



Planning and Zoning Department
401 W. Venice Avenue
Venice, FL 34285
941-486-2626 ext. 7434
www.venicegov.com

Comprehensive Plan Amendment Application

Section 1.5 Future Land Use Map and/or Text Amendments (Legislative Application)

Submit a completed application and supporting documents to the Planning and Zoning Department. Checklist on page 2 must be executed for application to be considered complete. All information will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent.

Project Name: Triton Holdings Industrial

Brief Project Description: Proposed Amendment to Industrial Future Land Use

☒ Map Amendment

☐ Text Amendment

Property Information

Address/Location(s): 490 Substation Road

Parcel Identification No.(s): 0407-10-0008 and 0407-10-0009

Parcel Size: 2.0 +/- acres

Zoning Designation: RMF-1

FLUM Designation: High Density Res.

☐ Residential

☒ Non-Residential

Application Fees:

☒ **Small Scale:** Total Fees: \$8233.82 (Application Fee \$5914.43 / Review Fee \$2319.39)

☐ **Expedited:** Total Fees: \$9122.15 (Application Fee \$7382.61 / Review Fee \$1739.54)

The Zoning Administrator will determine scale of amendment. 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.

Applicant/Owner Name (for billing purposes): Triton Holdings and Development, LLC

Address: 490 Substation Road, Venice, FL 34285

Email:

Phone Number:

Signature:

Date:

Authorized Agent (project point of contact):

Address: 1001 Avenida Del Circo, Venice, FL 34285

Email: annette.boone@boone-law.com

Phone Number: 941-488-6716

Signature: [Signature]

Date: 10/07/25

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Administrator 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 and the application.

FUTURE LAND USE MAP AND/OR TEXT AMENDMENTS Checklist

Please check box for each document submitted; if not applicable, please indicate with N/A.

Application General Requirements (Section 1.2):

- ☒ **NARRATIVE** – a document describing the project in detail (see Specific Application Requirements below).
- ☒ **LOCATION MAP** - general location map, showing the relation of the site to major streets, schools, important landmarks or other physical features in and adjoining the project.
- ☒ **NEIGHBORHOOD WORKSHOP** - per Section 1.2.F include public notice, affidavit of advertising, notice mailing list, list of attendees and summary of comments, questions and your responses.
- ☒ **SURVEY** - accurate survey, reflecting existing conditions, no more than two years old.
- ☒ **LEGAL DESCRIPTION** – copyable electronic format (i.e. Microsoft Word).
- ☒ **AGENT AUTHORIZATION** (if applicable)
- ☒ **STATEMENT OF OWNERSHIP AND CONTROL** – documentation of ownership and control of the subject property (deed).

Specific Application Requirements (Section 1.5.2):

- ☒ All data, maps, and text required to meet the submittal requirements for a Comprehensive Plan amendment as defined in F.S. § 163.3177. Data, maps, and text must be provided in strikethrough/underline format and a clean version.
- ☒ Applicant responses to F.S. § 163.3177(6)(a)(2), F.S. § 163.3177(6)(a)(8), and F.S. § 163.3177(6)(a)(9).
- ☒ Narrative justification for the future land use map amendment and its consistency with the Comprehensive Plan.
- ☒ A transportation analysis of three planning periods consistent with Strategy TR 1.2.2.a (map amendments only).

Decision Criteria (Section 1.5.3):

- ☒ In a separate document, please restate and address each item below:
 - A. The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.
 - B. The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.
 - C. The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II.

Any additional information deemed necessary by the Zoning Administrator to conduct a full analysis of the impact of the proposed amendment on the Comprehensive Plan.

Any amendment to create a new future land use designation shall be supported by additional data and analysis in accordance with F.S. § 163.3177.