

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: Bella Vista (name changed to Cassata Place)
Brief Project Description: 28 Dwelling Unit Cluster Housing Development
Address: 1755 East Venice Avenue, Venice, FL 34292
Parcel Identification No.(s): 0412080004
Parcel Size: 5.07 No. of Lots: 14 double lots
Zoning Designation(s): RMF-2/VG FLUM Designation(s): Moderate Density Residential
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.
Applicant/Property Owner Name: Aqueduct, LLC
Address: 7507 South Tamiami Trail, Sarasota, FL 34231
Design Professional or Attorney: Paul V. Sherma, Professional Engineering Resources, Inc.
Address: 10225 Ulmerton Road, Suite 4D, Largo, FL 33771
Authorized Agent (1 person to be the point of contact): Jeffery A. Boone, Esq.
Address: 1001 Avenida Del Circo, Venice, FL 34285

Petition No. 18-06PP
Fee: 4700
18-133
PZ
Preliminary Plat Application Revised: 9/14/18

Staff Use Only
RECEIVED
SEP 21 2018
PLANNING & ZONING

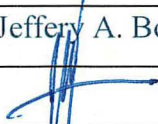
Oper: CASHIERMM Type: OC Drawer: 1
Date: 9/18/18 00 Receipt no: 113654
2018 133
PZ PLANNING & ZONING \$4700.00
OK CHECK 4574 \$4700.00
Trans date: 9/17/18 Time: 14:18:26
Page 1 of 2

Application packages are reviewed by Planning Staff for completeness within 3 business days, as outlined in the Technical Review Committee () 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).
- 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).
- 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: 11/30/2017
- 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.
- School Concurrency (Residential Projects Only):** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy).
- 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
- 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).
- Stormwater Calculations:** Document addressing drainage concurrency by means of a certified drainage plan (signed and sealed, 2 copies).
- 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.

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: Jeffery A. Boone, Esq.	Applicant Name & Date:
Authorized Agent Signature: 	Applicant Signature:

Cassata Place (fka Bella Vista) Preliminary Plat

The subject property is an undeveloped 5.07 +/- acre parcel located on the south side of East Venice Avenue between Auburn Woods Circle and S. Auburn Road. The property lies within the East Venice Avenue Neighborhood of the Comprehensive Plan, has a Future Land Use Map designation of Moderate Density Residential, and is zoned RMF-2/VG.

The proposed preliminary plat seeks to establish a 28 single-family dwelling units with a common pool area with restrooms. The proposed design of project is similar to the Auburn Woods subdivision immediately to the west of the subject property. Access to the units will be off of Venice Avenue, and onto Cassata Court. Cassata Court shall run north to south down the center of the parcel with a proposed turn-around at the south end.

Pursuant to Sec. 86-230(d), Applicant requests a modification to the below standards.

Standard Proposed for Modification	Code Section	Current Code Standard	Proposed Modification
Minimum Lot Requirement	Section 86-82(h)(1)	Width 75 feet, Area 7,500 Square Feet	Width 35 feet, Area 4,434 square feet.
Maximum Lot Coverage	Section 86-82 (i)	35 percent	53 percent
Side Setback	Section 86-82 (j)(1)b.	6 feet minimum, 15 feet combined	0' minimum, 6 feet combined

This modification request is justified due to the nature of the adjacent Auburn Woods development and an effort to design a compatible development as opposed to a multi-story, multi-family development. The proposed modifications are the minimal modification from Code standards necessary to allow for development which is nearly identical in design to the adjacent Auburn Woods development. As this proposed development is consistent and compatible with development in the surrounding area, its approval would serve to protect the general intent and spirit of the City Code.

Sec. 86-120. - VG Venetian gateway district.

(e) *Architectural design standards.* The following architectural design standards are applicable in the VG district:

- (1) All new structures or substantial improvements to existing structures, except for single-family residences, shall require architectural design approval by the planning commission.

Architectural designs have been provided review.

- (2) Applications for architectural design approval shall include or be accompanied by drawings of sufficient detail to show the architectural definitions of all structures, including full elevations view, door and window details, roof design and materials, wall texture and finish and color, material samples and such other detail as may be necessary to show compliance with the architectural design standards.

Architectural design drawings have been prepared to sufficient detail to show the architectural definitions of all structures as necessary to show compliance with the architectural design standards.

- (3) Preliminary sketches of the proposed site plan and building design may be submitted to the planning commission for informal review so that an applicant may be informed of planning commission policies prior to final site plan and building design drawings. If approved, such sketches shall serve as a guide in final consideration of the site plan and building design.

Not Applicable for this submittal, this is not being submitted for an informal review.

- (4) In reaching a decision as to whether or not the site and development plan as submitted shall be approved, or approved with changes, the planning commission shall be guided in its decision and the exercise of its discretion to approve, approve with conditions, or to deny by the following architectural design standards:

- a. *Architectural style.* The Northern Italian Renaissance style of architecture, as elsewhere defined in this code, is encouraged but is not mandatory. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.

The Northern Italian Renaissance style of architecture is observed in the designs for this project. The designs include: masonry walls with stucco, concrete barrel roof tile, decorative brackets and cornice trim at the eaves, arched openings, decorative trim at the openings, a rusticated stone base, and windows divided by muntins.

- b. *Harmonious design of buildings.* Buildings and structures shall have good scale and be in harmonious conformance with the general intent of the Venetian gateway and the permanent neighboring development. No building shall exceed 35 feet in height. Building design shall not be based upon a prototype which was created without giving consideration to the specific site and the character of the Venetian gateway. Industrial style metal sheathed buildings shall be prohibited. All designs

and materials for structures including signs, shall be reviewed by the planning commission for consistency in design and scale, structure to structure both on- and off-site.

The designs submitted are original designs, have good scale, are in harmonious conformance with the general intent of the Venetian gateway, and are less than 35' in height.

c. *Materials.*

1. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings and the general intent of the Venetian gateway.
2. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
3. Materials shall be of durable quality.

The building materials have been selected to be durable and have good architectural character and harmony with adjoining buildings.

d. *Proportion of building components.* Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.

The building components have good proportions and relationships to one another.

e. *Colors.* Colors shall be harmonious and shall use only compatible accents.

Colors are pleasing and harmonious with each other.

f. *Visibility of mechanical equipment.* Mechanical equipment or other utility hardware on roofs, the ground or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.

Mechanical equipment will be screened from public view.

g. *Exterior lighting.* Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.

The exterior lighting shown on the elevations is harmonious with the design and shall be harmonious with other exterior lighting. Cutsheets provided.

- h. *Screening of service and storage areas.* Refuse and waste removal areas, service yards, storage yards and exterior work areas shall be screened from view from public ways, using the same materials for all other structures.

Not Applicable for this submittal.

- i. *Variation of design.* Monotony of design in single- or multiple-building projects shall be avoided. Variation of detail, form and siting shall be used to provide visual interest. In multiple-building projects, variable siting of individual buildings may be used to prevent a monotonous appearance.

A rich and diversely harmonious color pallet has been selected to create differentiation within this project.