



PRELIMINARY PLAT 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 86-231 for complete preliminary plat submittal requirements.

Project Name: Arcata Del Sol		
Brief Project Description: See attached Project Narrative		
Address: 914, 934, 950, 968 and 988 East Venice Avenue		
Parcel Identification No.(s): 0410-03-0051, 0410-03-0046, 0410-03-0036, 0410-03-0026, and 0410-03-0017		
Parcel Size: 3.26 acres	No. of Lots: 24	<input type="checkbox"/> Non-Residential <input checked="" type="checkbox"/> Residential (Requires School Concurrency)
Zoning Designation(s): OPI/VG		FLUM Designation(s): Institutional Professional
Applicant/Property Owner Name: Edgewood Gardens Corp./MPS Development and Constuction,LLC		
Address: 18924 Crescent Rd., Odessa, FL 33556/ 333 Tamiamil Trail South, Ste 205, Venice FI 34285		
Email:		Phone:
Design Professional or Attorney: Paul V. Sherma, Professional Engineering Resources, Inc.		
Address: 10225 Ulmerton Rd., Largo, FL 33771		
Email: peer@tampabay.rr.com		Phone: 727-408-5207
Authorized Agent (1 person to be the point of contact): Jeffery A. Boone, Esq.		
Address: 1001 Avenida Del Circo, Venice, FL 34285		
Email: jboone@boone-law.com		Phone: 941-488-6716
Fee: The Zoning Administrator determines if a plat amendment is a minor or major revision. 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: <input checked="" type="checkbox"/> Greater than 10 Lots: \$4,700 <input type="checkbox"/> Amendment - Minor Revision \$162 <input type="checkbox"/> Ten or fewer Lots: \$3,000 <input type="checkbox"/> Amendment - Major Revision \$3,055		
<i>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.</i>		
BILL TO: <input checked="" type="checkbox"/> APPLICANT <input type="checkbox"/> AGENT (SELECT ONE)		

Staff Use Only

Petition No.

Fee:

Application packages are reviewed by Planning Staff 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. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted.

- ☒ **Application:** (15 copies) [See attached](#)
- ☒ **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 copies).
- ☒ **CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD. All PDF's of preliminary plat 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 copy). [See attached](#)
- ☒ **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 copy). [See attached](#)
- ☒ **Survey of the Property:** 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. (1 copy) **Date of Survey: 11/29/17**
- ☒ **Concurrency Application and Worksheet:** (15 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. [See attached](#)
- ☒ **School Concurrency (Residential Projects Only):** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy). [Exempt pursuant to Sec. 94-35\(4\)b.3.\(d\)](#)
- ☒ **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 [See attached](#)
- ☒ **Common Facility Statements:** if common facilities such as recreation areas or structures, private streets, common open spaces, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained (1 copy). [See attached](#)
- ☒ **Stormwater Calculations:** Document addressing drainage concurrency by means of a certified drainage plan (signed and sealed, 2 copies). [See attached plans](#)
- ☒ **Preliminary Plat Plans:** 15 sets of folded and collated preliminary plat plans, size 24x36, including 3 signed, sealed, and dated (rolled plans not accepted). The plans must be consistent with Code Sections 86-231(b)(2)a-o and 86-231(c)(1)a-m, and indicate where each item can be found on the plan sheets. [See attached plans](#)

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: Jeffery A. Boone, Esq 6/27/18	Applicant Name & Date:
Authorized Agent Signature:	Applicant Signature:

Arcata Del Sol Preliminary Plat

The subject property is a 3.26 acre parcel located on the south side of East Venice Avenue between Country Club Way and Home Park Road. The property currently consists of 49 platted lots within the North Edgewood Section of Venice. The proposed preliminary plat seeks to establish 20 residential lots on the property for the development of townhouses. The townhouses will all face East Venice Avenue with access to the units via driveway across the rear of the properties.

Consistent with Sec. 86-230(d), the applicant proposes modifications to the below standards based upon the following considerations: (1) the unusual size and shape of the property, which is long and linear, as compared to typical properties located along an arterial roadway; (2) the desire to limit curb cuts along East Venice Avenue; and, (3) the desire to preserve the character of the unimproved alley, which serves as a buffer between the residential properties to the south, to the maximum extent possible.

Standard Proposed for Modification	Code Section	Current Code Standard	Proposed Modification
Minimum Lot Requirement	Section 86-90 (h)(2)	Width 50 feet, Area 5,000 Square Feet	Width 36 feet, Area 4,140 square feet.
Maximum Lot Coverage	Section 86-90 (i)	30 percent	48 percent
Front Setback	Section 86-90 (j)(1)a. Section 86-120(f)	20 feet 30 feet	10 feet 10 feet
Side Setback	Section 86-90 (j)(1)b.	10 feet	zero
Minimum Townhouse Open Space (entire parcel)	Section 86-147 (f)(2)	50 percent	None
Driveway Width (E. Venice Ave)	Sec 86-423(c)	24 feet max	26.9 feet max
Parking Access Drive Aisle Width	Sec 86-412(a)	24 feet	20 feet (southern drive)
Parking Space Dimension	Sec 86-412(a)	10' x 18'	9' x 18'

Additionally, pursuant to Sec. 86-230(d) the applicant requests a modification to the requirement of Section 86-147(b) in order to eliminate the requirement for site and development plan approval for townhouses. The request is justified due to the fact that requirement for site and development plan approval would be duplicative of the review and approval process for this preliminary plat.

The subject property is zoned OPI/VG, has a Future Land Use Map designation of Institutional Professional, and is located in the East Venice Ave Neighborhood of the Comprehensive Plan.

With confirmation by the City Council at public hearing of March 27, 2018, of the vested right for townhouse use, the proposed preliminary plat is consistent with all applicable elements of the Comprehensive Plan and approval is hereby requested.