



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

DEVELOPMENT SERVICES - PLANNING & ZONING
ZONING MAP AMENDMENT APPLICATION

ZONING MAP AMENDMENT 07-03RZ.1

The Bridges

Project Name:

Parcel Identification No.:

0390-00-3041, 0389-00-2030, 0390-00-3040, 0389-00-2031, 0389-00-2006, and 0389-00-2005

Address:

2000 Border Road

Parcel Size:

1 acre

FLUM designation:

South Laurel Neighborhood (Planning Area I)

Current Zoning:

Open Use Rural
(OUR)

Proposed: Commercial Mixed
Use (CMU)

Property Owner's Name:

Gulf Coast Strategic Investments, Inc.

Telephone:

941-486-4611

Fax:

E-mail:

Mailing Address:

601 S. Tamiami Trail

Project Manager:

Scott Pickett, City of Venice

Telephone:

941-486-2626

Mobile / Fax:

E-mail:

spickett@venicegov.com

Mailing Address:

401 W. Venice Ave.

Project Engineer :

N/A

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Project Architect:

N/A

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

Scott Pickett

10/21/16

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

- ☐ **Statement of Ownership & Control**
- ☐ **Signed, Sealed and Dated Survey of Property**
- ☐ **Agent Authorization Letter**
- ☐ **Narrative describing the petition**
- ☐ **Public Workshop Requirements.** Date held _____
 - ☐ Copy of newspaper ad.
 - ☐ Copy of notice to property owners.
 - ☐ Copy of sign-in sheet.
 - ☐ Written summary of public workshop.

When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:

- a. Whether the proposed change is in conformity to the comprehensive plan.
- b. The existing land use pattern.
- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
- d. The population density pattern and possible increase or overtaking of the load on public facilities such as schools, utilities, streets, etc.
- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
- g. Whether the proposed change will adversely influence living conditions in the neighborhood.
- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
- i. Whether the proposed change will create a drainage problem.
- j. Whether the proposed change will seriously reduce light and air to adjacent areas.
- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

Fees

Application filing fee \$2,908.

Application filing fee for the following zoning districts \$4,732: CMU, PUD, CSC, PCD, PID, RMH.

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

Project Narrative

Through the adoption of Ordinance No. 2008-24 on December 9, 2008, the City of Venice rezoned approximately 146 acres of land owned by the Gulf Coast Strategic Investments, Inc. from Sarasota County Open Use, Rural (OUR) zoning to City of Venice Commercial, Mixed Use (CMU) zoning. The property is generally located east of I-75, north of Border Road and south of Laurel Road and is associated with a project known as “The Bridges”. The legal description in the adopting ordinance inadvertently excluded a one-acre parcel (parcel identification no. 0390-00-3041). Due to this scrivener’s error along with the written consent of the property owner (Gulf Coast Strategic Investments, Inc.), the City of Venice has initiated an amendment to Ordinance No. 2008-24 to correct the scrivener’s error.

To clarify, this ordinance amendment is proposed to correct a legal description scrivener’s error which omitted the referenced one-acre parcel from the ordinance. There is no development plan associated with the subject property.

