

PZ 17-107



City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626
DEVELOPMENT SERVICES - PLANNING & ZONING
ZONING MAP AMENDMENT APPLICATION

ZONING MAP AMENDMENT 17-04RZ

Project Name: Gulf Harbor Estates
Parcel Identification No.: 0178-09-0023
Address: N.W. corner of intersection: Gulf Drive and Harbor Drive
Parcel Size: 2.68 acres
FLUM designation: Low Density Residential
Current Zoning: County RSF-2 **Proposed Zoning:** City RSF-3
Property Owner's Name: Southbridge Investments, LLC
Telephone: 941-408-7797
Fax: —
E-mail: —
Mailing Address: 446 Fairway Isles, Venice FL 34285
Project Manager: N/A
Telephone: _____
Mobile / Fax: _____
E-mail: _____
Mailing Address: _____
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

Revised 12/10

Applicant Signature / Date:

[Signature] 3/9/17

APPLICATION CHECKLIST

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:

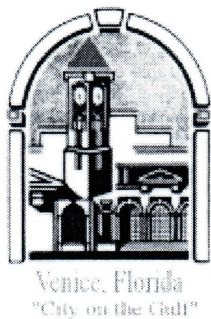
- a. Whether the proposed change is in conformity to the comprehensive plan.
- b. The existing land use pattern.
- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
- d. The population density pattern and possible increase or overtaxing of the load on public facilities 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.



CITY OF VENICE

PLANNING AND ZONING DIVISION

401 W. Venice Avenue
Venice, FL 34285
(941) 486-2626
www.venicegov.com

CITY INITIATED ZONING MAP AMENDMENT APPLICATION PER RESOLUTION NO. 2017-05

Submit application to the City of Venice Planning and Zoning Division, 401 W. Venice Ave., Venice FL 34285. All information on the application must be legible and will become a permanent part of the public record. This application and all applicable required information listed in the application **MUST** be submitted for the application to be deemed complete. Incomplete applications will not be processed and will be returned to the applicant. By submitting this application, the owner(s) of the subject property does hereby grant consent to the Zoning Administrator or designee to enter upon the subject property for the purposes of making examinations, surveys, measurements and inspections deemed necessary to evaluate the property and application, and to post a sign(s) to provide notice of public hearings. All areas of the application shaded gray are to be filled out by staff.

Petition No. 17 - 04 RZ

Date: March 9, 2017

Address: Unimproved Parcel along the north side of Gulf Drive and west side of Harbor Drive

Venice, FL 34285

Existing Zoning District :Sarasota Co. Residential RSF-2

Proposed Zoning District: City of Venice Residential RSF-3

FLUM Designation: Low Density Residential

Parcel Identification No(s):0178-09-0023

Property Owner

Name(s): Southbridge Investments, LLC

Address: 446 Fairway Isles, Venice, Florida 34285

Email: none

Phone: 941-408-7797

Notary Stamps & Signature Space

Print Name: Myron Gay

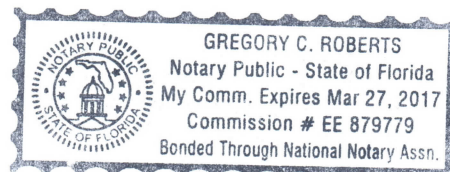
Signature: _____

Date: March 9, 2017

Print: Gregory C. Roberts, Notary

My Commission Expires: 3/27/17

RECEIVED
MAR 09 2017
PLANNING & ZONING



SOUTHBIDGE INVESTMENTS, LLC
446 FAIRWAR ISLES
VENICE, FL 34285

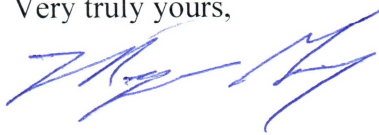
Jeff Shrum, AICP
Community Development Director
City of Venice
401 West Venice Avenue
Venice, Florida 34285

RE: City Initiated Zoning Map Amendment
PID#: 0178-09-0023

Dear Mr. Shrum:

By this letter, the undersigned hereby gives authorization for Gregory C. Roberts, Esquire to represent Southbridge Investments, LLC, with regard to a City Initiated Zoning Map Amendment filed for the above described property.

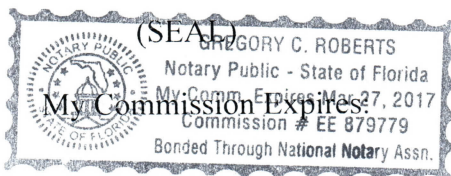
Very truly yours,



Myron Gay, Managing Manager

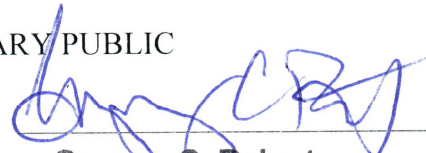
STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 9 day of March, 2017, by Myron Gay, Managing Manager of Southbridge Investments, LLC, who is personally known to me or who has produced _____ as identification.



NOTARY PUBLIC

Sign
Print


Gregory C. Roberts

RECEIVED

MAR 09 2017

PLANNING & ZONING