

PRELIMINARY PLAT AMMENDMENT

Willow Chase

Petition No. 04-03PP.1

Project Owner and Agent:

Owner: Willow Chase Community Association

Agent: Edward Dean, Landscape Architect

Kimley-Horn and Assoc.



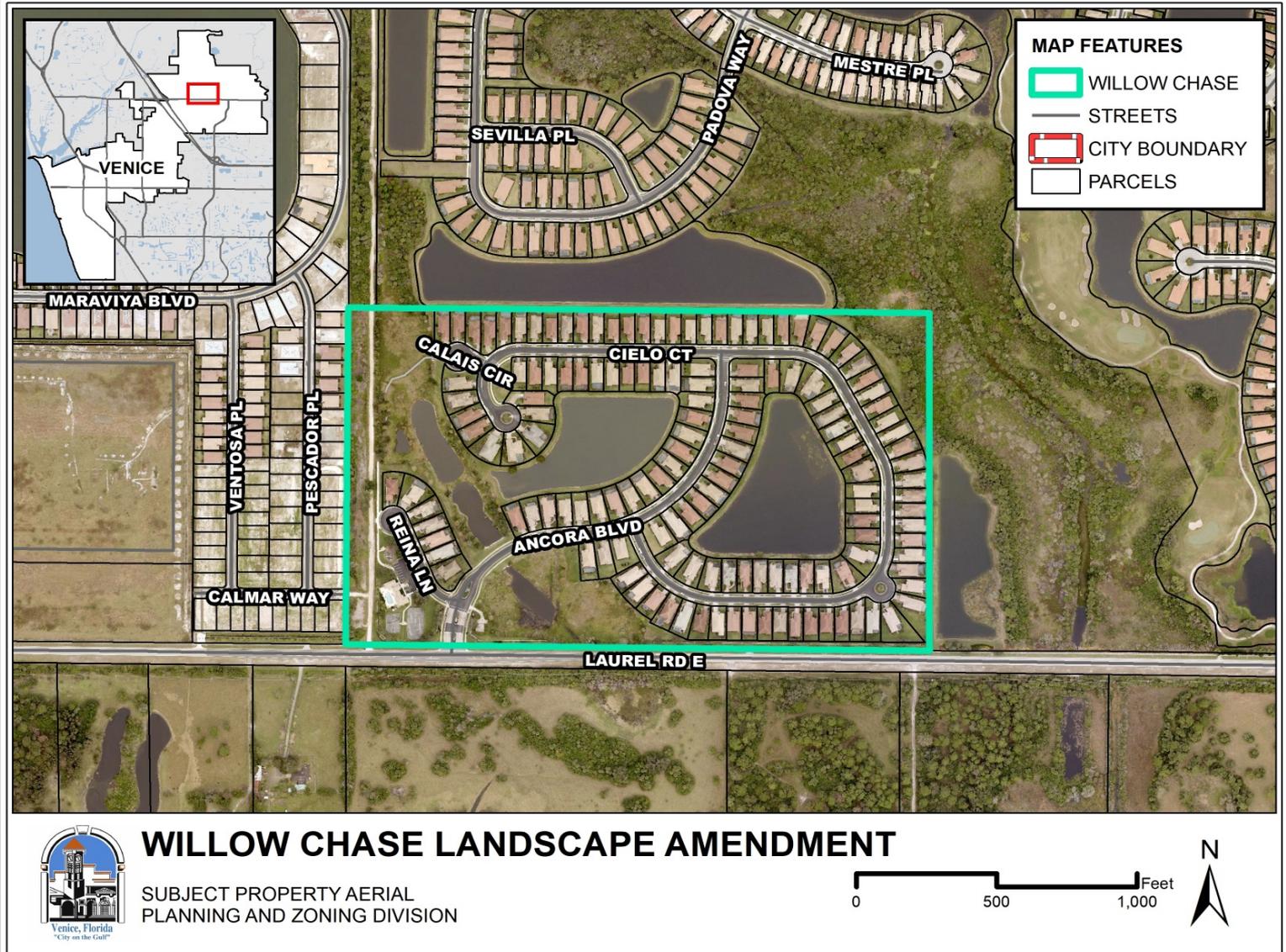
We serve with PRIDE

Willow Chase

BACKGROUND

- February 8, 2000, the property was annexed as part of the Henry Ranch property through the adoption of Ordinance No. 2000-05. This majority of the property annexed is the property now known as the Venetian Golf and River Club.
- February 10, 2004, Comprehensive Plan Amendment Petition No. 03-02CP was approved through the adoption of Ordinance No. 2004-08 changing the Future Land Use from Sarasota County Industrial-Commercial to City of Venice Low Density Residential.
- August 10, 2004, Zoning Map Amendment Petition No. 03-10RZ was approved through the adoption of Ordinance No. 2004-30 changing the zoning designation from Sarasota County Open Use Rural to City of Venice Residential, Single-Family-4.
- September 16, 2004, Preliminary Plat Petition No. 04-03PP was approved for a 147 lot single-family subdivision. The approval included a landscape plan for the entire subdivision that is the subject of the proposed preliminary plat amendment.

Aerial Photograph

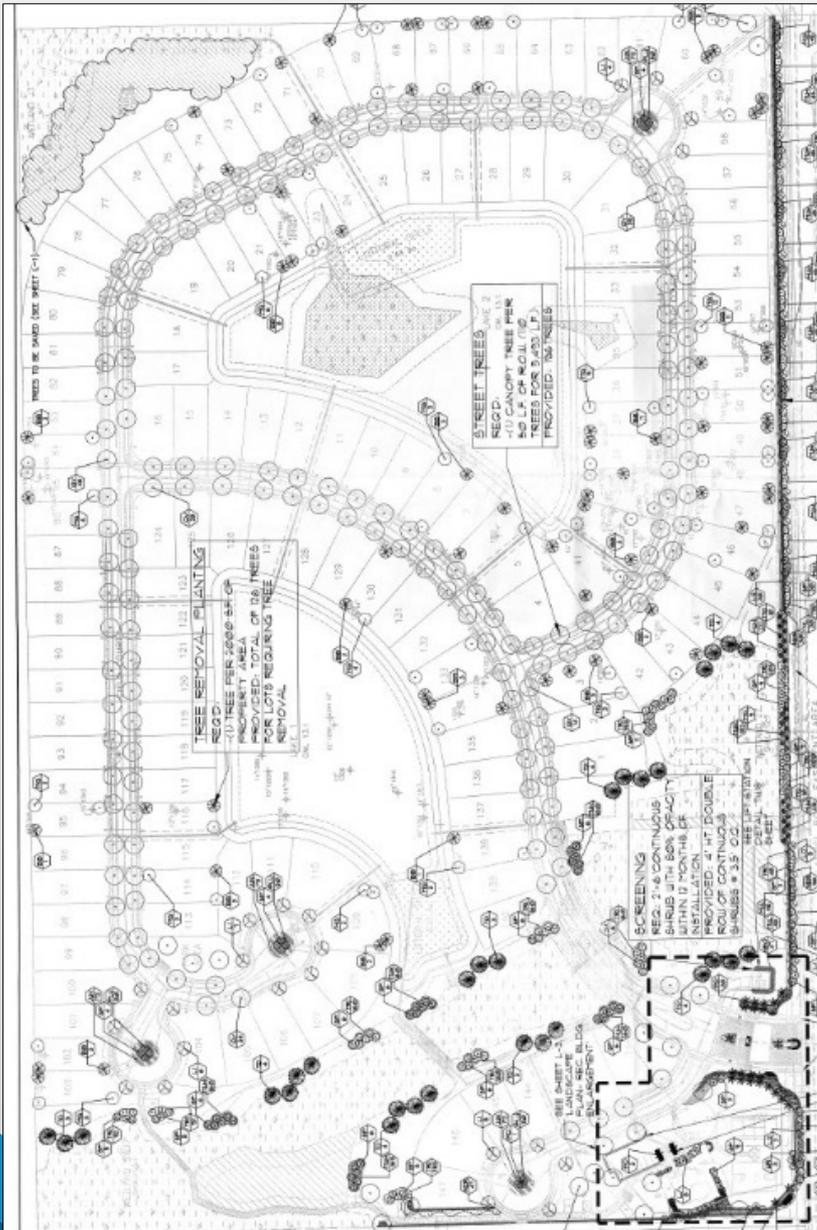


Preliminary Plat Amendment

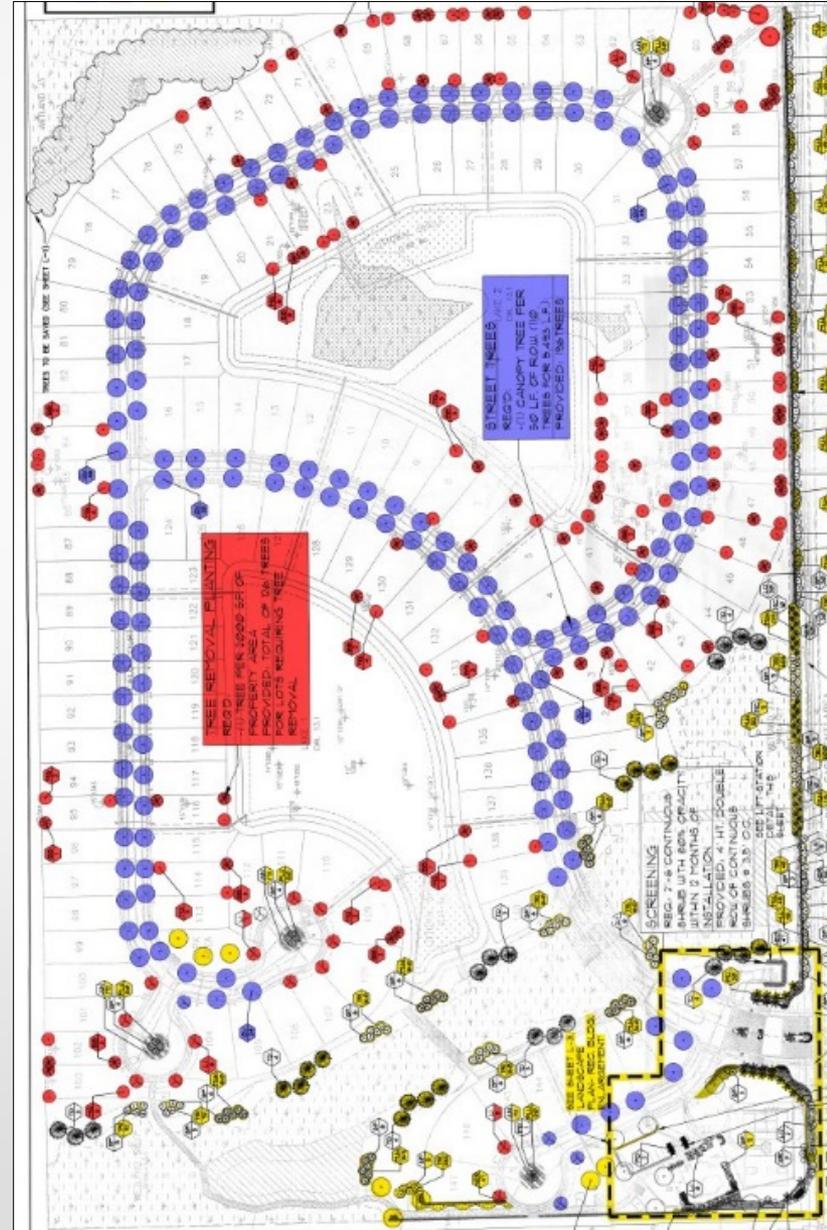
Modification of the 2004 Approved Landscape Plan

1. Allow the continuation of the replacement of street trees within the neighborhood with trees that are appropriate for the planting conditions.
2. Correct an issue on the 2004 approved plan which depicted trees, which do not exist, on individual residential lots.
3. Update the plan layout of landscape in common areas to reflect what exists today and provide flexibility for future replacement of landscape material with alternate species while remaining in compliance with City of Venice LDC requirements.

2004 Approved Landscape Plan

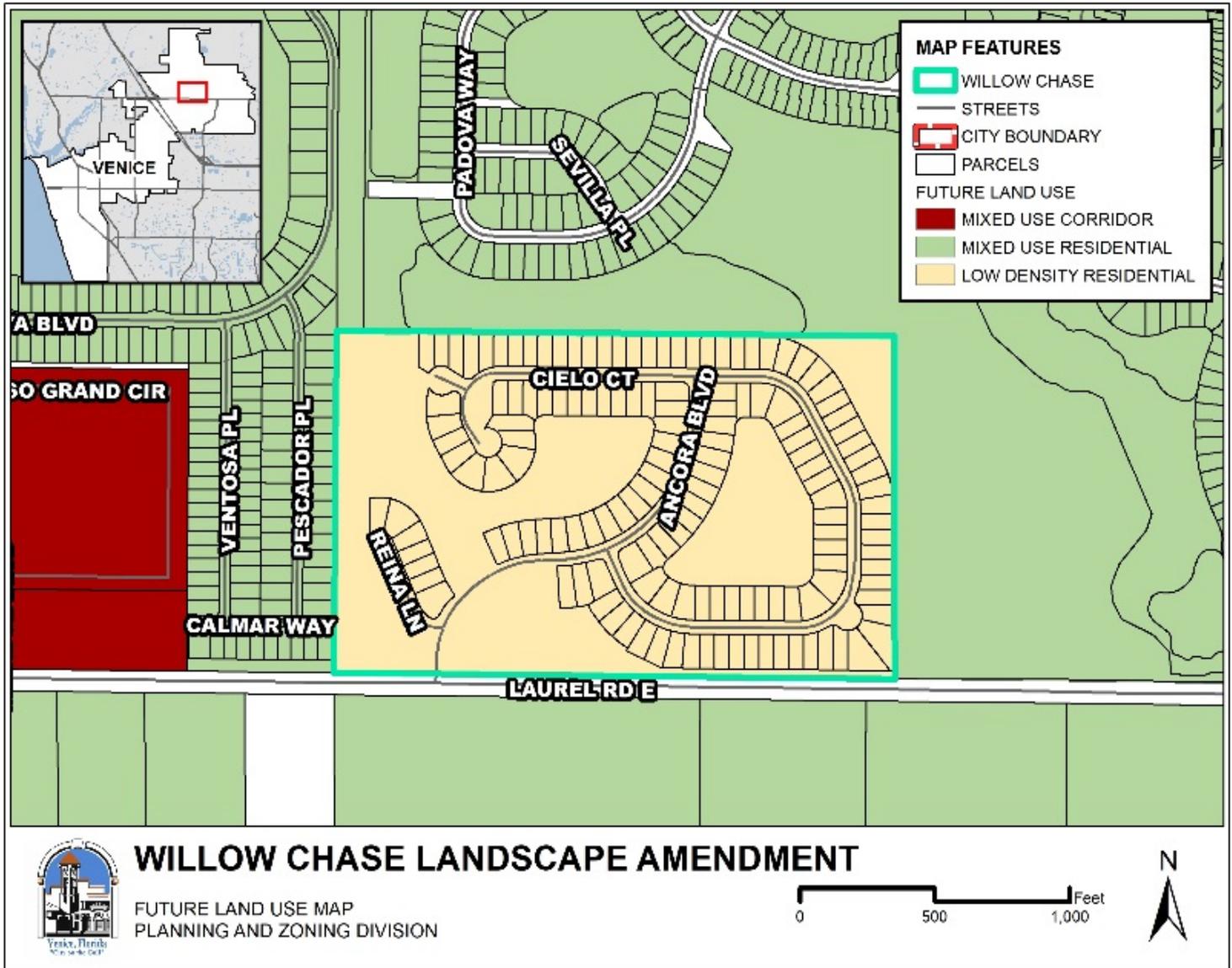


2004 Plan with Highlights

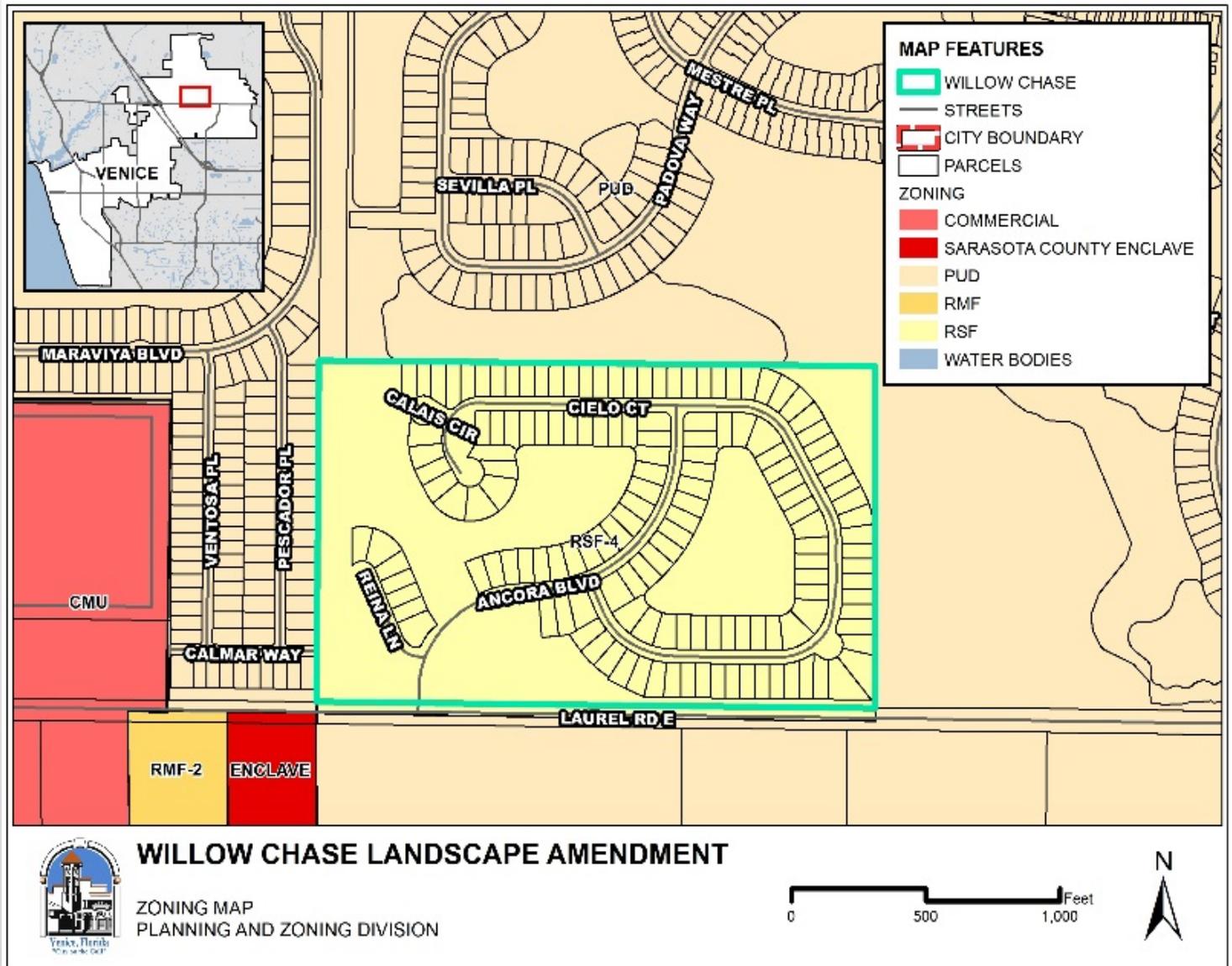




Future Land Use Map



Zoning Map



Comprehensive Plan Consistency

- Minimal Strategies regarding landscaping. No Intents, Vision or Strategies in conflict with the proposal.
- Policy 8.2 – no issues regarding compatibility as the majority of the landscape modifications are internal and the exterior will remain as it exists.

LDC Consistency

- Preliminary Plat requires submittal of a landscape plan.
- No code requirements regarding street trees, buffers or common area.
- Where material is proposed it is reviewed to City standards.
 - Trees – must be minimum 10 feet in height with a 4 foot spread and a 3 inch caliper at planting.
 - Shrubs and Hedge Plants – must be a minimum of 24 inches in height and planted at no greater than 3 feet on center.

Concurrency/Mobility (not applicable)

Findings

- **Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):**
- *Due to minimal Strategies in the Comprehensive Plan relating to trees, the subject petition may be found consistent with the Comprehensive Plan.*
- **Conclusions / Findings of Fact (Compliance with the Land Development Code):**
- *The proposed modifications to the preliminary plat landscape plan meet the minimum requirement of the City's codes regarding size and type of material proposed and therefore complies with the city's Land Development Code, including the subdivision standards.*
- **Conclusions / Findings of Fact (Concurrency/Mobility):**
- *Not applicable as there is no impact on concurrency or mobility.*

Planning Commission Action

Preliminary Plat Amendment

- Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Preliminary Plat Amendment Petition No. 04-03PP.1.