



## **CONDITIONAL USE 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 be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-42 for complete site and development plan submittal requirements.

<b>Project Name:</b>		<b>Ranch Road Multi-Family</b>	
<b>Brief Project Description:</b>		Multi-Family Residential w/ Conditional Use for Height	
<b>Address/Location:</b>		2600 Rustic Road and 1700 Ranch Road	
<b>Parcel Identification No.(s):</b> 0362-00-1007, 0362-00-1015 and 0362-00-1002	<b>Parcel Size:</b> 15.85 +/- ac.	<input type="checkbox"/> Gated Community <input checked="" type="checkbox"/> Height <input type="checkbox"/> Density	
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential		<b>Zoning Designation(s):</b> PUD	<b>FLUM Designation(s):</b> Mixed Use Residential
<b>Fees:</b> <input type="checkbox"/> Application Fee \$4,587.03 <input type="checkbox"/> Review Fee \$1,050.63 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>			
<b>Applicant Name/ and Property Owner Name (will be used for billing):</b>		South City Partners (applicant), AG EHC (MTH) MULTI STATE 1, LLC (owner)	
<b>Address:</b>		3715 Northside Parkway, Suite 1-310, Atlanta, GA 30327 (applicant)	
<b>Email:</b>	<b>Phone:</b>	404-400-1322 (applicant)	
<b>Design Professional or Attorney:</b> Bill Conerly, P.E., Kimley-Horn & Associates			
<b>Address:</b> 1777 Main St., Suite 200, Sarasota, FL 34236			
<b>Email:</b> bill.conerly@kimley-horn.com	<b>Phone:</b> 941-379-7600		
<b>Authorized Agent (1 person to be the point of contact):</b>		Jackson R. Boone, Esq.	
<b>Address:</b>		1001 Avenida Del Circo, Venice, FL 34285	
<b>Email:</b> jboone@boone-law.com	<b>Phone:</b> 941-488-6716		

**Staff Use Only**

**Petition No.**

**Fee:**

Application packages are reviewed for completeness, and the applicant will be notified of an incomplete package. 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:** Must be signed by agent or applicant (3 copies)

☒ **Narrative:** Provide a document describing in detail the character and intended use of the development, and confirm consistency with all applicable elements of the City's Comprehensive Plan. (3 copies).

☒ **Planning Commission Considerations/Findings:** Per Code Section 86-42(e)(1-9), prepare a statement for each of the following considerations/ findings(3 copies): (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; and (9) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

☒ **Agent Authorization Letter(s):** A signed letter from *each* property owner, authorizing one individual, a single point of contact for staff (not a business) to submit an application and represent the owner throughout the application process. Clearly indicate the property parcel identification number(s) on each letter (1 copy for each property owner).

☒ **Statement of Ownership and Control:** Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser summaries 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. Clearly indicate the property parcel identification number(s) on each deed (1 copy).

☒ **Legal Descriptions:** List each parcel's legal description identified by the PID. Electronic version must be editable to use "copy and paste" function (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 ☐ Meeting sign-in sheet ☐ Summary of public workshop ☐ Mailing List of Notified Parties (1 copy of each)

☒ **Conditional Use Plans:** 3 signed, sealed, and dated sets, that are folded, collated, and size 24"x36 (rolled plans not accepted). Electronic plans should be signed and sealed electronically. 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 Section 86-42, 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 plans:** 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.

☒ **Screening/Buffering Plans:** Plans for screening and buffering with reference as to type, dimensions and character.

☒ **Landscape Plans:** Proposed landscaping and provisions for trees protected by city regulations as provided in [chapter 118](#), article II of the Code

☒ **Signage/Lighting Plans:** Proposed signs and lighting, including type, dimensions and character. N/A

☒ **CD/Thumb Drive with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD/ thumb drive. Submit each document or set of plans as one pdf- not each sheet in individual pdf's.

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/Signature:

Jackson R. Boone, Esq.



12/27/21

Applicant Name/Date/Signature:

## Project Narrative – Ranch Road Multi-Family Conditional Use

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 gates, 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.

Permitted building height for multi-family units in the Rustic Road PUD is 35' with an allowance for up to 10' of understructure parking or a total of 45'.

At the time of approval of the Rustic Road PUD, the property also received a Conditional Use/Variance approval for buildings up to 42' for 3 story buildings with no understructure parking.

Pursuant to Sec. 86-42(a)(1) a Conditional Use for building height is proposed for the four story buildings, located internal to the site up to 56.2', and for the three story buildings up to 43.2'. The proposed Conditional Use is minimal along the north and east boundaries of the development, and tiered toward greater heights internal to the site. The result is a site design which minimizes overall impacts to the existing and future neighbors with landscape buffers and building setbacks that exceed the requirements of the Rustic Road PUD.

The proposed Conditional Use for height above 35' and for gates 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 and 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 MasterPlan.**

*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.**