



City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING
PRELIMINARY PLAT APPLICATION

17 - 01 PP

PRELIMINARY PLAT

Project Name: The Woods at Venice

Parcel Identification No.: 0393-00-2000, 0394-00-3040, and 0394-00-3020

Address: Intersection of Border Road and North Jackson Road

Parcel Size: ±151 acres

FLUM designation: FLUM-18 Border Road to Myakka River Neighborhood (JPA/ILSBA-3)

Zoning Map designation: Planned Unit Development (PUD)

Property Owner's Name: Border Road Investments, LLC c/o Jim Schier

Telephone: (941) 328-1040

Fax: N/A

E-mail: jschier@nealcommunities.com

Mailing Address: 5800 Lakewood Ranch Boulevard, Sarasota, FL 34240

Project Attorney: Jeffrey A. Boone, Esq.

Telephone: (941) 488-6716

Mobile / Fax: N/A

E-mail: jboone@boone-law.com

Mailing Address: 1001 Avenida Del Circo, Venice, FL

Project Engineer : William E. Conerly, P.E.

Telephone: (941) 379-7600

Mobile / Fax: N/A

E-mail: bill.conerly@kimley-horn.com

Mailing Address: 1777 Main Street, Suite 200 Sarasota, FL 34236

Project Architect: N/A

Telephone: N/A

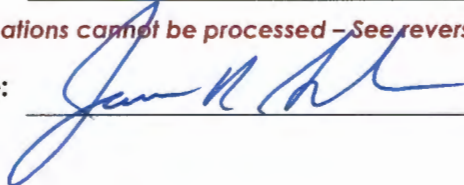
Mobile / Fax: N/A

E-mail: N/A

Mailing Address: N/A

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:



10/17/17
RECEIVED
NOV 09 2017

PLANNING & ZONING

APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- ☐ Signed, Sealed and Dated Survey of Property, including legal description
- ☐ Agent Authorization Letter

Fees

Application filing fee \$4,700 (greater than 10 lots).

Application filing fee \$3,000 (ten or fewer lots).

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

RECEIVED

NOV 09 2017

PLANNING & ZONING

Woods at Venice – Revised Narrative/Comprehensive Plan Analysis

The subject property is a 151 +/- acre property located north of Border Road and west of Jackson Road. The proposed preliminary plat is consistent with the previously approved PUD rezoning of the property which allows for up to 263 single family residential units and in excess of 50% open space. The proposal is consistent with all applicable elements of the City's Comprehensive Plan including Policies 18.7 and 18.8 related to the Border Road to Myakka River Neighborhood as evaluated below, and therefore approval is hereby requested.

Policy 18.7 Border Road to Myakka River Neighborhood (JPA/ILSBA Area No. 3). Development Policy: Ensure the timely development of urban services and facilities that are compatible with natural resources and community character by designating the Border Road to Myakka River Neighborhood, an area of approximately 629 acres. For planning purposes, this neighborhood shall be divided into two subareas:

- A. Subarea No. 1: The area west of North Jackson Road.
- B. Subarea No. 2: The area east of North Jackson Road.

For the detailed map sheet that depicts this planning area, see Map FLUM-18.

The subject property is located within Subarea No. 1. Urban services and facilities are available to serve the property with a design as approved through PUD zoning that is compatible with the natural resources and community character.

Policy 18.8 Border Road to Myakka River Neighborhood Standards. Development in the Border Road to Myakka River Neighborhood shall reflect the following development scenario:

A. The maximum residential density in this neighborhood shall be:

- 1. Subarea No. 1: Up to 5 units per acre, calculated on a gross area basis.

The proposed development is less than 2 units per acre.

- 2. Subarea No. 2: Up to 3 units per acre, calculated on a gross area basis.

N/A

B. Up to 5% of the acreage in this neighborhood will be allowable for accessory non-residential (retail, office, and commercial) uses. The square footage of accessory non-residential uses allowed in this neighborhood shall not exceed a floor area ratio (FAR) of 0.25.

- 1. The accessory non-residential uses are intended to provide convenient access and walk/bikeability for residents of the area to these services.

N/A

- 2. Residential and non-residential use may be adjusted according to the needs of the community.

N/A

- 3. Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 4,000 square feet non-residential space, gross acreage.

N/A

C. Building envelope:

- 1. Maximum height shall be limited to 2 stories, up to 35' including parking.

The maximum building height permitted is 2 stories up to 35'

- 2. Mitigating techniques as described in Objective 8, Policy 8.2 of this Element shall be required to ensure compatibility with adjacent uses.

RECEIVED

NOV 09 2017

PLANNING & ZONING

Please see below Policy 8.2 analysis.

D. Conservation and open space shall be at least 57 acres.

1. The total amount of conservation and open space area will be determined upon submittal of an application for development and an evaluation of the value and function of site specific environmental features.

Conservation and Open space was evaluated during the PUD zoning approval and exceeds 57 acres.

2. Every effort shall be made to conserve existing environmental features, including functioning wetland or upland habitat, and to buffer the Myakka River watershed from adjacent uses with native vegetation.

Environmental features were evaluated during the PUD zoning approval process and have been preserved.

3. A public greenway along the Myakka River shall be considered as a means of providing open space.

N/A

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 proposed development was reviewed for compatibility at the time of approval of the PUD zoning, at which time compatibility was confirmed. The proposed preliminary plat is consistent with the PUD zoning approval and remains consistent compatible with the existing neighborhood.

A. Land use density and intensity.

The proposed low density single family development is consistent with the existing neighborhood.

B. Building heights and setbacks.

Building heights are limited to 35' consistent with the maximum building height for all residential zoning districts in the City.

C. Character or type of use proposed.

The proposed single family use is consistent with the existing neighborhood which is single family or designated for single family in the future.

D. Site and architectural mitigation design techniques.

The site has been designed with in excess of 50% open space with extensive perimeter buffers in order to ensure compatibility with the existing neighborhood.

Considerations for determining compatibility shall include, but are not limited to, the following:

E. Protection of single-family neighborhoods from the intrusion of incompatible uses.

Not applicable.

F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Not applicable.

G. 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.

RECEIVED
NOV 09 2017
PLANNING & ZONING

H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

The proposed density of less than 2 dwelling units per acre is consistent and compatible with the existing neighborhood.

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

No incompatibility exists nevertheless, the following responses are offered;

I. Providing open space, perimeter buffers, landscaping and berms.

The proposed development provides in excess of 50% open space including extensive perimeter buffers with landscaping.

J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

Not applicable.

K. Locating road access to minimize adverse impacts.

Access has been limited to one primary access on Border Road and an emergency access on Jackson Road in order to minimize any potential adverse 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.

Not applicable

N. Lowering density or intensity of land uses to transition between different uses.

Not applicable

RECEIVED

NOV 09 2017

PLANNING & ZONING



June 9, 2017

Mr. Roger Clark, Planner
City of Venice Planning & Zoning Department
401 West Venice Avenue
Venice, Florida 34285

**RE: The Woods at Venice
Northwest Quadrant of Border Road & North Jackson Road
Venice, Florida
Preliminary Plat Code Compliance Letter**

Our Ref: 048119141

Dear Mr. Clark:

Below in **bold** is each Preliminary Plat compliance requirement as listed in Section 86-231.(b)(2) and Section 86-231.(c)(1) of the City of Venice, Florida Code of Ordinances. As requested, following each requirement you will find our response with direction to where it can be found in the plans.

Section 86-231.(b)(2)

a. Preliminary plat application and required fee as outlined in this chapter.

Response: The application and fee are included with this submittal.

b. A statement describing in detail the character and intended use of the development.

Response: This statement can be found on the Cover Sheet of the Preliminary Plat Plans.

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: Please see the Cover Sheet of the Preliminary Plat Plans.

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;**
- 2. Exact location of all existing and proposed buildings and structures;**
- 3. Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic;**

RECEIVED
JUN 13 2017

- 4. Off-street parking and off-street loading areas;
- 5. Recreation facility locations;
- 6. All screens and buffers;
- 7. Refuse collection areas;
- 8. Access to utilities and points of utility hookups; and
- 9. Land use of adjacent properties.

Response: All of these items have been included throughout the entirety of the Preliminary Plat Plans included with this submittal.

e. Preliminary plat meeting the requirements of this chapter.

Response: Acknowledged.

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: Please see the Cover Sheet of the Preliminary Plat Plans.

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: Please see the Cover Sheet of the Preliminary Plat Plans for the project density calculations.

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: As stated on the Cover Sheet, these common areas will be maintained by the future homeowner's association.

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

Response: Please refer to Sheet B-1, C-1A and C-1B for the Master Drainage Plan and Master Utility 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: As stated on the Cover Sheet, elevations shown in the plans are based on NGVD '29. Conversion to NAVD '88 = -1.11'.

RECEIVED

JUN 13 2017

k. Existing and proposed utility lines and fire hydrants.

Response: Please refer to Sheet C-1A for the Master Utility Plan.

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

Response: Please see Sheet E-1 for the Sidewalk Pavement Marking and Signage Plan.

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: Please see Sheet LS-1A through Sheet LS-2B for all landscape plans and details.

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

Response: Per Sheet A-6A, Tract 600 is designated for a future Amenity Center, to be permitted under a separate Site & Development Plan.

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: Acknowledged.

Section 86-231 (c)(1)**a. The location of present property and section lines, boundaries of incorporated areas, streets, buildings and existing easements.**

Response: Please see Sheet A-4 and A-5 of the attached Preliminary Plat 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: Please see Sheets B-1, C-1A and C-1B of the attached Preliminary Plat Plans.

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

Response: Please see Sheets A-5 through B-1 of the attached Preliminary Plat Plans.

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

Please see the Preliminary Plat Plans, Sheet B-5 for a Habitat Impact and Compensation Plan.

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.**RECEIVED****JUN 13 2017****PLANNING & ZONING**

Response: As stated on the Cover Sheet, The site is located within flood zones A, AE and X per FEMA Panel Nos. 12115C0351F and 12115C0263F.

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

Response: Please see the Cover Sheet for the project name and owner information.

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

Response: Please see Sheet A-5 of the attached Preliminary Plat Plans.

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

Response: All applicable sheets of the Preliminary Plat Plans include a north arrow, scale (numerical and graphic) and date.

- 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: Please see Sheet B-1 of the attached Preliminary Plat 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: One (1) signed and sealed copy of the Survey has been included with this submittal.

- 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.

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: A Geotechnical Report will be provided with the future Construction Plans submittal.

RECEIVED

JUN 13 2017

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

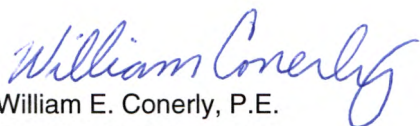
Response: Please see the Cover Sheet of the attached Preliminary Plat Plans.

- 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: Acknowledged.

We appreciate your attention to this matter. If you have any further questions, I can be reached by phone at 941.379.7600 or by email at bill.conerly@kimley-horn.com.

Sincerely,



William E. Conerly, P.E.
Senior Project Manager

WEC:\K\SAR_Civil\048119141 - The Woods of Venice\KHA_ADMIN\Corspond\RAI_060717_RClark_048119141_wec.docx

Attachments

cc: Jeffrey A. Boone, Esq., Boone, Boone, Boone & Koda, P.A.

RECEIVED
JUN 13 2017

PLANNING & ZONING