

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, Blackburn 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 (Sub Area 1)-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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PLANNING & ZONING

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 (Sub Area 2)--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)

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.