



City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING
PRELIMINARY PLAT APPLICATION

13-4 PP

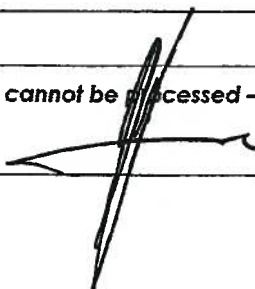
PRELIMINARY PLAT

Laurel Road Property

Project Name: _____
Parcel Identification No.: 0376-00-3000
Address: Laurel Road & Knights Trail Road
Parcel Size: 64.396 acres
FLUM designation: Knights Trail Neighborhood
Zoning Map designation: Commercial General (CG)
Property Owner's Name: OB Waterford, LLC
Telephone: _____
Fax: _____
E-mail: _____
Mailing Address: C/O IBERIABANK REO DEPT 5310 SR 64 E BRADENTON, FL, 34208
Project Attorney: Jeffery A. Boone, Esq.
Telephone: (941) 488-6716
Mobile / Fax: (941) 488-7079
E-mail: jboone@boone-law.com
Mailing Address: 1001 Avenida Del Circo, Venice, FL 34285
Project Engineer : Shawn Leins, P.E. AM Engineering, Inc.
Telephone: 941-377-9178 EXT 202
Mobile / Fax: 941-378-3786 (FAX)
E-mail: sleins@amengfl.com
Mailing Address: 8340 Consumer Court, Sarasota, FL 34240
Project Architect: _____
Telephone: _____
Mobile / Fax: _____
E-mail: _____
Mailing Address: _____

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

 (Appt) 22 AUG 13

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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.

LAUREL ROAD PROPERTY

NARRATIVE

The Laurel Road property is a parcel of land lying in Section 27, Township 38 South, Range 19 East, City of Venice, Sarasota County, Florida.

The purpose of this preliminary plat submittal is to subdivide the parcel of land into two lots.

CONCURRENCY DETERMINATION APPLICATION

STAFF USE ONLY	
Computer Generated No.:	Petition No.:

Project Name:	LAUREL ROAD PROPERTY
Parcel Identification No.:	0376-00-3000
Parcel Size:	64.396

Information About Proposed Development:		
☐ Site & Development Plan ☒ Preliminary Plat ☐ Special Exception ☐ Other _____	Proposed Used / Number of Units	2 LOTS
	Existing Use	VACANT
	Prior Development Orders	RENAISSANCE PROPERTY
	Size of Area to be Improved	64.396
	Impervious Area	N/A
	Pervious Area	N/A

Proposed Level of Service Impact (see worksheet)	
Water (in ERUs)	0
Wastewater (in ERUs)	0
Solid Waste (pounds per day)	0
Parks (potential population)	0
Transportation (PM peak trips per day)	0
Drainage (see text on next page)	N/A

Applicant's (Owner/Agent) Signature:

JEFFERY A. BOONE, ESQ.

Date: 21 AUG 13

Effective Date: 10/1/02 Last Revision: 08/30/10

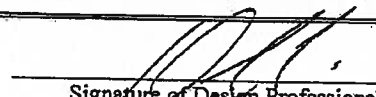
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Drainage	LOS = Post development run-off cannot exceed the pre-development run-off for rate or Volume established for a 25-year, 24-hour storm event. Show calculations and the structures required by these calculations. Drainage calculations shall meet the standards adopted in the Venice Comprehensive Plan and Southwest Florida Water Management District (SWFWMD) requirements. Copies of any SWFWMD permits and any EPA NOIs are required as appropriate.	Compliance Shown? ☒ Yes SEE REPORT ☐ No
Solid Waste	LOS = 6.1 lbs/day/capita (non-residential uses are not included in the adopted LOS) 6.1 lbs x 1.7 persons/household x number of units = demand 1180 x 6.1 x 1.7	Total pounds generated per day 0
Recreation	LOS = 7 acres of park for each additional 1,000 functional population	Total potential population in development 0
Transportation	LOS = 'C' for all roadways within the City of Venice, 'D' for all state maintained roadways within the City of Venice. Determine the number of trips generated by the proposed project during the PM peak hour, using the most recent edition of the Institute of Transportation Engineering (ITE) Trip Generation report, with no adjustment for internal capture or passerby trips.	Peak hour traffic 0
	If the total number of trips is less than 50 peak hour trips per day, the applicant is required to provide only the existing directional PM peak hour traffic volumes and level of service for the roadway link to which project driveways connect. This information shall include project traffic, existing turning movement volumes at the impacted intersection(s) and intersection(s) level(s) of service. The required data shall be no older than the previous calendar year. Volumes shall be adjusted to reflect annual conditions using current FDOT seasonal adjustment factors for Sarasota County or other adjustment factors approved by the City. The above required level(s) of service roadways shall be determined in accordance with current FDOT Generalized Service Volume procedures.	Trips per day 0
	If the total number of peak hour trips is equal to or greater than 50 trips per day, a transportation study shall be done. The report shall be signed and/or sealed by either a registered Professional Engineer or a member of the American Institute of Certified Planners. A pre-application meeting between City staff and the applicant is required. The purpose of this meeting will be to review the methodology and procedure and to determine the study period. This will usually be a PM peak hour analysis; however, other time periods may require analysis. The methodology used is that found in the Concurrency Management Ordinance.	Traffic study provided? ☐ Yes ☒ No

The Southwest Florida Regional Planning Council will review traffic impact in regard to this application. There is a fee associated with this service which will be invoiced to the City and passed along to the applicant upon receipt. Your Certificate of Concurrency will not be issued until full payment is received.

 Signature of Design Professional D. SHAWN LEINS, P.E.		(Seal)
Date of Application		