

**MIRASOL PRELIMINARY PLAT**  
**NARRATIVE**

The property on which Mirasol is located has generally been used as agricultural land. Various projects had been proposed, until the property was finally rezoned in 2014 to CMU.

Mirasol is a property lying in Section 27, Township 38 South, Range 19 East, City of Venice, Sarasota County, Florida. The property was platted into tracts as recorded in Plat Book 48 Page 37, Instrument #2014046371. A copy of the recorded plat is included with this submittal.

A site and development plan for the first element of the property, the Treviso Grand Apartments, was approved in 2017 with construction commencing at the beginning of 2018. The purpose of this preliminary plat submittal is to provide a plan for a subsequent final plat, dividing the property into access road tracts, a signage tract and several development tracts.

The development of the property remains consistent with the City's comprehensive plan and the approved CMU re-zoning standards and will be divided into 11 lots with a signage tract and 3 private street tracts. Zoning Administrator may administratively approve the relocation of lot lines, subject to no additional lots being created.

Stormwater treatment and attenuation for this site are permitted and accounted for in the Toscana Isles Development.