



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

DEVELOPMENT SERVICES - PLANNING & ZONING  
**SITE & DEVELOPMENT PLAN APPLICATION**

SITE & DEVELOPMENT PLAN 18-01SP

**Project Name:** Aria (fka as Laurel Lakes/Milano)

**Parcel Identification No.:** 0392-001-000, 0389-001-000

**Address:** 301 Aria Drive, Venice, Florida 34275

**Parcel Size:** 2.61 Acres

**FLUM designation:** Mixed Use Residential

**Zoning Map designation:** PUD

**Property Owner's Name:** Border and Jacaranda Holdings, LLC

**Telephone:** 941-328-1111

**Fax:** 841-328-1100

**E-mail:** jschier@nealcommunities.com

**Mailing Address:** 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240

**Project Manager:** Melanie D. Smith, PE, LEED GA

**Telephone:** 941-907-6900

**Mobile / Fax:** 941-907-6910 (fax)

**E-mail:** melanie.smith@stantec.com

**Mailing Address:** 6900 Professional Parkway East, Sarasota, Florida 34240

**Project Engineer :** Melanie D. Smith, PE, LEED GA

**Telephone:** 941-907-6900

**Mobile / Fax:** 941-907-6910 (fax)

**E-mail:** melanie.smith@stantec.com

**Mailing Address:** 6900 Professional Parkway East, Sarasota, Florida 34240

**Project Architect:** Joiner Architecture, Christopher Joiner, AIA, NCARB

**Telephone:** 813-447-0299

**Mobile / Fax:** N/A

**E-mail:** chris@joinerarchitecture.com

**Mailing Address:** 110 South 12th Street, Tampa, Florida 33602

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

Revised 12/10

**Applicant Signature / Date:**

*[Handwritten Signature]*

4/24/18  
**RECEIVED**  
MAY 11 2018  
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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.  
**Please see attached.**
- ☒ **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 N/A
  - ☐ 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 **Unknown at this time.**
- ☒ **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.



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

April 26, 2018

Via: Hand Delivery

File: 215613459

City of Venice  
401 West Venice Avenue  
Venice, Florida 34285

Attn: **Mr. Scott Pickett**

Reference: **ARIA (fka Laurel Lakes/Milano) – Project Narrative  
Site & Development Application for the Amenity Center**

Dear Mr. Pickett:

The following is intended to meet the requirements of a Project Narrative, and of which would aid in drafting the Final Staff Report.

Background/Overview:

On August 22<sup>nd</sup>, 2017, City Council Adopted Ordinance No 2017-25 amending the VICA and Laurel Lakes PUD, creating the Milano PUD. The subject Amenity Tract application is consistent with the Preliminary Plat Petition No. 17-02PP. The Subject site and development application proposes to construct a private amenity/recreational building and associated private amenities such as the pool, spa, and fire pit. The parking lot and mail boxes are also identified on the subject plans.

The Subject application is consistent with the Comprehensive plan

The Subject application meets adopted minimum levels of service for the proposed facilities of which shall be maintained by the Community HOA.

The Subject application is consistent with the Preliminary Plat Petition 17-02PP of which the Amenity Tract is proposed and defined.

The subject project is located within the Aria Subdivision which is located generally at the Northwest corner of the intersection of Jacaranda Blvd and Border Road. Access to the subject project shall be via Aria Drive and Jacaranda Blvd.

Surrounding Property Information:

| Direction | Existing Use                                      | Current Zoning        | Future Land Use Designation |
|-----------|---|-----------------------|-----------------------------|
| North     | Venetian Golf and River Club                      | PUD                   | Low Density Residential     |
| West      | Vacant Agricultural                               | CMU                   | Low Density Residential     |
| South     | Single Family Residential (5-acre tracts typical) | OUE (Sarasota County) | Low Density Residential     |
| East      | Milano Subdivision                                | PUD                   | Low Density Residential     |

MAY 01 2018

Design with community in mind

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April 26, 2018  
Page 2 of 2

Reference: **Laurel Lakes (Aria) – Project Narrative  
Site & Development for the Amenity Center**

We believe the submitted documents meet the completeness requirements for the Site and Development Application, but please do not hesitate to reach out to us for any questions or concerns.

Please contact our office with questions.

Sincerely,  
**Stantec Consulting Services Inc.**

A handwritten signature in blue ink that reads "Melanie D. Smith".

Melanie D. Smith, PE, LEED GA  
Project Engineer  
Tel: 941-907-6900  
E-Mail: [melanie.smith@stantec.com](mailto:melanie.smith@stantec.com)

c: Mark Evans, Neal Communities, Inc.  
Jeff Boone, Esq., Boone, Boone, Boone & Koda, PA

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