

**PRELIMINARY PLAT APPLICATION (NEW OR AMENDMENT)**

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 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: Woods at Venice Revised Landscape Plans**Brief Project Description:** Revising Landscape Plans approved with the preliminary plat application for the Woods at Venice. Changes were a result of minimizing trees removed through construction, swapping species based on appropriate environments and changing location of trees so that buffer requirements are met with the inclusion of walls/fences in some areas.**Address:** Subdivision is located at the intersection of Border Road and North Jackson Road.**Parcel Identification No.(s):** 0393-00-2000, 0394-00-3040, 0394-00-3020

Parcel Size: 151 acres	No. of Lots: 263	<input checked="" type="checkbox"/> Non-Residential <input type="checkbox"/> Residential (Requires School Concurrency)
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Zoning Designation(s): Planned Unit Development (PUD)	FLUM Designation(s): Mixed Use Residential
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Fees: The Zoning Administrator will determine if a project is a minor or major revision, then select correct fee and review fee below. A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586(b-d) for complete code. **Extended technical review fee of \$1400 charged at third resubmittal.*

<input type="checkbox"/> Application Fee (Greater than 10 Lots) \$4,700	<input type="checkbox"/> Review Fee \$2500 OR
<input type="checkbox"/> Application Fee (Ten or fewer Lots) \$3,000	<input type="checkbox"/> Review Fee \$1500 OR
<input type="checkbox"/> Application Fee (Amendment for Major Revision) \$3,055	<input type="checkbox"/> Review Fee \$1500 OR
<input checked="" type="checkbox"/> Application Fee (Amendment for Minor Revision) \$162	<input type="checkbox"/> Review Fee \$100

Applicant/Property Owner Name: Meritage Homes of Florida, Inc.**Address:** 10117 Princess Palm Ave., Suite 550, Tampa, FL 33610**Email:** Garth.Noble@meritagehomes.com**Phone:** 813-386-8762**Design Professional or Attorney:** Kimley-Horn and Associates, Inc.**Address:** 1777 Main Street, Suite 200, Sarasota, FL 34236**Email:** bill.conerly@kimley-horn.com**Phone:** 941-379-7600**Authorized Agent (1 person to be the point of contact):** Bill Conerly, P.E.**Address:** 1777 Main Street, Suite 200, Sarasota, FL 34236**Email:** bill.conerly@kimley-horn.com**Phone:** 941-379-7600Staff Use Only**Petition No.****Fee:****RECEIVED****JUN 21 2019****PLANNING & ZONING**

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)

☒ **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).

☒ **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).

☒ **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:

☐ **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.

☐ **School Concurrency (Residential Projects Only):** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy).

☐ **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

☐ **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).

☐ **Stormwater Calculations:** Document addressing drainage concurrency by means of a certified drainage plan (signed and sealed, 2 copies).

☒ **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.

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: William Conerly 6/18/19

Applicant Name & Date: Garth Noble 3/7/19

Authorized Agent Signature: William Conerly

Applicant Signature: Garth Noble

Woods at Venice Revised Landscape Plans – Preliminary Plat Amendment

On behalf of our client, Meritage Homes of Florida, Inc., this narrative and supporting documentation are submitted for review in support of an Amendment to the approved Landscape Plans associated with the Preliminary Plat for the Woods at Venice. In the Rezone Ordinance for the Woods at Venice project, there was a specific section for “Buffers and Landscaping” requirements. This Amendment would enhance compliance with these requirements by preserving existing trees and increasing opacity as described below.

During the clearing process of this project, our intent was to save as many trees outside areas impacted by construction. These areas were mainly adjacent to the wetlands and along the project buffer. By doing so, these areas will now consist of mature trees and mimic existing conditions. These areas are shown on the revised Plans.

The revised Plans also relocated proposed plantings from within the development to the buffer areas to ensure a well screened community and provide 80% opacity along the perimeter. This was implemented to address the public’s concerns regarding the buffer plantings.

Lastly, during the Construction Plan review process there were changes to the stormwater design to allow floodplain mitigation resulting from riverine flooding. The inclusion of ditches/floodplain areas adjacent to the landscape buffer was needed to satisfy City stormwater requirements. These changes necessitated the use of aquatic plant species that were not in the approved Landscape Plans. The revised Plans will allow for buffer plantings adjacent to these ditches/floodplain areas to flourish and provide an opaque perimeter.

