



Planning and Zoning Department
 401 W. Venice Avenue
 Venice, FL 34285
 941-486-2626 ext. 7434
www.venicegov.com

Site and Development Plan Application

Section 1.9 Site and Development Plan (Quasi-Judicial Application)

Submit a complete application package to the Planning and Zoning Department. All information must be legible and will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent.

Project Name: LAUREL RICK JOHNSON

Brief Project Description: WE ARE CONSTRUCTING AN 8-BAY TIRE & AUTO CENTER

Property Information

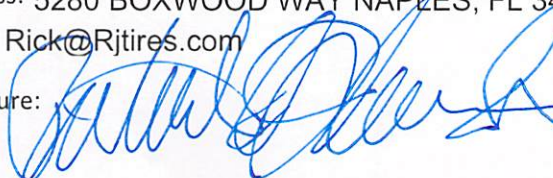
Address: 301 SERANO WAY
 Parcel Identification No.(s): 0376130100
 Parcel Size: .95 AC
 Zoning Designation(s): LAUREL EAST
 FLUM Designation(s): COMMERCIAL
 Non-Residential
 Residential

Application Fees:

- Major Site and Development Plan: Total Fees: \$7215.17 (Application fee \$5061.39/Review Fee: \$2153.78)
- Major Site and Development Plan Amendment: Total Fees: \$3556.75 (Application fee \$2479.85/Review Fee: \$1076.90)
- Minor Site and Development Plan Amendment: Total Fees: \$843.22 (Application fee \$573.99/Review Fee: \$269.33)

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.

Applicant/Owner Name (for billing purposes): RAJ STORE 23, LLC
 Address: 5280 BOXWOOD WAY NAPLES, FL 34116
 Email: Rick@Rjtires.com Phone Number: (239) 860-5499

Signature:  Date: 7/22/22

Authorized Agent (project point of contact): Boral Engineering & Design, LLC
 Address: 23150 Fashion Dr #230 Estero, FL 33928
 Email: Austin@Boralengineering.com Phone Number: (239) 910-7853

Signature: *Austin Butts* Date: 7/22/22

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Administrator 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 and the application.

Application General Requirements (Section 1.2):

NARRATIVE – A document describing the project in detail.

LOCATION MAP - General location map, showing the relation of the site to major streets, schools, important landmarks or other physical features in and adjoining the project.

NEIGHBORHOOD WORKSHOP - Summary of the neighborhood workshop (if applicable) per Section 1.2.E including mailing list, list of attendees, and a summary of comments provided and applicant responses.

SURVEY - Accurate survey, reflecting existing conditions, no more than two years old.

LEGAL DESCRIPTION – In copyable electronic format (e.g. Microsoft Word).

AGENT AUTHORIZATION LETTER

STATEMENT OF OWNERSHIP AND CONTROL – documentation of ownership/control of the subject property (deed).

CONCURRENCY APPLICATION (If applicable; see Section 5)

School (when required)

Public facilities (potable water, wastewater, solid waste, parks, stormwater)

TRAFFIC STUDY – Required if new or net trip generation exceeds 50 PM peak hour trips (Section 5.2: Mobility). Prior to the study being performed, a methodology meeting must be held with the applicant, City staff and County staff (if applicable).

Specific Application Requirements (Section 1.9.3):

SITE PLAN – Including all information required by Section 1.9.3.B.1.

TABULATIONS:

Total gross acreage in the project and the percentages thereof proposed to be devoted to:

- a. The various permitted uses;
- b. Ground coverage by structures; and
- c. Impervious surface coverage.

The number of proposed off-street parking, off-street loading spaces and associated calculations by use according to Section 3.6.

Total project density in dwelling units per acre or total project intensity as a floor area ratio.

COMMON FACILITIES STATEMENT - Statement as to how such common facilities are to be provided and permanently maintained.

COMMON USE IMPROVEMENTS (REGULATED BY THE CITY STANDARD DETAILS) shown to meet the minimum design standards established in the city standard details and subdivision design standards.

STORM DRAINAGE, POTABLE WATER AND WASTEWATER COLLECTION SYSTEM PLANS

COLOR ARCHITECTURAL ELEVATIONS - for all façades of each building in the development; and exact number of dwelling units, sizes and types, together with typical floor plans of each type.

SIGNAGE PLAN - including dimensions and design. For ground signs, architectural elevations will be required.

EXTERIOR LIGHTING PLAN - including location, dimensions, design, and photometric analysis.

LANDSCAPING PLAN - including types, sizes and location of vegetation and decorative shrubbery, showing provisions for irrigation and maintenance, and showing all existing trees, identifying those trees to be removed.

RECREATION FACILITIES PLAN

ADDRESSING PLAN (Section 3.4.1.C.)

VEHICLE TURNING PATH ANALYSIS

TRANSPORTATION ANALYSIS – If traffic study is not required, a transportation analysis is mandatory to demonstrate net trip generation will not exceed 50 PM peak hour trips (Section 5.2 Mobility).



Site Development Letter of Intent

September 26, 2022

City of Venice
Planning & Zoning Dept.
401 W. Venice Ave.
Venice, FL 34285

PROJECT: Laurel Rick Johnson

Dear City of Venice:

It is the intent of our client, RAJ Store 23, to request a Site Development Application for the development of an 8-Bay Tire & Auto Center, in the City of Venice . The property comprises .95 acres, and will include: a 7,040 SF Building, off-street parking, landscaping, lighting and utility infrastructure. The proposed project will benefit the community by providing quality auto mechanic services that include:

- Tire change & wheel alignments
- Oil changes & other fluids
- Break services
- Tune Ups
- Inspections & scheduled maintenance

The subject parcel is zoned: Commercial

Address: 301 Serano Way Nokomis, FL 34275
Parcel: 0376130100

Legal: Tract 300, FUTURE DEVELOPMENT, MIRASOL TOWN CENTER PB 54 PG 162-164

The adjacent properties have the following Future Land Use and Zoning designations:

	<u>FLU</u>	<u>ZONING</u>
NORTH	COMMERCIAL	LAUREL EAST
EAST	COMMERCIAL	LAUREL EAST
SOUTH	COMMERCIAL	LAUREL EAST
WEST	COMMERCIAL	LAUREL EAST

Sincerely,

Boral Engineering & Design, Inc.
Andres Boral, P.E.
Florida License Number: 80373