



SPECIAL EXCEPTION APPLICATION

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 not be reviewed and will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-43 for special exception submittal requirements.

Project Name:	Ranch Road Multi-Family		
Requested Use/or List All Code Modifications:	Modification to Sec. 122-434(1)(b) to reduce the number of parking spaces per multi-family unit from 2.0 to 1.6 spaces per unit.		
Address:	2600 Rustic Road and 1700 Ranch Road		
Parcel Identification No.(s):	0362-00-1007, 0362-00-1015 and 0362-00-1002		
Parcel Size:	15.85 +/- ac.	<input type="checkbox"/> Use Request	<input checked="" type="checkbox"/> Code Modifications
Zoning Designation(s):	PUD	FLUM Designation(s):	Mixed Use Residential
Fees: <input type="checkbox"/> Application Fee \$420.25 Per Use or Exception Requested Total: \$ <input type="checkbox"/> Review Fee \$367.72 Per Use or Exception Requested Total: \$ - 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. <i>*Extended technical review fee of \$1400 charged at third resubmittal.</i>			
Applicant/Property Owner Name (will be used for billing):	South City Partners (applicant), AG EHC (MTH) MULTI STATE 1, LLC (owner)		
Address:	3715 Northside Parkway, Suite 1-301, Atlanta, GA 30327 (applicant)		
Email:		Phone:	440-400-1322 (applicant)
Design Professional or Attorney:	Bill Conerly, P.E., Kimley-Horn & Associates		
Address:	1777 Main St., Suite 200, Sarasota, FI 34236		
Email:	bill.conerly@kimley-horn.com	Phone:	941-379-7600
Authorized Agent (1 person to be the point of contact):	Jackson R. Boone, Esq.		
Address:	1001 Avenida Del Circo, Venice, FI 34285		
Email:	jboone@boone-law.com	Phone:	941-488-6716

Staff Use Only

Petition No.

Fee:

Application packages are reviewed for completeness. 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:** (1 copy)
- 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. For Code Modification requests, list each section of code and an explanation of the request. Confirm consistency with all applicable elements of the City's Comprehensive Plan. (1 copy).
- CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD. All PDF's of special exception plans need to be signed and sealed. *The legal description for each parcel must be submitted in text format.*
- 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).
- 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:**
- Public Workshop Requirements:** (Section 86-41) Newspaper advertisement Notice to property owners Sign-in sheet Written summary of public workshop Mailing List of Notified Parties (1 copy) N/A
- Required Findings for Approval:** Respond to all findings for Code Section 86-43(e)(1)-(10) (1 copy).
- Special Exception Plans- Submit 1 set of the following collated, folded plans, 24"x36", including 3 signed, sealed, and dated (rolled plans not accepted):** A written petition for special exception shall be submitted indicating the provision of this chapter under which the special exception is sought and stating the grounds on which it is requested, with particular reference to the types of findings which the planning commission must make. The petition shall include material necessary to demonstrate that the grant of special exception 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: a. 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; b. Plans showing proposed locations for utility hookups; c. Plans for screening and buffering with reference as to type, dimensions and character; d. Proposed landscaping and provisions for trees protected by city regulations; and e. Proposed signs and lighting, including type, dimensions and character.
 *If the special exception request is for modifications of code standards per 86-43(b)(3), such request shall be filed concurrently with a site & development plan application. For these concurrent applications, only the plan sheets pertaining to the special exception request need to be submitted, with a cover sheet titled "Special Exception Plans".

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.

Authorized Agent Name & Date:	Jackson R. Boone, Esq. <i>12/27/21</i>	Authorized Agent Signature: 
Applicant Name & Date:	Applicant Signature:	

Project Narrative – Ranch Road Multi-Family Special Exception

The subject property is located west of and adjacent to Ranch Road within the Rustic Road PUD. It is south of the Rustic Road North subdivision and east of, and adjacent to, I-75.

A Site & Development Plan, Conditional Use for height above 35', and Special Exception for reduction in the number of required parking spaces are proposed to allow for a multi-family development of 303 residential units. The proposed multi-family development will incorporate a mix of two, three and four-story buildings, and an amenity center with the four story building located toward the interior of the site. Parking will be provided by a mix of surface parking and garage parking. Landscape buffers adjacent to Ranch Road and I-75 will meet or exceed the standards approved for the Rustic Road PUD.

Pursuant to Sec. 86-43(b)(3), a Special Exception is proposed to reduce the number of required parking spaces of Sec. 122-434(1)(b) from 2 spaces per unit to 1.6 spaces per unit. The proposed exception is justified based upon the substantial number of one bedroom apartment units proposed (53% of the units will be one bedroom) and the applicants experience with parking needs for similar developments. In addition, the reduction in parking spaces will allow for a greater mix of garage parking thereby limiting the visual impacts of all surface parking.

The proposed Special Exception to reduce the number of required parking spaces is consistent with all applicable elements of the Comprehensive Plan, and is consistent with Policy 8.2 of the Comprehensive Plan as evaluated below:

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

- A. *Land use density and intensity.*
The proposed density is consistent with the density approved for the Rustic Road PUD.
- B. *Building heights and setbacks.*
The building heights have been tiered to allow for two and three story buildings on the perimeter and the four-story buildings internal to the site in order mitigate any potential impacts to existing neighborhoods.
- C. *Character or type of use proposed.*
The proposed residential use is consistent with the approved Rustic Road PUD Master Development Plan.
- D. *Site and architectural mitigation design techniques.*
Building heights have been tiered to provide for lower building heights along the perimeter of the site, substantial landscape buffers are provided along

Ranch Road and in order to ensure compatibility with the existing neighborhoods.

Site and architectural mitigation design techniques, if necessary, will be established through the Zoning, and Site & Development Plan process. Considerations for determining compatibility shall include, but are not limited to, the following:

- D. *Protection of single-family neighborhoods from the intrusion of incompatible uses.*
The proposed use is compatible with single-family neighborhoods. Nevertheless, mitigation efforts as described above have been included to further ensure compatibility.
- E. *Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.*
Not applicable.
- F. *The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.*
Not applicable.
- H. *Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.*
The density of the proposed use is consistent with the Rustic Road PUD Master Plan.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

No incompatibility exists; nevertheless, please see the below responses.

- I. *Providing open space, perimeter buffers, landscaping and berms.*
The Rustic Road PUD provides 50% open space and substantial landscape buffers in order to mitigate any potential impacts.
- J. *Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.*
Sources of light, noise, mechanical equipment and refuse areas have been located to mitigate any potential impacts.
- K. *Locating road access to minimize adverse impacts.*
Access has been located in order to mitigate any potential impacts.
- L. *Adjusting building setbacks to transition between different uses.*
Not applicable.
- M. *Applying step-down or tiered building heights to transition between different uses.*
Building heights have been tiered to reduce building heights on the perimeter of the property.
- N. *Lowering density or intensity of land uses to transition between different uses.*

The proposed density is consistent with the approval of the Rustic Road PUD Master Plan.