

**SITE & DEVELOPMENT PLAN APPLICATION**

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will not be reviewed and will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-49(g) for complete site and development plan submittal requirements.

Project Name: Aria**Brief Project Description:** Subdivision Entry Sign and Walls site and development plans.
Entry Signs and Walls: 205 Aria Drive
Guardhouse" 210 Aria Drive**Address:** West of Jacaranda Boulevard, between Border Road and Laurel Road**Parcel Identification No.(s):** 0390-05-1000**Parcel Size:** 2.61 Acres☐ Commercial ☒ Residential**Zoning Designation(s):** PUD**FLUM Designation(s):** I - South Laurel Planning Area**Applicant/Property Owner Name:** Border and Jacaranda Holdings, LLC**Address:** 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240**Email:** mevans@nealcommunities.com**Phone:** 941-328-1111**Design Professional or Attorney:** Melanie D. Smith, PE, LEED GA if Stantec Consulting Services Inc.**Address:** 6900 Professional Parkway East, Sarasota, Florida 34240**Email:** melanie.smith@stantec.com**Phone:** 941-907-6900**Authorized Agent (1 person to be the point of contact):** Jeffrey Boone / James Collins of Boone, Boone, Boone & Koda, PA**Address:** 1001 Avenida del Circo, Venice, Florida 34285**Email:** jboone@boone-law.com / jcollins@boone-law.com**Phone:** 941-488-6716

Fee: The Zoning Administrator determines if a project is a minor or major site and development plan. A 35% reduction will be applied to concurrently filed land use petitions that qualify. Some projects may be assessed an extended technical review fee of \$1400:

☒ Major Site & Development Plan \$4,700☐ Minor Site & Development Plan \$533☐ Major Site & Development Plan Amendment \$2,300☐ Minor Site & Development Plan Amendment \$533

Per Code Section 86-586, legal advertising and public notice fees in excess of \$50 will be billed after all public hearings, regardless of approval status. Other fees may include review of transportation/environmental reports and studies by the City's consultant, verification by a consultant of the accuracy of the legal description provided by the applicant/agent and City Attorney fees. These fees are billed separately and must be paid before the Planning Commission public hearing.

BILL TO: ☐ APPLICANT ☐ AGENT (SELECT ONE)**Staff Use Only**

Petition No.

Fee:

RECEIVED**FEB 26 2019****PLANNING & ZONING**

Application packages are reviewed by Planning for completeness within 3 business days, as outlined in the Technical Review Committee (TRC) Calendar. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Large plans should be collated and folded to allow the bottom right corner visible. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted.

☒ **Application: (15 hard copies)**

☒ **Project Narrative:** Provide A statement describing in detail the character and intended use of the development, in addition to the short description on page one of the application. Confirm consistency with all applicable elements of the City's Comprehensive Plan. (15 hard copies).

☒ **CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD. All PDF's of site & development plans need to be signed and sealed. *The legal description for each parcel must be submitted in text format and will be verified by a consultant.*

☒ **Agent Authorization Letter:** A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. This individual will be the single point of contact for staff (1 hard copy).

☒ **Statement of Ownership and Control:** Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity (1 hard copy). Please see attached Deed and Sunbiz.org authorization approval.

☒ **Survey of the Property:** One signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. Date of Survey:

☐ **Concurrency Application and Worksheet: (15 hard copies).** *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, two copies of the traffic study (signed, sealed, and dated), and electronic files (SYN, HCS files etc.) will be required. N/A - Signs and walls not subject to concurrency.

☐ **School Concurrency (Residential Projects Only):** School Impact Analysis Receipt from Sarasota County dated 10 days prior to petition submittal (1 hard copy). N/A - Signs and walls not subject to concurrency.

☐ **Public Workshop Requirements:** (Section 86-41) ☐ Copy of Newspaper advertisement ☐ Copy of notice to property owners ☐ Copy of sign-in sheet ☐ Written summary of public workshop (NOT APPLICABLE FOR MINOR SITE & DEVELOPMENT PLANS) N/A

☐ **Common Facility Statements:** common facilities, such as recreation areas or structures, private streets, common open space, parking areas, access drives, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained (1 hard copy). N/A

☐ **Stormwater Calculations:** Document addressing drainage concurrency by means of a certified drainage plan (signed and sealed, 2 hard copies). Please see the Aria Preliminary Plat file for record (17-02PP)

Site & Development Plans: 15 sets of the following folded plans, including 3 signed, sealed, and dated (rolled plans not accepted):

☒ **Site Plan:** containing the title of the project and the names of the project planner and developer, date and north arrow, and based on an exact survey of the property drawn to a scale of sufficient size to show:
a. Boundaries of the project, any existing streets, buildings, watercourses, easements and section lines; b. Exact location of all existing and proposed buildings and structures; c. Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; d. Off-street parking and off-street loading areas; e. Recreation facilities locations; f. All screens and buffers; g. Refuse collection areas; h. Access to utilities and points of utility hookups; and i. Land use of adjacent properties.

☒ **Utility Plan Details (not an exhaustive list):** a. Potable water and wastewater main size and location; b. Manhole separation; c. Location of nearest fire hydrants; d. Water valve location; e. Distance from water main to proposed building; and, f. Access to utilities and points of utility hookups.

☒ **Storm drainage, potable water and wastewater collection system plans:** Include driveway dimensions and turning radius.

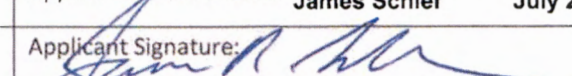
☒ **Landscaping plan (15 sets):** include types, sizes and location of vegetation and decorative shrubbery, showing provisions for irrigation and maintenance, and showing all existing trees, identifying those trees to be removed. *Tree removal is already approved by the site prep permit.
☐ Existing Tree survey ☐ Detailed inventory : Show all proposed trees and plants by type and size

☒ **Signage (15 sets):** Depict by dimension all ground and wall signage (location, size, height, and design), with an exterior lighting plan.

☒ **Architectural Elevations (15 sets):** definitions for buildings in the development; and exact number of dwelling units, sizes and types, together with typical floor plans of each type.

Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at the public hearing and will be contacted by staff regarding availability.

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name & Date:	Applicant Name & Date: James Schier July 25, 2018
Authorized Agent Signature:	Applicant Signature: 

Project Narrative-Aria Gatehouse, Walls and Entry Sign

On August 22nd, 2017, City Council Adopted Ordinance No 2017-25 amending the VICA and Laurel Lakes PUD, creating the Milano PUD. The subject gatehouse, entry signs and walls application is consistent with the Preliminary Plat Petition No. 17-02PP. The Subject site and development application proposes to construct a gatehouse, private walls and entry sign.

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.

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	Mixed Use Residential
West	Vacant Agricultural	PUD	Mixed Use Residential
South	Single Family Residential (5-acre tracts typical)	OUE (Sarasota County)	Rural (Sarasota County)
East	Milano Subdivision	PUD	Mixed Use Residential

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.

RECEIVED

JAN 25 2019

PLANNING & ZONING

Sec. 86-23. - Planning commission.

- (m) *Duties in site and development plan approval.* The planning commission shall review and act upon site and development plan applications in accordance with the provisions contained in section 86-49. In reaching a decision as to whether or not the site and development plan as submitted should be approved or approved with changes, the planning commission shall follow the procedures set out herein and shall be guided in its decision and the exercise of its discretion to approve, approve with conditions, or to deny by the following standards:

- (1) Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.

Please see previously submitted deed.

- (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code.

The proposed use is wall sign, entry gate, and guard house for the Aria subdivision.

- (3) Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency.

The proposed entry gate has been designed to ensure automotive and pedestrian safety.

- (4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

N/A

- (5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.

Screens and buffers have been approved with the Aria Preliminary Plat

- (6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.

Drainage has been approved with the Aria Preliminary Plat.

- (7) Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.

Sanitary sewer has been approved with the Aria Preliminary Plat.

- (8) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

Utilities have been approved with the Aria Preliminary Plat.

RECEIVED

JAN 25 2019

PLANNING & ZONING

- (9) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.

N/A

- (10) General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.

Site arrangement, amenities and development layout have been approved with the Aria Preliminary Plat.

- (11) Such other standards as may be imposed by the city on the particular use or activity involved.

N/A

- (12) In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the planning commission. The planning commission may consider modifications to these standards under the provisions and requirements for special exceptions.

N/A