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

ZONING MAP AMENDMENT APPLICATION

ZONING MAP AMENDMENT 17-06RZ

Project Name: 409 Park Lane Drive
Parcel Identification No.: 0175-08-0012
Address: 409 Park Lane Drive
Parcel Size: 11,522 sq. ft.
FLUM designation: Low Density Residential
Current Zoning: Sarasota County RSF-2 Proposed Zoning: City of Venice RSF-2
Property Owner's Name: Richard and Jeanne Davis
Telephone: 217-522-9508
Fax: N/A
E-mail: N/A
Mailing Address: same as above
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

Applicant Signature / Date: [signature] 3/14/17

Revised 12/10

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.

Dear Property Owner for property located at 409 Park Lane Dr.

It has recently been determined that your property, as well as others within the City, were not formally rezoned to a City zoning designation when your property was annexed into the City. Attached is a letter from the City Attorney on the subject of how building permit applications will be addressed until a rezoning is accomplished.

The City plans to formally rezone all properties once it completes and has approved its new Comprehensive Plan and land development regulations. It is estimated that this will occur in 2019. To resolve any ambiguity that might exist in the meantime, the City is offering a fee waiver and is willing to have staff process an application on your behalf to formally rezone your property to its comparable City designation this year. Please indicate your choice by checking the appropriate box below.

We are happy to answer any questions that you might have.

X I authorize the City to process a rezoning of the above property to its comparable City designation this year on my behalf. (Note: If this option is selected, the City will follow-up with you regarding additional information needed to complete the process)

_____I elect to have my property rezoned once the Comprehensive Plan and land development regulations are approved.

Barbara Hart
(property owner)

March 14, 17
(date)

RECEIVED
MAR 14 2017
PLANNING & ZONING

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 - 06 RZ

Date:	March 14, 17
Address:	409 Park Lane Dr Venice FL 34285
Existing Zoning District:	Sarasota County RSF-2
Proposed Zoning District:	City of Venice - RSF-2
FLUM Designation:	Low Density Residential
Parcel Identification No(s).:	0125-08-0012

Property Owner

Name(s):	Richard Davis
Address:	409 Park Lane Dr - Venice, FL 34285
Email:	sm davis 151 @ yahoo . com
Phone:	217-522-9508

Richard Davis
Print Name:
Richard Davis (FL LICENSE)
Signature:
March 14, 17
Date:

Notary Stamps & Signature Space

ALTON KING
MY COMMISSION # FF214258
EXPIRES: June 15, 2019