package is deemed complete, any new development will be scheduled for a Pre-hearing conference at the Planning Commission.

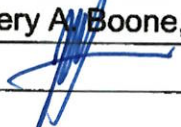
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| PROJECT NAME: GCCF PUD | |
| Brief Project Description: Addition of 24.1 acre open space parcel and other minor plan revisions (see project narrative) | |
| Address/Location: Laurel Road and Border Road | |
| Parcel Identification No.(s): 0389-00-1010, 0390-00-3030, 0389-00-2031, 0389-00-2032, 0390-00-3040, 0389-00-2006, 0389-00-2005 | |
| Parcel Size: 323.56 acres (total) 24.1 acres (additional) | Proposed Numbers/Types of Dwelling Units: 1,300 (no change) |
| Current Zoning Designation(s): PUD | FLUM Designation(s): Mixed Use Residential |
| <i>Fees: The Zoning Administrator will determine if a project is a minor or major revision, then select correct fee and review fee below. A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586 (b-d) for complete code. *Extended technical review fee of \$1400 charged at third resubmittal.</i> | |
| <input type="checkbox"/> New Application \$5,095.85 | <input type="checkbox"/> Review Fee \$2,692.22 OR |
| <input type="checkbox"/> Major Amendment \$2,476.85 | <input type="checkbox"/> Review Fee \$1,076.90 OR |
| <input type="checkbox"/> Minor Amendment \$573.99 (required public hearing) | <input type="checkbox"/> Review Fee \$538.44 OR |
| <input type="checkbox"/> Minor Amendment \$573.99 (Administrative – no review fee) | |
| Applicant/Property Owner Name (will be used for billing): See attached ownership information | |
| Address: 5800 Lakewood Ranch Boulevard, Sarasota, FL 34240 | |
| Email: | Phone: |
| Design Professional or Attorney: Bobbi, Claybrooke, P.E., AM Engineering | |
| Address: 8340 Consumer Court, Sarasota, FL 34240 | |
| Email: bclaybrook@amengfl.com | Phone: 941-377-9178 |
| Authorized Agent (project point of contact): Jeffery A. Boone, Esq. | |
| Address: 1001 Avenida Del Circo, Venice, FL 34285 | |
| Email: jboone@boone-law.com | Phone: 941-488-6716 |

PUD ZONING MAP AMENDMENT Checklist

Application package is reviewed for completeness by Planning staff. If a document is not being submitted, please indicate N/A and the reason why it is not being submitted.

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| <input checked="" type="checkbox"/> | Application: Signed by agent and applicant. |
| <input checked="" type="checkbox"/> | Narrative: Provide a statement describing in detail, the character and intended use of the development, in addition to the description on page one of the application. All modifications to PUD standards must be listed with each applicable Section of Code. |
| <input checked="" type="checkbox"/> | Agent Authorization Letter: A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. Authorization should not be for a corporation or similar entity. This individual will be the single point of contact for staff. |
| <input checked="" type="checkbox"/> | Statement of Ownership and Control: Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity. For multiple parcels collate by parcel the deeds, agent authorizations, and Sunbiz information. |
| <input checked="" type="checkbox"/> | Legal Description: Must indicate the PID with each respective description in Word format. |
| <input checked="" type="checkbox"/> | Public Workshop Requirements: (Section 86-41) 1. Newspaper advertisement 2. Notice to property owners 3. Meeting sign-in sheet 4. Summary of public workshop 5. Mailing List of Notified Parties (must include registered neighborhood associations) |
| <input checked="" type="checkbox"/> | Survey of Property: Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. Date of Survey: |
| <input checked="" type="checkbox"/> | Concurrency Application and Worksheet: *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, a signed and sealed electronic file will be required. N/A- No Change |
| <input checked="" type="checkbox"/> | School Concurrency (Residential Only): School Impact Analysis Receipt from Sarasota County dated within 10 days of petition ^{N/A- No Change} _{submittal} |
| <input checked="" type="checkbox"/> | Common Facility Statements: If common facilities, such as recreation areas or structures, private streets, common open spaces, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained. ^{N/A} |
| <input checked="" type="checkbox"/> | Planning Commission Considerations/Findings: Per Code Section 86-47(f)(1), prepare a statement for each of the following considerations/findings: a. Whether the proposed change is in conformity to the comprehensive plan; b. The existing land use pattern; c. Possible creation of an isolated district unrelated to adjacent and nearby districts; d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.; e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change; f. Whether changed or changing conditions make the passage of the proposed amendment necessary; g. Whether the proposed change will adversely influence living conditions in the neighborhood; h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety; i. Whether the proposed change will create a drainage problem; j. Whether the proposed change will seriously reduce light and air to adjacent areas; k. Whether the proposed change will adversely affect property values in the adjacent area; l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare; n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning; o. Whether the change suggested is out of scale with the needs of the neighborhood or the city; and p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. |
| <input checked="" type="checkbox"/> | Master Plan: Containing the following: 1. The title of the project and the names of the professional project planner and the developer; 2. Scale, date, north arrow and general location map; 3. Boundaries of the property involved, and all existing streets, buildings, watercourses, easements, section lines and other existing important physical features in and adjoining the project.; 4. Master plan locations of the different uses proposed, by dwelling types, open space designations, recreational facilities, commercial uses, other permitted uses, and off-street parking and off-street loading locations; 5. Master plan showing access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; 6. Tabulations of total gross acreage in the development and the percentages thereof proposed to be devoted to the several dwelling types, other permitted uses, recreational facilities, streets, parks and other reservations; 7. Tabulations demonstrating the relationship of the development to proposed land use intensity and proposed numbers and types of dwelling units; 8. Where required by the planning commission, an ecological survey in accordance with the standards of the state department of environmental protection and the water and navigation control act of the county, as they may from time to time be amended. |
| <input checked="" type="checkbox"/> | Electronic Files submitted: Provide PDF's of ALL documents, appropriately identified by name. Submit each document as one pdf (not each sheet in an individual pdf). Please title all documents with a clear and concise title (e.g. Application, Narrative, Agent Authorization Letter, Statement of Ownership, Legal Description, etc.). |

If the PUD zoning map amendment is approved, after all public hearings, a final Binding Master Plan with any revisions will be required. Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at the public hearing and will be contacted by staff regarding availability. By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

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| Authorized Agent Name: Jeffery A. Boone, Esq. | Applicant Name: |
| Authorized Agent Signature:  | Applicant Signature: |
| Date: 2/14/22 | Date: |

PROJECT NARRATIVE

The GCCF PUD is 300 +/- acre property located south of Laurel Road, north of Border Road, east of I-75 and the City's wastewater treatment plant, and west of the Milano PUD. The property is located within the Northeast Neighborhood of the City's Comprehensive Plan and is designated Mixed Use Residential on the Future Land Use Map.

Ordinance No. 2019-19 approved the GCCF PUD for the development of a residential community consisting of detached single-family homes, paired villas, multi-family homes, assisted living facilities, amenity centers, and open space. A 25 +/- acre portion of the property was approved for House of Worship as permitted use, and Medical Office as a Special Exception Use, as an alternative to residential. The approved density is up to 1,300 residential units (approximately 4.3 dwelling units per acre).

Access to the site is via Laurel Road and Border Road. Consistent with Comprehensive Plan Strategy TR-NE 1.1.4 a north/south roadway connection between Laurel Road and Border Road is required through the GCCF PUD. In addition, where common ownership with the Milano PUD to the east exists, one or more optional interconnections between the properties is permitted. The circulation plan for the GCCF PUD provides opportunities for multi-modal connectivity, and includes a linked sidewalk system for pedestrian connectivity from each of the development pods throughout the PUD. Further, sidewalk linkages along Laurel Road and Border Road are provided to the project limit.

All internal roadways will be privately owned and maintained. The on-site storm water management system will be privately owned and maintained. Water and wastewater facilities will be dedicated to the City of Venice.

This PUD Amendment proposes to add 24.1 acres of open space along the eastern boundary of the PUD relocated from the adjacent Milano PUD and to modify the lot standard detail to clarify yards standards for lots with alleys. In addition, minor revisions to the approved PUD plan are proposed which incorporate previously approved preliminary plat approvals regarding location of open space, stormwater ponds, internal roadways and the amenity area, the addition of a sidewalk segment on the east side of the spine road, the elimination of a "potential access point" along Border Road, and the elimination of the multi-family use for lots south of the east-west FPL easement. No other changes are proposed to the currently approved uses or development standards.