



## **SITE & DEVELOPMENT PLAN 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 86-49(g) for complete site and development plan submittal requirements.

<b>Project Name:</b>	Ranch Road Multi-Family		
<b>Brief Project Description:</b>	Multi-Family Residential		
<b>Address:</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 +/- acres
<input type="checkbox"/> Non-Residential <input checked="" type="checkbox"/> Residential (Requires School Concurrency)			
<b>Zoning Designation(s):</b>	PUD	<b>FLUM Designation(s):</b>	Mixed Use Residential
<b>Fees:</b> 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. <i>*Extended technical review fee of \$1400 charged at third resubmittal.</i>			
<input checked="" type="checkbox"/> Major Site & Development Plan \$4,937.94 <input type="checkbox"/> Review Fee \$2101.25 OR			
<input type="checkbox"/> Major Site & Development Plan Amendment \$2,416.44 <input type="checkbox"/> Review Fee \$1050.63 OR			
<input type="checkbox"/> Minor Site & Development Plan Amendment \$559.99 (with required public hearing <input type="checkbox"/> Review Fee \$262.66) OR			
<input type="checkbox"/> Minor Site & Development Plan Amendment \$559.99 (Administrative – no review fee)			
<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> jackson.boone@boone-law.com		<b>Phone:</b> 941-488-7079	

Staff Use Only

Petition No.

Fee:

Application packages are reviewed for completeness. Package concurrently filed applications separately. If a document is not being submitted, please indicate N/A and why it is not being submitted.

☒ **Application:** Signed by agent and 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).

☒ **Agent Authorization Letter:** A signed letter from the 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. (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).

☒ **Legal Description:** 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:**

☒ **Concurrency Application and Worksheet:** (3 copies). \*If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, two copies of the traffic study (signed, sealed, and dated), and electronic files (SYN, HCS files etc.) will be required.

☒ **School Concurrency (Residential Only):** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy). Not Applicable

☒ **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) (NOT APPLICABLE FOR MINOR SITE & DEVELOPMENT PLANS)

☒ **Common Facility Statements:** if common facilities, such as recreation areas or structures, private streets, common open space, parking areas, access drives, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained (1 copy). Not Applicable

☒ **Stormwater Calculations:** Document addressing drainage concurrency by means of a certified drainage plan (signed and sealed, (2 copies).

**Site & Development 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, i.e. printed straight to a PDF from AutoCAD or other appropriate software (not a scan of hard copies). Include the following sheets:

☒ **Site Plan:** containing the title of the project and the names of the project planner and developer, date and north arrow, and based on an exact survey of the property drawn to a scale of sufficient size to show: a. Boundaries of the project, any existing streets, buildings, watercourses, easements and section lines; b. Exact location of all existing and proposed buildings and structures; c. Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; d. Off-street parking and off-street loading areas; e. Recreation facilities locations; f. All screens and buffers; g. Refuse collection areas; h. Access to utilities and points of utility hookups; and i. Land use of adjacent properties.

☒ **Utility Plan Details (not an exhaustive list):** a. Potable water and wastewater main size and location; b. Manhole separation; c. Location of nearest fire hydrants; d. Water valve location; e. Distance from water main to proposed building; and, f. Access to utilities and points of utility hookups.

☒ **Landscaping plan:** include types, sizes and location of vegetation, trees and decorative shrubbery, showing provisions for irrigation and maintenance, and showing all existing trees, identifying those trees to be removed. ☐ Existing Tree survey ☐ Detailed inventory

☒ **Tree Protection and Replacement Plan:** prepared by licensed landscape architect or certified arborist, including: a) a complete tree survey and inventory of protected trees within the subject property or project area; b) **Tree Protection Zones** for all **Protected Trees** and **Heritage Trees**, drawn to scale on a copy of the site plan, grading plan, and landscape plan; and c) methods of tree protection; d) a **Tree Inch Calculations Table** consistent with the minimum standards of code Sec. 118-12 & 118-13.

☒ **Signage:** Depict by dimension all ground and wall signage (location, size, height, and design), with an exterior lighting plan.

☒ **Architectural Elevations:** definitions for buildings in the development; and exact number of dwelling units, sizes and types, together with typical floor plans of each type.

☒ **CD with Electronic Files:** Provide PDF's of ALL documents one pdf per document, identified simply by name on one CD/ thumb drive.

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. (agent)

12/27/21

Applicant Name/Date/Signature:

## Project Narrative – Ranch Road Multi-Family S&D

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.

The proposed Site & Development Plan, with approval of the Conditional Use for height above 35', and 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 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 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.**