

Base Analysis

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, Curry Creek 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 Road, 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-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: SSD Land Holdings, LLC

Parcel 2

Situs Address: Jacaranda Boulevard, 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-Potential Annexation Areas JPA/ILSBA

Proposed FLUM Designation: City of Venice - Mixed Use Residential (MUR)

Current Zoning Designation: Sarasota County - Open Use Estate (OUE)

Current Municipality: Sarasota County

Current Property Owner: Russell W. & Iralyn M. Snyder and Jason Milton & Johnathan Sol Kramer

Utilities

In accordance with the JPA/ILSBA, the potable water supplier for the subject property is the City of Venice Utilities. There is an existing 12" potable water main located on the north side of Border road. At a minimum, a single tap into the existing 12" water main would be required to serve the subject property. However, it is likely a second tap may be required to loop the proposed potable water system in order to prevent dead end lines and to meet City fire flow requirements of 1,000 gallons per minute with a 20-psi residual pressure. There are four (4) existing fire hydrants located on Border Road in close proximity to the property.

In accordance with the JPA/ILSBA, wastewater collection and transmission will be provided by Sarasota County Utilities. On November 20th, 2018, DMK met with Sarasota County Utilities to discuss the wastewater infrastructure currently in the area or planned for the near future.

There is an existing 16" force main transmission line located along Jacaranda Boulevard. This line is currently designated for transmission of wastewater from the County's Venice Gardens Wastewater Treatment Plant (1350 Jacaranda Boulevard) to the Venice

Eastside Water Reclamation Facility (3510 Laurel Road). Direct connection to the 16-inch transmission line is not an option at this time.

Located on the northeast corner of the Jacaranda Boulevard and Border Road is Sarasota County Lift Station No. LS-392-0864. The County informed DMK that the lift station is currently inactive. There are no wastewater flows entering the lift station and there are no pumps or controls installed. The County plans to utilize the lift station in the future as a transfer station to send flows back to the Venice Gardens Wastewater Treatment Plant. Therefore, direct connection to Lift Station No. LS-392-0864 is not an option at this time.

Palencia will connect to the planned 10-inch HDPE Force Main stub out located at the northwest corner of Jacaranda Boulevard and Border Road. The force main connection to the proposed master lift station associated with the planned Neal Communities development to the north. The master lift station would re-pump wastewater flow from the proposed project to the Venice Eastside Water Reclamation Facility.

Irrigation/reuse is currently unavailable, as the distance required for connection is not feasible. Irrigation systems will be built to reuse standards so future connection is possible if/when reuse becomes available.

Electricity is available through Florida Power & Light (FPL). FPL has a 170-foot-wide Easement, that bifurcates the subject property. The FPL Easement is recorded in Official Records Book 984, Page 556. Easement contains FPL transmission lines.

Natural Gas is accessible; TECO Peoples Gas has an existing 6-inch steel high pressure line along Border Road and Jacaranda Boulevard.

Transportation

A Traffic Impact Statement was conducted by TR Transportation Consultants, Inc., as required by the City of Venice. Please refer to the Signed and Sealed Traffic Impact Statement included that identifies the long-range and short-range impacts of the proposed development to the existing and future roadway infrastructure.

Environmental

The proposed project requires +/- 2 acres of wetland mitigation to offset the wetland impacts on the 73-acre parcel. The creation of wetlands and buffering will consist of a small wetland mitigation area on the 6.7-acre parcel.

Recreation and Open Space

Per the City of Venice Comprehensive Plan the Land Use of Mixed Use Residential (MUR) requires a minimum of 50% Open Area; Palencia exceeds the minimum criteria. The Recreation and Open Space Element of the proposed +/-80-acre development project includes open spaces and facilities that provide the residents recreation opportunities onsite and aesthetic value for the community to enjoy. Features proposed

include pedestrian trails, parks, and a kayak launch to access Curry Creek. Additionally, the development is situated around two lakes divided by the FPL Easement and pedestrian trail. An amenities tract is planned and will provide additional recreational opportunities. Border Road is equipped with bike lanes facilitating an active growing community. The Palencia is a development where residents have access to parks within their neighborhood providing a more livable and sustainable community.

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.