



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

Zoning Map Amendment Application

Section 1.7 Zoning Map Amendment Application (Quasi-Judicial 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: Venice Crossing - Rezone

Brief Project Description: Rezone from Commercial General (CG) to Laurel West (LW) zoning district

Property Information

Address/Location(s): 2001 Laurel Road

Parcel Identification No.(s): 0380-02-0001

Parcel Size: 1.15 +/- acres

Current Zoning Designation: CG

Proposed Zoning Designation: LW

FLUM Designation: Mixed Use Corridor

Application Fees:

☐ **Total Fees: \$4532.09 (Application Fee: \$3372.39 / Review Fee: \$1159.70)**

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): 2001 Laurel LLC

Address: 1001 Avenida Del Circo, Venice, FL 34285

Email:

Phone Number:

Signature:

Date:

Authorized Agent (project point of contact): Jackson R. Boone, Esq.

Address: 1001 Avenida Del Circo, Venice, FL 34285

Email: jackson.boone@boone-law.com

Phone Number: 941-488-6716

Signature:

Date:

7/15/25

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.

ZONING MAP AMENDMENT APPLICATION 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 a 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).
- ☒ **CONCURRENCY APPLICATION** (if applicable; see Section 5) N/A - No change
 - ☐ School (required for residential)
 - ☐ Public facilities (potable water, wastewater, solid waste, parks, stormwater)
- ☒ **TRAFFIC STUDY** - if new or net trip generation exceeds 50 PM peak hour trips (Section 5.2: Mobility). N/A - No Change
- ☒ **LAND USE COMPATIBILITY ANALYSIS** – see Section 1.2.C.8.a-b for requirements

Specific Application Requirements (Section 1.7.2):

- ☒ Narrative explaining justification for the zoning map amendment.
- ☒ All data and maps required to support conclusions made in responses to specific findings in Sec. 1.7.4.
- ☒ Any additional information deemed necessary by the Zoning Administrator to conduct a full analysis of the impact of the proposed amendment on the LDR.

Decision Criteria (Section 1.7.4):

- ☒ In a separate document, please restate and address each item below:
 1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.
 2. Changes in land use or conditions upon which the original zoning designation was based.
 3. Consistency with all applicable elements of the Comprehensive Plan.
 4. Conflicts with existing or planned public improvements.
 5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:
 - a. Impact on the traffic characteristics related to the site.
 - b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.
 - c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.
 6. Effect on health, safety and welfare of the neighborhood and City.
 7. Conformance with all applicable requirements of this LDR.
 8. Findings of the Environmental Assessment Report, consistent with Chapter 89.
 9. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.

Project Narrative - Rezoning

The subject property is a 1.15 +/- acre parcel within the Venice Crossing commercial center located north of Laurel Road and west of Twin Laurel Boulevard. The property is located within the Laurel Road Neighborhood of the Comprehensive Plan, has a Future Land Use designation of Mixed Use Corridor (MUC), and is currently zoned Commercial General (CG).

The CG zoning district is an inactive zoning district under the Land Development Regulations (LDR's) adopted in 2022. However, at the time of adoption of the LDR's the prior property owner elected to maintain the CG zoning designation. The current property owner seeks to apply an active zoning designation to the property, Laurel West (LW), in order to allow for a concurrent Conditional Use application for a car wash.

The proposed rezoning to LW will apply the only Comprehensive Plan consistent zoning designation to the property, will not significantly change the allowable uses or intensity of development on the site, and therefore, approval is hereby requested.