



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: Cottages of Venice		
Brief Project Description: 36 attached single-family units		
Address: 1775 E. Venice Avenue, Venice, FL 34292		
Parcel Identification No.(s): 0412-08-0003		
Parcel Size: 5.06 +/- acres	No. of Lots: 36	<input type="checkbox"/> Non-Residential <input checked="" type="checkbox"/> Residential (Requires School Concurrency)
Zoning Designation(s): proposed: RMF-2/VG; current: OUE		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: Keeneland, LLC		
Address: 333 S. Tamiami Trail, Suite 205, Venice, FL 34285.		
Email:	Phone:	
Design Professional or Attorney: Paul V. Sherma, Professional Engineering Resources, Inc.		
Address: 10225 Ulmerton Road, Suite 4D, Largo, FL 33771		
Email:	Phone:	
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	

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).

☒ **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: 02/15/2019

☒ **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: Jeffery A. Boone

Applicant Name & Date:

Authorized Agent Signature:

12/17/2020

Applicant Signature:

Evaluation of Sec 86-120(e)(4) – Architectural Requirements

Sec. 86-120(e)(4.a) – Architectural style. The Northern Italian Renaissance style of architecture is observed in the designs for this project. The designs include: masonry walls with stucco, concrete barrel roof tile, decorative brackets and cornice trim at the eaves, varied column trim detailing, varied decorative trim at the openings including shutters, windows divided by muntin's, and decorative fencing and gates.

Sec. 86-120(e)(4.b) – Harmonious design of buildings. The designs submitted are original designs, have good scale, are in harmonious conformance with the general intent of the Venetian gateway, and are less than 35' in height.

Sec. 86-120(e)(4.c) – Materials. The building materials have been selected to be durable and have good architectural character and harmony with adjoining buildings.

Sec. 86-120(e)(4.d) – Proportion of building components. The building components have good proportions and relationships to one another.

Sec. 86-120(e)(4.e) – Colors. Colors are pleasing and harmonious with each other

Sec. 86-120(e)(4.f) – Visibility of mechanical equipment. Mechanical equipment will be screened from public view.

Sec. 86-120(e)(4.g) – Exterior lighting. The exterior lighting shown on the elevations is harmonious with the design and shall be harmonious with other exterior lighting.

Sec. 86-120(e)(4.h) – Screening of service and storage areas. Dumpster enclosures will be screened with masonry walls clad in stucco.

Sec. 86-120(e)(4.i) – Variation of design. Two diverse yet compatible elevation designs for the townhomes are represented in the submittal. Design elements from the townhomes were carried through to the clubhouse and garages to ensure harmony. Rich and diverse color palettes have been selected to create differentiation within this project.