

PRELIMINARY PLAT AMMENDMENT

Venetian Golf & River Club

Phase 5 Palermo - Petition No. 19-16PP

Phase 3F Pallazzo – Petition No. 19-19PP

Project Owner and Agent:

Owner: Lennar Homes, the Venetian Community Development District (VCDD), and Multiple Individual Homeowners

Agent: Edward Dean, Landscape Architect
Kimley-Horn and Assoc.

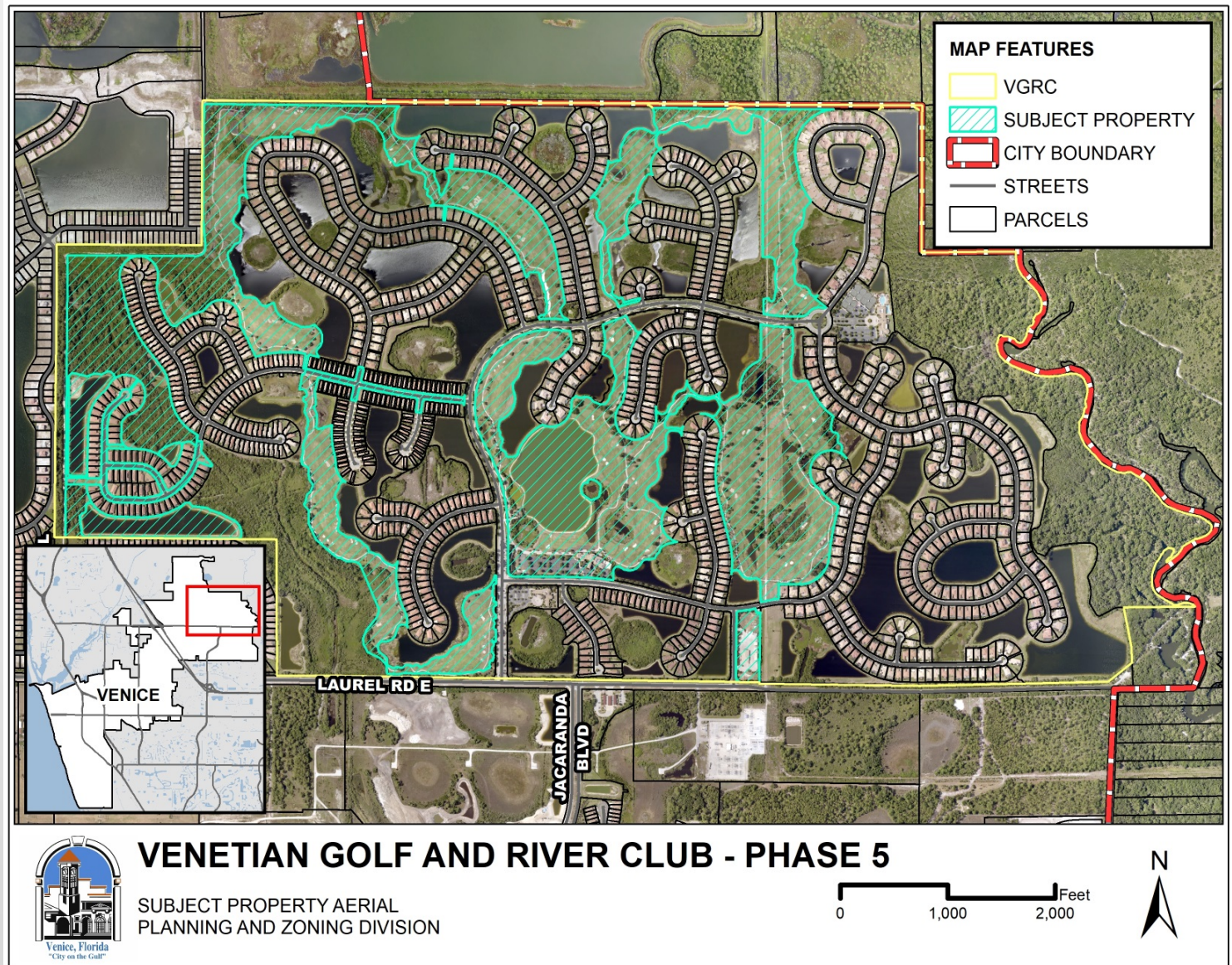


We serve with PRIDE

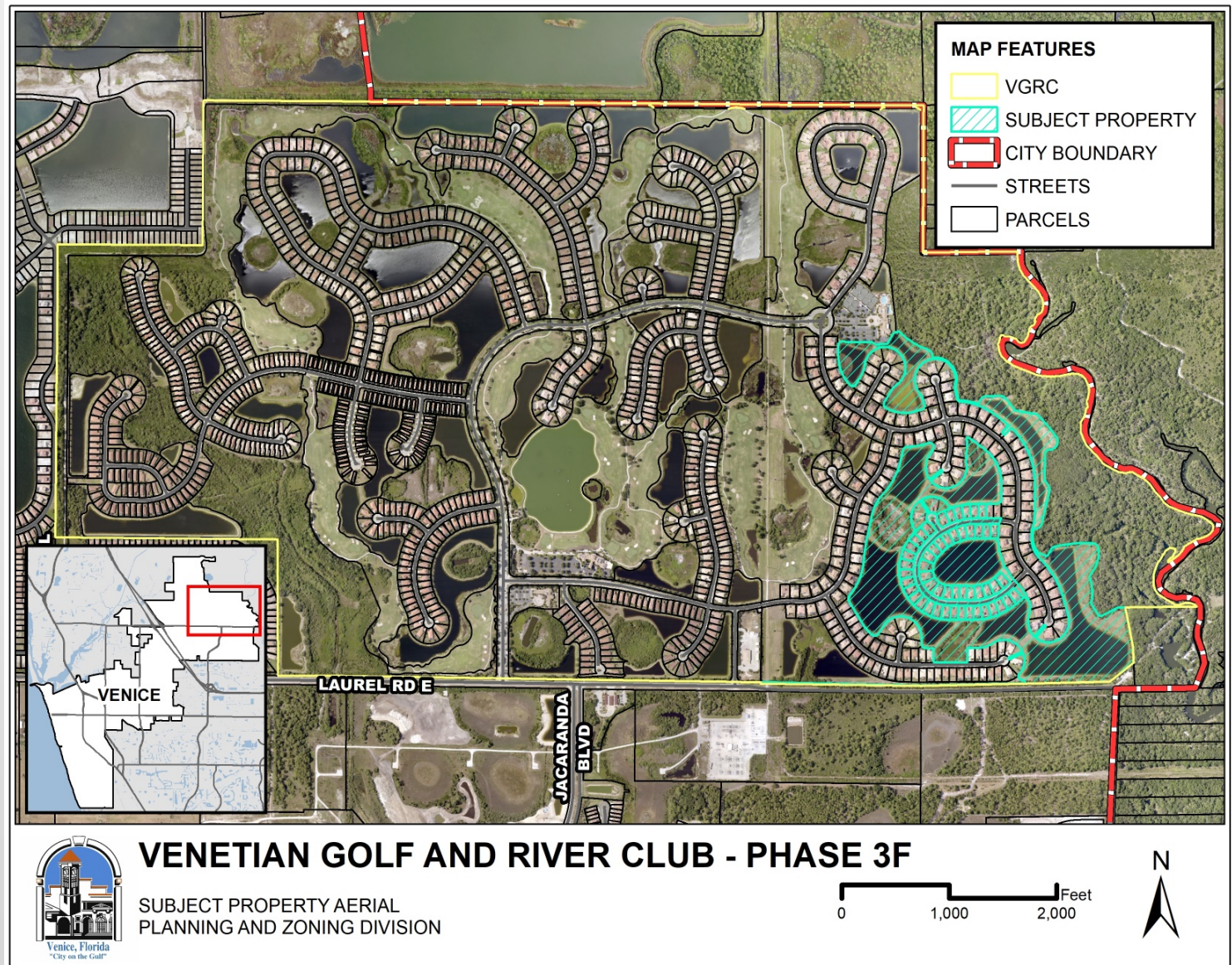
BACKGROUND

- The Venetian Golf & River Club (VGRC) property, formerly known as Henry Ranch, was annexed into the City on February 8, 2000, through the adoption of Ordinance No. 2000-05.
- On March 13, 2001, a Comprehensive Plan Amendment was approved through the adoption of Ordinance No. 2001-48 providing a Future Land Use Map designation of City of Venice Low Density Residential.
- On September 11, 2001, Zoning Map Amendment Petition No. 01-01RZ was approved through the adoption of Ordinance No. 2001-110 changing the zoning designation from Sarasota County Open Use Rural to City of Venice PUD.
- **Phase 5 – Palermo:** On August 23, 2005, Preliminary Plat Petition No. 05-01PP was approved for 98 lots and was later amended in 2013 to reduce the number of lots to 78. The approvals included a landscape plan for the subject phase of the overall subdivision which is the subject of the proposed preliminary plat amendment.
- **Phase 3F – Palazzo:** On June 23, 2003, Preliminary Plat Petition No. 03-01PP was approved for 43 Type “A” lots, and was later amended in 2013 to increase the number of lots while reducing the size of each, creating 55 Type “B” lots. The approvals included a landscape plan for phase 3F of the overall subdivision, which is the subject of this proposed preliminary plat amendment.
- On May 8, 2019, the subject Preliminary Plat Amendment petitions were filed.

Aerial Photograph – Phase 5 Palermo



Aerial Photograph – Phase 3F Palazzo



Preliminary Plat Amendment

- Resident Options

1. 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 leaving homeowners to address the non-compliance of their lots individually.
2. Install the trees per approved plan in Lennar, VCDD, and resident owned property to bring the entire neighborhood into compliance.
3. 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.

- Resident Concerns

- 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.

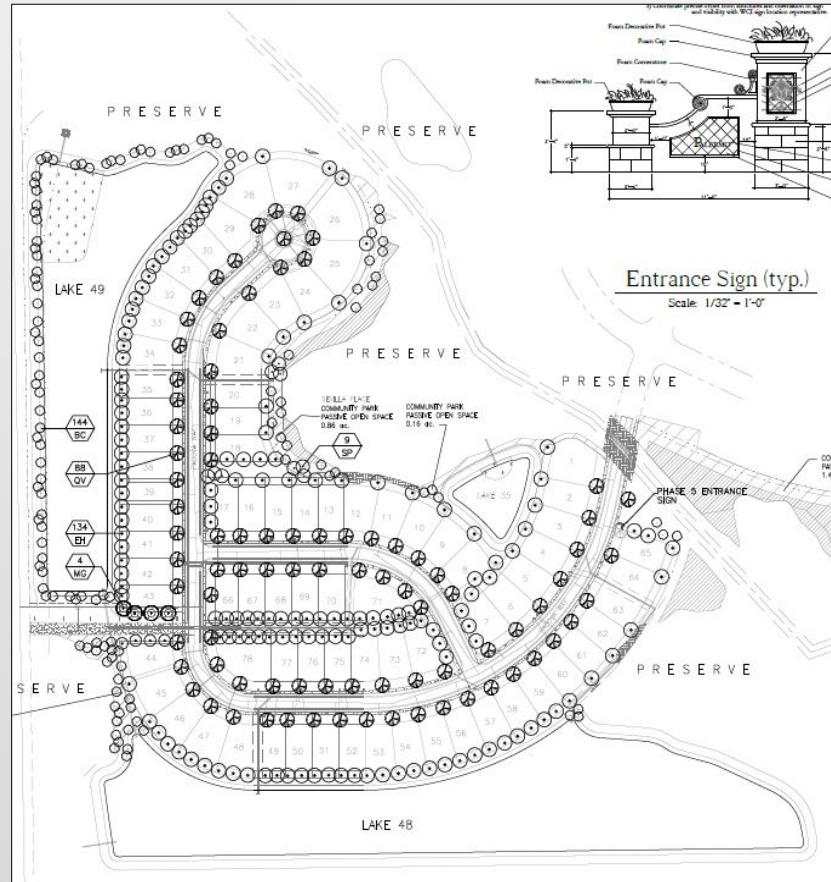
Preliminary Plat Amendment

Installation of Required Tree Numbers

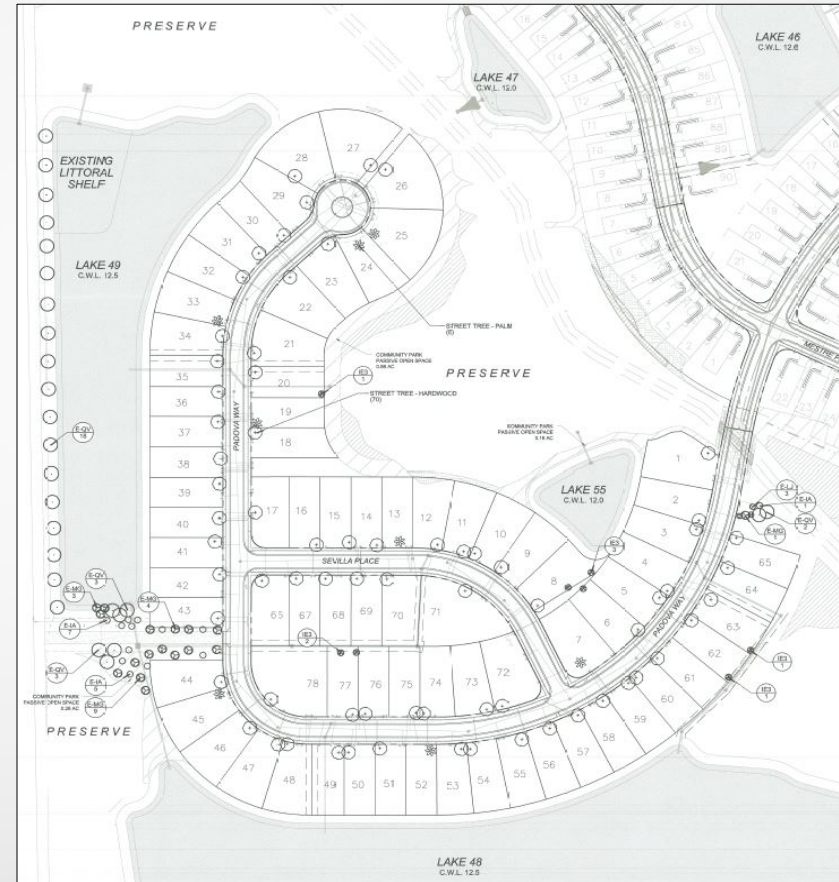
- The golf course is the only Lennar owned property within the development.
- The golf course staff can absorb the additional maintenance of trees.
- An irrigation system is already in place and would only require minor modifications for new trees.
- Many VG&RC residents have been expressing a desire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

Palermo

2013 Approved Plan

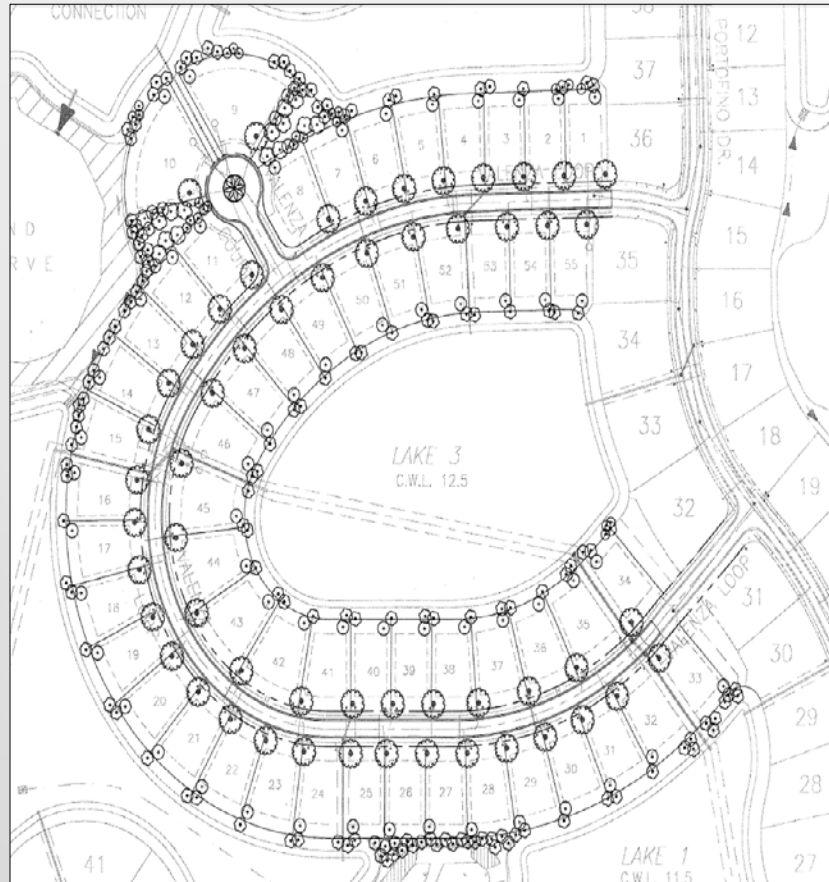


2019 Proposed Plan

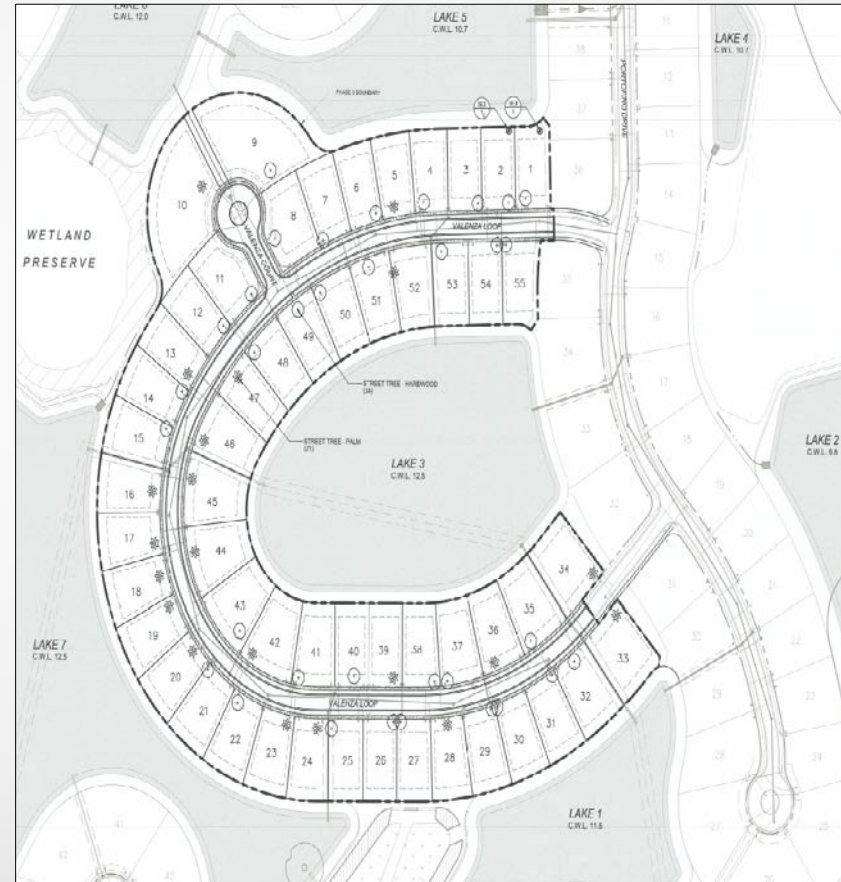


Palazzo

2013 Approved Plan



2019 Proposed Plan



Palermo

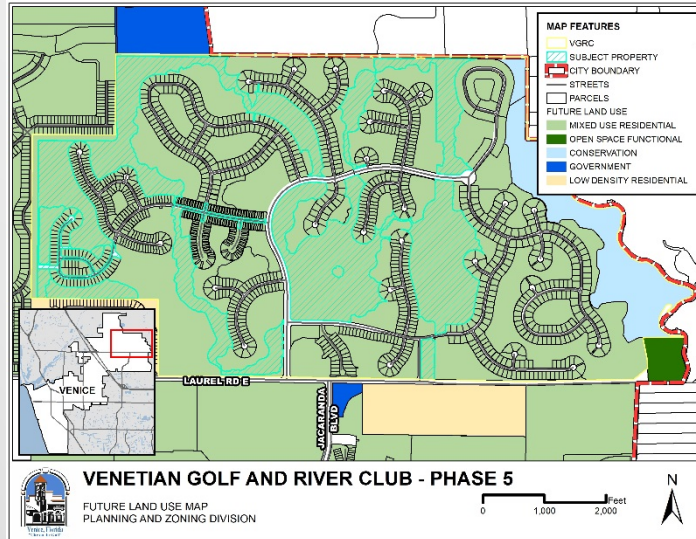


Palazzo

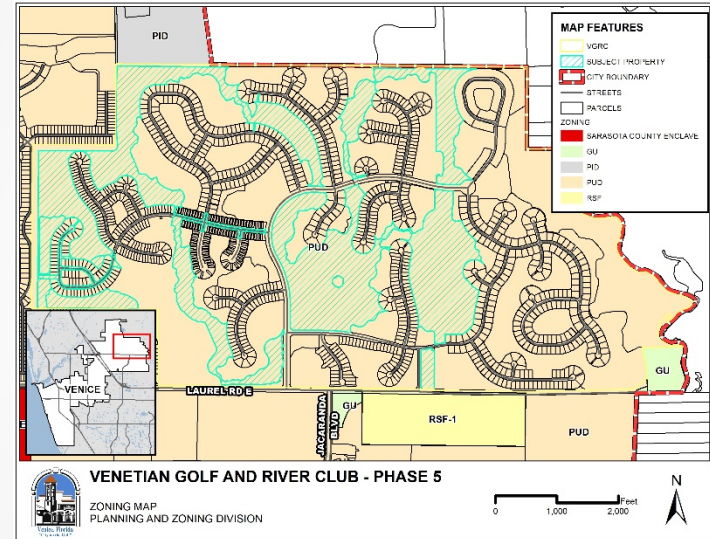


Future Land Use Map

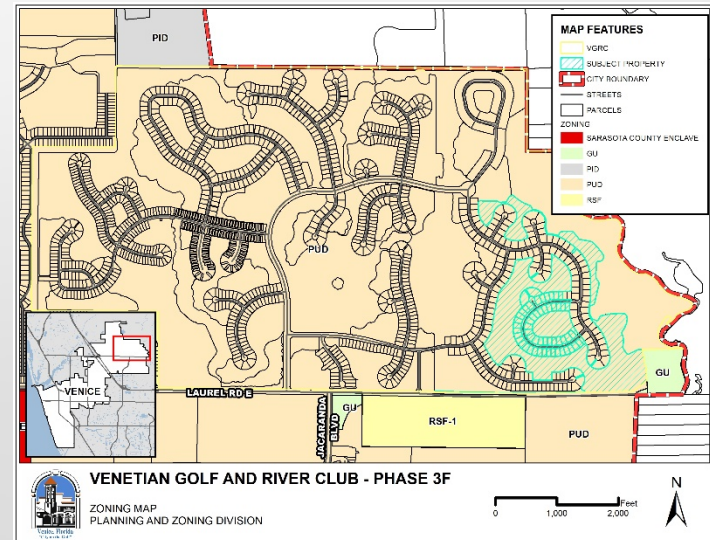
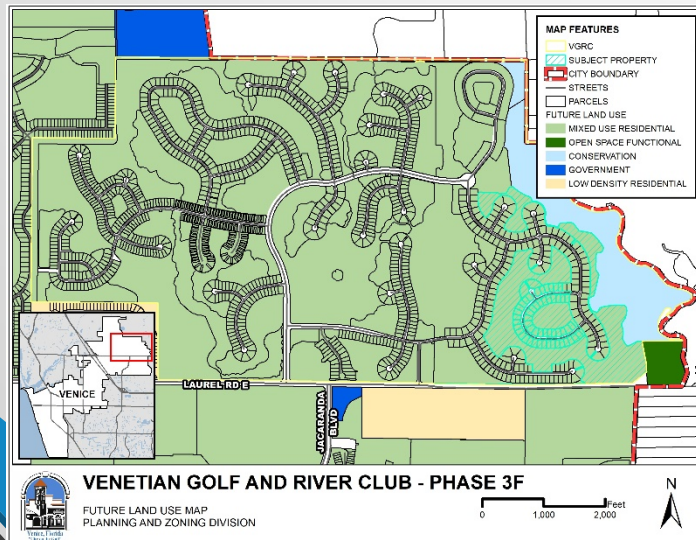
Palermo



Zoning Map



Palazzo



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 majority of the landscape is existing and internal to the site.

VGRC PUD and LDC Consistency

- *“The intent of the landscape element is to be consistent with John Nolen’s plan for the City of Venice. It includes features of palm lined streets, landscaped medians and pedestrian facilities.”*
- Preliminary Plat requires submittal of a landscape plan.
- No code requirements regarding street trees, buffers or common area.
- Where material is proposed it is reviewed to City standards.
 - Trees – must be minimum 10 feet in height with a 4 foot spread and a 3 inch caliper at planting.

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 are consistent with the requirements of the approved PUD and meet the minimum requirement of the City's codes regarding size and type of material proposed. Therefore, this proposal complies with the city's Land Development Code, including subdivision standards.*
- **Conclusions / Findings of Fact (Concurrency/Mobility):**
 - *This section is not applicable, as there is no impact from the landscaping modifications on concurrency or mobility.*

Planning Commission Action

Preliminary Plat Amendment

- Upon review of the petitions and associated documents, comprehensive plan, land development code, staff reports 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 Petitions No. 19-16PP and 19-19PP.