

ORDINANCE NO. 2019-36

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, GRANTING ZONING PUD AMENDMENT PETITION NO. 19-04RZ, AMENDING THE RAMSEY ROAD MULTI-FAMILY (FORMERLY VILLAGE AT VENICE) PLANNED UNIT DEVELOPMENT (PUD) FOR THE PROPERTY LOCATED AT RAMSEY ROAD, TO ALLOW FOR A 116 UNIT MULTI-FAMILY RESIDENTIAL PROJECT; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Ordinance No. 2009-04 established the current zoning of the subject property with specific conditions and stipulations; and

WHEREAS, Zoning Amendment Petition No. 19-04RZ has been filed with the City of Venice to amend the Binding Master Plan for the property described in Section 3 below; and

WHEREAS, the subject property described in Section 3 below has been found to be located within the corporate limits of the City of Venice; and

WHEREAS, the City of Venice Planning Commission has been designated as the local planning agency in accordance with F.S. 163.3174; and

WHEREAS, the Planning Commission held a noticed public hearing on October 1, 2019 regarding the petition and, based upon the evidence and public comment received at the public hearing, the staff report and discussion by the Planning Commission, voted to recommend approval of Zoning Amendment Petition No. 19-04RZ; and

WHEREAS, the Venice City Council has received and considered the report of the Planning Commission concerning Zoning Amendment Petition No. 19-04RZ; and

WHEREAS, City Council held a public hearing on Zoning Amendment Petition No. 19-04RZ in accordance with the requirements of the City's Code of Ordinances, and has considered the information received at said public hearing; and

WHEREAS, City Council finds that Zoning Amendment Petition No. 19-04RZ is in compliance with and meets the requirements of the city's Land Development Regulations and Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA:

SECTION 1. The Whereas clauses above are ratified and confirmed as true and correct.

SECTION 2. The City Council finds as follows:

A. The Council has received and considered the report of the Planning Commission recommending approval of Zoning Amendment Petition No. 19-04RZ.

B. The Council held a public hearing on the Petition and considered the information received at said public hearing.

C. The proposed zoning amendment of the property described herein is in accordance with and meets the requirements of the Land Development Code and is consistent with the City of Venice Comprehensive Plan.

SECTION 3. Zoning Amendment Petition No. 19-04RZ is hereby approved. The “Ramsey Road Multi-Family Planned Unit Development (PUD) Binding Master Plan”, attached hereto as Exhibit A, is hereby adopted and incorporated by reference and shall become the standards of development for the property described below.

Property Description:

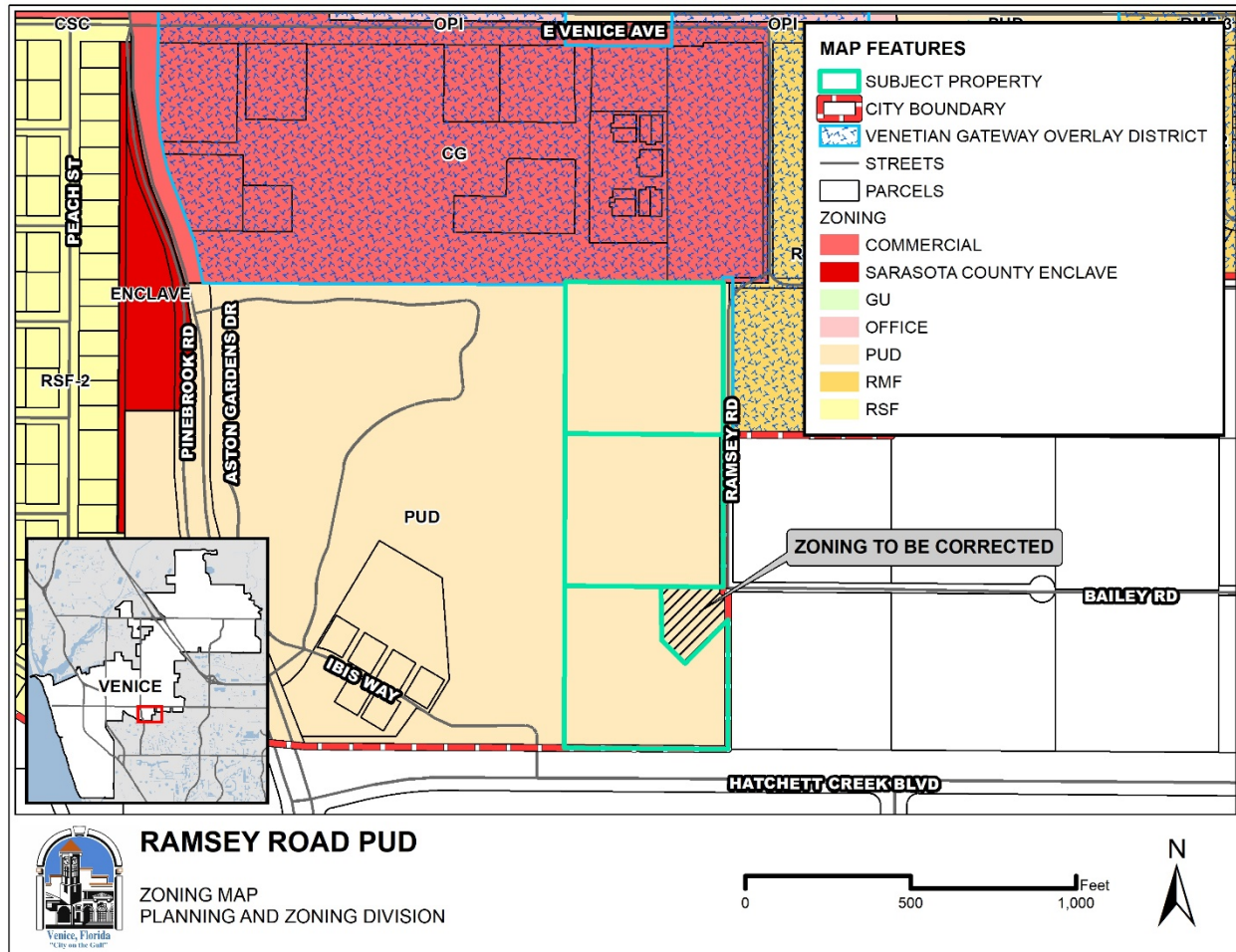
As depicted on the zoning map shown below consisting of 15.18± acres and as further described:

Lot 3, Kent Acres No. 1, according to the plat thereof recorded in Plat Book 21, Page 26, of the Public Records of Sarasota County, Florida.

Lot 5, Kent Acres No. 1, according to the plat thereof recorded in Plat Book 21, Page 26, of the Public Records of Sarasota County, Florida.

Lot 7, Kent Acres No. 1, according to the plat thereof recorded in Plat Book 21, Page 26, of the Public Records of Sarasota County, Florida. LESS the following described lands:

Begin at the Northeast corner of said Lot 7, Kent Acres No. 1; thence S. 00°48'44" E., along the East line of said Lot 7, a distance of 98.82 feet; thence S. 44°34'42" W., leaving said East line of Lot 7, a distance of 185.45 feet; thence N. 45°25'18" W., a distance of 98.25 feet; thence N. 00°54'33" W., a distance of 160.46 feet to a point on the North line of said Lot 7; thence N. 89°34'18" E., a distance of 201.30 feet to the Point of Beginning. Being in Section 9, Township 39 South, Range 19 East.



Any discrepancy between the legal description and the map shall resolve in favor of the map.

SECTION 4. All Ordinances or parts of Ordinances in conflict herewith shall be and the same are hereby repealed.

SECTION 5. If any part, section, subsection, or other portion of this ordinance or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, such part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this ordinance, and all applications thereof not having been declared void, unconstitutional, or invalid, shall remain in full force and effect.

SECTION 6. Effective date. This ordinance shall take effect immediately upon its approval and adoption as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, THIS 10TH DAY OF DECEMBER 2019.

First Reading: November 12, 2019

Final Reading: December 10, 2019

Adoption: December 10, 2019

, Mayor

Attest:

Lori Stelzer, MMC, City Clerk

I, Lori Stelzer, MMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of an Ordinance duly adopted by the City of Venice Council, a meeting thereof duly convened and held on the 10th day of December 2019 a quorum being present.

WITNESS my hand and the official seal of said City this 10th day of December 2019.

Lori Stelzer, MMC, City Clerk

Approved as to form:

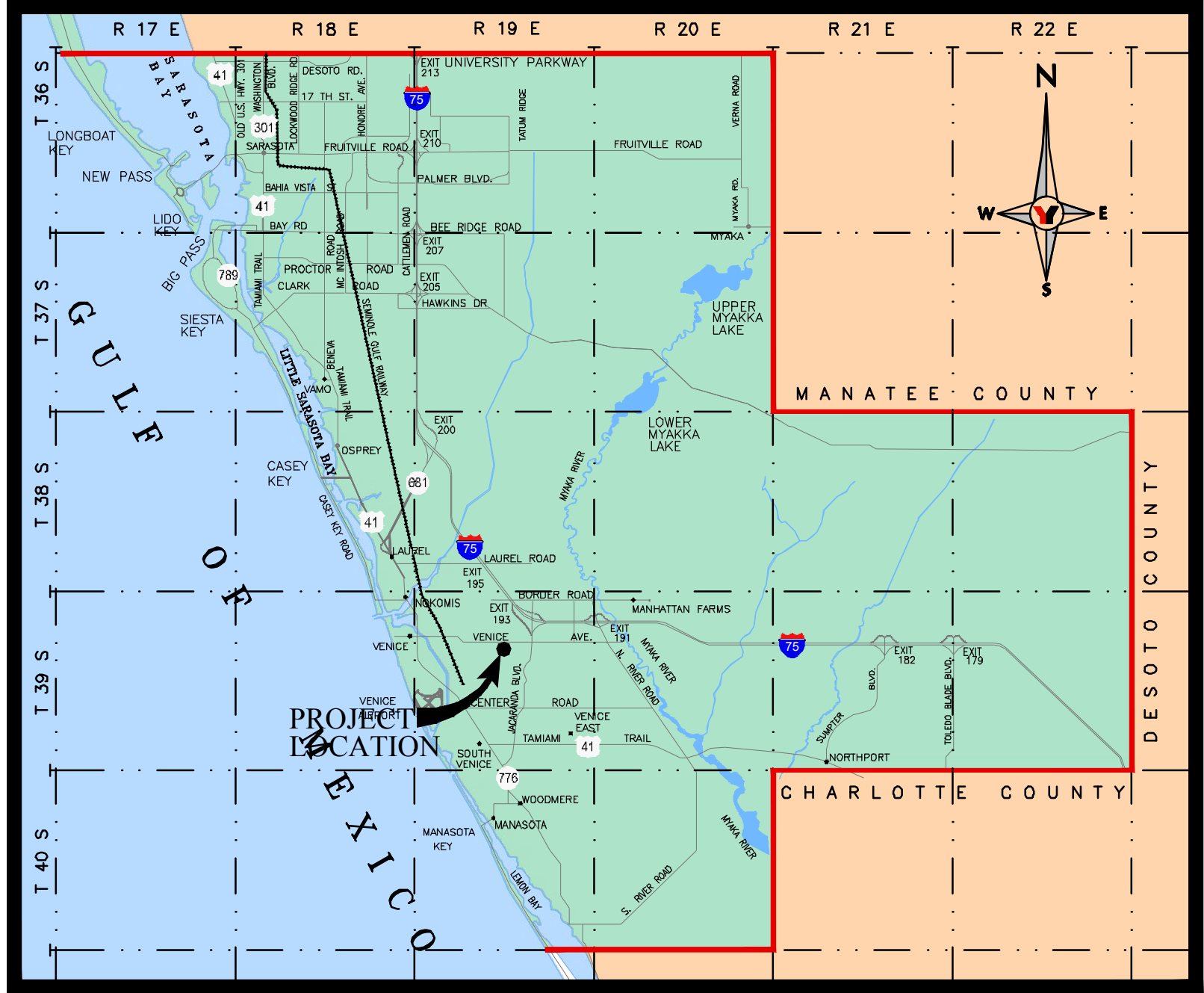
Kelly Fernandez, City Attorney

RAMSEY ROAD MULTI-FAMILY

THE GALLINA COMPANIES
101 EAST MAIN STREET, SUITE 500
MT. HOREB, WISCONSIN 53572

PLANNED UNIT DEVELOPMENT BINDING MASTER PLAN

SECTION 9 , TOWNSHIP 39 SOUTH, RANGE 19 EAST



SARASOTA COUNTY LOCATION MAP

PROJECT CONTACT LIST:

- SITE OWNER/DEVELOPER:

THE GALLINA COMPANIES
101 EAST MAIN STREET, SUITE 500
MT. HOREB, WISCONSIN 53572
PHONE: (608) 437-8301

CRAIG ENZENROTH, PRESIDENT

EMAIL: cenzenroth@gallinacos.com
- ARCHITECTURE:

PLUNKETT RAYSICH ARCHITECTS, LLP
1900 MAIN STREET, SUITE 309
SARASOTA, FLORIDA 34236
PHONE: (941) 444-8845

JOHN J. HOLZ, AIA, NCARB, LEED AP B+C

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10540 PORTAL CROSSING, SUITE 105
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PHONE (941) 747-2981
FAX (941) 747-7234

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EMAIL: kwilmott@georgefyoung.com
- LANDSCAPE ARCHITECT:

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ASSOCIATES, INC.
630 S. ORANGE AVE, SUITE 202
SARASOTA, FLORIDA 34236
PHONE: (941) 366-3159

PHILLIP J. SMITH, ASLA

EMAIL: phil@dwja.net
- ATTORNEY:

BOONE, BOONE, BOONE, HINES & KODA
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VENICE, FLORIDA 34285
PHONE: (941) 488-6716
FAX: (941) 488-7079

JIM COLLINS

EMAIL: jcollins@boone-law.com



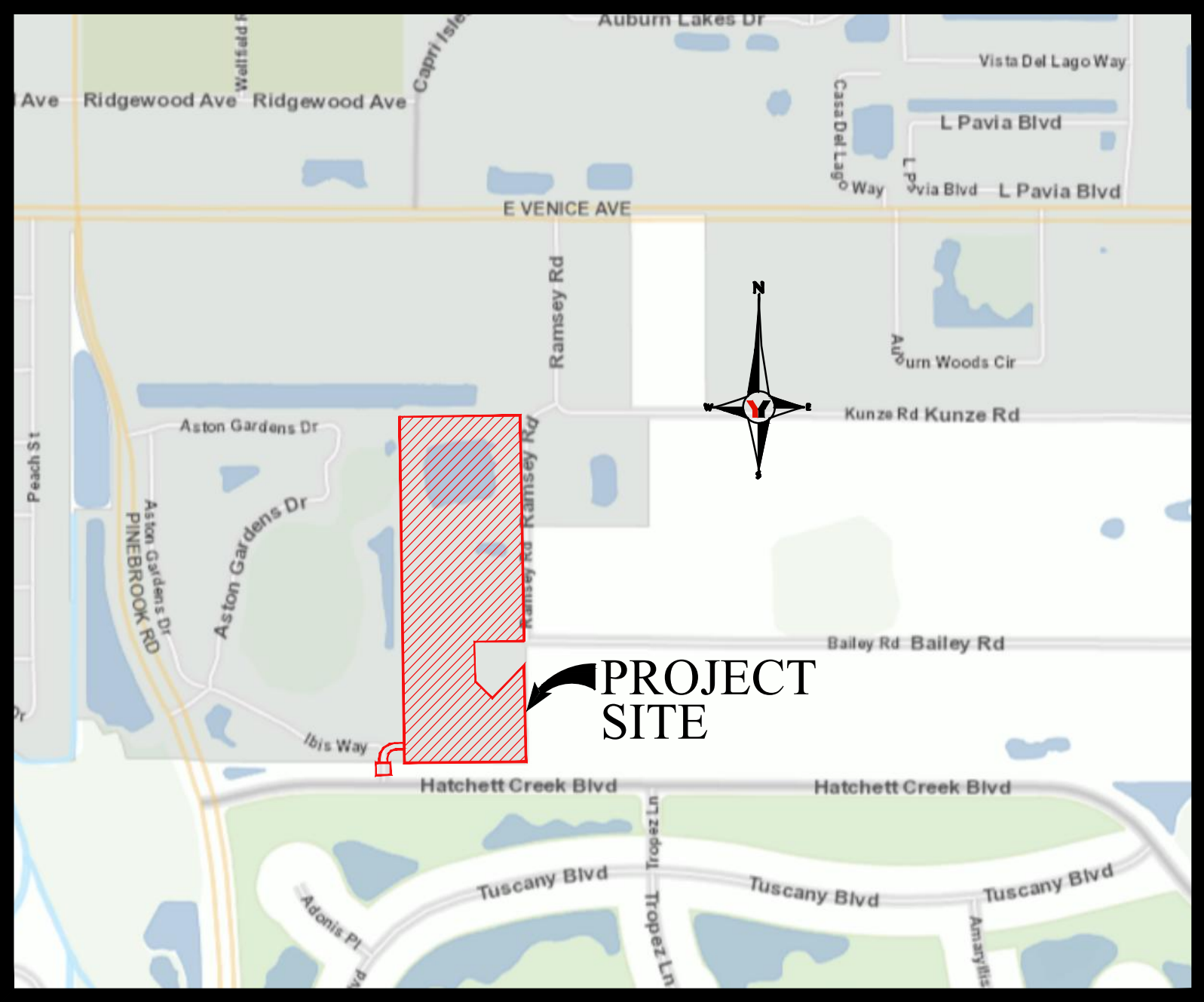
Since 1919

George F. Young, Inc.

10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913
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ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

PROJECT NO. 1800600LC

SHEET INDEX	
SHEET	DESCRIPTION
C0	COVER
C1	AERIAL SITE PLAN
C2	BINDING MASTER SITE PLAN
C3	CONSERVATION & FUNCTIONAL OPEN SPACE



VICINITY MAP

RAMSEY ROAD MULTI-FAMILY
THE GALLINA COMPANIES
PLANNED UNIT DEVELOPMENT
BINDING MASTER PLAN

PROJECT NO. 1800600LC

FOR AGENCY USE



Know what's below.
Call before you dig.
callsunshine.com

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, TYPE, MATERIAL AND DEPTH OF ALL UTILITIES IN THE AREA OF THIS PROJECT (ABOVE AND BELOW GROUND). CONTRACTOR SHALL NOTIFY UTILITY OWNER(S) 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR TO NOTIFY ENGINEER OF RECORD OF ANY POTENTIAL UTILITY CONFLICTS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS.

THESE PLANS ARE IN COMPLIANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTIONS 335.075(1) AND (4), FLORIDA STATUTES AND THE COUNTY LAND DEVELOPMENT REGULATIONS.

THESE PLANS ARE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (A.D.A.) MANUAL, AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

THESE PLANS ARE IN COMPLIANCE WITH THE FLORIDA ACCESSIBILITY CODE AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND SERVICE PRIOR TO COMMENCING VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING COMBUSTIBLE STOCK ON SITE.

MICHAEL E. RISSMAN JR., PE, PSM

No. 40218

DATE

DEVELOPMENT DATA:

SITE AREA: 15.16 AC
PARCEL ID NUMBER:
0412-14-0004
EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)
EXISTING USE: RESIDENTIAL VACANT
0412-11-0005
EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)
EXISTING USE: RESIDENTIAL VACANT
0412-11-0006
EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)
EXISTING USE: RESIDENTIAL VACANT
ADJACENT ZONING:
NORTH: CG / VG
SOUTH: PUD
EAST: OUE AND RMF2 / VG
WEST: PUD
LAND USE DATA:
DENSITY:
ALLOWED: 4.5 DU/AC (UNLESS APPROVED OTHERWISE)
PROPOSED: 7.7 DU/AC
CONSERVATION OPEN SPACE:
REQUIRED: 10%
PROPOSED: 13%
FUNCTIONAL OPEN SPACE:
REQUIRED: 10%
PROPOSED: 47%

SITE DATA

MULTI-FAMILY DWELLING UNITS:
16 UNIT BUILDINGS: 6 6 X 16 = 96
20 UNIT BUILDINGS: 1 1 X 20 = 20
TOTAL DWELLING UNITS: 116

SITE COVERAGE:
BUILDINGS: 1.67 AC (11.0%)
GARAGES & FACILITIES: 0.23 AC (1.5%)
PAVEMENT / SIDEWALK: 4.17 AC (27.5%)
LAKES: 3.15 AC (20.8%)
PERVIOUS: 5.94 AC (39.2%)
TOTAL: 15.16 AC (100.0%)

MAXIMUM BUILDING HEIGHT = 35'

PARKING CALCULATIONS:

REQUIRED PARKING:
MULTI-FAMILY DWELLING UNITS:
2 PARKING SPACES PER DWELLING UNIT
116 UNITS X 2 = 232 PARKING SPACES
AND 3 LOADING AREAS
AMENITY CENTER:
COMMUNITY CENTER (1/200): 751 SF / 200 = 4
RENTAL OFFICE (1/300): 513 SF / 300 = 2
GYM (1/200): 354 SF / 200 = 2
TOTAL = 8 PARKING SPACES
PROVIDED PARKING:
MULTI-FAMILY DWELLING UNITS:
236 SPACES
(INCLUDING GARAGE PARKING AND HC PARKING SPACES)
AMENITY BUILDING:
11 SPACES
(INCLUDING 1 HC SPACE)
TOTAL OFF STREET PARKING PROVIDED = 247 PARKING SPACES
TOTAL OFF STREET LOADING PROVIDED = 7 SPACES

REQUIRED YARDS:
STREET: 20'
SIDE: 15'
REAR: 15'

PERIMETER SETBACK REQUIREMENTS:

NO STRUCTURE SHALL BE LOCATED CLOSER TO ANY PERIMETER PROPERTY LINE THAN TWO TIMES THE HEIGHT OF SUCH STRUCTURE.

PROPOSED MODIFICATIONS TO PERIMETER SETBACKS:

TO NORTH PROPERTY LINE:
GARAGE = 25'
TO EAST PROPERTY LINE:
GARAGE = 25'
TO WEST PROPERTY LINE:
RESIDENTIAL BUILDING = 54'
GARAGE = 25'

NOTE:

LANDSCAPING TO COMPLY WITH CHAPTER 86, ARTICLE VI, DIVISION 5-LANDSCAPING REQUIREMENTS

OWNERSHIP:
1000 ASTON GARDENS DR. LLC
C O WELLTOWER INC.
4500 DORR ST.
TOLEDO, OH. 43615
ZONING: PUD
PID: 0412-13-0002

OWNERSHIP:
LEX PELICAN LP
C O LEXINGTON REALTY
ADVISORS
1 PENN PLZ. STE. 4015
NEW YORK, NY, 10119-4015
ZONING: PUD
PID: 0425-15-0020

PID: 0412-14-0004

PID: 0412-11-0005

PID: 0412-11-0006

OWNERSHIP:
EVETT EDWARD (TTEE)
507 RAMSEY RD.
VENICE, FL. 34292-3043
ZONING: PUD
PID: 0412-14-0003

OWNERSHIP:
BAILEY JOHN N III
209 BAILEY RD,
VENICE, FL. 34292-3005
ZONING: OUE
PID: 0412-14-0002

OWNERSHIP:
HUNT DARIN J
HUNT LAUREN R
464 RAMSEY RD,
VENICE, FL. 34292-3051
ZONING: OUE
PID: 0412-11-0003

OWNERSHIP:
VENICE CHURCH OF THE
NAZARENE INC.
1535 E. VENICE AVE.
VENICE, FL. 34292-3108
ZONING: OUE1
PID: 0412-06-0002

OWNERSHIP:
VENICE PLAZA OFFICE PARK CONDO
ASSN. INC.
1880 N. CONGRESS AVE. STE. 215,
BOYNTON BEACH, FL. 33426-8675
ZONING: CG
PID: 0000-00-8550

OWNERSHIP:
VENICE CHURCH OF THE
NAZARENE INC.
1535 E. VENICE AVE.
VENICE, FL. 34292-3108
ZONING: OUE1
PID: 0412-06-0002

PROJECT SITE

RAMSEY ROAD

30 FT. PRIVATE ROAD
EASEMENT

VENICE CHURCH
OF NAZARENE

EAST VENICE AVENUE

"NOT FOR CONSTRUCTION"

REVISED	NO.	BY	DATE	DESCRIPTION
	1	PN	07/24/19	REVISED PER CITY OF VENICE REVIEW COMMENTS DATED 06/26/19

REVISED	NO.	BY	DATE	DESCRIPTION

INITIALS	DATE
NICKOLS	12/07/18
NICKOLS	12/10/18
RISSMAN	
QUALITY CHK	-
SCALE	-

PREPARED FOR:
THE GALLINA COMPANIES
101 EAST MAIN STREET, SUITE 500
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(608) 437-8301



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MICHAEL E. RISSMAN JR., PE, PSW No. 40218

DATE:

RAMSEY ROAD MULTI-FAMILY

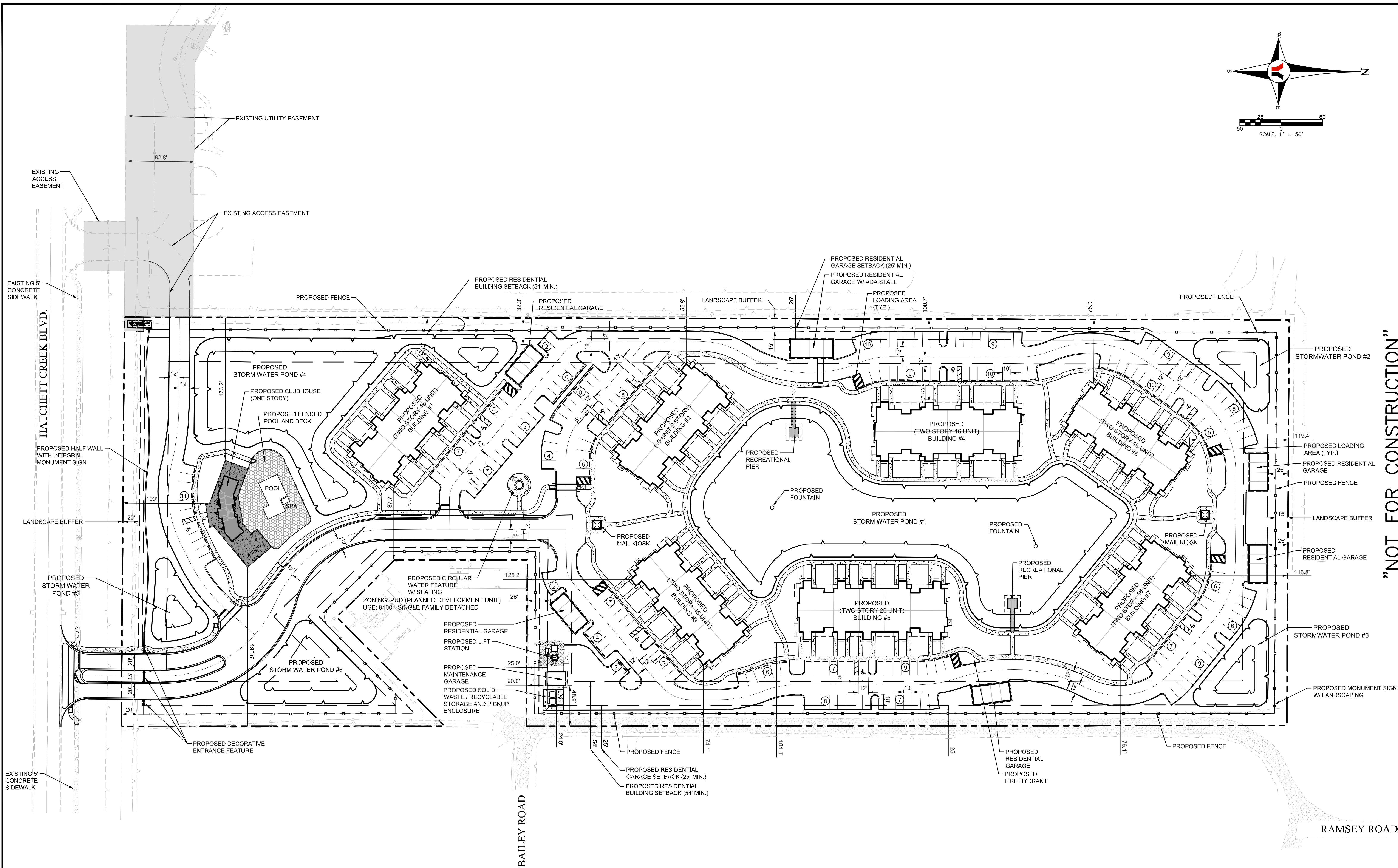
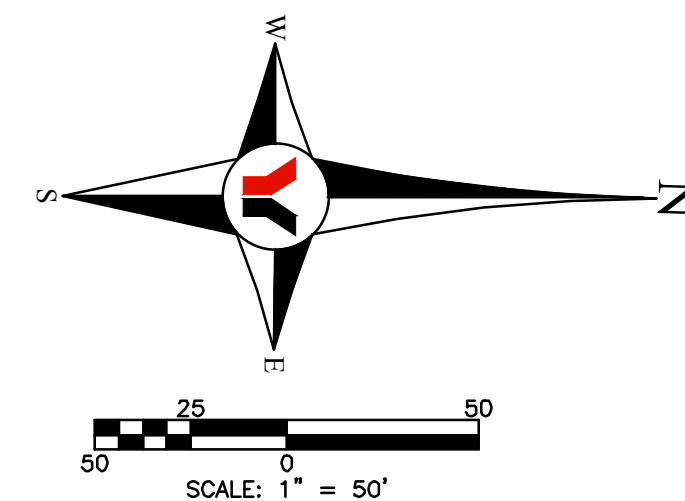
AERIAL SITE PLAN

SECTION 9, TOWNSHIP 39 S., RANGE 19 E.

JOB NO.
1800600LC

SHEET NO.

C1

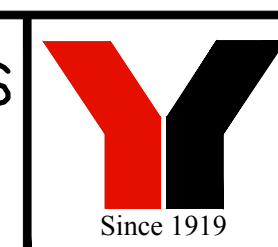


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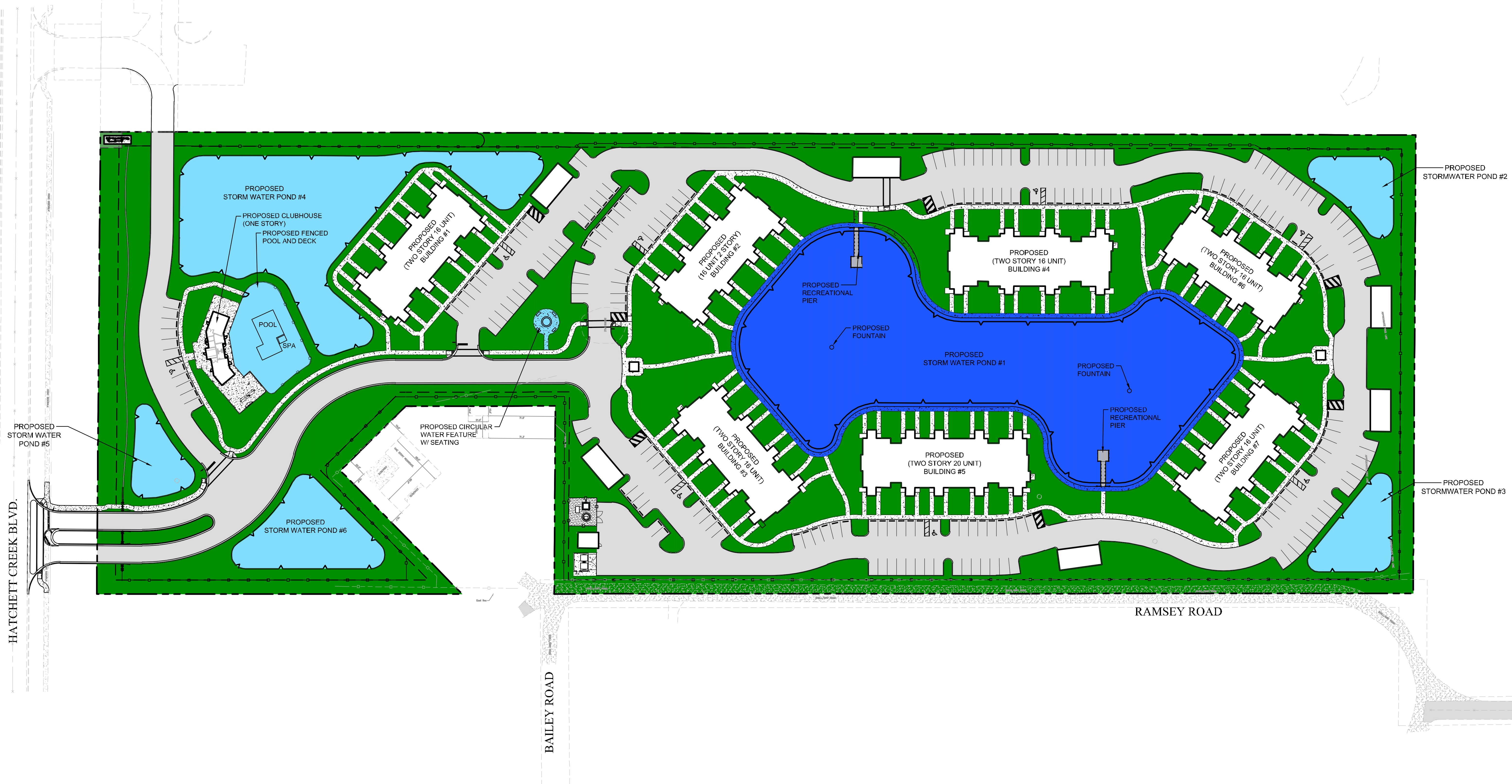
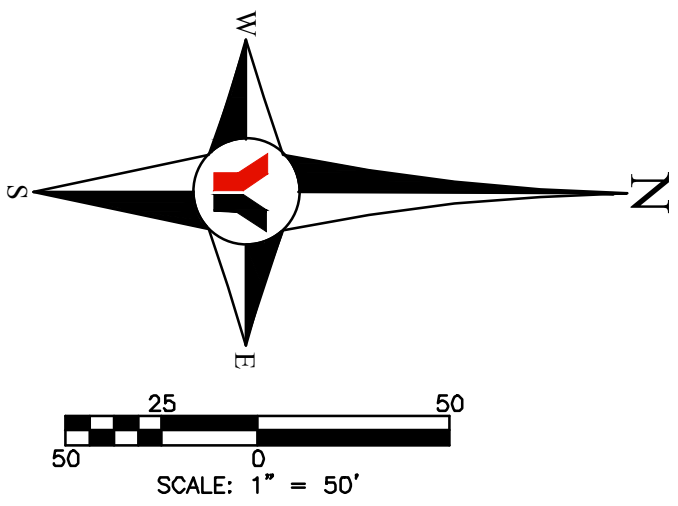
MICHAEL E. RISSMAN JR., P.E., PSW No. 40218
DATE

RAMSEY ROAD MULTI-FAMILY
BINDING MASTER SITE PLAN
SECTION 9, TOWNSHIP 39 S., RANGE 19 E.

JOB NO.
1800600LC
SHEET NO.
C2

LEGEND:

- CONSERVATION OPEN SPACE
1.95 AC (13%)
- FUNCTIONAL OPEN SPACE
1.59 AC (10%)
- FUNCTIONAL OPEN SPACE
(GREEN / PERVIOUS)
5.64 A (37%)



”NOT FOR CONSTRUCTION”