



CITY OF VENICE

DEVELOPMENT SERVICES DEPARTMENT- PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285

(941) 486-2626 ext. 7434

www.venicegov.com

PUD ZONING MAP AMENDMENT 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 86-130 for Planned Unit Development district submittal requirements. After this application package is deemed complete, any new development will be scheduled for a Pre-Hearing Conference at the Planning Commission (Section 86-130(t)(4)).

Project Name: Palencia

Brief Project Description: Single-family residential development of an 80 +/- acre property located at the southwest quadrant of Jacaranda Boulevard and Border Road.

Address/Location: Border Road, Venice, FL 34292 and Jacaranda Boulevard, Venice, FL 34292

Parcel Identification No.(s): PID: 0399010001 and PID: 0399090001

Parcel Size: 73 Ac and 6.7 Ac

Proposed Numbers/Types of Dwelling Units: 203

Current Zoning Designation(s): Open Use Estate (OUE)-Sarasota Co.

FLUM Designation(s): Rural Area-Sarasota Co.;Potential Annexation Area (JPA/ILSBA)-City of Venice

Fees: 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. **Extended technical review fee of \$1400 charged at third resubmittal.*

☐ New Application \$4,732 ☐ Review Fee \$2500 OR

☐ Major Amendment \$2,300 ☐ Review Fee \$1000 OR

☐ Minor Amendment \$533 (with required public hearing ☐ Review Fee \$250) OR

☐ Minor Amendment \$533 (Administrative – no review fee)

Applicant/Property Owner Name: D.R. Horton, Inc. (Contract Purchaser) See Attachment for Ownership Information

Address: 10541 Six Mile Cypress Pkwy, Ft. Myers, FL 33966

Email: aekoza@drhorton.com

Phone: (239)225-2651

Design Professional or Attorney: Tim Roane, P.E.

Address: DMK Associates, Inc., 421 Commercial Court, Suite C, Venice, FL 34292

Email: troane@dmkassoc.com

Phone: (941) 412-1293

Authorized Agent (1 person to be the point of contact): Jeffery A. Boone, Esq.

Address: Boone Law Firm, 1001 Avenida del Circo, Venice, FL 34285

Email: jboone@boone-law.com

Phone: (941) 488-6716

Staff Use Only

Petition No.

Fee:

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Application packages are reviewed for completeness within 3 business days. 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: (3 copies)** Pre-Application Date:

☒ **Project Narrative:** Provide A statement describing in detail the character and intended use of the development, in addition to the short description on page one of the application. All modifications to PUD standards must be listed with each applicable Section of Code (3 copies).

☒ **CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD. The legal description for each parcel must be submitted in text format and will be verified by a consultant.

☒ **Agent Authorization Letter:** A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. This individual will be the single point of contact for staff (1 copy). Jeffery A. Boone, Esquire

☒ **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).

☒ **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: 12/05/2018 and 04/11/2019

☒ **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:** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy).

☒ **Public Workshop Requirements:** (Section 86-41) ☒ Newspaper advertisement ☒ Notice to property owners ☒ Sign-in sheet ☒ Written summary of public workshop (1 copy)

☒ **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).

☒ **Planning Commission Considerations/Findings:** Per Code Section 86-47(f)(1), prepare a statement for each of the following considerations/ findings(3 copies):

a. Whether the proposed change is in conformity to the comprehensive plan; b. The existing land use pattern; c. Possible creation of an isolated district unrelated to adjacent and nearby districts; d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.; e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change; f. Whether changed or changing conditions make the passage of the proposed amendment necessary; g. Whether the proposed change will adversely influence living conditions in the neighborhood; h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety; i. Whether the proposed change will create a drainage problem; j. Whether the proposed change will seriously reduce light and air to adjacent areas; k. Whether the proposed change will adversely affect property values in the adjacent area; l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare; n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning; o. Whether the change suggested is out of scale with the needs of the neighborhood or the city; and p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

☒ **Master Plan** containing the following (3 copies): 1. The title of the project and the names of the professional project planner and the developer; 2. Scale, date, north arrow and general location map; 3. Boundaries of the property involved, and all existing streets, buildings, watercourses, easements, section lines and other existing important physical features in and adjoining the project.; 4. Master plan locations of the different uses proposed, by dwelling types, open space designations, recreational facilities, commercial uses, other permitted uses, and off-street parking and off-street loading locations; 5. Master plan showing access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; 6. Tabulations of total gross acreage in the development and the percentages thereof proposed to be devoted to the several dwelling types, other permitted uses, recreational facilities, streets, parks and other reservations; 7. Tabulations demonstrating the relationship of the development to proposed land use intensity and proposed numbers and types of dwelling units; 8. Where required by the planning commission, an ecological survey in accordance with the standards of the state department of environmental protection and the water and navigation control act of the county, as they may from time to time be amended.

If the PUD zoning map amendment is approved, after all public hearings a final Binding Master Plan with any revisions will be required.

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:

JEFFERY A. BOONE 6/6/19

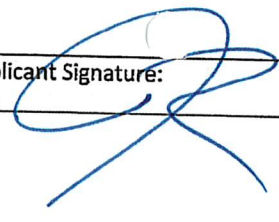
Applicant Name & Date:

Justin Robbins 6/11/19

Authorized Agent Signature:



Applicant Signature:



Palencia Ownership Information
Border Road & Jacaranda Boulevard
Venice, FL 34292

The applicant will be purchasing two (2) parcels from the current property owners upon approval of the three (3) City of Venice petitions. Documentation of ownership and control of the subject property is included within the Trustee Distributive and Warranty Deeds. Mr. Jeffery A. Boone, Esquire will be the designated authorized agent of the applicant, please refer to authorized agent letters attached.

Parcel 1

Situs Address: Border Rd., Venice, FL 34292

Property I.D.: 0399010001

Current Property Owner: SSD Land Holdings, LLC

Parcel 2

Situs Address: Jacaranda Blvd., Venice, FL 34292

Property I.D.: 0399090001

Current Property Owner: Russell W. & Iralyn M. Snyder and Jason Milton & Johnathan Sol Kramer

Project Narrative

Palencia

Border Road & Jacaranda Boulevard

Venice, FL 34292

The purpose and the intent of this project is to develop a 73 acres parcel and provide wetland mitigation and creation on an additional 6.7 acres parcel with a total project area of 80 acres more or less. The project will consist of approximately 203 Single-Family Residential units to include parks, amenities and open space areas on-site. The Annexation of both vacant land parcels into the City of Venice, with concurrent applications for a Comprehensive Plan Amendment and PUD Zoning Amendment are consistent with the other development projects in the area.

The subject parcels are located in Section 03, Township 39S, Range 19E in Sarasota County, Florida. The main parcel is accessible by Border Road to the north, Jacaranda Boulevard on the east, Ewing Drive to the south, and North Clermont Road to the west. The second parcel is bordered by Ewing Drive to the north, Jacaranda Boulevard to the east, Curry Creek Canal to the south, and single-family homes on large lots to the west.

The site contains two large borrow pits excavated prior to 1985, a storm water treatment pond maintained by the County and an FPL easement bisecting the property.

The Sarasota County parcel identification numbers, the addresses and other property details have been provided below.

The applicant will be purchasing these properties from the current property owners upon approval of the three (3) City of Venice petitions. Documentation of ownership and control of the subject property is included within the Trustee Distributive and Warranty Deeds.

Parcel 1

Situs Address: Border Rd., Venice, FL 34292

Property I.D.: 0399010001

Parcel Size: 73 Acres

Property Use: 6200 AG-Grazing Land Soil Capability Class

Current FLUM Designation:

Sarasota County FLUM – Rural Area;

City of Venice FLUM -2B-Potential Annexation Areas JPA/ILSBA

Proposed FLUM Designation: City of Venice - Mixed Use Residential (MUR)

Current Zoning Designation: Sarasota County - Open Use Estate (OUE)

Proposed Zoning: City of Venice - Planned Unit Development (PUD)

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Current Municipality: Sarasota County

Current Property Owner: SSD Land Holdings, LLC

Parcel 2

Situs Address: Jacaranda Blvd., Venice, FL 34292

Property I.D.: 0399090001

Parcel Size: 6.7 Acres

Property Use: 0000 Residential Vacant Site

Current FLUM Designation:

Sarasota County FLUM – Rural Area;

City of Venice FLUM -2B-Potential Annexation Areas JPA/ILSBA

Proposed FLUM Designation: City of Venice - Mixed Use Residential (MUR)

Current Zoning Designation: Sarasota County - Open Use Estate (OUE)

Current Municipality: Sarasota County

Current Property Owner: Russell W. & Iralyn M. Snyder and Jason Milton & Johnathan Sol Kramer

The proposed project is compatible with the other PUD communities in the general area. Please accept the enclosed applications to the City of Venice for Annexation, Comprehensive Plan Amendment and PUD Zoning Amendment.

Sec. 86-47. (f) (1)

Rezoning amendments. When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:

- A. Whether the proposed change is in conformity to the comprehensive plan.
The proposed change is in conformity with the proposed concurrent Comprehensive Plan Amendment designating the property Mixed Use Residential.
- B. The existing land use pattern.
The proposed residential PUD is consistent with the land use pattern in the area which consists of similar PUD developments to the north and low density residential uses to the south, east and west.
- C. Possible creation of an isolated district unrelated to adjacent and nearby districts.
The proposed residential PUD will not create an unrelated isolated district as it is adjacent to nearby districts with similar uses.
- D. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
The proposed residential PUD will not overtax the load on public facilities such as schools, utilities and streets, and will pay impact fees in order to support such public facilities.
- E. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
The current County zoning designation is illogical for a property annexed by the City of Venice and a City zoning designation is needed prior to commencing development.
- F. Whether changed or changing conditions make the passage of the proposed amendment necessary.
Annexation of the property by the City of Venice consistent with the JPA/ILSBA makes the proposed amendment necessary.
- G. Whether the proposed change will adversely influence living conditions in the neighborhood.
The proposed change will not adversely affect living conditions in the neighborhood as appropriate buffering is proposed from adjacent properties.
- H. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
The proposed change will not excessively increase traffic congestion or otherwise affect public safety.
- I. Whether the proposed change will create a drainage problem.
The proposed change will not create a drainage problem and will be required to meet all City of Venice standards related to drainage.
- J. Whether the proposed change will seriously reduce light and air to adjacent areas.
The proposed development includes substantial setbacks and open space so as to ensure preservation of light and air to adjacent areas.
- K. Whether the proposed change will adversely affect property values in the adjacent area.
The proposed change will not adversely affect property values in the area.
- L. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
The proposed change will not be a deterrent to the improvement or development of adjacent property.

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M. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The proposed change will not constitute a grant of special privilege and is consistent with the long term plan for the property as determined by the JPA/ILSBA between the City and Sarasota County.

N. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Annexation of the property by the City of Venice requires a rezoning to a City zoning designation.

O. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

The change is not out of scale with the needs of the neighborhood or the City.

P. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

There are limited adequate areas within the City which are currently zoned for the proposed use.