



CITY OF VENICE

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

ZONING MAP AMENDMENT APPLICATION

Submit a complete application package to the Planning and Zoning Department. 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 86-47 for zoning map amendment submittal requirements.*

| | | |
|---|-----------------|---------------------------------|
| PROJECT NAME: | | |
| Brief project description: | | |
| Address/Location: | | |
| Parcel Identification No.(s): | | Parcel Size: |
| Current Zoning Designation(s): | | Proposed Zoning Designation(s): |
| Residential | Non-Residential | FLUM Designation(s): |
| <i>Fees: 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.</i> | | |
| Application Fee: \$3,131.60 | | Review Fee: \$1,076.90 |
| Applicant/Property Owner Name (will be used for billing): | | |
| Address: | | |
| Email: | | Phone: |
| Design Professional or Attorney: | | |
| Address: | | |
| Email: | | Phone: |
| Authorized Agent (project point of contact): | | |
| Address: | | |
| Email: | | Phone: |



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ZONING MAP AMENDMENT Checklist

Application package is reviewed for completeness by Planning staff. If a document is not being submitted, please indicate N/A and the reason why it is not being submitted.

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| Application: Signed by agent and applicant. |
| Narrative: Provide a statement describing in detail the character and intended use of the development, and confirm consistency with all applicable elements of the City's Comprehensive Plan. |
| 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. Authorization should not be for a corporation or similar entity. This individual will be the single point of contact for staff. |
| 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. For multiple parcels collate by parcel the deeds, agent authorizations, and Sunbiz information. |
| Legal Description: Must indicate the PID with each respective description in Word format. |
| Public Workshop Requirements: (Section 86-41) 1. Newspaper advertisement 2. Notice to property owners 3. Meeting sign-in sheet 4. Summary of public workshop 5. Mailing List of Notified Parties (must include registered neighborhood associations) |
| Location Map: A map or aerial that delineates every parcel included in rezone and indicate each parcels current & proposed zoning on the map in callouts. |
| Survey of 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. Date of Survey: |
| School Concurrency (RESIDENTAL ONLY): School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal. N/A |
| Planning Commission Report: Address findings for each Code Section 86-46(4) <i>Considerations in granting</i> . The planning commission shall, based upon substantial and competent evidence, make an affirmative finding on each of the following in granting a variance petition: a. Special circumstances exist in relation to the land, structures or buildings as compared to other land, structures or buildings in the same zoning district and the special circumstances are not the fault of the applicant; b. The literal interpretation of the provisions of this chapter would result in unnecessary and undue hardship to the property; c. The variance, if granted, is the minimum variance necessary to meet the requested use of the land, building or structure; and d. The grant of the variance will be in harmony with the general intent and purpose of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. |
| Electronic Files submitted: Provide PDF's of ALL documents, appropriately identified by name. Submit each document as one pdf (not each sheet in an individual pdf). Please title all documents with a clear and concise title (e.g. Application, Narrative, Agent Authorization Letter, Statement of Ownership, Legal Description, etc.). |

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.

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|-----------------------------|----------------------|
| Authorized Agent Name: | Applicant Name: |
| Authorized Agent Signature: | Applicant Signature: |
| Date: | Date: |

ZONING MAP AMENDMENT

PROJECT NARRATIVE

The subject property consists of a 5 (+/-) acre parcel located at 2901 Curry Lane, Nokomis, Sarasota County, Florida (the “Property”). The Property has frontage to Curry Lane.

The Applicant is submitting a corresponding Comprehensive Plan Amendment application with this Zoning Map Amendment application for concurrent review and processing.

Through its Comprehensive Plan Amendment application, the Applicant is proposing the City Future Land Use (“FLU”) designation of Commercial, which allows for Commercial General (CG) zoning as an implementing zoning district.

The Applicant anticipates developing the Property for a variety of potential uses such as beauty salon/spa, medical office, small-scale retail, and other business/commercial uses that would support and complement the area.