

**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: Fiore (f/k/a Cielo Phase 2)**Brief Project Description:** 126 unit townhouse subdivision with amenity tract.**Address:** Laurel Road**Parcel Identification No.(s):** 0389-00-1001 and 0389-00-1000**Parcel Size:** 35.52+/- acres**No. of Proposed Lots:** 126☐ Non-Residential ☒ Residential (Requires School Concurrency)**Zoning Designation(s):** PUD**FLUM Designation(s):** Mixed Use Residential

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.*


☐ Application Fee (Greater than 10 Lots) \$4,700☐ Review Fee \$2500 OR☐ Application Fee (Ten or fewer Lots) \$3,000☐ Review Fee \$1500 OR☐ Application Fee (Amendment for Major Revision) \$3,055☐ Review Fee \$1500 OR☐ Application Fee (Amendment for Minor Revision) \$162☐ Review Fee \$100**Applicant/Property Owner Name:** Border and Jacaranda Holdings, LLC**Address:** 5800 Lakewood Ranch Blvd, Sarasota, FL 34240**Email:****Phone:****Design Professional or Attorney:** Chris Fisher, P.E, Clearview Land Design, P.L.**Address:** 3010 W. Azele St, Suite 150, Tampa, FL, 33609**Email:** Chris.Fisher@clearviewland.com**Phone:** 813-223-3975**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:** 941-488-6716**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) [see attached proposed amended Master Plan](#)
- ☒ **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) [Exempt pursuant to Sec. 86-41\(b\)](#)
- ☒ **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: Jeffery A. Boone, Esq.	Applicant Name & Date:
Authorized Agent Signature:  5/14/2020	Applicant Signature:

Narrative

The proposed residential subdivision Fiore (AKA Cielo) includes 126-unit townhome subdivision, landscape buffers and an amenity center tract. The portion of the site contains 35.9 acres and utilizes three equalized ponds, for attenuation and treatment with one additional floodplain pond. The City of Venice will own and maintain the water infrastructure to the project and Sarasota County will own and maintain the sanitary sewer facilities within the proposed subdivision. The boundaries of the subject project are within Section 34, Township 38 South, Range 19 East, Florida. The property lies south of Laurel Road about a mile west of Jacaranda Blvd.

Permit Modification

This Cielo project was previously permitted by Stantec (CC 18-03PP) with a very similar layout to the one being proposed at this time. The portion of the project that is being revised is Phase 2 with this modification. There have been several changes proposed with this amendment. These changes can be found on sheet no. 37 of the submitted plans with a comparison of what was previously approved. The Phase 1 is under construction at this time and therefore the existing conditions for this modification assumes Phase 1 has been completed. Comparisons in this report are to what was previously approved. Net improvement and floodplain impacts were previously approved with the underlying permit. We would request that the modification to the requirements of Sec 86-130(w) remains in effect with this permit modification.

The previously approved modification was approved to allow for the issuance of a building permit for project amenities, and model homes prior to final plat approval. The approved modification was based upon the size of the proposed development and the need to begin infrastructure improvements, including the amenities and model homes, so they are complete upon approval of a final plat and in pace 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.

Fiore - Comprehensive Plan Compliance Report

The proposed Preliminary Plat Amendment for Fiore (f/k/a Cielo Phase 2) is located along Laurel Road within the northwest 35.52 +/- acres of the Milano PUD. The property is designated Mixed Use Residential on the City's Future Land Use Map and is located within the Northeast Neighborhood of the Comprehensive Plan. The proposed Preliminary Plat Amendment is consistent with all applicable elements of the City's Comprehensive Plan. Specifically, the proposed amendment is consistent with Strategy LU 1.2.16 and LU 1.2.17 regarding Mixed Use Residential (MUR) general design guidelines, and with the specific guidelines of strategy LU-NE 1.1.1 for Mixed Use Residential (MUR) development within the Northeast Neighborhood.