

Project Narrative
Palencia Amenity Center
Border Road
Jacaranda Boulevard
Venice, FL 34292

The purpose and the intent of this project is to provide the 80-acre residential community consisting of single-family detached homes and paired villas with an Amenity Center. The project will serve approximately 203 single-family residential units. The 2,850 SF Amenity Center consists of a pool area, bocce courts, open space, landscaping, 21 parking spaces (includes 2 handicap) and 6 bicycle spaces. The City of Venice has approved the following petitions: Comprehensive Plan Amendment (19-29CP), Zoning Map Amendment (19-37RZ), Preliminary Plat (20-07PP), and Annexation (19-28AN). Additionally, the City of Venice Engineering Department approved the Palencia Construction Plans for the development of the residential community.

The subject parcel is located in Section 03, Township 39S, Range 19E in the City of Venice. The parcel is accessible by Border Road to the north. Jacaranda Boulevard is located to the east, Ewing Drive to the south, and North Clermont Road to the west.

The property has recently been Annexed into the City of Venice; the Sarasota County parcel identification number, address and other property details have been provided below.

The applicant is Forestar (USA) Real Estate Group, Inc.

Situs Address: Border Rd., Venice, FL 34292

Property I.D.: 0399-01-0001

Parcel Size: 73 Acres

FLUM Designation: Mixed Use Residential (MUR)

Zoning: Planned Unit Development (PUD)

Municipality: City of Venice

Property Owner: Forestar (USA) Real Estate Group, Inc.

Applicant/Contract Purchaser: Forestar (USA) Real Estate Group, Inc.

Situs Address: Jacaranda Blvd., Venice, FL 34292

Property I.D.: 0399-09-0001

Parcel Size: 6.7 Acres

FLUM Designation: Mixed Use Residential (MUR)

Zoning: Planned Unit Development (PUD)

Municipality: City of Venice

Property Owner: Forestar (USA) Real Estate Group, Inc.

Applicant/Contract Purchaser: Forestar (USA) Real Estate Group, Inc.

The Concurrency Application, Worksheet and Traffic Study were submitted and approved with the PUD Zoning Map Amendment (19-37RZ) application. The City of Venice Engineering Department reviewed the Stormwater Calculations and approved the Constructions Plans.

Additional Stormwater Calculations have been included with the Major Site and Development Application.

The proposed Palencia Amenity Center will be consistent with all applicable elements of the Future Land Use Element of the Comprehensive Plan including Strategy LU 1.2.16, Strategy LU 1.2.17, Strategy LU-NE 1.1.1, Strategy OS-NE 1.1.5. In addition, the approved Palencia PUD Plans are in compliance with the applicable Visions, Intents, and Strategies of the Open Space Element of the Comprehensive Plan regarding sustainable environmental practices, open space corridors, and habitat protection.

The proposed development is in compliance with the City of Venice Land Development Code Sec. 86-130 requirements for Planned Unit Development (PUD) Districts as outlined in the Land Use and Development Standards.

The proposed project is compatible with the other PUD communities in the general area. Please accept the enclosed Major Site and Development Application.