



CITY OF VENICE

PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285

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

PRELIMINARY PLAT APPLICATION (NEW OR AMENDMENT)

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 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: Toscana Isles - Unit 2		
Brief Project Description: Amend preliminary plat to convert proposed 263 unit multi-family tract to 63 single family lots, for a total reduction of 190 units throughout Toscana Isles		
Address: 899 Knights Trail Road, Venice, FL		
Parcel Identification No.(s): See Attached Listing		
Parcel Size: 281.89 acres	No. of Proposed Lots: 686	<input type="checkbox"/> Non-Residential <input checked="" type="checkbox"/> Residential (Requires School Concurrency)
Zoning Designation(s): PUD		FLUM Designation(s): INCORP
<p>Fees: The Zoning Administrator will determine if a project is a minor or major revision, then select correct fee and review fee below. A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. Remaining funds will be refunded. See Section 86-586(b-d) for complete code. Review fees cannot be transferred to another project. *Extended technical review fee of \$1400 charged at third resubmittal.</p>		
<input type="checkbox"/> Application Fee (Greater than 10 Lots) \$4,700	<input type="checkbox"/> Review Fee \$2500 OR	
<input type="checkbox"/> Application Fee (Ten or fewer Lots) \$3,000	<input type="checkbox"/> Review Fee \$1500 OR	
<input type="checkbox"/> Application Fee (Amendment for Major Revision) \$3,055	<input type="checkbox"/> Review Fee \$1500 OR	
<input checked="" type="checkbox"/> Application Fee (Amendment for Minor Revision) \$162	<input type="checkbox"/> Review Fee \$100	
Applicant/Property Owner Name: See Attached Listing		
Address: 6561 Palmer Park Cir, Suite B, Sarasota, FL 34238		
Email: jpushkin@vanguardland.com	Phone: 941-552-6705	
Design Professional or Attorney: D. Shawn Leins, P.E.		
Address: 8340 Consumer Ct., Sarasota, FL 34240		
Email: sleins@amengfl.com	Phone: 941-377-9178	
Authorized Agent (1 person to be the point of contact): D. Shawn Leins, P.E.		
Address: 8340 Consumer Ct., Sarasota, FL 34240		
Email: sleins@amengfl.com	Phone: 941-377-9178	

Staff Use Only

Petition No.

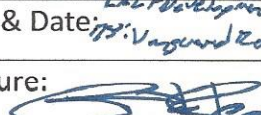
Fee:

Application packages are reviewed for completeness within 3 business days. Collate all copies into three sets. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Large plans should be collated and folded to allow the bottom right corner visible. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted, and why it is not being submitted.

- Application:** (3 copies)
- 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. (3 copies).
- Comprehensive Plan Compliance Report:** Prepare a report addressing the appropriate areas of the Comprehensive Plan in order to determine compliance (3 copies).
- 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).
- Concurrency Application and Worksheet:** (3 copies). *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, one copy of the traffic study (signed, sealed, and dated), and electronic files (SYN, HCS files etc.) will be required.
- Binding Master Plan:** approved rezone ordinance with subdivision binding master plan (if applicable)(1 copy)
- School Concurrency (Residential Projects Only):** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy).
- Public Workshop:** (Section 86-41) Copy of Newspaper advertisement Copy of notice to property owners Copy of sign-in sheet Written summary of public workshop List of notified properties (1 copy)
- 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).
- 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:
- Preliminary Plat Plans:** Three dated, signed & sealed sets of folded and collated preliminary plat plans, size 24x36 (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. (3 copies)
- Addressing Plan:** Provide the Sarasota County Approved Streets Memo with an addressing plan that includes the lot number and address. Also, include a spreadsheet with the lot number, street name, and address number.
- CD/USB Flash Drive with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD/USB Flash Drive. All PDF's of preliminary plat plans need to be signed and sealed. **Provide a separate document with the legal description.**

Technical compliance must be confirmed 45 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:	Applicant Name & Date: <i>John R. Peshkin, AS-10 Manager</i>
Authorized Agent Signature:	Applicant Signature: 

John R. Peshkin, AS-10 Manager