



CITY OF VENICE

DEVELOPMENT SERVICES DEPARTMENT- PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285

(941) 486-2626 ext. 7434 www.venicegov.com

PRELIMINARY PLAT APPLICATION

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will not be reviewed and will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-231 for complete preliminary plat submittal requirements.

Project Name: Cielo		
Brief Project Description: See attached project narrative.		
Address: Jacaranda Boulevard and Laurel Road		
Parcel Identification No.(s): 0392-00-1000, 0389-00-1000, 0389-00-1001		
Parcel Size: 125.5	No. of Lots: 126	☐ Non-Residential ☒ Residential (Requires School Concurrency)
Zoning Designation(s): PUD		FLUM Designation(s): Mixed Use Residential-Northeast
Fee: The Zoning Administrator determines if a plat amendment is a minor or major revision. A 35% reduction will be applied to concurrently filed land use petitions that qualify. Some projects may be assessed an extended technical review fee of \$1400: ☒ Greater than 10 Lots: \$4,700 ☐ Amendment - Minor Revision \$162 ☐ Ten or fewer Lots: \$3,000 ☐ Amendment - Major Revision \$3,055		
<i>Per Code Section 86-586, legal advertising and public notice fees in excess of \$50 will be billed after all public hearings, regardless of approval status. Other fees may include review of transportation/environmental reports and studies by the City's consultant, verification by a consultant of the accuracy of the legal description provided by the applicant/agent and City Attorney fees. These fees are billed separately and must be paid before the Planning Commission public hearing. If these fees are not paid, approvals and further City of Venice permits are subject to delay.</i>		
BILL TO: ☒ APPLICANT ☐ AGENT (SELECT ONE)		
Applicant/Property Owner Name: Border and Jacaranda Holdings, LLC		
Address: 5800 Lakewood Ranch Blvd., Sarasota, FL 34240		
Email:	Phone:	
Design Professional or Attorney: Melanie Smith, P.E., Stantec		
Address: 6900 Professional Pkwy, E. Sarasota, FL 34240		
Email: melanie.smith@stantec.com	Phone: 941-907-6900	
Authorized Agent (1 person to be the point of contact): Jeffery A. Boone, Esq.		
Address: 1001 Avenida Del Circo, Venice, FL 34285		
Email: jboone@boone-law.com	Phone: 9410488-6716	

Staff Use Only

Petition No. 18-03PP

Fee:

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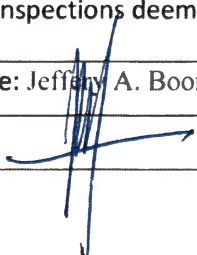
PLANNING & ZONING

Application packages are reviewed by Planning Staff for completeness within 3 business days, as outlined in the Technical Review Committee (TRC) Calendar. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted.

- ☒ **Application:** (15 copies)
- ☒ **Project Narrative:** Provide a statement describing in detail the character and intended use of the development, in addition to the short description on page one of the application. Confirm consistency with all applicable elements of the City's Comprehensive Plan. (15 copies).
- ☒ **CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD. All PDF's of preliminary plat plans need to be signed and sealed. **THE LEGAL DESCRIPTION FOR EACH PARCEL MUST BE SUBMITTED IN TEXT FORMAT AND WILL BE VERIFIED BY A CONSULTANT.**
- ☒ **Agent Authorization Letter:** A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. This individual will be the single point of contact for staff (1 copy). See attached
- ☒ **Statement of Ownership and Control:** Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity (1 copy). See attached deed
- ☒ **Survey of the Property:** Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. (1 copy)
Date of Survey: See attached
- ☒ **Concurrency Application and Worksheet:** (15 copies). *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, two copies of the traffic study (signed, sealed, and dated), and electronic files (SYN, HCS files etc.) will be required. See attached
- ☒ **School Concurrency (Residential Projects Only):** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy). See attached
- ☒ **Public Workshop Requirements:** (Section 86-41) ☐ Copy of Newspaper advertisement ☐ Copy of notice to property owners ☐ Copy of sign-in sheet ☐ Written summary of public workshop Not Applicable
- ☒ **Common Facility Statements:** if common facilities such as recreation areas or structures, private streets, common open spaces, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained (1 copy). See attached
- ☒ **Stormwater Calculations:** Document addressing drainage concurrency by means of a certified drainage plan (signed and sealed, 2 copies). See attached plans
- ☒ **Preliminary Plat Plans:** 15 sets of folded and collated preliminary plat plans, size 24x36, including 3 signed, sealed, and dated (rolled plans not accepted). The plans must be consistent with Code Sections 86-231(b)(2)a-o and 86-231(c)(1)a-m, and indicate where each item can be found on the plan sheets. See attached

Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at the public hearing and will be contacted by staff regarding availability.

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name & Date: Jeffrey A. Boone, Esq.	Applicant Name & Date:
Authorized Agent Signature: 	Applicant Signature: 22 JUNE 18

Cielo Project Narrative

The proposed residential subdivision, Cielo, is located within the Milano PUD. The 125.5 acre development located west of Jacaranda Boulevard and south of Laurel Road includes 126 single-family detached homes, landscape buffers, and an amenity tract.

The proposal is consistent with all applicable elements of the City of Venice Comprehensive Plan, including the development standards established for the property in the Mixed Use Residential-Northeast Neighborhood land use designation.

Pursuant to 86-230 (d), the applicant hereby requests a modification to the requirements of Sec. 86-233(h)3., to allow for a cul-de-sac length of 1,500± LF for Caserta Court. The proposed modification is justified due to the limited number of homes located on the cul-de-sac (less than 30), and the public benefit of the elimination of an additional access on Laurel Road which would otherwise be required.

Also, pursuant to Sec. 86-230(d), the applicant hereby requests a modification to the requirements of Sec. 86-130(w). The proposed modification is to allow for the issuance of building permits for project amenities, and model homes prior to final plat approval. The proposed modification is based upon the size of the proposed development and the need to begin infrastructure improvements, including amenities and model homes, so they are complete upon approval of a final plat, and in place for prospective residents of the subdivision without the lag in time that would otherwise result if building permits could not be issued until final plat approval.

The proposed plans meet or exceed the zoning standards of the Milano PUD approved by Ordinance No. 2018-11 and the Development Plans referenced therein, and therefore approval is hereby requested.

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Evaluation of Status of Rezone Stipulations-Ordinance NO 2017-25

1. The applicant agrees to convey to the city or other governmental entity a strip of land along the southerly boundary of the Laurel Road right-of-way. The width of the strip of land shall be determined by the city on or before December 31, 2017. The compensation for which, if any, shall be determined and paid on or before December 31, 2019. Nothing herein shall prevent the parties from adjusting the amount of property to be conveyed. This provision shall expire if not acted upon by the city prior to the above date.
No action required at this time. Right-of-Way has been reserved for future dedication, if required.
2. An updated listed species survey shall be conducted prior to any construction.
No action required at this time. Will be required at the time of construction plan approval.
3. The applicant shall provide the city with the results of the updated listed species survey, and any correspondence with the United States Fish and Wildlife Service (USFWS) or the Fish and Wildlife Conservation Commission (FWC).
No action required at this time. Will be required at the time of construction plan approval.
4. The applicant shall obtain all applicable state and federal listed species permits.
No action required at this time. Will be required at the time of construction plan approval.
5. The applicant shall comply with FWC regulations regarding the survey and relocation of Gopher Tortoises and associated commensal species.
No action required at this time. Will be required at the time of construction plan approval.
6. The applicant shall provide a tree survey and any other permits or documents related to tree removal to the city.
No action required at this time. Will be required prior to removal of trees from the property associated with development of the property.
7. The applicant shall obtain all applicable state and federal environmental permits and provide wetland mitigation, as required.
No action required at this time. Will be required at the time of construction plan approval.
8. Any nuisance species observed within project area wetlands and uplands shall be removed and replanted with native Florida species, as required to obtain SWFWMD permits.
No action required at this time. Will be required at the time of construction plan approval.
9. Grand trees are present on the subject property. All Grand Trees, as defined by the Trees Code and verified by Sarasota County Environmental Protection Division staff, shall be shown on the preliminary plat and/or site and development plan. Consistent with the Trees Code, all impacts to Grand Trees shall be avoided by design, unless it is determined by staff that the tree(s) may adversely affect the public's health, safety, and welfare during Construction Plan review. Changes to the development concept plan may need to occur to ensure that all Grand Trees have full dripline protection.
Not applicable, there are no grand trees within the limits of this preliminary plat.
10. The agreement regarding PUD obligations and concurrency shall be approved and executed by the developer and the city prior to any further development approvals.
The Developer's Agreement was approved by the City and recorded. (OR # 2018026293)
11. In the event of common ownership between Milano PUD and the adjacent property to the west (currently known as Villa Paradiso), one or more optional interconnections between the properties shall be permitted.
No interconnection is proposed at this time.