



December 29, 2025

Planning and Zoning Department
401 W. Venice Avenue
Venice, FL 34285

RE: Variance request

When the slab was poured, it was determined that the side setback encroaches on the right side of the property (facing the house). The required side setback is 5 feet, but the current measurement shows 4.69 feet. We are requesting a variance at this time, as the slab has already been poured, and the encroachment is minimal.

Sincerely,

Katrina De Jesus
Starts/Permitting Coordinator

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 29th day of December, 2025 by Katrina De Jesus, who is personally known to me () or has produced _____ as identification.

STAMP



Notary Public, **State of Florida**
Print Name: Stephanie Harris
Commission No: HH 322815
My Commission Expires: Oct 29, 2026
Notary Public Signature: Stephanie Harris



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

Variations Application

Section 1.13 Variations (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: MAGNOLIA BAY

Brief Project Description: Encroaching on side set back.

Property Information

Address/Location(s): 161 Canoe Bend Ave

Parcel Identification No.(s): 0361150075

Parcel Size: 5,199

Zoning Designation: PUD

FLUM Designation: Flood Zone "X"

Application Fees:

Total Fees: \$869.77 (Application Fee \$463.88 / Review Fee \$405.89)

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): Katrina DeJesus
Address: 10117 Princess Palm Ave, Ste 550, Tampa, FL 33610
Email: katrina.dejesus@meritagehomes.com
Phone Number: 813.395.1087

Signature:

Date: 12/29/2025

Authorized Agent (project point of contact): Katrina DeJesus
Address: 10117 Princess Palm Ave, Ste 550, Tampa, FL 33610
Email: katrina.dejesus@meritagehomes.com
Phone Number: 813.395.1087

Signature:

Date: 12/29/2025

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.

VARIANCES APPLICATION Checklist

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

Application General Requirements (Section 1.2):

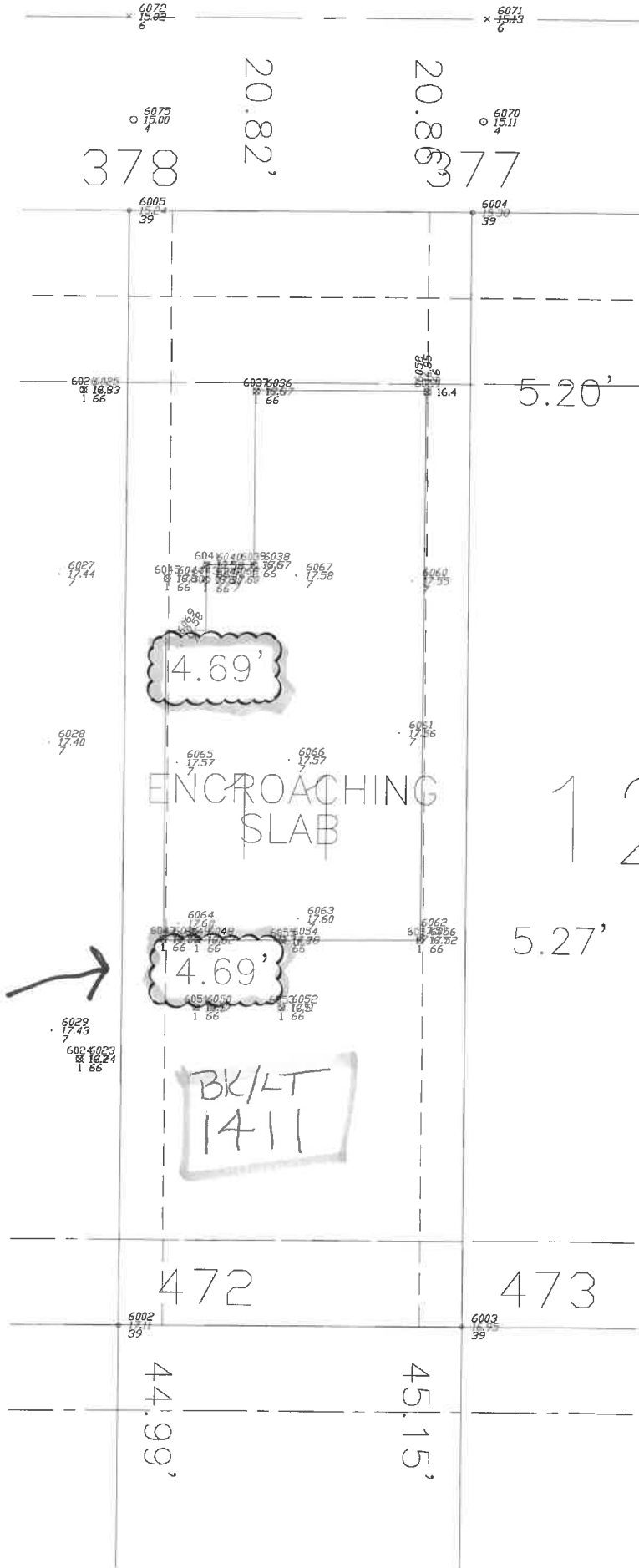
- NARRATIVE** – See Specific Application Requirements below.
- LOCATION MAP** - general location map, showing the relation of the site to major streets, schools, important landmarks or other physical features in and adjoining the project.
- SURVEY** - accurate survey, reflecting existing conditions, 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 1.13.2):

- NARRATIVE** must include:
 1. Justification of the need for a variance.
 2. Reference to the standards from which the variance is requested.

1.13.3. Decision Criteria

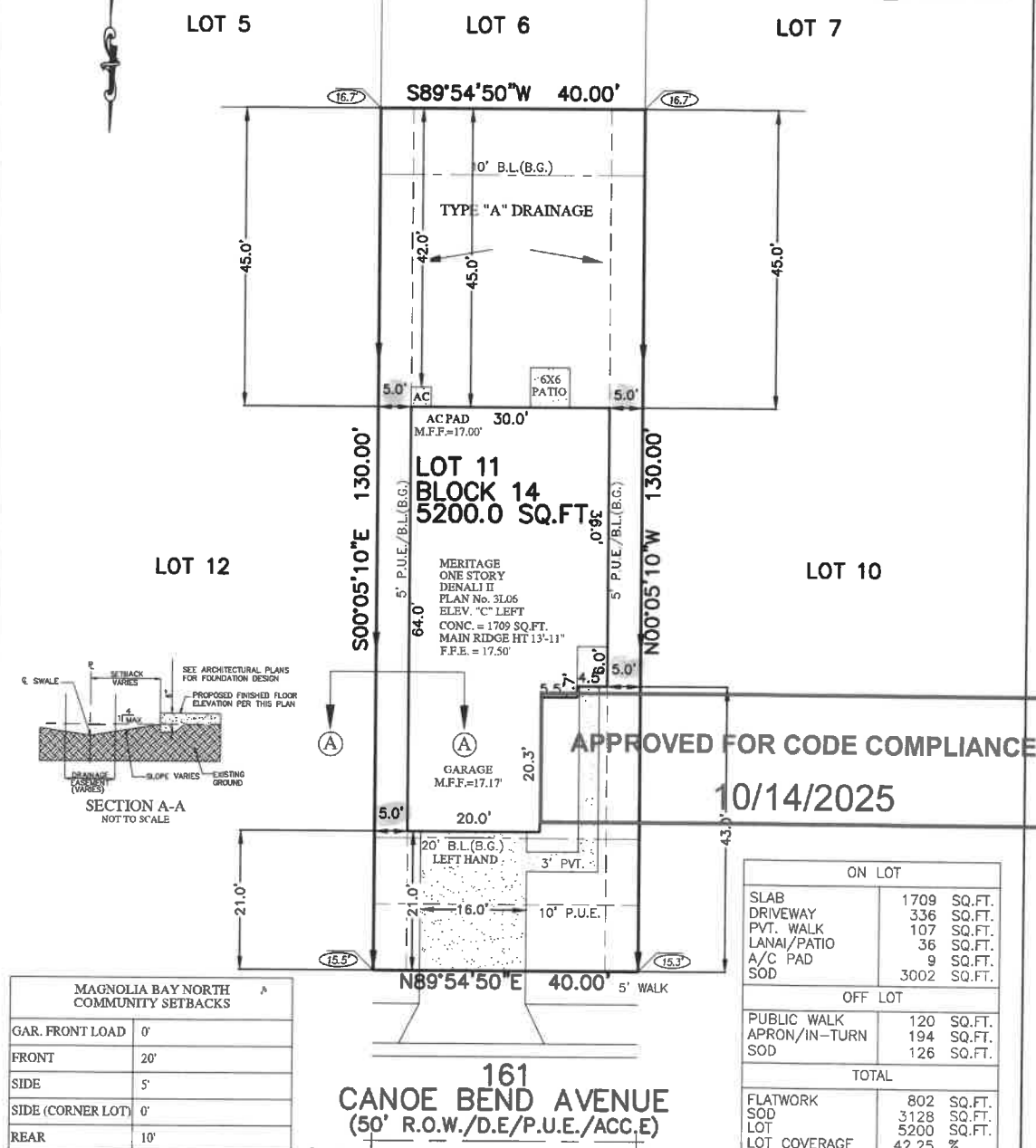
- In a separate document, please restate and address each item below:**
 1. The particular physical surroundings, shape, topographical condition, or other physical or environmental condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 2. The conditions upon which the request for a variance is based are unique to the parcel and would not be applicable, generally, to other property within the vicinity;
 3. The variance is not based on any conditions, including financial, occupational, or ability, which are personal to the applicant as applied to the property involved in the application;
 4. The alleged hardship has not been created by any person presently having an interest in the property or, if it was, it was created as a result of a bona fide error;
 5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity;
 6. The variance granted is the minimum variance that will make possible the reasonable use of the property; and
 7. The property cannot be put to a reasonable use which complies fully with the requirements of the Code unless the variance is granted.





FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	MAC.CE. MAINTENANCE & ACCESS EASEMENT
PROPERTY LINE	S.I. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT
BUILDING LINE	3C 3 CAR	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT
EASEMENT	G.R.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT
WOODEN FENCE	(B.C.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT
WROUGHT IRON FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	W.V. WATER VALVE
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	F.H. FIRE HYDRANT
	PROP. PROPOSED	PVT. PRIVATE	M. MONUMENT
	C.M. CONTROL MONUMENT	I.R. IRON ROD	P. POWER POLE
		FND. FOUND	I.P. IRON PIPE

MANHOLS	GRATE DRAIN
PAD MOUNTED TRANSFORMER	INLET
VAULT	



MAGNOLIA BAY NORTH COMMUNITY SETBACKS

GAR. FRONT LOAD	0'
FRONT	20'
SIDE	5'
SIDE (CORNER LOT)	0'
REAR	10'

ON LOT	
SLAB	1709 SQ.FT.
DRIVEWAY	336 SQ.FT.
PVT. WALK	107 SQ.FT.
LANAI/PATIO	36 SQ.FT.
A/C PAD	9 SQ.FT.
SOD	3002 SQ.FT.
OFF LOT	
PUBLIC WALK	120 SQ.FT.
APRON/IN-TURN	194 SQ.FT.
SOD	126 SQ.FT.
TOTAL	
FLATWORK	802 SQ.FT.
SOD	3128 SQ.FT.
LOT	5200 SQ.FT.
LOT COVERAGE	42.25 %

161 CANOE BEND AVENUE
(50' R.O.W./D.E./P.U.E./ACC.E)
LOT DRAINAGE PLAN & PLOT PLAN
NOT A SURVEY
SCALE: 1" = 20'

ISSUE DATE: 9/18/2025

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION PLAT.
 - SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY, ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE SUBDIVISION PLAT. ALLPOINTS LAND SURVEY, L.L.C. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER REGARDING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
 - FLATWORK AND FENCING ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO MUNICIPALITY, HOA, POA, BUILDER GUIDELINES, DEED RESTRICTIONS, DEVELOPMENT PLANS (MDS) OR LOCAL CODES FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.
 - MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY ENGINEER OF RECORD PER THE APPROVED SMD PLANS AND SHOULD BE VERIFIED BY BUILDER BEFORE PROCEEDING WITH EACH STAGE OF CONSTRUCTION.
 - THIS PROPERTY MAY BE SUBJECT TO FLOODING, EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.
 - THIS PLOT PLAN WAS DEVELOPED USING THE PLAT, INFORMATION GATHERED BY ALLPOINTS AND/OR INFORMATION PROVIDED BY OTHERS AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE ACCURACY OF THE PLAT OR INFORMATION PROVIDED BY OTHERS.
 - ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.
 - SLAB MUST BE AT LEAST 15' ABOVE THE AVERAGE CROWN OF STREET, UNLESS OTHERWISE ALLOWED IN WRITING BY THE BUILDING OFFICIAL.
 - HOME SHALL INCLUDE GUTTERS AND DOWNSPOUTS TO DIRECT FLOW WITH DRAINAGE AND NOT TOWARD THE ADJACENT LOTS.
 - DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE CODE.

FOR: MERITAGE HOMES (SRQ)

ADDRESS: 161 CANOE BEND AVENUE
BY: JT

ALLPOINTS JOB#: MH456194
G.F.:
JOB:

FLOOD ZONE: X

COMMUNITY PANEL:
12115C0245G

EFFECTIVE DATE: 03/27/2024

LOMR: DATE:

THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION

LOT 11, BLOCK 14,
MAGNOLIA BAY NORTH PHASE 1,
PLAT BOOK 56, PGS. 458-472,
PUBLIC RECORDS, SARASOTA COUNTY, FL

I HEREBY CERTIFY THAT THIS PLOT PLAN WAS DEVELOPED USING THE PLAT, INFORMATION GATHERED BY OTHERS AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. PLOT PLAN WAS PREPARED ON THE 18TH DAY OF SEPTEMBER, 2025.

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