

PZ 16-179



City of Venice  
401 West Venice Ave., Venice, FL 34285  
941-486-2626  
DEVELOPMENT SERVICES - PLANNING & ZONING  
PRELIMINARY PLAT APPLICATION

16-1 PP

PRELIMINARY PLAT

**Project Name:** Villages of Milano Phase 2

**Parcel Identification No.:** 0392-001-000

**Address:** east of Jacaranda Blvd.

**Parcel Size:** 129 +/-

**FLUM designation:** \_\_\_\_\_

**Zoning Map designation:** PUD - Planned Unit Development

**Property Owner's Name:** Neal Communitis of Southwest Florida, LLC, James R. Schier, V.P.

**Telephone:** (941) 328-1111

**Fax:** (941) 328-1100

**E-mail:** jschier@nealcommunities.com

**Mailing Address:** 5800 Lakewood Ranch Blvd., Sarasota, FL 34240

**Project Manager:** Melanie D. Smith, P.E. LEED GA, Stantec Consulting Services, Inc.

**Telephone:** (941) 907-6900

**Mobile / Fax:** (941) 907-6910

**E-mail:** melanie.smith@stantec.com

**Mailing Address:** 6900 Professional Parkway East, Sarasota, FL 34240

**Project Engineer :** Melanie D. Smith, P.E. LEED GA, Stantec Consulting Services, Inc.

**Telephone:** same as above

**Mobile / Fax:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Project Architect:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Mobile / Fax:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

*Incomplete applications cannot be processed - See reverse side for checklist*

**Applicant Signature / Date:**

*Melanie Smith* 3/24/16  
2016

Office: CASH/PERCH Type: OC Drawer: 1  
 Date: 3/24/16 Receipt no: 51367  
 PZ 2016  
 RECEIVED  
 PLANNING & ZONING  
 1.00 \$4700.00  
 CK CHECK 1.00 \$4700.00  
 FEB 22 2016  
 Trans date: 3/23/16 Time: 15:29:43  
 PLANNING & ZONING

# APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- Signed, Sealed and Dated Survey of Property, including legal description
- Agent Authorization Letter

*2 underseparate cover*

#### Fees

Application filing fee \$4,700 (greater than 10 lots).

Application filing fee \$3,000 (ten or fewer lots).

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.



Stantec Consulting Services Inc.  
6900 Professional Parkway East, Sarasota FL 34240-8414

April 7, 2016

Via: Hand Delivery

File: 215611819 522

City of Venice  
401 West Venice Avenue  
Venice, FL 34285

Attn: **Mr. Jeff Shrum, AICP**  
**Community Development Director**

Reference: **Villages of Milano Phase 2**  
**Preliminary Plat Petition No.: 16-1PP**  
**History of Project Narrative**

Dear Mr. Shrum:

The proposed preliminary plat application, Villages of Milano, Phase 2, is the next phase of development by Neal Communities within the Parcel known as the VICA PUD. This parcel was rezoned pursuant to Rezoning Petition 14-1RZ and was adopted by Ordinance 2014-16 on July 29, 2014. The enclosed plans and documents provided are consistent with the binding master plan of development as well as the applicable elements of the City's Comprehensive Plan. The intended use of the property is consistent with the Land Use Development Standards set forth in the above mentioned Rezone Ordinance (residential Single family attached and detached dwellings, etc...). Pursuant to City of Venice Comprehensive Plan, Policy 16.18.G.1, the development Architectural Design shall be Northern Italian. Please see Ordinance No. 2014-16 for further detailed descriptions of the proposed design elements.

Please contact our office with any additional comments. Thank you,

Sincerely,

**Stantec Consulting Services Inc.**

Melanie D. Smith, P.E., LEED GA  
Project Manager  
Tel: (941) 907-6900  
E-Mail: [melanie.smith@stantec.com](mailto:melanie.smith@stantec.com)

Design with community in mind

RECEIVED

APR 08 2016

PLANNING & ZONING