



PRELIMINARY PLAT APPLICATION (NEW OR AMENDMENT)

Submit a complete application package to the Planning and Zoning Division. 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 86-231 for complete preliminary plat submittal requirements.

Project Name: Vicenza - Phase 2		
Brief Project Description: 228 residential units		
Address: Between Border Road and Laurel Road East of Jacaranda Boulevard		
Parcel Identification No.(s): 0391-03-1000		
Parcel Size: 105.733	No. of Proposed Lots: 228	<input type="checkbox"/> Non-Residential <input checked="" type="checkbox"/> Residential (Requires School Concurrency)
Zoning Designation(s): Planned Unit Development (PUD)		FLUM Designation(s): Mixed-Use Residential
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. Remaining funds will be refunded. See Section 86-586(b-d) for complete code. Review fees cannot be transferred to another project. *Extended technical review fee of \$1400 charged at third resubmittal.		
<input checked="" type="checkbox"/> Application Fee (Greater than 10 Lots) \$4,700	<input type="checkbox"/> Review Fee \$2500 OR	
<input type="checkbox"/> Application Fee (Ten or fewer Lots) \$3,000	<input type="checkbox"/> Review Fee \$1500 OR	
<input type="checkbox"/> Application Fee (Amendment for Major Revision) \$3,055	<input type="checkbox"/> Review Fee \$1500 OR	
<input type="checkbox"/> Application Fee (Amendment for Minor Revision) \$162	<input type="checkbox"/> Review Fee \$100	
Applicant/Property Owner Name: PAMLICO POINT MANAGEMENT LLC		
Address: 5800 LAKEWOOD RANCH BLVD, SARASOTA, FL, 34240		
Email: jdeloach@nealcommunities.com	Phone: 941-328-1096	
Design Professional or Attorney: D. Shawn Leins, P.E.		
Address: 8340 Consumer Ct., Sarasota, FL 34240		
Email: sleins@amengfl.com	Phone: 941-377-9178	
Authorized Agent (1 person to be the point of contact): D. Shawn Leins, P.E.		
Address: 8340 Consumer Ct., Sarasota, FL 34240		
Email: sleins@amengfl.com	Phone: 941-377-9178	

Staff Use Only

Petition No.

Fee:

Application packages are reviewed for completeness within 3 business days. Collate all copies into three sets. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Large plans should be collated and folded to allow the bottom right corner visible. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted, and why it is not being submitted.

- ☒ **Application: (3 copies)**
- ☒ **Narrative:** Provide a statement describing in detail the character and intended use of the development, in addition to the short description on page one of the application. (3 copies).
- ☒ **Comprehensive Plan Compliance Report:** Prepare a report addressing the appropriate areas of the Comprehensive Plan in order to determine compliance (3 copies).
- ☒ **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. This individual will be the single point of contact for staff (1 copy).
- ☒ **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 (1 copy).
- ☒ **Concurrency Application and Worksheet:** (3 copies). *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, one copy of the traffic study (signed, sealed, and dated), and electronic files (SYN, HCS files etc.) will be required.
- ☒ **Binding Master Plan:** approved rezone ordinance with subdivision binding master plan (if applicable)/(1 copy)
- ☐ **School Concurrency (Residential Projects Only):** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy). Has been requested, will forward upon receipt
- ☐ **Public Workshop:** (Section 86-41) ☐ Copy of Newspaper advertisement ☐ Copy of notice to property owners ☐ Copy of sign-in sheet ☐ Written summary of public workshop ☐ List of notified properties (1 copy) N/A
- ☒ **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 (1 copy). On Plans
- ☒ **Stormwater Calculations:** Document addressing drainage concurrency by means of a certified drainage plan (signed and sealed 2 copies).
- ☒ **Survey of the 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. (1 copy)
Date of Survey: 1/2020
- ☒ **Preliminary Plat Plans:** Three dated, signed & sealed sets of folded and collated preliminary plat plans, size 24x36 (rolled plans not accepted). The plans must be consistent with Code Sections 86-231(b)(2)a-o and 86-231(c)(1)a-m, and indicate where each item can be found on the plan sheets. (3 copies)
- ☒ **Addressing Plan:** Provide the Sarasota County Approved Streets Memo with an addressing plan that includes the lot number and address. Also, include a spreadsheet with the lot number, street name, and address number.
- ☒ **CD/USB Flash Drive with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD/USB Flash Drive. All PDF's of preliminary plat plans need to be signed and sealed. **Provide a separate document with the legal description.**

Technical compliance must be confirmed 45 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.

Authorized Agent Name & Date:	Applicant Name & Date: <i>Panther Point Management LLC 2/25/2020</i>
Authorized Agent Signature:	Applicant Signature: <i>James R. Schier, Mgr</i>

REQUEST: A Preliminary Plat for 105.733 +/- acres of the 292+/- acre Vicenza Subdivision (SJMR PUD) consisting of single-family and paired-dwellings totaling 228 residential units.

GENERAL DATA

Owner: Pamlico Point Management, LLC
Agent(s): D. Shawn Leins, P.E., AM Engineering, LLC
Location: Between Border Road and Laurel Road East of Jacaranda Boulevard
Parcel ID: 0391-03-1000
Property Size: 105.733+/- Acres (Phase 2)
Future Land Use: Mixed-Use Residential
Comp Plan Neighborhood: Northeast Neighborhood
Zoning: Planned Unit Development (PUD)

BACKGROUND INFORMATION

The subject property entered into a Pre-Annexation Agreement with the City of Venice on April 22, 2008, to establish the City's conditions for annexation. On May 13, 2008, the subject property was officially annexed into the City.

The Pre-Annexation Agreement has been altered numerous times. Ordinance 2016-09 removed a requirement for the dedication of Jackson Road to the City. The applicant amended the Pre-Annexation Agreement in 2018 through Ordinance 2018-10 to remove the dedication requirement of another right-of-way to the South, Havana Road.

The Rezoning for the subject property to PUD was approved by City Council on April 10, 2018 with Ordinance 2018-11. Prior to the Rezone, the subject property retained a Sarasota County zoning designation of Open-Use Estate (OUE).

PROJECT INFORMATION

The approximately 292+/- acre subject property consists of two parcels between Laurel Road and Border Road near the Eastern border of the City of Venice. The proposed 105.733 +/- acre Preliminary Plat Petition represents Phase Two (2) of the two-phase development of the subject property. The proposed plat would create 228 lots of the 539 allowed through the SJMR PUD. Phase 1 created 311 lots and the total would be 539 lots.

The proposed preliminary plat depicts twenty-foot (20) landscaped buffers along the eastern and western perimeter property lines and a 30' buffer along Laurel Road. See Landscape Plans for details on the location and composition of the buffers. Additional landscaping is located throughout the PUD in the medians and other common areas.

Phase 2 is comprised of attached and detached single-family lots in three different lot sizes. The plat includes 105 "Type A" lots, 77 "Type B" lots, and 46 "Type C" lots yielding a density of 2.16 dwelling units an acre.

PROJECT NARRATIVE

See the Cover Sheet and Master Site Plan (Sheet 4) of the Preliminary Plat for more details on lot distribution.

The following table shows the allocation of land, by use, within the 105.733 +/- acre Preliminary Plat. The proposed Preliminary Plat does not account for the entire SJMR PUD. Phase Two is 105.733 acres of the approximately 292-acre subdivision. The chart below is only representative of Phase Two.

Table 1: Allocation of Land by Use Type

LAND USE	NUMBER OF ACRES	% OF TOTAL
Residential Lots	35	33%
Open Space	64	60%
Amenity Site	0	0%
Access Easements/Roads	7	7%
Total Preliminary Plat Area	106 +/-	100%

The roadways on the proposed Preliminary Plat are twenty (20) feet wide with ten-foot travel lanes. The plat depicts a main “spine” road with cul-de-sacs and smaller roads branching off the main road. An eight-foot (8) Multi-Use Recreational Trail (MURT) is shown along the spine road to provide space for bicyclists and pedestrians.

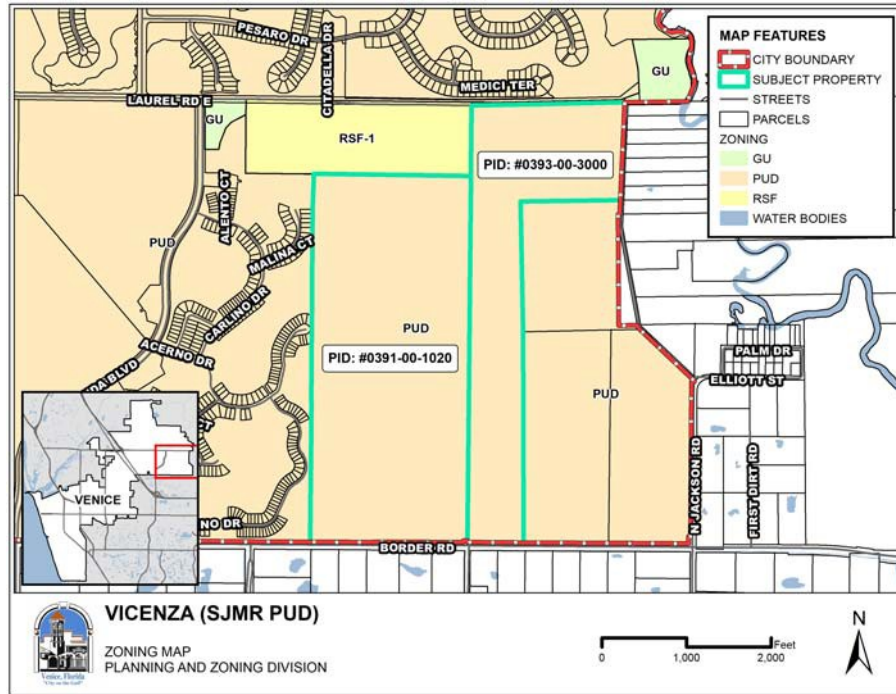
The proposed plat includes entry gate feature off of Laurel Road.

EXISTING CONDITIONS

The approximately 292+/- acre subject property is currently being developed with Phase 1 and located between Laurel Road and Border Road. The property contains multiple wetlands. However, design of the project limits wetland impacts.

Zoning Designation

The subject property is zoned Planned Unit Development (PUD) through Ordinance 2018-11 (Petition# 17-13RZ)



MAP 3: Zoning Map Showing the Entire SJMR PUD Boundary

The proposed Vicenza Plat is part of the SJMR PUD, which allows a maximum of 539 Single-Family Detached and Single-Family Attached dwelling units with a maximum building height of 35 feet. See overview of development standards below:

TABLE 3: SJMR PUD Minimum Lot Requirements

	SINGLE FAMILY DETACHED	SINGLE-FAMILY ATTACHED
Minimum Lot Size	4,500 SQFT	4,140 SQFT
Lot Coverage	None	None
Lot Width	40 FT	36 FT
Front Setback	20FT or 15FT w/ Side-Entry Garage	20 FT
Side Setback	5 FT	5 FT, 0FT Interior-Side
Rear Setback	10 FT	10 FT
Accessory Structure Setback	5 FT from Rear Property Line	5 FT from Rear Property Line

The Binding Master Plan for the PUD approved an alternative roadway design from the City of Venice's standards with a 43-foot right-of-way including 10-foot travel lanes and a 5-foot sidewalk on one side of the street. The PUD also allows for cul-de-sacs up to 1,200 feet in length and a gated entry.

The Rezoning (Petition #17-13RZ) approved a reduction in the required setback from the perimeter property line from two-times the building height (70ft) to one-times building height (35ft). Additionally, City Council approved a request to waive the requirement for sidewalks on both sides of the North/South road contingent on stipulations #11-13.

Vicenza- Phase 2 Preliminary Plat Supporting Analysis

The City of Venice recently approved a revised Comprehensive Plan. The proposed Preliminary Plat amendment furthers the intent of the adopted Comprehensive Plan by providing the needed development density to achieve low density single family residential use objectives and the objectives for the Northeast Venice Neighborhood.

Strategy LU 1.2.16 – Mixed Use Residential (MUR)

1. The proposed preliminary plat is consistent with the Comprehensive plan strategies for Mixed Use Residential as follows:
 - a. The proposed amendment is within an existing PUD.
 - b. The proposed density is 2.16 units per acre (1.85 for Vicenza overall). This density is well below the 5.0 unit threshold in the Comprehensive Plan strategy.
 - c. The proposed preliminary plat is 100% residential and meets the 95% - 100% residential standard.

Strategy LU 1.2.17 – Mixed Use Residential Open Space Connectivity

1. The proposed preliminary plat is consistent with the Comprehensive Plan strategy for Mixed Use Residential Open Space Connectivity as follows:
 - a. The proposed development includes over 78 acres of open space and the project as a whole contains over 195 acres of open space (67%).

Strategy LU 1.3.5 – Natural Features

1. The proposed preliminary plat amendment is consistent with the Comprehensive Plan strategy for Natural Features as follows:
 - a. The proposed development preserves over 24 acres of wetlands and the project as a whole contains over 80 acres of wetlands.

Strategy LU 1.3.6 – Coordination with Public Infrastructure

1. The proposed preliminary plat is consistent with the Comprehensive Plan strategy for Coordination with Public Infrastructure as follows:
 - a. Utility and roadway systems connect to existing facilities and are installed and turned over in accordance with City of Venice procedures.
 - b. Wetland habitats are preserved.

Strategy LU-NE 1.1.1 – Mixed Use Residential

1. The proposed preliminary plat is consistent with the Northeast Venice Neighborhood Comprehensive Plan strategy for Mixed Use Residential as follows:

- a. The proposed density is 2.16 units per acre (1.85 for Vicenza overall). This density is well below the 5.0 unit threshold in the Comprehensive Plan strategy.
- b. The proposed amendment is 100% residential and meets the 95% - 100% residential standard.

Strategy OS-NE 1.1.5 – Wildlife Corridors

- 1. The proposed preliminary plat is consistent with the Northeast Venice Neighborhood Comprehensive Plan strategy for Wildlife Corridors as follows:
 - a. This proposed amendment includes over 80 acres of mostly interconnected wetlands.
 - b. Many of the lakes are connected by bridges accessible to wildlife.

Sections 86-231(b)(2)

- a. Preliminary plat application and required fee as outlined in this chapter
RESPONSE: included with submittal.
- b. A statement describing in detail the character and intended use of the development.
RESPONSE: Cover sheet – note 2.
- c. General location map, showing the relation of the site for which the subdivision plan approval is sought, to major streets, schools, existing utilities, shopping areas, important physical features in and adjoining the project and other applicable items.
RESPONSE: See location map on cover sheet.
- d. A site plan containing the title of the project and the names of the project planner, providers of utility services, date and north arrow. Site plan must be based on an exact survey of the property drawn to a scale of sufficient size to show:
 1. Boundaries of the project, any existing streets, buildings, watercourses, easements and section lines;
RESPONSE: See sheet 4 of the plans.
 2. Exact location of all existing and proposed buildings and structures;
RESPONSE: See plans for location of lots, utilities and roads.
 3. Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic;
RESPONSE: See plans and cross sections.
 4. Off-street parking and off-street loading areas;
RESPONSE: n/a
 5. Recreation facility locations;
RESPONSE: The recreation amenity was provided in Phase 1 of the development.
 6. All screens and buffers;
RESPONSE: See landscape plans.
 7. Refuse collection areas;
RESPONSE: n/a
 8. Access to utilities and points of utility hookups; and
RESPONSE: See master utility plan.
 9. Land use of adjacent properties.
RESPONSE: See Sheet 3 of the plans.

- e. Preliminary plat meeting the requirements of this chapter.

RESPONSE: See plans.

- f. Tabulation of the total gross acreage in the project and the percentages devoted to the various permitted uses, ground cover by structures, and other impervious surface coverage. Designation of impervious surfaces should be designated such as pavement, pool, pond, etc.

RESPONSE: See notes on cover sheet.

- g. Tabulations showing the derivation of numbers for off-street parking and off-street loading spaces as on-site plan and the total project density in dwelling units per acre.

RESPONSE: See notes on cover sheet.

- h. 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. Such statements may take the form of proposed deed restrictions, deeds of trust, surety arrangements or other legal instruments providing adequate guarantee to the city that such common facilities will not become a future liability for the city.

RESPONSE: See note 3 on cover sheet.

- i. Stormwater drainage, potable water, reclaimed water and wastewater collection plans.

RESPONSE: See sheets 17 and 18 of the plans.

- j. Existing and proposed elevations or land contours at 0.5-foot intervals based on NGVD or NAVD88. Datum basis must be clearly stated

RESPONSE: See note 14 of the plans.

- k. Existing and proposed utility lines and fire hydrants.

RESPONSE: See sheet 18 of the plans.

- l. Plans for signs, if any, together with an exterior lighting plan.

RESPONSE: See landscape plans for signage at the entry off Laurel Road.

- m. Landscaping plan, including types, sizes and location of vegetation and decorative shrubbery, showing provisions for irrigation and maintenance, and showing all existing trees, identifying those trees to be removed.

RESPONSE: See landscape plans.

- n. Plans for recreation facilities, if any, including buildings for such use.

RESPONSE: The recreation amenity was provided on Phase 1 of the development.

- o. Such additional data, maps, plans or statements as may be determined by the zoning administrator to be required for the particular use or activity involved.

RESPONSE: See plans

Sections 86-231(c)(1)

- a. The location of present property and section lines, boundaries of incorporated areas, streets, buildings and existing easements.

RESPONSE: See plans

- 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.

RESPONSE: See sheet 3 of the plans

- c. The proposed location and width of streets, alleys and easements, all lot dimensions and proposed street names.

RESPONSE: See plans

- d. Natural features, such as lakes, marshes, swamps, watercourses, land subject to flooding and wooded areas.

RESPONSE: See plans

- 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.

RESPONSE: See plans and drainage report.

- f. The title under which the proposed subdivision is to be recorded and the name of the owner platting the tract.

RESPONSE: See cover sheet of the plans

- g. The names and adjoining boundaries of all adjoining subdivisions and names of recorded owners of adjoining parcels or unsubdivided land.

RESPONSE: See sheet 3 of the plans

- h. The north point, scale (numerical and graphic) and date.

RESPONSE: See plans, all sheets.

- 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.

RESPONSE: See sheet 17 of the plans

- 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.

RESPONSE: See survey from King

- 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.

RESPONSE: Soils report is included with this submittal.

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.

RESPONSE: Site consists of Eau Gallie /Myakka soils which are typical for residential development on this area.

- l. The names, addresses and telephone numbers of the utility suppliers, the engineer of record and the surveyor of record.

RESPONSE: See cover sheet

- 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.

RESPONSE: Will supply as needed.