

## PRELIMINARY SUBDIVISION PLAT APPLICATION

STAFF USE ONLY

Computer Generated No.: 13-11

Petition No.: 13 - 2 PP

Project Name:	Venetian Golf and River Club Phase 5 – Preliminary Plat /Cluster Housing Plan
Parcel Identification No.:	0373-00-1000
Parcel Size:	Phase 5 – 32.22 Acres (Total Parcel 0373-00-1000 is 558.51 Acres)

Attach a detailed narrative of this application and provide a brief description of proposed development below:

The applicant is requesting a review of 78 cluster housing single family lots in Phase 5 of the Venetian Golf and River Club development. Please note this phase was original approved back in 2006 for 98 lots and platted.

In 2008, a Unity of Title was recorded which combined all of the platted lots into one single tract.

Section: 27	Township: 38 S	Range: 19 E
Lot:	Block:	Subdivision: Venetian Golf and River Club
Address: Padova Way & Sevilla Place		
Number of Lots: 78	Minimum Lot Width: See Sheet A-6	Minimum Lot Area: See Sheet A-6
Gross Acreage: 32.22 Acres		

Property Owner's Name (and Title):	WCI Communities, LLC Richard Barber, Vice President- Land Development, Authorized Agent
Telephone:	941-405-1072
Mobile / Fax:	941-405-1079
E-mail:	richardbarber@wcicommunities.com
Mailing Address:	4700 Tidewater Preserve Blvd. Bradenton, FL 34208

Required public workshop held on \_\_\_\_\_.

- Application must be accompanied by an initial Filing Fee of \$4,700.
- A pre-application meeting must be scheduled prior to the filing deadline in order to submit the application.

Applicant's (Owner/Agent) Signature: Richard Barber Date: 3.25.13

V. P.

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Provide notice of Name, Title and Certifications/Licenses of those preparing professional services including Architectural, Engineering, Legal, Planning and Surveying. (Attach agent authorization.)

Agent's Name (and Title):	WCI Communities, LLC Richard Barber, Vice President- Land Development, Authorized Agent
Telephone:	941-405-1072
Mobile / Fax:	941-405-1079
E-mail:	richardbarber@wcicommunities.com
Mailing Address:	4700 Tidewater Preserve Blvd. Bradenton, FL 34208

Agent's Name (and Title):	Kimley-Horn and Associates, Inc. Dean L. Paquet, P.E. (Engineer of Record)
Telephone:	(941) 379-7600
Mobile / Fax:	(941) 379-4352
E-mail:	Dean.Paquet@kimley-horn.com
Mailing Address:	2601 Cattlemen Road, Suite 200 Sarasota Florida, 34232

Agent's Name (and Title):	
Telephone:	
Mobile / Fax:	
E-mail:	
Mailing Address:	

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## **Project Narrative**

### **Venetian Golf and River Club – Preliminary Plat / Cluster Housing Plan Phase 5**

The intent of this request is to seek a Preliminary Plat / Cluster Housing Plan approval for Phase 5 of the Venetian Golf and River Club. Phase 5 will consist of 78 single-family lots and associated roadways, sidewalks, and utilities to serve the proposed lots. There will be once (1) product types in Phase 5:

Type C          55' x 130' lot size      78 units

The attached Preliminary Plat / Cluster Housing Plan shown in detail the location and exact sizes of the proposed lots as well as the proposed infrastructure and improvements associated with the lots.

This application intends to utilize the cluster housing development provisions. Clustering is achieved on the subject site through the preservation of the adjoining wetland areas and common open space areas, as well as through maintenance of existing, installed infrastructure.

The applicant proposes to use the building elevations and color schemes for the "C" lots as previously approved with Phases 6 & 7. Copies of the elevations have been included with this application for reference only.

It is to be noted that Phase 5 was originally approved as a Preliminary Plat, Construction Plans, and Final Plat back in 2006 for 98 Type "D" lots. In 2008, a Unity of Title was recorded which combined all of the platted lots into one single tract.

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# CONCURRENCY DETERMINATION APPLICATION

## STAFF USE ONLY

Computer Generated No.: 13-11

Petition No.: 13 - 2PP

Project Name:	Venetian Golf and River Club – Revised Preliminary Plat Phase 5, Laurel Road
Parcel Identification No.:	0373-00-1000
Parcel Size:	Phase 5 - 32.22 Acres (Total Parcel 0373-00-1000 is 558.51 Acres)

### Information About Proposed Development

<input type="checkbox"/> Site & Development Plan	Proposed Used / Number of Units	78 Cluster Housing S.F. Units
<input checked="" type="checkbox"/> Preliminary Plat	Existing Use	Vacant
<input type="checkbox"/> Special Exception	Prior Development Orders	Preliminary Plat Ph 1, 1A, 2, 3A-F; 3H, 3I, 3G, 4A, 4C, 4D, 6; 7, Site and Development Ph 1, 2, 3, 3G, 4B
<input type="checkbox"/> Other _____	Size of Area to be Improved	32.22 Acres
	Impervious Area	17.69 Acres (Includes Lots, Roads & Sidewalk)
	Pervious Area	14.53 Acres

### Proposed Level of Service Impact (see worksheet)

Water (in ERUs)	78 ERUs
Wastewater (in ERUs)	78 ERUs
Solid Waste (pounds per day)	78 Units = 809 lbs/day
Parks (potential population)	Provided in Master Plan
Transportation (PM peak trips per day)	0.66 trips/unit x 78 units = 52 24 p.m. peak-hour trips
Drainage (see text on next page)	Yes

Applicant's (Owner/Agent) Signature: \_\_\_\_\_

Date: 4.1.13

Drainage	LOS = Post development run-off cannot exceed the pre-development run-off for rate or volume established for a 25-year, 24-hour storm event. Show calculations and the structures required by these calculations. Drainage calculations shall meet the standards adopted in the Venice Comprehensive Plan and Southwest Florida Water Management District (SWFWMD) requirements. Copies of any SWFWMD permits and any EPA NOIs are required as appropriate.	Compliance Shown? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Solid Waste	LOS = 6.1 lbs/day/capita (non-residential uses are not included in the adopted LOS) 6.1 lbs x 1.7 persons/household x number of units = demand	Total pounds generated per day <u>809</u>
Recreation	LOS = 7 acres of park for each additional 1,000 functional population	Total potential population in development <u>Master Plan</u>
Transportation	LOS = 'C' for all roadways within the City of Venice, 'D' for all state maintained roadways within the City of Venice. Determine the number of trips generated by the proposed project during the PM peak hour, using the most recent edition of the Institute of Transportation Engineering (ITE) <u>Trip Generation</u> report, with no adjustment for internal capture or passerby trips.	Peak hour traffic <u>52*</u>
	If the total number of trips is less than 50 peak hour trips per day, the applicant is required to provide only the existing directional PM peak hour traffic volumes and level of service for the roadway link to which project driveways connect. This information shall include project traffic, existing turning movement volumes at the impacted intersection(s) and intersection(s) level(s) of service. The required data shall be no older than the previous calendar year. Volumes shall be adjusted to reflect annual conditions using current FDOT seasonal adjustment factors for Sarasota County or other adjustment factors approved by the City. The above required level(s) of service roadways shall be determined in accordance with current FDOT Generalized Service Volume procedures.	Trips per day <u>Master Plan</u>
	If the total number of peak hour trips is equal to or greater than 50 trips per day, a transportation study shall be done. The report shall be signed and/or sealed by either a registered Professional Engineer or a member of the American Institute of Certified Planners. A pre-application meeting between City staff and the applicant is required. The purpose of this meeting will be to review the methodology and procedure and to determine the study period. This will usually be a PM peak hour analysis; however, other time periods may require analysis. The methodology used is that found in the Concurrency Management Ordinance.	Traffic study provided? <input checked="" type="checkbox"/> Yes* <input type="checkbox"/> No  * The original traffic study for this development was dated February 2001.

The Southwest Florida Regional Planning Council will review traffic impact in regard to this application. There is a fee associated with this service which will be invoiced to the City and passed along to the applicant upon receipt. Your Certificate of Concurrency will not be issued until full payment is received.

4.1.13

Date of Application

Signature of Design Professional

No. 59946

STATE OF

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