



DEVELOPMENT SERVICES DEPARTMENT- PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285

(941) 486-2626 ext. 7434 www.venicegov.com

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: Cassata Lakes		
Brief Project Description: See attached project narrative.		
Address: 1200 Kings Way Drive, Nokomis, FL 34275		
Parcel Identification No.(s): 0380-03-0001		
Parcel Size: 59.53+/- acres	No. of Lots: 151	<input type="checkbox"/> Non-Residential <input checked="" type="checkbox"/> Residential (Requires School Concurrency)
Zoning Designation(s): RSF-4		FLUM Designation(s): Moderate Density Residential
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. If these fees are not paid, approvals and further City of Venice permits are subject to delay.</i>		
BILL TO: <input checked="" type="checkbox"/> APPLICANT <input type="checkbox"/> AGENT (SELECT ONE)		
Applicant/Property Owner Name: Cassata Properties, LLC		
Address: 7507 S. Tamiami Trail, Sarasota, FL 34231		
Email:	Phone:	
Design Professional or Attorney: Paul Sherma, P.E., Professional Engineering Resources, Inc.		
Address: 10225 Ulmerton Road, Suite 4-D, Largo, FL 33771		
Email: peer@tampabay.rr.com	Phone: 941-907-6900	
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: 9410488-6716	

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)

☒ **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 deed](#)

☒ **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:** [See attached](#)

☒ **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). [See attached](#)

☒ **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**

☒ **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](#)

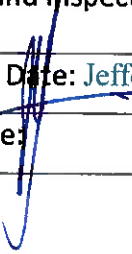
☒ **Preliminary Plat Plans:** 15 sets of folded and collated preliminary plat plans, size 24x36, including 3 signed, sealed, and dated (rolled plans not accepted). The plans must be consistent with Code Sections 86-231(b)(2)a-o and 86-231(c)(1)a-m, and indicate where each item can be found on the plan sheets. [See attached](#)

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.

Applicant Name & Date:

Authorized Agent Signature: 

10/26/2020

Applicant Signature: