



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

DEVELOPMENT SERVICES - PLANNING & ZONING
SPECIAL EXCEPTION APPLICATION

17 - 04 SE

SPECIAL EXCEPTION

Project Name: Toscana Isles Directional Sign

Parcel Identification No.: 0376120001

Address: _____

Parcel Size: _____

FLUM designation: Planning Area K

Zoning Map designation: CMU

Property Owner's Name: Laurel Road Property, LLC

Telephone: _____

Fax: _____

E-mail: _____

Mailing Address: 200 South Orange Avenue, Sarasota, Florida 34236

Project Manager: Alexander Hays

Telephone: _____

Mobile / Fax: 941-724-0605

E-mail: ahays@vanguardland.com

Mailing Address: 6561 Palmer Park Circle, Suite B, Sarasota, FL 34238

Project Engineer : AM Engineering, Inc.

Telephone: 941-377-9178

Mobile / Fax: _____

E-mail: slains@amengfl.com

Mailing Address: 8340 Consumer Court, Sarasota, Florida 34240

Project Architect: N/A

Telephone: _____

Mobile / Fax: _____

E-mail: _____

Mailing Address: _____

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date: Laurel Road Property, LLC, a Florida limited liability company
By: ACK Property Management, LLC

As its Manager

By: [Signature]
John R. Peshkin
As its Manager

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APPLICATION CHECKLIST

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

- ☒ **Statement of Ownership & Control** - See [Property Appraiser and Sunbiz Ownership Info](#)
- ☒ **Signed, Sealed and Dated Survey of Property**
- ☒ **Agent Authorization Letter**
- ☒ **Narrative describing the petition** (address the required findings for approval below)
- ☒ **Public Workshop Requirements.** Date held Thursday, June 22, 2017
 - ☒ Copy of newspaper ad.
 - ☒ Copy of notice to property owners.
 - ☒ Copy of sign-in sheet.
 - ☒ Written summary of public workshop.

Required findings for approval. Before any special exception shall be approved, the planning commission shall make a written finding that the granting of the special exception will not adversely affect the public interest and certify that the specific requirements governing the individual special exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

1. Compliance with all applicable elements of the comprehensive plan.
2. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
3. Off-street parking and loading areas, where required, with particular attention to the items listed in subsection (e)(2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
4. Refuse and service areas, with particular reference to the items listed in subsections (e)(2) and (e)(3) of this section.
5. Utilities, with reference to location, availability and compatibility.
6. Screening and buffering, with reference to type, dimensions and character.
7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.
8. Required yards and other open space.
9. General compatibility with adjacent properties and other property in the district.
10. Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

Required documentation (provide 15 sets of the following including 3 signed, sealed and dated, unless otherwise noted):

- ☐ Site and development plans at an appropriate scale showing proposed placement of structures on the property, and provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas, and required yards and other open spaces;
- ☐ Plans showing proposed locations for utility hookups;
- ☐ Plans for screening and buffering with reference as to type, dimensions and character;
- ☐ Proposed landscaping and provisions for trees protected by city regulations; and
- ☐ Proposed signs and lighting, including type, dimensions and character.

Fees

Application filing fee \$400.

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



This petition request is for an off-site Toscana Isles directional sign located on the Laurel Road Property, LLC property on the corner of Knights Trail Road and Laurel Road. Pursuant to Section 86-405 (7) of the City of Venice code, off-site signs are prohibited, "except for off-site identification/directional signs approved by the planning commission through special exception." Applicant is requesting a V-shape directional sign that is 4' x 8' wide with a decorative shell detail on top. The sign shall be mounted on white pvc posts with ball details and shall not exceed 8' in height. See the image below.

This directional sign is critical for the sale of homes at Toscana Isles, as it provides direction for prospective purchasers from the main Laurel Road feeder road. The sign has been enhanced with landscape material, as depicted below. No lighting is being proposed.

Required Findings for Approval

1. Compliance with all applicable elements of the comprehensive plan.
 - a. Policy 12.2 Regulation Compliance – Continue to utilize the technical review process to ensure that development and redevelopment activities within the City of Venice adhere to all local, regional, state and federal laws.
 - i. *This application is intended to bring the proposed sign into compliance with existing requirements for off-site signs.*
 - b. *The offsite sign proposed through this application is not addressed in any policies of the comprehensive plan. There are no proposed improvements that rise to the level of being addressed by the comprehensive plan.*
 - c. *The off-site sign is allowed per existing City code with Planning Commission approval.*
2. Ingress egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - a. *Not applicable. There are no proposed structures or roadways in this application. The existing sidewalks along Knights Trail Road and Laurel Road adjacent to the property will be unaffected.*
3. Off-street parking and loading areas, where required, with particular attention to the items listed in subsection (e) (2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

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- a. *Not applicable. There is not proposed parking, loading areas or driveways in this application and therefore no corresponding effects on neighboring properties.*
4. Refuse and service areas, with particular reference to the items listed in subsections (e) (2) and (e) (3) of this section.
 - a. *Not applicable. There are no proposed improvements or structures requiring refuse collection or other services in this application.*
5. Utilities, with reference to location, availability and compatibility.
 - a. *Not applicable. There are no proposed improvements requiring utilities in this application.*
6. Screening and buffering, with reference to type, dimensions and character.
 - a. *Not applicable. There is no proposed buffering in this application. Landscape material has been installed to accent the and enhance the aesthetics of the sign.*
7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.
 - a. *This application is for the use of an off-site sign. This sign would otherwise be permitted if it were located on the Toscana Isles property. The application is to permit the sign on the adjacent Portofino property. There is no proposed lighting on the sign or other aspects that would affect neighboring properties.*
8. Required yards and open space.
 - a. *Not applicable. No structures are proposed with this application.*
9. General compatibility with adjacent properties and other property in the district.
 - a. *Not applicable. The proposed sign would be permitted if it were located on the Toscana Isles PUD. This application is simply requesting it be located off-site on the adjacent Portofino property. The sign is compatible with adjacent uses.*
10. Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.
 - a. *Not applicable. There are no special requirements that pertain to this application.*



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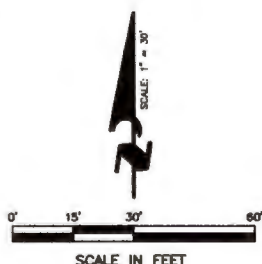
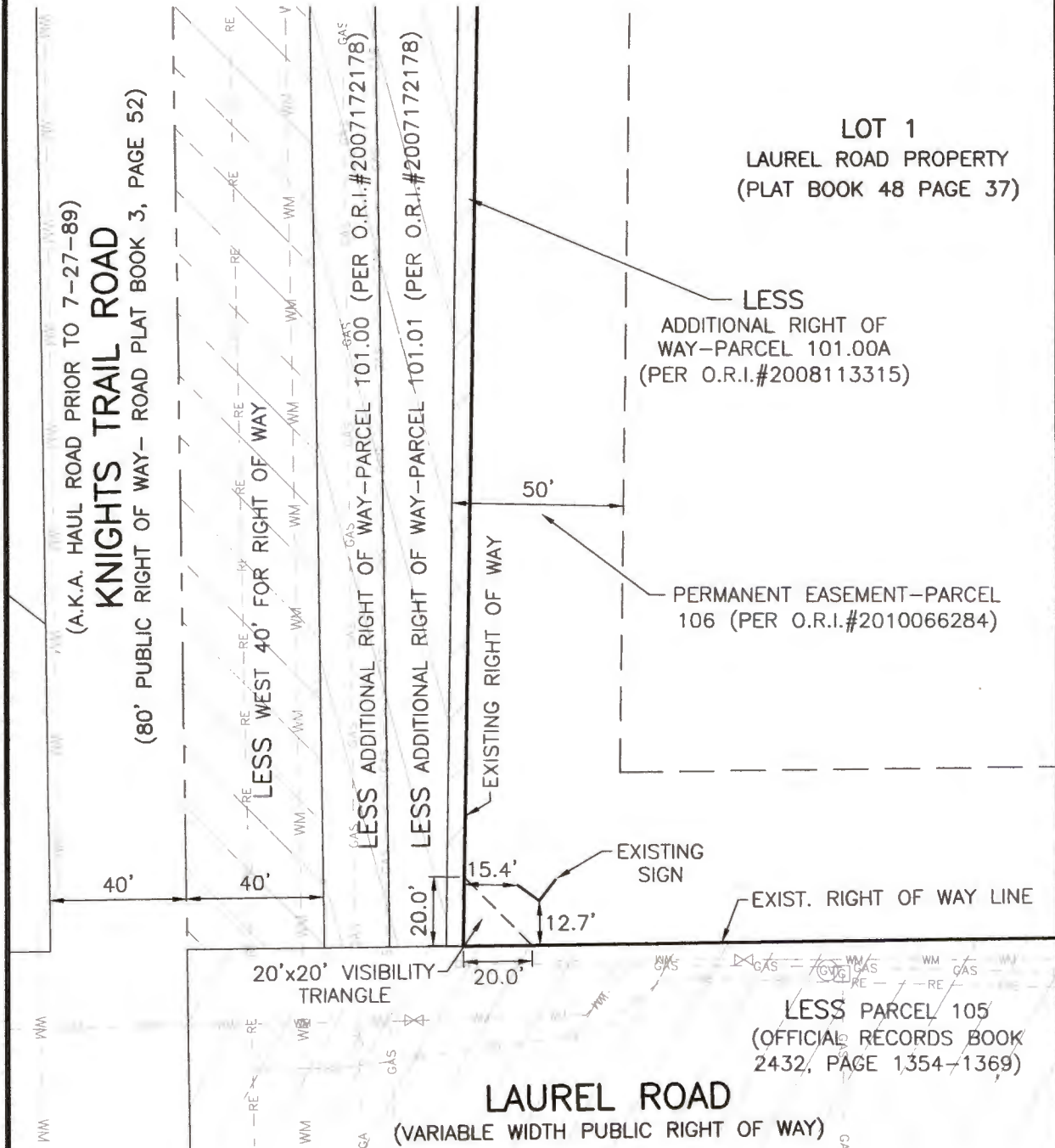
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EXHIBIT "A" SKETCH

(NOT A FIELD SURVEY)
IN SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA



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PREPARED FOR: LALP DEVELOPMENT, LLC					
REVISIONS:					
DRAWN BY: RRD	DATE: 07/11/17	BOOK:	DISK: SURVEY-CD	DWG: W4020EX1.DWG	JOB: W40-0020

ENGINEERING, INC.
CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
PHONE (813) 377-9178
FAX 378-3785

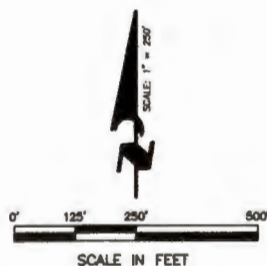
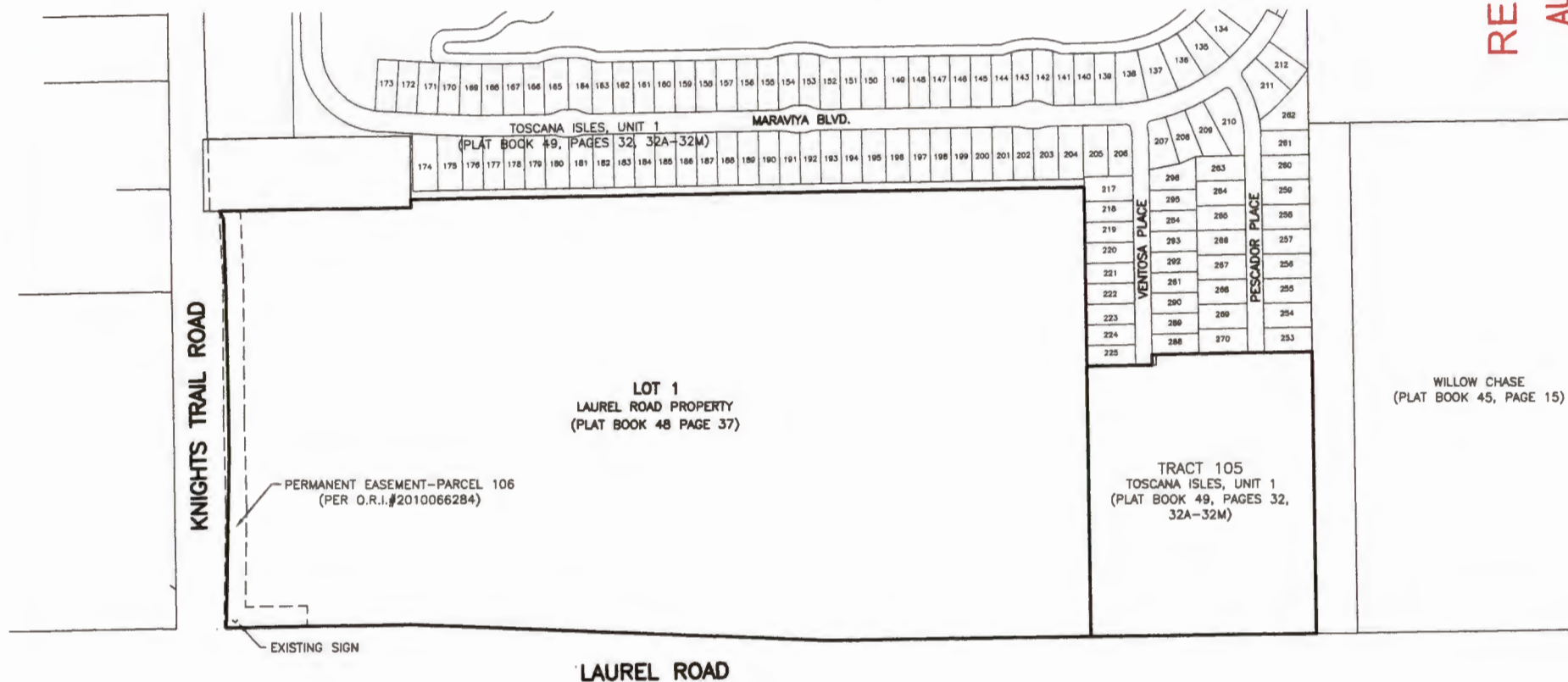
EXHIBIT "B" SKETCH

(NOT A FIELD SURVEY)
IN SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

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PREPARED FOR:

LALP DEVELOPMENT, LLC

REVISIONS:

DRAWN BY: RWD

DATE: 07/31/17

BOOK:

DISK: SURVEY-CD

DWG: VMO22DEX2.DWG

JOB: VMO-0020

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