



City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626
DEVELOPMENT SERVICES - PLANNING & ZONING
CONDITIONAL USE APPLICATION

19 - 09CU

CONDITIONAL USE

Project Name: GCCF PUD

Parcel Identification No.: 0389-00-2005, 0389-00-2006, 0389-00-1010, 0390-00-3040, 0390-00-2031, 0389-00-2030, 0390-00-3041, 0390-00-3030 and 0390-00-3010

Address: Border Road and Laurel Road

Parcel Size: 300+/- acres

FLUM designation: Mixed Use Residential

Zoning Map designation: PUD (Proposed)

Property Owner's Name: Border Road Investments, LLC, Myarra Property Joint Ventures, LLC, Woolridge Investment-Florida, LLC, and FC Laurel, LLC

Telephone:

Fax:

E-mail:

Mailing Address:

Project Manager: Jeffery A. Boone, Esq. (agent)

Telephone: 941-488-6716

Mobile / Fax: 941-488-7079

E-mail: jboone@boone-law.com

Mailing Address: 1001 Avenida Del Circo, Venice, FL 34285

Project Engineer : Melanie Smith, P.E., Stantec

Telephone: 941- 907-6900

Mobile / Fax:

E-mail: melanie.smith@stantec.com

Mailing Address: 6900 Professional Parkway, East Sarasota, FL 34240

Project Architect:

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

(Agent) 3/7/19

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APPLICATION CHECKLIST

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

- ☒ **Statement of Ownership & Control**
- ☒ **Signed, Sealed and Dated Survey of Property**
- ☒ **Agent Authorization Letter**
- ☒ **Narrative describing the petition** (address Section 86-42(e) below)
- ☐ **Public Workshop Requirements.** Date held NOT APPLICABLE
 - ☐ Copy of newspaper ad.
 - ☐ Copy of notice to property owners.
 - ☐ Copy of sign-in sheet.
 - ☐ Written summary of public workshop.

Sec. 86-42 (e) *Contents of planning commission report.* The planning commission shall make a written finding to the city council as to whether or not the granting of the conditional use will adversely affect the public interest; as to whether or not the specific requirements governing the individual conditional use, if any, have been met by the petitioner; and as to whether or not satisfactory provision and arrangement has been made concerning the following matters, where applicable:

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;
9. Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved. **PLEASE SEE ATTACHED**

Required documentation (provide 15 sets of the following including 3 signed, sealed and dated, unless otherwise noted):

A written petition for conditional use shall be submitted indicating the provision of this chapter under which the building height allowance is sought and stating the grounds on which it is requested, with particular reference to the types of findings that the planning commission must make. 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 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:

- ☒ 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;
- ☐ Plans for screening and buffering with reference as to type, dimensions and character; **N/A**
- ☐ Proposed landscaping and provisions for trees protected by city regulations; and **N/A**
- ☐ Proposed signs and lighting, including type, dimensions and character. **N/A**

Fees

Application filing fee \$4,366.

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

GCCF PUD

CONDITIONAL USE PROJECT NARRATIVE

The proposed GCCF PUD is 300 +/- acre property located south of Laurel Road, north of Border Road, east of I-75 and the City's wastewater treatment plant, and west of the Milano PUD. The property is located within the Northeast Neighborhood of the City's Comprehensive Plan and is designated Mixed Use Residential on the Future Land Use Map. The property consists of the previously approved The Bridges CMU (Ordinance No. 2008-24) and the previously approved Villa Paradiso PUD (Ordinance No. 2006-10). Together the two currently approved binding development plans for the property authorize up to 1,794 residential dwelling units with a mix of residential housing types, and up to 160,000 square feet on non-residential uses.

The applicant has proposed a rezoning to Planned Unit Development (PUD) which would combine The Bridges CMU and the Villa Paradiso PUD into a single PUD (GCCF) for the development of a residential community consisting of detached single-family homes, paired villas, multi-family homes, assisted living facilities, amenity centers, and open space. A 25 +/- acre portion of the property will also allow for House of Worship as permitted use, and Medical Office as a Special Exception Use, as an alternative to residential. The proposed density is up to 1,300 residential units (approximately 4.3 dwelling units per acre), a 27 % reduction in the currently approved density for the site.

Access to the site will be via Laurel Road and Border Road. All internal roadways will be privately owned and maintained. Pursuant to Section 86-42(a)(3) this application proposes the approval of a gated community, with gates located at the four project access points. The proposed gated community is consistent with the City's Comprehensive Plan and Land Development Regulations, and is a common form of development for developments in the Northeast neighborhood.

Please see the below evaluation of section 86-42, regarding contents of the Planning Commission recommendation.

Sec. 86-42. - Conditional use.

(e) Contents of planning commission recommendation. The planning commission shall make a recommendation to the city council as to whether or not the granting of the conditional use will adversely affect the public interest; as to whether or not the specific requirements governing the individual conditional use, if any, have been met by the petitioner; and as to whether or not satisfactory provision and arrangement has been made concerning the following matters, where applicable.

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- (1) Compliance with all applicable elements of the comprehensive plan;
The proposed gated community is consistent with all applicable elements of the comprehensive plan.
- (2) General compatibility with adjacent properties and other properties in the district;
The proposed gated community is compatible with adjacent properties and other properties in the district, in fact, gated communities are the common form of development in the neighborhood.
- (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;
Not applicable.
- (4) Required yards and other open space;
Not applicable.
- (5) Screening and buffering, with reference to type, dimensions and character;
Not applicable.
- (6) Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control;
The proposed gated community will control traffic flow through the development thereby enhancing pedestrian safety and convenience.
- (7) Off-street parking and loading areas, where required;
Not applicable.
- (8) Value added considerations including tax base diversification, employment, and affordable housing unit expansion;
Not applicable.
- (9) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.
Not applicable.