

# PRELIMINARY PLAT AMMENDMENT

## Woods at Venice

### Petition No. 19-33PP

## Project Owner and Agent:

**Owner: Meritage Homes of Florida, Inc.**

**Agent: Bill Conerly, P.E., Kimley-Horn and Assoc.**



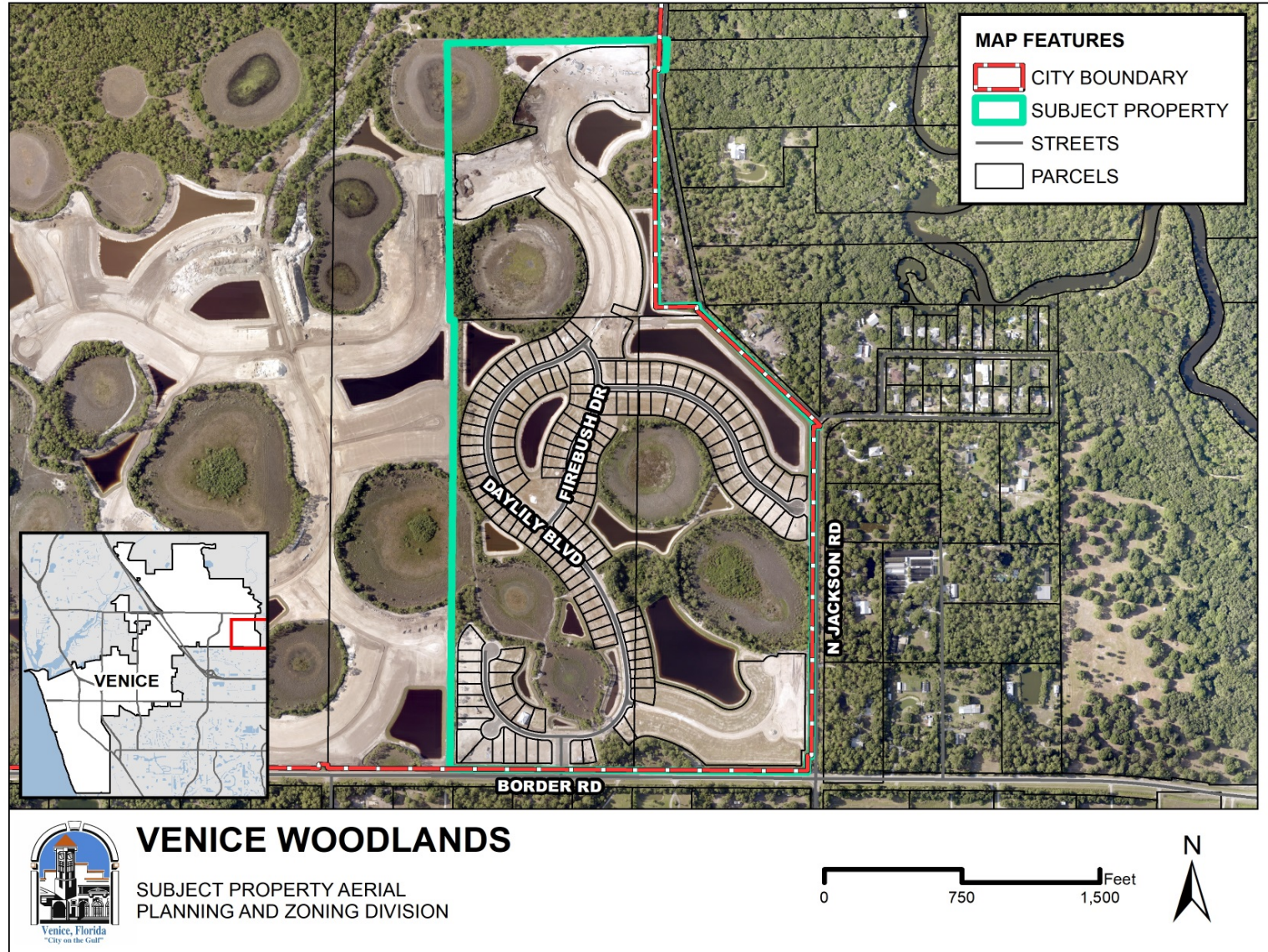
*We serve with PRIDE*

# Venice Woodlands

## **BACKGROUND**

- The property was annexed into the City on May 13, 2008 through the adoption of Ordinance No. 2008-10. The property was eligible for annexation due to its inclusion in the Joint Planning and Interlocal Service Boundary Agreement JPA/ILSBA.
- The property was rezoned from Sarasota County Open Use Estate to City of Venice Planned Unit Development on June 23, 2015 through the adoption of Ordinance No. 2015-15.
- On March 27, 2018, Preliminary Plat Petition No. 17-01PP was approved through the issuance of Development Order No. 17-01PP for the subdivision of the property into 263 single-family lots. The approval included a landscape plan for the entire subdivision that is the subject of the subject preliminary plat amendment that was submitted on June 21, 2019.

# Aerial Photograph



# Preliminary Plat Amendment

## Modification of the 2018 Approved Landscape Plan

1. The maintenance of existing mature trees where possible to provide a more substantial buffer.
2. The relocation of proposed planting areas from the interior of the site to perimeter locations.
3. Changes to some of the approved species to more water tolerant species due to revisions to the stormwater management plan.

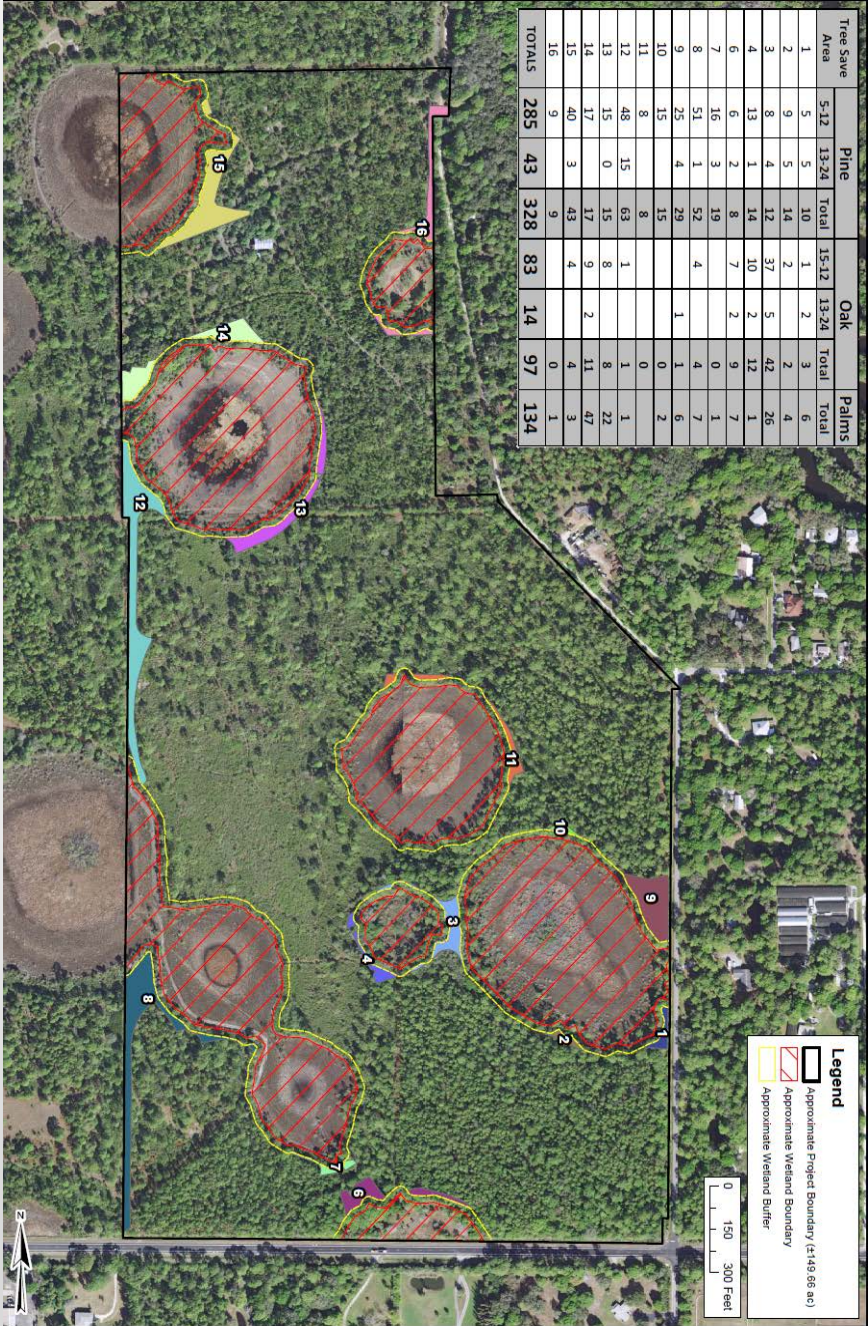


The site plan illustrates a residential development with several wetland areas (A through H) and tree save areas. The plan is divided into lots, with lot numbers ranging from 1 to 154. The wetland areas are labeled as WETLAND "A", WETLAND "B", WETLAND "C", WETLAND "D", WETLAND "E", WETLAND "F", WETLAND "G", and WETLAND "H". The tree save areas are labeled as TREE SAVE AREA (TYP). The plan also shows various buffer zones, including BUFFER TYPE 1, BUFFER TYPE 2, and BUFFER TYPE 3. The plan includes annotations for landscape design and buffer requirements, such as "SEE LANDSCAPE DESIGN AND SITE FOR BUFFER REQUIREMENTS (TYP)". The plan is oriented with North at the top.

Site plan of a residential development showing wetland areas (D, E, F, H) and various buffer zones (Type 1, Type 2, Type 3). The plan includes lot numbers, street names (MAYFIELD DRIVE, WILSON DRIVE), and annotations for tree preservation and removal. Green arrows point from the plan to the surrounding text.

## Tree Save Areas

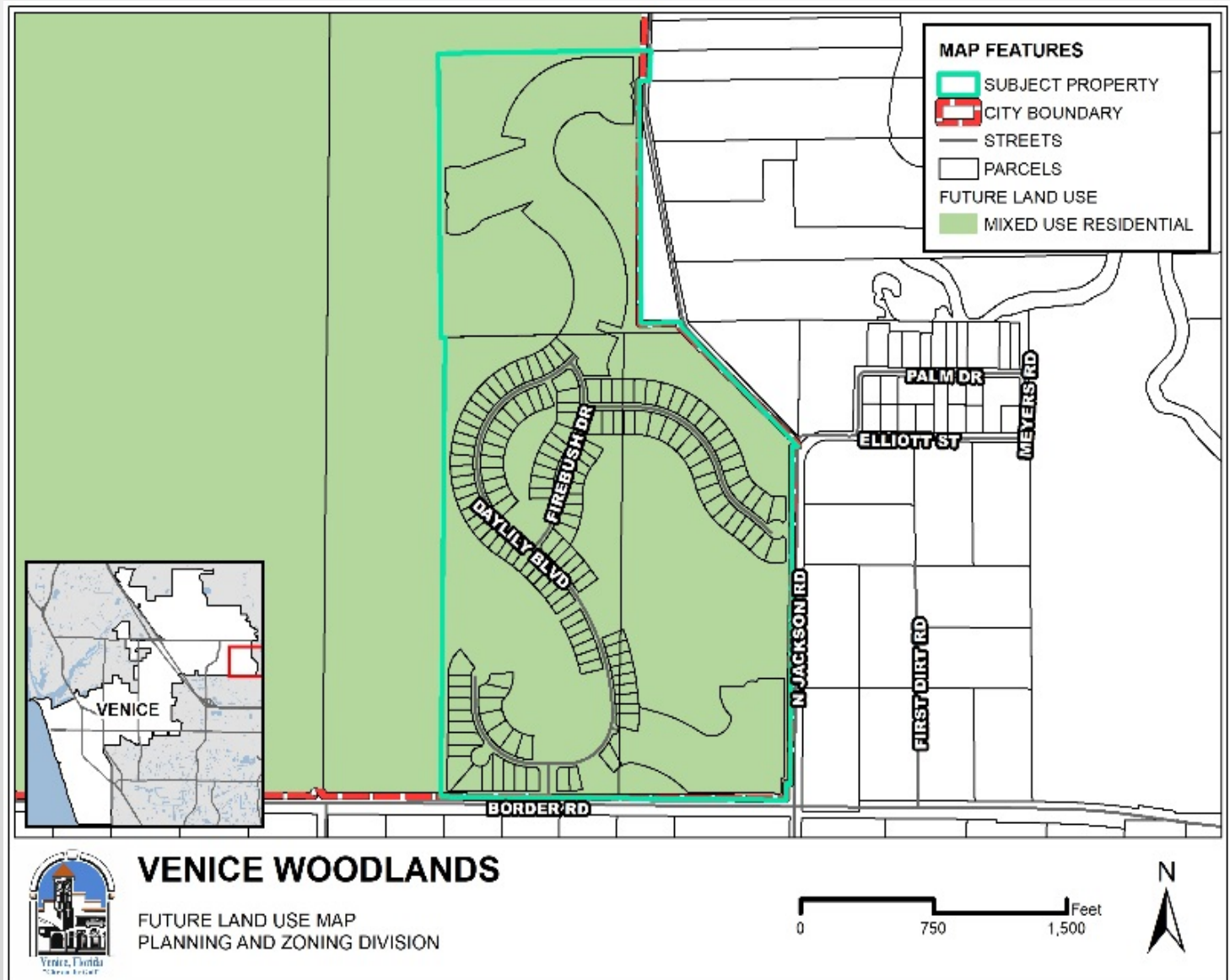
# Tree Save Areas Map





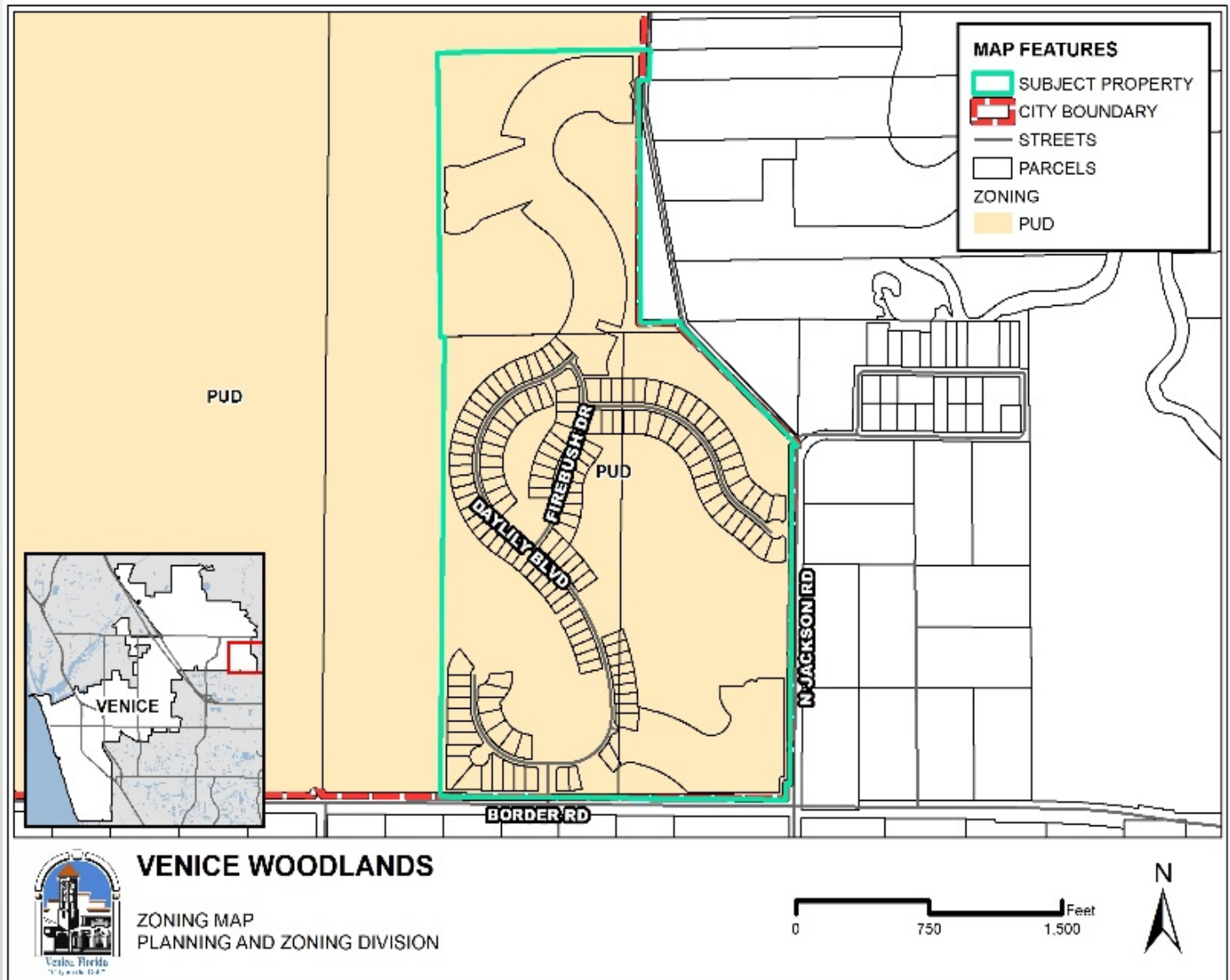


# Future Land Use Map





# 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 intent of the proposed petition is to increase compatibility with the surrounding properties by maintaining existing mature trees where possible to provide a more substantial buffer and to substitute material that is better suited to onsite conditions.

## PUD and LDC Consistency

- Consistency with the requirements of the PUD is confirmed.
- Preliminary Plat requires submittal of a landscape plan.
- No code requirements regarding street trees, buffers or common area.

## 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 is in compliance with the approved PUD and no inconsistencies have been identified with the LDC.*

## **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. 19-33PP.