



City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626
DEVELOPMENT SERVICES - PLANNING & ZONING
PRELIMINARY PLAT APPLICATION

14 - 3 PP. 1

PRELIMINARY PLAT

Project Name: Villages of Milano Replat of Tract 200

Parcel Identification No.: 0391-030-156

Address: east of Jacaranda Blvd. 9.66 +/-

Parcel Size: 420,772 sq. ft

FLUM designation:

Zoning Map designation: PUD - Planned Unit Development

Property Owner's Name: Neal Communitis of Southwest Florida, LLC, James R. Schier, V.P.

Telephone: (941) 328-1111

Fax: (941) 328-1100

E-mail: jschier@nealcommunities.com

Mailing Address: 5800 Lakewood Ranch Blvd., Sarasota, FL 34240

Project Manager: Melanie D. Smith, P.E. LEED GA, Stantec Consulting Services, Inc.

Telephone: (941) 907-6900

Mobile / Fax: (941) 907-6910

E-mail: melanie.smith@stantec.com

Mailing Address: 6900 Professional Parkway East, Sarasota, FL 34240

Project Engineer : Melanie D. Smith, P.E. LEED GA, Stantec Consulting Services, Inc.

Telephone: same as above

Mobile / Fax:

E-mail:

Mailing Address:

Project Architect:

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

Melanie Smith

Chk. # 2016
Date: 3/24/16
Type: OC
Receipt no: 51266
DRAWING NO. 2016
PLANNING & ZONING
RECEIVED
FEB 22 2016
CK CHECK 1007708
\$4700.00
\$4700.00

APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- Signed, Sealed and Dated Survey of Property, including legal description
- Agent Authorization Letter

Fees

Application filing fee \$4,700 (greater than 10 lots).

Application filing fee \$3,000 (ten or fewer lots).

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.



Stantec Consulting Services Inc.
6900 Professional Parkway East, Sarasota FL 34240-8414

April 11, 2016

Via: Hand Delivery

File: 215611819 522

City of Venice
401 West Venice Avenue
Venice, FL 34285

Attn: **Mr. Jeff Shrum, AICP**
Community Development Director

Reference: **Villages of Milano Re-Plat of Tract 200**
Preliminary Plat Petition No.: 14-3PP.1
History of Project Narrative

Dear Mr. Shrum:

The subject tract, Tract 200, was platted as a future development tract within the first Villages of Milano Final Plat. The area known as Tract 200 contains the proposed development of a cul-de-sac approximately 870 LF to serve a proposed 27 single family units.

The property lies within the limits of the VICA PUD, which was rezoned pursuant to Rezoning Petition 14-1RZ and was adopted by Ordinance 2014-16 on July 29, 2014. The enclosed plans and documents provided are consistent with the binding master plan of development as well as the applicable elements of the City's Comprehensive Plan. The intended use of the property is consistent with the Land Use Development Standards set forth in the above mentioned Rezone Ordinance (residential Single family attached and detached dwellings, etc...). Pursuant to City of Venice Comprehensive Plan, Policy 16.18.G.1, the development Architectural Design shall be Northern Italian. Please see Ordinance No. 2014-16 for further detailed descriptions of the proposed design elements.

Please contact our office with any additional comments. Thank you,

Sincerely,

Stantec Consulting Services Inc.

Melanie D. Smith, P.E., LEED GA
Project Manager
Tel: (941) 907-6900
E-Mail: melanie.smith@stantec.com

Design with community in mind

RECEIVED

APR 14 2016

PLANNING & ZONING