



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

**SITE & DEVELOPMENT PLAN** 17-05SP

**Project Name:** Treviso Grand Apartments  
**Parcel Identification No.:** Portion of 0376120001  
**Address:** Laurel Road  
**Parcel Size:** 50.68 ac - 19.24ac Project Area  
**FLUM designation:** Planning Area K (Knight's Trail)  
**Zoning Map designation:** CMU - Commercial Mixed Use  
**Property Owner's Name:** Laurel Road Properties, LLC  
**Telephone:** 941-552-6705  
**Fax:** \_\_\_\_\_  
**E-mail:** jpeshkin@vanguardland.com  
**Mailing Address:** 6561 Palmer Park Circle, Suite B, Sarasota, FL 34238  
**Project Manager:** Maath Bennett, Benko Construction, Inc.  
**Telephone:** 321-784-8093  
**Mobile / Fax:** 321-784-3644  
**E-mail:** mbennett@benko1.com  
**Mailing Address:** 1600 North Atlantic Ave Cocoa Beach, FL 32931  
**Project Engineer :** D. Shawn Leins, P.E.  
**Telephone:** 941-377-9178  
**Mobile / Fax:** 941-378-3786  
**E-mail:** sleins@amengfl.com  
**Mailing Address:** 8340 Consumer Ct., Sarasota, FL 34240  
**Project Architect:** Glen Baurhyte, Forum Architecture & Interior Design, Inc.  
**Telephone:** 407-830-1400  
**Mobile / Fax:** \_\_\_\_\_  
**E-mail:** gbaurhyte@forumarchitecture.com  
**Mailing Address:** 237 S Westmonte Dr #220, Altamonte Springs, FL 32714

*Incomplete applications cannot be processed - See reverse side for checklist*

**Applicant Signature / Date:**

*Laurel Road Properties, LLC, a Florida limited liability company,  
or: RLP Property Management, LLC, a Delaware limited liability company, as its manager*  
  
John R. Peshkin, Manager 9/21/17

Revised 12/10

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# APPLICATION CHECKLIST

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

- ☐ **Statement of ownership and control.** Include copy of property deed or County tax statement.
- ☐ **Agent authorization letter.** Agent authorization letter listing project engineer, architect, planner, and other design professionals must be signed by the property owner and submitted with the application.
- ☐ **Legal Description and signed and sealed Survey of Property.**
- ☐ **Narrative.** Provide a detailed narrative describing purpose of petition and intended use of property.
- ☐ **Deed Restrictions (§ 86-49(b)(7)).** If common facilities and/or private streets are proposed, submit document(s) addressing how common facilities are to be provided and permanently maintained.
- ☐ **Public Workshop Requirements.** Date held Not Required - See Letter
  - ☐ Copy of newspaper ad. ☐ Copy of notice to property owners.
  - ☐ Copy of sign-in sheet. ☐ Written summary of public workshop.
- ☐ **Comprehensive Plan Consistency.** Confirm consistency with all applicable elements of the City's Comprehensive Plan.
- ☐ **Concurrency Application and Worksheet.** Signed, sealed and dated.  
If a traffic study is required, submit 3 copies of the study (3 signed, sealed and dated).  
Electronic **hcs** files must be e-mailed to staff or submit 3 CDs.

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

- ☐ **Site Plan Sheet.** Include all proposed improvements, buildings and structures, sidewalks, parking and transportation network, yards and open space.
  - ☐ Municipal address
  - ☐ FEMA Flood Zone designation and base flood elevation
  - ☐ Names of all existing and proposed public and private streets
  - ☐ Location of all sidewalks
  - ☐ Location of refuse and recycled materials enclosure.
- ☐ **Utility Plan Detail Sheet**
  - ☐ Potable water and wastewater main size and location
  - ☐ Water valve location
  - ☐ Manhole separation
  - ☐ Distance from water main to proposed building
  - ☐ Location of nearest fire hydrants
- ☐ **Paving and Drainage Detail Plan Sheet**
  - ☐ Document addressing drainage concurrency by means of a certified drainage plan
  - ☐ Driveway dimensions and turning radius
- ☐ **Landscape Plan Sheet**
  - ☐ Tree survey
  - ☐ Detailed inventory of all proposed trees and plants by type and size
- ☐ **Signage.** Depict - by dimension - all ground and wall signage
- ☐ **Architectural Elevations.** Definitions for buildings in the development; and number of dwelling units, sizes and types, together with typical floor plans of each type.

## Fees

Application filing fee \$4,700.

Transportation review fee will be billed to applicant and is not included in application fee.

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

Extended Technical Review Fee \$1,400.

## **TREVISO GRAND APARTMENTS** **SITE AND DEVELOPMENT PLAN NARRATIVE**

Treviso Grand is a proposed 272-unit apartment project which will be located north of Laurel Road and east of Knight's Trail Road. The total area of the parcel is 50.68-acres (PID number 0376-12-0001). The Project Area consists of a 19.24-acre portion of the Portofino development and is zoned Commercial Mixed Use.

In addition to the 18.24-acre Treviso Grand Apartment lands, the Project Area includes a 100-foot-wide perpetual access, drainage and utility easement, which provides access to the site from Laurel Road and a 25-foot-wide emergency access easement, which provides access to the site should the main access from Laurel Road become blocked. The total Project Area is 19.24 acres.

Parking calculations require 544 spaces (2 spaces per unit x 272). Proposed parking is 570 spaces, which includes 19 handicapped spaces.

The master storm water management system is provided by the Toscana Isles stormwater lakes, located to the North, with a maximum onsite impervious allowance of 80.00%. Proposed impervious for the Treviso Grand Apartments development is 45.95%.

Pursuant to the Portofino Commercial Mixed Use Development Standards, the 50-acre Portofino parcel shall provide:

1. Open space shall include pocket or linear park area(s) buffers and similar open space areas totaling 100,000 sq. ft. Improvements to pocket or linear park area(s), buffers or similar may include canopy trees, shrubs, lighting, trash receptacles, benches and paver and concrete walkways. No active park areas or dedications are required.

The open space provided in the site and development application for the 19.24-acre Project Area equals 453,500 square feet.

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Water, fire line and sewer will be installed in accordance with City of Venice standards and onsite water and sewer will be owned and maintained by Treviso Grand Apartments.

The proposed ground sign is consistent with the master signage plan incorporated in the Portofino CMU zoning standards. An elevation showing the layout of the sign and general aesthetic enhancements has been provided. Although this proposed Project Area is independent from other future project areas within the Portofino CMU district, this ground sign is intended to advertise the Treviso Grand Apartments, as well as other future uses throughout Portofino.



## Comprehensive Plan Consistency Analysis

The proposed Treviso Grand Apartments is a 272 unit apartment complex located within the Portofino Commercial Mixed Use (CMU) zoning district. The proposed apartment complex is located in the northeast quadrant of the Portofino CMU and is abutted by single-family residential development to the north and east (Toscana Isles) and the undeveloped portions of the Portofino CMU to the south and west.

The proposed development is located within The Knights Trail Neighborhood Planning Area, subarea No. 4, of the City's Comprehensive Plan. The proposed development is consistent with all applicable elements of the City's Comprehensive Plan including the Planning Intent (Policy 16.21.D), and Neighborhood Standards (Policy 16.22.A.4, 16.22.E.2, 16.22.C.4 and 16.22.H.1).

In addition, the proposed development is consistent with Future Land Use Policy 8.2 as evaluated below.

### Policy 8.2

*Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Compatibility review shall include the evaluation of:*

*A. Land use density and intensity.*

***The proposed apartment use is compatible with the existing neighborhood which consists of a mix of uses including commercial and residential uses. The apartments have been located to provide an appropriate transition between the single family residential development to the north and east, and the more intense potential future commercial uses to the south and west.***

*B. Building heights and setbacks.*

***The proposed apartment buildings will be three stories in height and located internally to the site with one story garage structures located along the perimeter of the site thereby establishing a transition downward in building height from the interior of the project to the perimeter of the project.***

*C. Character or type of use proposed.*

***The proposed residential apartment use is consistent with the surrounding uses in the neighborhood.***

*D. Site and architectural mitigation design techniques.*

***The proposed development is consistent with the architectural requirements of the Comprehensive Plan for Northern Italian or Northern Mediterranean.***

*Considerations for determining compatibility shall include, but are not limited to, the following:*

*E. Protection of single-family neighborhoods from the intrusion of incompatible uses.*

***The proposed multi-family use is compatible with single family use.***

*F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.*

***Not applicable.***

*G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.*

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**Not applicable.**

- H. *Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.*

***The proposed use is compatible with the existing neighborhood which consists of a mix of uses including commercial and residential uses.***

***Potential incompatibility shall be mitigated through techniques including, but not limited to:  
No incompatibility exists, nevertheless, the applicant offers the following responses.***

- I. *Providing open space, perimeter buffers, landscaping and berms.*

***The proposed apartment complex includes significant open spaces, perimeter buffers and landscaping to further ensure compatibility.***

- J. *Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.*

***Sources of light, noise, mechanical equipment, refuse areas, and delivery and storage areas have been appropriately screened.***

- K. *Locating road access to minimize adverse impacts.*

***Access will be in compliance with all applicable regulations.***

- L. *Adjusting building setbacks to transition between different uses.*

***The proposed building heights and setbacks establish appropriate transitions between the different uses.***

- M. *Applying step-down or tiered building heights to transition between different uses.*

***The proposed apartment buildings will be three stories in height and located internally to the site with one story garage structures located along the perimeter of the site thereby establishing a step-down in building height to transition between different uses.***

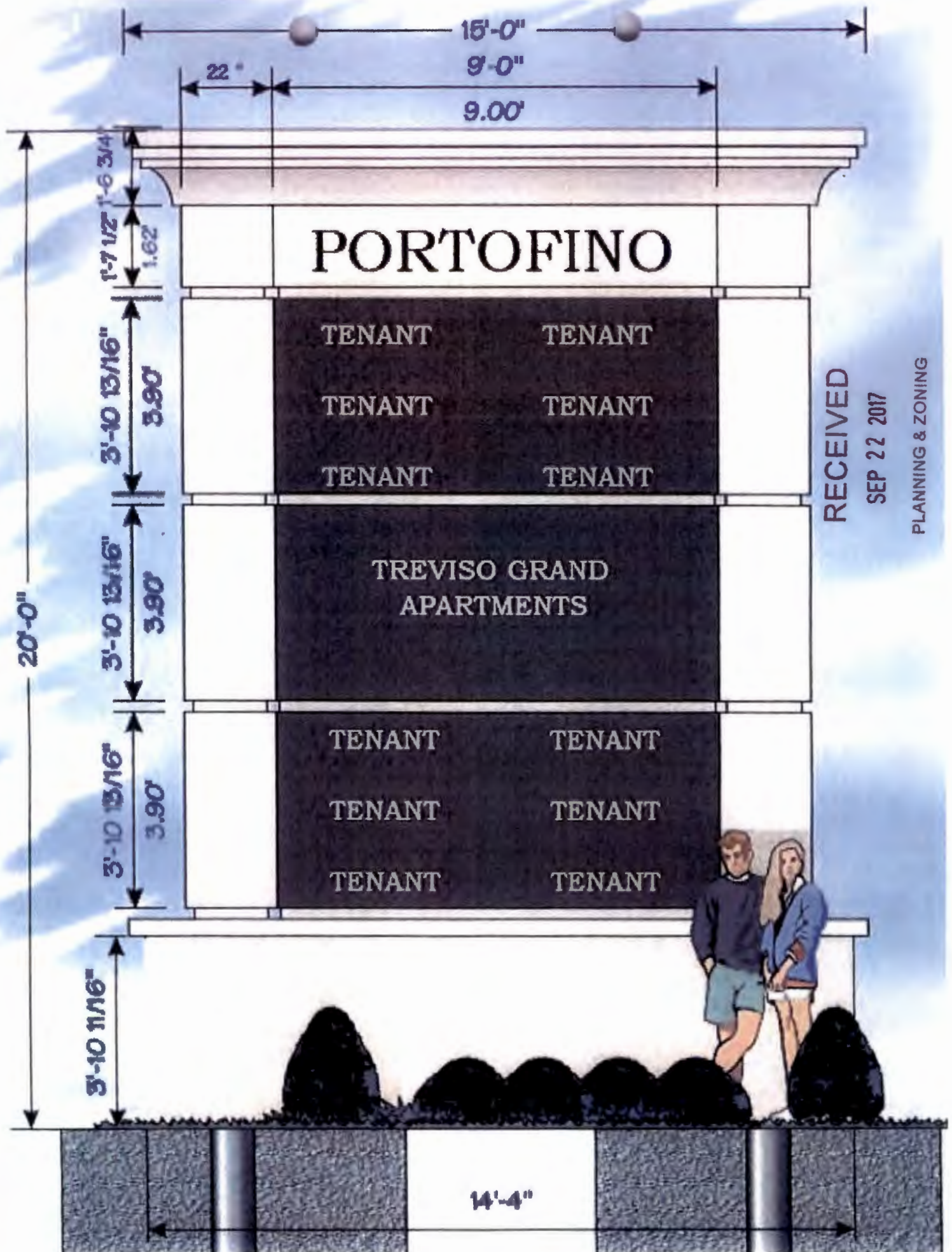
- N. *Lowering density or intensity of land uses to transition between different uses.*

***The proposed apartments have been located to provide an appropriate transition between the single family residential development to the north and east, and the more intense potential future commercial uses to the south and west.***

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May 18, 2017

RE: Documentation of Meetings with Venetian Golf and River Club and Willow Chase Advisory Board

During the process of preparing the Treviso Grand Apartments site and development plan the applicant and project owner representatives met with the Advisory Board on January 5, 2017. Present at the meeting were the following individuals. Representing the applicant were John Peshkin and Dan Peshkin with Laurel Road Properties, LLC. Representing the project owner were Michael King, Maath Bennett, and John Woodman. The Advisory Board consisted of John Singer, Bob McGinn, and Peter Constant from Willow Chase and Jerry Jasper, Tom Jones, and John Moeckel from the Venetian Golf and River Club.

At the meeting the then current site plan and building elevations were shown to the Advisory Board and the Board was able to ask questions to the developer. After the presentation the Advisory Board met in private for a few minutes. Following that meeting the Advisory Board provided the applicant and developer feedback, which was followed up with additional feedback by email after the meeting concluded. There were three items brought up by the Advisory Board.

1. The Board indicated they felt the project should be built using exclusively stucco rather than a combination of siding with stucco accents.
2. The Board indicated they would prefer tiled roofs to the shingles shown in the plan
3. The Board indicated they wanted to have adequate landscaping along the southern property line closest to, although approximately 300' off of Laurel Road and requested that the developer install a 6' aluminum fence along the southern property line to match the fence used at a current development shown to the Board in photos.

The developer carefully considered the feedback provided by the Board and addressed their concerns as follows:

1. We agreed with the Board on the exterior materials and revised the elevations to be entirely stucco.
2. After investigating the cost of tile roofs we determined that it would be too expensive to tile the primary roof areas. Instead the developer changed their plans to show tile roofs on the clubhouse and mail kiosk as well as revised the apartment buildings to show tile on all accent roof areas on the residential buildings. The main residential building roofs and garage roofs remain as asphalt shingles. This allows the views entering the site to be the tiled roof clubhouse and allows the project to remain economically viable.
3. We agreed to install a 6' aluminum fence on both the southern and western property lines. In addition we had our landscape architect design the southern property line to include landscaping that helps shield the project from Laurel Road. The landscaping as designed, in addition to the property being 300' off Laurel Road will make the project unobtrusive from people traveling along Laurel Road.

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The alterations to the site and development plan were presented to a subset of the Advisory Board on May 17, 2017, and we note that all Board members present at the initial meeting were invited and the Board was welcome to invite additional individuals if desired. Present at the follow up meeting were John Peshkin, Michael King, John Woodman, Jerry Jasper, John Moeckel, John Singer, and Bob McGinn.

The revised site plan, updated elevations of all structures, and a southern property landscaping rendering were handed out to the Board and the revisions as discussed above were presented to the Board. Feedback from the Board was positive, with the Board indicating that they were pleased with the changes that were made following the initial meeting. The Board commented that they would prefer that we use an asphalt shingle that looks similar visually to tile. We are continuing to investigate that option for the main roof areas. Other than this one comment at the conclusion of the meeting the Board indicated that they were in support of the site and development plan as revised.

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