



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

PRELIMINARY PLAT 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 not be reviewed and will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-231 for complete preliminary plat submittal requirements.

Project Name: Venetian Golf & River Club - Phase 3F Landscape Amendment

Brief Project Description: Minor revisions to approved landscape plan. Note: As this application is for a minor revision which only proposes revising the landscape plan, a survey and school concurrency has not been included as part of this submittal. Agent Authorization letters have been provided for all applicants of this project including 53 residential property owners of Venetian Golf & River Club - Phase 3F. Refer to the attached exhibit A for a complete list of property owners.

Address: North Venice, FL 34275

Parcel Identification No.(s): 0372040056 and 0371003000 (Residential Common Area) - Refer to attached exhibit A for additional SF parcel IDs included as part of this project.

Parcel Size: 578,000 SF (13.27 ac.)

No. of Lots: 53

☐ Non-Residential ☒ Residential (Requires School Concurrency)

Zoning Designation(s): Planned Unit Development

FLUM Designation(s): Mixed Use Residential

Fee: The Zoning Administrator determines if a plat amendment is a minor or major revision. A 35% reduction will be applied to concurrently filed land use petitions that qualify. Some projects may be assessed an extended technical review fee of \$1400:

☐ Greater than 10 Lots: \$4,700

☐ Amendment - Minor Revision \$162

☐ Ten or fewer Lots: \$3,000

☐ Amendment - Major Revision \$3,055

Per Code Section 86-586, legal advertising and public notice fees in excess of \$50 will be billed after all public hearings, regardless of approval status. Other fees may include review of transportation/environmental reports and studies by the City's consultant, verification by a consultant of the accuracy of the legal description provided by the applicant/agent and City Attorney fees. These fees are billed separately and must be paid before the Planning Commission public hearing. If these fees are not paid, approvals and further City of Venice permits are subject to delay.

BILL TO: ☐ APPLICANT ☐ AGENT (SELECT ONE)

Applicant/Property Owner Name: Lennar (Terrence Kirschner) - Primary Applicant, refer to exhibit A for list of co-applicants.

Address: 17404 Lakewood National Parkway, Lakewood Ranch, FL 34211

Email: terry.kirschner@lennar.com

Phone: 941-567-6113

Design Professional or Attorney: Edward M. Dean, P.L.A.; Kimley-Horn and Associates, Inc.

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

Email: ed.dean@kimley-horn.com

Phone: (941) 379-7600

Authorized Agent (1 person to be the point of contact): Edward Dean

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

Email: ed.dean@kimley-horn.com

Phone: (941) 379-7600

Petition No. 19-19PP

Fee:

RECEIVED
Staff Use Only

JUL 19 2019

PLANNING & ZONING

Application packages are reviewed by Planning Staff for completeness within 3 business days, as outlined in the Technical Review Committee (TRC) Calendar. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted.

- ☒ **Application:** (15 copies)
- ☒ **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. Confirm consistency with all applicable elements of the City's Comprehensive Plan. (15 copies).
- ☒ **CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD. All PDF's of preliminary plat plans need to be signed and sealed. **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). Refer to attached Exhibit A.
- ☒ **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: N/A
- ☐ **Concurrency Application and Worksheet:** (15 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. N/A
- ☐ **School Concurrency (Residential Projects Only):** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy). N/A
- ☒ **Public Workshop Requirements:** (Section 86-41) ☒ Copy of Newspaper advertisement ☒ Copy of notice to property owners ☒ Copy of sign-in sheet ☒ Written summary of public workshop
- ☐ **Common Facility Statements:** 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 (1 copy).
- ☐ **Stormwater Calculations:** Document addressing drainage concurrency by means of a certified drainage plan (signed and sealed, 2 copies). N/A
- ☒ **Preliminary Plat Plans:** 15 sets of folded and collated preliminary plat plans, size 24x36, including 3 signed, sealed, and dated (rolled plans not accepted). The plans must be consistent with Code Sections 86-231(b)(2)a-o and 86-231(c)(1)a-m, and indicate where each item can be found on the plan sheets.

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: Edward Dean 5/7/19	Applicant Name & Date:
Authorized Agent Signature: 	Applicant Signature:

July 19, 2019

City of Venice Planning and Zoning Division
Attn: Mr. Roger Clark
401 West Venice Avenue,
Venice, FL 34285

Re: Venetian Phase 3F (Palazzo Neighborhood) Preliminary Plat Amendment

Dear Mr. Clark and Planning Staff:

Kimley-Horn and Associates, Inc. on behalf of WCI Communities (Lennar), the Venetian Community Development District (VCDD) and fifty-three (53) residential property owners are submitting this application for amendment of the phase 3F of the Venetian Golf and River Club (VG&RC) Preliminary Plat. The attached application is for the modification of only the landscape plan which was approved by City Council in 2013. The application includes two (2) sets of plans which are the following:

2013 Approved Landscape Plans (For Reference)

- *As approved by City Council in 2013 consisting of one (1) sheets: LS-1.*

2019 Proposed Landscape Plan (Preliminary Plat Amendment)

- *The proposed landscape plans include proposed modifications to sheet LS-1. All other sheets are not being revised.*

This proposed amendment is the result of Lennar, as the successor to WCI Communities, working with the VCDD to complete the turnover of common areas to the VCDD. Upon review of the approved landscape plans, it was discovered that the previously installed landscape throughout the neighborhood (both on residential lots and common areas) does not comply with the previously approved plan, thus leaving the neighborhood and most of its residents non-compliant with the approved plan. The approved plan depicts several trees that were never installed in locations such as the rear yards of residential lots.

This presented Lennar with a few options as to how to resolve the matter:

- A. Install the trees per approved plan in areas owned by Lennar bringing the Lennar owned property into compliance and turn over the common areas to the VCDD leave homeowners to address the non-compliance of their lots individually.
- B. Install the trees per approved plan in Lennar, VCDD, and resident owned property to bring the entire neighborhood into compliance.
- C. Modify the approved plan to match what was or was not installed throughout the neighborhood and meet the code requirements by locating trees elsewhere to meet overall required Sarasota County tree counts.

As option A above only serves the interest of Lennar, it was quickly disregarded. Option B would



result in compliance but many homeowners have voiced their concerns with planting trees in accordance with the approved plan given the current conditions including:

- Owners have installed their own landscaping in areas where a tree is depicted.
- Owners have improvements such as pools in areas where a tree is depicted.
- Trees are specified and depicted in locations that would block premium lake views that residents paid premiums to have.

Option C would allow for resident lots to remain unaltered from their current state but some owners have voiced they wish to install the trees per the original plan. It was determined that the solution that is in the best interest of all residents and involved parties was a combination of options B and C. This has resulted in a very intensive neighborhood outreach process to obtain each home owners preferred remedy option and their approval to modify the plan on their behalf (as applicable). Kimley-Horn hosted an informational Town Hall meeting on November 11, 2018 at the Venetian River Club to educate and inform affected owners of the tree issue and options at their discretion. A copy of the form property owners indicated their preference to Lennar has been included with this application for reference. Refer to the form titled "Private Lot Non-Compliance Remedy Option".

Kimley-Horn worked to obtain selection preferences from 55 of the 55 residential property owners. Owners selecting option 2 of the form (Option C above) are being included as co-applicants of this project and have provided agent authorization forms naming myself, Edward Dean of Kimley-Horn as their authorized agent. This accounts for 53 of the 55 residential property owners. The remaining 2 owners preferred option 1 of the form (Option B above) and do not wish to modify the approved plan as it relates to their lot. For these owners, Lennar will be installing trees on these lots per the original approved plans at the cost of Lennar and their property remains unaltered in this proposed amendment.

With most of the property owners selecting option 2, this means the neighborhood has a deficit of required trees and the plan needs to account for new locations for these trees to be planted. Within the Palazzo neighborhood there isn't space to place the additional trees in common area nor is the VCDD willing to take on the additional maintenance of these trees, therefor an alternate approach must be taken. Kimley-Horn held preliminary meetings with both City of Venice staff and Sarasota County staff to coordinate an alternative approach to locate the deficit of code required tree counts outside the boundary of Phase 3F but within the overall VG&RC development. These deficit trees are being proposed on the VG&RC golf course for the following reasons:

- The golf course is the only Lennar owned property within the development.
- The golf course staff can absorb the additional maintenance of trees.
- An irrigation system is already in place and would only require minor modifications for new trees.
- Many VG&RC residents have been expressing a desire for additional buffering along the perimeter of the golf course.

For these reasons, the submitted plan reflects the preferred remedy option selections made by the

property owners. For those desiring to have the trees installed elsewhere, calculations have been provided outlining a total of 232 trees to be planted on the golf course. These trees are proposed to be planted to enhance the beauty of the course and avoid direct effect on the play of the course. Trees will not block homeowner views of the golf course. They will be located to fill in voids in the existing perimeter screening-as well as screen other undesirable views.

The proposed plan does include 1 tree per lot designated as a street tree that currently exists today. Some of these trees were planted in accordance with the approved plan and others were not. As the approved plan strictly requires Live Oaks to be installed in the front yards, the proposed plan includes flexibility in the species to allow the homeowner future flexibility as Live Oaks are not a universal solution given their size and proximity to utilities and structures.

Subject to timing of an anticipated approval of this preliminary plat amendment, Lennar would complete the planting of the proposed trees within 9 months of the approval at the sole cost of Lennar.

Kimley-Horn hosted a Public Workshop on April 1st, 2019 at Venice City Hall. A copy of the public notice, newspaper advertisement, meeting minutes and sign-in sheet have been included as part of this application. This meeting did not have a high turnout. This is believed to be due to the November Town Hall meeting and the extensive engagement that was already done in efforts to reach every property owner.

Thank you for your cooperation as Kimley-Horn, Lennar, the VCDD and the owners of the Palazzo neighborhood worked to prepare this application. We look forward to working with you towards the approval of this request.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Edward M. Dean, PLA
Project Manager

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Exhibit A

Affected Ownership List for Modified Landscape Plan (Preliminary Plat Amendment)

Note: In addition to the parcel indicated on the application, the following parcels highlighted in green are also included as part of this amendment. Agent Authorization Letters for these property owners's are attached.

	Indicates presence of tree shown on lot in original plan and inclusion in Application to Amend Preliminary Plat
	Indicates presence of tree shown on lot in original plan and exclusion from Application to Amend Preliminary Plat

Lot No.	Parcel ID	Site Address	Remedy Selection Option 1 or 2	Agent Authorization Letter Obtained	Comments
N/A	0372040056	N/A	Option 2	Yes	WCI Property
N/A	0371003000	N/A	Option 2	Yes	VCDD Property
1	0372040001	102 VALENZA LOOP	Option 1	No	Not included in Amendment
2	0372040002	104 VALENZA LOOP	Option 1	No	Not included in Amendment
3	0372040003	106 VALENZA LOOP	Option 2	Yes	
4	0372040004	108 VALENZA LOOP	Option 2	Yes	
5	0372040005	110 VALENZA LOOP	Option 2	Yes	
6	0372040006	112 VALENZA LOOP	Option 2	Yes	
7	0372040007	114 VALENZA LOOP	Option 2	Yes	
8	0372040008	116 VALENZA LOOP	Option 2	Yes	
9	0372040009	102 VALENZA CT	Option 2	Yes	
10	0372040010	106 VALENZA CT	Option 2	Yes	
11	0372040011	120 VALENZA LOOP	Option 2	Yes	
12	0372040012	124 VALENZA LOOP	Option 2	Yes	
13	0374070013	128 VALENZA LOOP	Option 2	Yes	
14	0374070014	132 VALENZA LOOP	Option 2	Yes	
15	0374070015	136 VALENZA LOOP	Option 2	Yes	
16	0374070016	140 VALENZA LOOP	Option 2	Yes	
17	0374070017	144 VALENZA LOOP	Option 2	Yes	
18	0374070018	148 VALENZA LOOP	Option 2	Yes	
19	0374070019	152 VALENZA LOOP	Option 2	Yes	
20	0372040020	156 VALENZA LOOP	Option 2	Yes	
21	0372040021	160 VALENZA LOOP	Option 2	Yes	
22	0372040022	164 VALENZA LOOP	Option 2	Yes	
23	0372040023	168 VALENZA LOOP	Option 2	Yes	
24	0372040024	172 VALENZA LOOP	Option 2	Yes	
25	0372040025	174 VALENZA LOOP	Option 2	Yes	
26	0372040026	176 VALENZA LOOP	Option 2	Yes	
27	0372040027	178 VALENZA LOOP	Option 2	Yes	
28	0372040028	180 VALENZA LOOP	Option 2	Yes	
29	0372040029	182 VALENZA LOOP	Option 2	Yes	
30	0372040030	186 VALENZA LOOP	Option 2	Yes	
31	0372040031	190 VALENZA LOOP	Option 2	Yes	
32	0372040032	194 VALENZA LOOP	Option 2	Yes	
33	0372040033	198 VALENZA LOOP	Option 2	Yes	
34	0372040034	197 VALENZA LOOP	Option 2	Yes	
35	0372040035	193 VALENZA LOOP	Option 2	Yes	
36	0372040036	187 VALENZA LOOP	Option 2	Yes	
37	0372040037	183 VALENZA LOOP	Option 2	Yes	
38	0372040038	179 VALENZA LOOP	Option 2	Yes	
39	0372040039	177 VALENZA LOOP	Option 2	Yes	
40	0372040040	175 VALENZA LOOP	Option 2	Yes	
41	0372040041	173 VALENZA LOOP	Option 2	Yes	
42	0372040042	165 VALENZA LOOP	Option 2	Yes	
43	0372040043	157 VALENZA LOOP	Option 2	Yes	
44	0372040044	149 VALENZA LOOP	Option 2	Yes	
45	0372040045	141 VALENZA LOOP	Option 2	Yes	
46	0372040046	131 VALENZA LOOP	Option 2	Yes	
47	0372040047	127 VALENZA LOOP	Option 2	Yes	
48	0372040048	123 VALENZA LOOP	Option 2	Yes	
49	0372040049	119 VALENZA LOOP	Option 2	Yes	
50	0372040050	115 VALENZA LOOP	Option 2	Yes	

Lot No.	Parcel ID	Site Address	Remedy Selection Option 1 or 2	Agent Authorization Letter Obtained	Comments
51	0372040051	111 VALENZA LOOP	Option 2	Yes	
52	0372040052	109 VALENZA LOOP	Option 2	Yes	
53	0372040053	107 VALENZA LOOP	Option 2	Yes	
54	0372040054	105 VALENZA LOOP	Option 2	Yes	
55	0372040055	101 VALENZA LOOP	Option 2	Yes	