

Ronald J Siegrist

490 Hauser Lane, Venice, Florida 34285

C: 941\*416\*5293      ronsiegrist@comcast.net

January 15<sup>th</sup>, 2016

**VIA HAND-DELIVERY**

Mr. Jeff Shrum, AICP  
Community Development Director  
City of Venice  
401 West Venice Ave  
Venice, Florida 34285

RECEIVED  
JAN 15 2016  
PLANNING & ZONING

Cover letter

Re:      **Waiver of Public Workshop Request, George A Ronald and Noreen M Ronald  
501 Hauser Lane, Venice, Florida Property**

Dear Mr. Shrum:

As you are aware, I am currently representing the Ronald's, owners of the property located at 501 Hauser Lane, in the City of Venice. The property was involuntarily annexed into the City in 2002, but the Sarasota County zoning designation for the property has never been converted (via a rezoning process) to a City of Venice zoning district. We now plan to apply to have their property properly rezoned to a City zoning district.

Attached please find:

- 1) A **Waiver Application** for the required **Public Workshop** for the Rezoning Application.
- 2) We are also requesting a **Waiver** for the **filing fee for the Public Workshop Waiver Application**. Please see attached Fee Waiver Form.

We are also submitting under separate cover:

- 1) A **Rezoning Application** for the reasons stated in that request letter,
- 2) A **Fee Waiver Form** for the Application for the Rezoning and the fees normally associated to file a request for Rezoning. Initially the \$2900. Earlier precedent was set by the City, wherein the City waived same fees for our neighbors, the O'Connell's and their property which is contiguous to ours in a similar process last year.
- 3) An additional **Fee Waiver Application** for any and all additional fees incurred by the City to notify the public of the upcoming meetings held and open to the public regarding any and all planning, zoning and Council meetings pertaining to this process to rezone these properties. As precedent has already been set in 2014 and 2015 whereby Mr. Jeff Boone represented the O'Connells's and their contiguous property to ours.
- 4) Additionally, the Ronald's, like myself on my contiguous properties have been paying for nearly fifteen years City bills on the properties, although we have never been given City zoning designation as seemingly would have been proper and possibly required in order for the City to ever bill us regarding the property.

If you require any additional information or have any additional questions, please do not hesitate to contact me.

Cordially,

  
\_\_\_\_\_  
Ronald J Siegrist, AGENT

Dated: 1-15-2016

## Public Workshop Waiver Request

The subject property is approximately .83 +/- acres. It is owned by George A Ronald and Noreen M Ronald.


The address is 501 Hauser Lane, Venice, Florida 34285.

- 1) The property was involuntarily annexed by the City in 2002. At the time of the City's involuntary annexation, the property had a Sarasota County zoning designation of Residential Multi-Family (RMF-1).
- 2) The City did not apply a zoning designation to the property at the time of the involuntary annexation.
- 3) The property owners, through their agent, are agreeing to process a rezone petition to assign a zoning designation to the property, but request a waiver of the required public workshop as the proposed rezoning to a City of Venice residential multi-family district is similar to the existing County zoning designations and furthermore in alignment with the future land use map designations.

In addition, we are requesting a waiver of the required application fee associated with this Waiver application.

If the City would decide to conduct, on its own, a public workshop for the proposed rezoning, our agent will attend to answer any questions or provide information, as needed.

Cordially,

  
\_\_\_\_\_

Ronald J Siegrist - AGENT

dated: 1-15-2016



City of Venice  
401 West Venice Ave., Venice, FL 34285  
941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING  
**WAIVER APPLICATION**

VZ

**WAIVER**

**Project Name:** 501 Hauser Lane

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Parcel Identification No.: 37336-58606

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Address: 501 Hauser Lane

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Parcel Size: 36,855 Sq. Ft.

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FLUM designation: Seaboard Sector

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Zoning Map designation: Sarasot County RMF1 - No current City designation

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**Property Owner's Name:** George A Ronald and Noreen M Ronald

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Telephone: 941 488 4475

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Fax:

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E-mail: gnronald@verizon.net

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Mailing Address: 501 Hauser Lane, Venice, Florida 34285

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**Project Agent:** Ronald J Siegrist

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Telephone: C: 941 416 5293

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Mobile / Fax:

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E-mail: ronsiegrist@comcast.net

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Mailing Address: 490 Hauser Lane, Venice, Florida 34285

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**Project Engineer :** n/a

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Telephone:

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Mobile / Fax:

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E-mail:

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Mailing Address:

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**Project Architect:** n/a

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Telephone:

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Mobile / Fax:

---

E-mail:

---

Mailing Address:

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*Incomplete applications cannot be processed - See reverse side for checklist*

**Applicant Signature / Date:** Ronald J Siegrist agent 1-15-2016  
Ronald J Siegrist - agent

Required documentation (provide one copy of the following, unless otherwise noted):

- Statement of Ownership & Control**
- Signed, Sealed and Dated Survey of Property** see attached
- Agent Authorization Letter**
- Narrative describing the petition** (address Section 86-42(e) below) Not Applicable
- Public Workshop Requirements.** Date held Not Applicable
  - Copy of newspaper ad.
  - Copy of notice to property owners.
  - Copy of sign-in sheet.
  - Written summary of public workshop.

**Required findings for approval.** City council may grant a waiver from the VUD standards based upon a recommendation from the planning commission. If specific application of the site or design requirements makes strict compliance an unreasonable burden upon the property and presents a difficulty unique to the development of that property, the property owner shall provide the city a waiver request which includes the following required information: Not Applicable

- a. Identification of the ordinance provision for which the variance is requested;
- b. Description, photos, drawings or plan views which are representative of the peculiar physical conditions pertaining to the land in question, and which do not pertain to other lands in the general area;
- c. Description that the benefit to the public in waiving the requirement outweighs the harm to the property owner in strictly enforcing the requirement;
- d. Description of the hardships, which will accrue to the detriment of the property owner, if the requested waiver is not granted;
- e. Description that the intent and purpose of the chapter and applicable articles are implemented and waiver from any requirement may be reasonably calculated to substantially secure the objectives of the ordinance and the comprehensive plan as well as the requirement so waived;
- f. City council shall approve or deny the waiver application upon a finding in the record that the issuance of the waiver will be in the interest of the public safety, health, or welfare.

**Architectural design standards.** The following architectural design standards for buildings and structures are applicable in the VUD district: Not Applicable

Architectural style. The Northern Italian Renaissance style of architecture, as defined elsewhere in this Code, is required. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to its surroundings.

- a. Application for waiver from this requirement shall be made to the planning commission for review and recommendation to city council.
- b. The planning commission shall make a written finding to city council that the granting of the waiver will or will not adversely affect the public interest. The report and recommendations of the planning commission shall be advisory only and shall not be binding upon city council.
- c. City council, after receiving the recommendation from the planning commission, may grant or deny such waiver application and may make the granting conditional upon such restrictions, stipulations and safeguards as it may deem necessary to ensure compliance with the intent and purpose of the comprehensive plan.

**Public Workshop Requirements - Waiver request.** An applicant may petition city council for a waiver from the requirements of conducting a public workshop meeting. The burden to show cause shall rest with the applicant. (Section 86-41) See Attached

#### **Fees**

**Application filing fee \$400 (district standards) or \$200 (waiver of public workshop requirements).**

**Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.**



City of Venice  
 401 West Venice Ave., Venice, FL 34285  
 941-486-2626

DEVELOPMENT SERVICES  
**FEE WAIVER / REDUCTION REQUEST**

1) Name of Individual Requesting Waiver/Reduction: Ronald J Siegrist - *AB442J*  
 Mailing Address: 490 Hauser Lane, Venice, Florida 34285  
 Phone: C: 941 416 5293  
 E-mail: ronsiegrist@comcast.net

2) Name of property owner's for which waiver is requested: George A Ronald and Noreen M Ronald  
 Mailing Address: 501 Hauser Lane, Venice, Florida, 354285  
 Phone: 941 488 4475  
 E-mail: gnronald@verizon.net

3) Please provide a description of the project/activity/event for which a fee waiver is being requested on a separate sheet of paper. Please include the type of project/activity/event, the number of individuals who will participate or be served, etc.

4) Please indicate if this is a one-time or annual event:  
 One time       Annual

5) Type and amount of fee waiver(s) requested. Please list all fees you are requesting to be waived in conjunction with this project/activity/event:

Dept. Assessing Fee	Type of Fee	Amount of Fee
Planning and Zoning	Waiver for <b>Filing Fee</b> to submit a Request for the <b>Public Workshop Waiver.</b>	\$200.00



*0. Incomplete applications cannot be processed*

6) If your entity or organization has received a fee waiver(s) for a similar project/activity/event in the past, please list fee waivers below: **N/A**

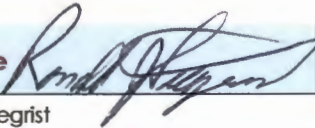
Date of Waiver	Dept. Assessing Fee	Type of Fee	Amount of Fee

7) Does the organization or entity for which the fee waiver is requested receive funding from any of the following sources? If so, please specify: **N/A**

- Property Tax       Sales Tax       Special Assessment  
 User Fees       Other, please specify: \_\_\_\_\_

8) If the organization or entity receives tax funding or has the ability to assess fees, please provide an explanation and supporting documentation regarding the complete inability of the organization or entity to pay the fees which you are requesting be waived. Please attach information/documentation to this form and submit with your request for fee waiver. **N/A**

9) Will the organization or entity be charging an entry fee or be requesting a donation for the project/activity/event for which you are requesting a fee waiver? If so, please provide an explanation and supporting documentation detailing why the fees to be waived cannot be recovered through the entry fee. Please attach information/documentation to this form and submit with your request for a fee waiver. **N/A**

Authorized Signature  Title **agent** Date **1-15-2016**  
 Ronald J Siegrist

**SUBMIT TO:**  
**Planning & Zoning Department**  
**Attn: Community Development Director**  
**401 W. Venice Avenue**  
**Venice, FL 34285**

George A Ronald and Noreen M Ronald

501 Hauser Lane Venice, Florida 34285

Ph. 941 488 4475 [gnronald@verizon.net](mailto:gnronald@verizon.net)

January 15<sup>th</sup>, 2016

**VIA HAND-DELIVERY**

Mr. Jeff Shrum, AICP  
Community Development Director  
City of Venice  
401 West Venice Ave  
Venice, Florida 34285

Re: **501 Hauser Lane, Venice, Florida Property**

Dear Mr. Shrum:

By this letter, the undersigned hereby give authorization for Ronald J. Siegrist, to represent us with regard to a Rezoning Amendment Request being filed for the above described property. As of this letter, Mr. Siegrist will be representing us throughout the entire process.

Cordially,

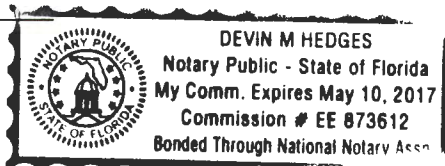
*George A Ronald* *Noreen M Ronald* Dated: 1/15/16  
George A Ronald and Noreen M Ronald

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledge before me this 15 day of January, 2016, by George A Ronald and Noreen M Ronald, who are personally known to me or produced Florida D.L's as identification.

NOTARY PUBLIC  
Signed *[Signature]*  
Printed *[Signature]*

(SEAL)  
My Commission Expires:



**Statement of Ownership and Control**

The subject property is approximately .83 +/- acres.

It is owned by: George A Ronald and Noreen M Ronald together as husband and wife.

The address is 501 Hauser Lane, Venice, Florida 34285.

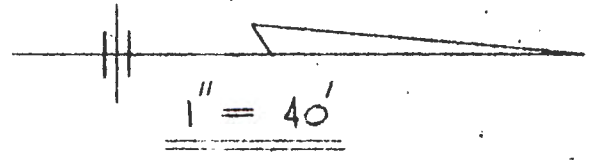
The Ronald's have owned the property jointly since 1996 as per Deed. They have full control of the property.

Sincerely,

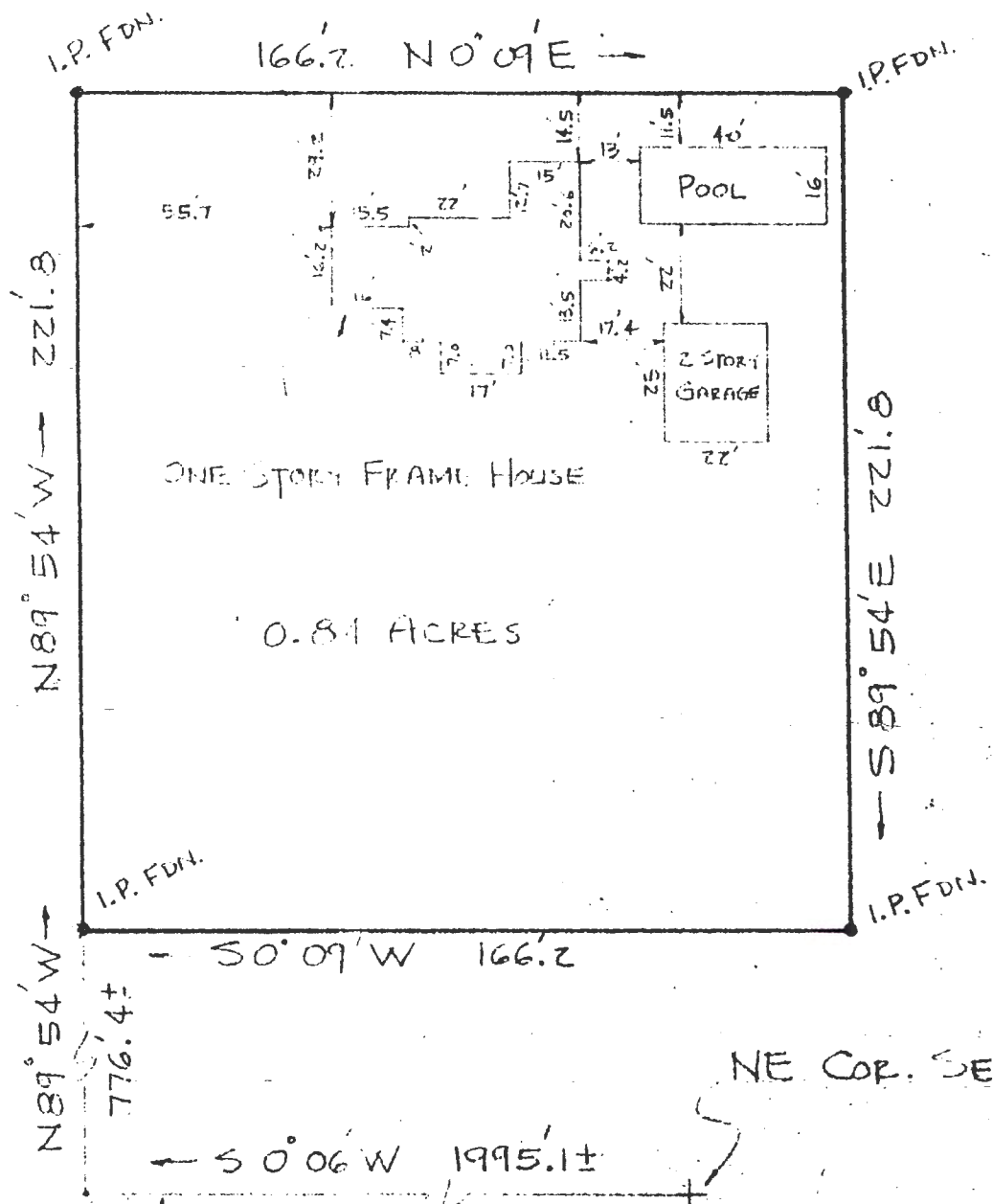
  
\_\_\_\_\_

dated: 1-15-2016

Ronald J Siegrist - agent



W. Lindh 9/26/60  
WM. LINDH, FLA. L.S. # 1308



NE COR. SECT. 7, T39S, R19E.

# SURVEY PLAN

LOT IN THE SE 1/4 OF NW 1/4 OF SE 1/4 OF NE 1/4 OF SECT. 7, T39S, R19E,  
OF SARASOTA CO., FLORIDA.

FOR: D. B. ARNALL & WIFE, OWNERS.

# Warranty Deed

96021556

Record ID Number:  
407090015

OFFICIAL RECORDS  
BOOK 2824 PAGE 225

This Indenture, Made this 19<sup>th</sup> day of February, 1996 A.D., **Between**  
**GEORGE A. RONALD, joined by his wife, NOREEN M. RONALD,**  
**J.D.B. ARNALL and ELIZABETH A. ARNALL, husband and wife,**  
of the County of **SARASOTA**, State of **FLORIDA**, **grantors, and**

**GEORGE A. RONALD and NOREEN M. RONALD, husband and wife**

whose address is: **501 Hauser Lane, Venice**

of the County of **SARASOTA**, State of **FLORIDA**, **grantees.**

**Witnesseth** that the GRANTORS, for and in consideration of the sum of ----- **TEN &**  
**NO/100 (\$10.00)** ----- **DOLLARS,**

and other good and valuable consideration to GRANTORS in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs and assigns forever, the following described land, situate, lying and being in the county of **SARASOTA** State of **FLORIDA** to wit:

See legal description attached hereto marked Exhibit "A" and incorporated herein by reference.

Subject to restrictions, reservations and easements of record, zoning, applicable governmental regulations and taxes beginning with the year 1996.

EXAMINATION OF TITLE TO THE SUBJECT PROPERTY WAS NOT UNDERTAKEN IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT.

Receipt #: 000000411321-01  
Doc Stamp-Deed : 0.70  
Karen B. Rushing, Sarasota Co.  
By: [Signature] D.C.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**In Witness Whereof,** the grantors have hereunto set their hands and seals the day and year first above written.  
**Signed, sealed and delivered in our presence:**

[Signature: Robert L. Moore]  
Printed Name: **ROBERT L. MOORE**  
Witness

[Signature: Joyce E. Williams]  
Printed Name: **JOYCE E. WILLIAMS**  
Witness

[Signature: Robert L. Moore]  
Printed Name: **ROBERT L. MOORE**  
Witness

[Signature: Joyce E. Williams]  
Printed Name: **JOYCE E. WILLIAMS**  
Witness

[Signature: George A. Ronald] (Seal)  
**GEORGE A. RONALD**

P.O. Address **501 Hauser Lane, Venice, FL 34285**  
[Signature: Noreen M. Ronald] (Seal)  
**NOREEN M. RONALD**

P.O. Address **501 Hauser Lane, Venice, FL 34285**  
[Signature: J.D.B. Arnall] (Seal)  
**J.D.B. ARNALL**

P.O. Address **500 Hauser Lane, Venice, FL 34285**  
[Signature: Elizabeth A. Arnall] (Seal)  
**ELIZABETH A. ARNALL**

P.O. Address **500 Hauser Lane, Venice, FL 34285**

and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs and assigns forever, the following described land, situate, lying and being in the county of **SARASOTA** State of **FLORIDA** to wit:

See legal description attached hereto marked Exhibit "A" and incorporated herein by reference.

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EXAMINATION OF TITLE TO THE SUBJECT PROPERTY WAS NOT UNDERTAKEN IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT.

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Karen B. Rushing, Sarasota Co.  
By: [Signature] D.C.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature: Robert I. Moore]  
Printed Name: ROBERT I. MOORE  
Witness

[Signature: George A. Ronald] (Seal)  
GEORGE A. RONALD  
P.O. Address 501 Hauser Lane, Venice, FL 34285

[Signature: Joyce E. Williams]  
Printed Name: JOYCE E. WILLIAMS  
Witness

[Signature: Noleen M. Ronald] (Seal)  
NOREEN M. RONALD  
P.O. Address 501 Hauser Lane, Venice, FL 34285

[Signature: Robert L. Moore]  
Printed Name: ROBERT L. MOORE  
Witness

[Signature: J.D.B. Arnall] (Seal)  
J.D.B. ARNALL  
P.O. Address 500 Hauser Lane, Venice, FL 34285

[Signature: Joyce E. Williams]  
Printed Name: JOYCE E. WILLIAMS  
Witness

[Signature: Elizabeth A. Arnall] (Seal)  
ELIZABETH A. ARNALL  
P.O. Address 500 Hauser Lane, Venice, FL 34285

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 19 day of February, 1996 by GEORGE A. RONALD, joined by his wife, NOREEN M. RONALD, J.D.B. ARNALL and ELIZABETH A. ARNALL, husband and wife,

who is personally known to me or who has produced their Florida driver's license as identification.

This Document Prepared By:  
**ROBERT L. MOORE**  
Kanetsky, Moore & DeBoer, P.A.

[Signature: Robert L. Moore]  
Printed Name: ROBERT L. MOORE

227 Nokomis Avenue South  
Venice, FL 34285  
(941) 485-1571

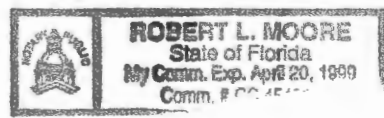
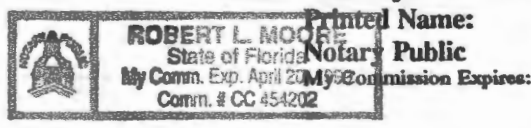


EXHIBIT "A"

Commencing at the Northeast corner of Section Seven (7), Township 39 South, Range 19 East of Tallahassee base and meridan, thence run South 0 degrees, 06' 08" West a distance of 1995.11 feet; thence North 89 degrees, 53' 48" West a distance of 776.40 feet to SE corner of tract and point of beginning; thence North 89 degrees, 53' 48" West 221.82 feet to an iron stake; thence North 0 degrees 08' 55" East a distance of 166.16 feet to an iron stake; thence South 89 degrees 53' 41" East a distance of 221.79 feet to an iron stake; thence South 0 degrees 08' 18" West a distance of 166.18' to an iron stake, the place of beginning, containing .83 acres, more or less, and being located in the Southeast quarter of the Northwest quarter of the Southeast quarter of the Northeast quarter of Section 7, Township 39 South, Range 19 East.

RECORDED IN OFFICE  
RECORDS

96 FEB 27 PM 12

KAROL E. RUSIN  
CLERK OF CIRCUIT  
SARASOTA COUNTY