



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

\$533

DEVELOPMENT SERVICES - PLANNING & ZONING  
**SITE PLAN AMENDMENT APPLICATION**

P2-248

17-11 SP  
**SITE PLAN AMENDMENT**

**Project Name:** New signage for Dunn Haven LLC.  
**Parcel Identification No.:** BG LT 7 BL F COUNTRY CLUB EST UN3  
**Address:** 925 S. TAMiami TR Venice, FL 34285  
**Parcel Size:** N/A  
**FLUM designation:** N/A  
**Zoning Map designation:** CF Venice Overlay  
**Property Owner's Name:** DUNN HAVEN HOLDINGS, LLC  
**Telephone:** 703.989.1995  
**Fax:** 941.876.3534  
**E-mail:** FloridaProperties@dunn-online.us  
**Mailing Address:** 7725 Sunrise View Ct. Leesburg, VA 20175  
**Project Manager:** Danielle Bobzien  
**Telephone:** 239.989.1868  
**Mobile / Fax:** 941.876.3534  
**E-mail:** FDLPropertyMgmt@gmail.com  
**Mailing Address:** 4282 FONSIKA AVE North Port, FL 34286  
**Project Engineer:** N/A  
**Telephone:** \_\_\_\_\_  
**Mobile / Fax:** \_\_\_\_\_  
**E-mail:** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_  
**Project Architect:** Cathy Pickett, Berlin Sign Co.  
**Telephone:** 941.488.1314 x 306  
**Mobile / Fax:** 941.485.8328  
**E-mail:** cathy@berlinsign.com  
**Mailing Address:** 264 Bahama St. Venice, FL 34285

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

**Applicant Signature / Date:**

[Signature] 10/22/2017

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Trans date: 12/07/17  
Time: 15:39:20  
OK CHECK  
1022  
\$538.00  
\$538.00  
Revised 12/13/17  
Type: OC  
Drawn: 1  
Date: 12/07/17  
Project No: 23084  
Planning & Zoning

# APPLICATION CHECKLIST

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

- ☒ **Statement of ownership and control.** Include copy of property deed or County tax statement.
- ☒ **Agent authorization letter.** Agent authorization letter listing project engineer, architect, planner, and other design professionals must be signed by the property owner and submitted with the application. **SEE ALSO ENCLOSED P&A LETTER**
- ☒ **Legal Description and signed and sealed Survey of Property.** **Copy of 2014 Survey attached.**
- ☒ **Narrative.** Provide a detailed narrative describing purpose of petition and intended use of property.
- ☐ **Deed Restrictions (§ 86-49(b)(7)).** If common facilities and/or private streets are proposed, submit document(s) addressing how common facilities are to be provided and permanently maintained. **N/A**
- ☒ **Public Workshop Requirements.** Date held **8/16/2017**
  - ☒ Copy of newspaper ad.
  - ☒ Copy of notice to property owners.
  - ☒ Copy of sign-in sheet.
  - ☒ Written summary of public workshop.
- ☒ **Comprehensive Plan Consistency.** Confirm consistency with all applicable elements of the City's Comprehensive Plan.
- ☐ **Concurrency Application and Worksheet.** Signed, sealed and dated.  
If a traffic study is required, submit 3 copies of the study (3 signed, sealed and dated).  
Electronic **hcs** files must be e-mailed to staff or submit 3 CDs. **N/A**

Required documentation (provide 15 sets of the following including 3 signed, sealed and dated, unless otherwise noted):

- ☐ **Site Plan Sheet.** Include all proposed improvements, buildings and structures, sidewalks, parking and transportation network, yards and open space. **SEE 2014 SURVEY**
  - ☐ Municipal address
  - ☐ FEMA Flood Zone designation and base flood elevation
  - ☐ Names of all existing and proposed public and private streets
  - ☐ Location of all sidewalks
  - ☐ Location of refuse and recycled materials enclosure.
- ☐ **Utility Plan Detail Sheet** **N/A**
  - ☐ Potable water and wastewater main size and location
  - ☐ Water valve location
  - ☐ Manhole separation
  - ☐ Distance from water main to proposed building
  - ☐ Location of nearest fire hydrants
- ☐ **Paving and Drainage Detail Plan Sheet** **N/A**
  - ☐ Document addressing drainage concurrency by means of a certified drainage plan
  - ☐ Driveway dimensions and turning radius
- ☐ **Landscape Plan Sheet** **N/A**
  - ☐ Tree survey
  - ☐ Detailed inventory of all proposed trees and plants by type and size
- ☐ **Signage.** Depict – by dimension – all ground and wall signage **SEE NARRATIVE**
- ☐ **Architectural Elevations.** Definitions for buildings in the development; and number of dwelling units, sizes and types, together with typical floor plans of each type. **N/A**

## Fees

Application filing fee \$2,300 (major) or \$533 (minor).

Transportation review fee will be billed to applicant and is not included in application fee.

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



## Dunn Haven Holdings, LLC Sign Purpose and Use

Dunn Haven Holdings, LLC is requesting approval to install a monument style sign on its property at 925 South Tamiami Trail, Venice, Florida 34285. The purpose of this sign is to notify the Venice community of the businesses located at the property. The ability to advertise the businesses present on site would greatly benefit the community by providing clear signage as well as the current businesses as the building is offset from the road with limited visibility to drive-by traffic.

The new sign would be designed and built by Berlin Sign Company, a long-standing Venice business. The proposed message area would include space for three business names, changeable as necessary. The sign will be illuminated externally with a ground spotlight. The proposed sign is in compliance with all applicable sign standards and will be slightly less than the maximum allowed size for the building and property due to the cost and overall design of the sign. Where the maximum height allowed is 180", this sign will measure 144" tall, and 76.5" wide at its max and the breakdown of specific measurements regarding the base and copy areas can be seen on the enclosed diagram.

This new sign, if permitted by the city, will replace the previous free-standing metal sign that no longer meets code requirements and is thus unable to be used, hindering the businesses located at this address from advertising their location as well as making it difficult for the Venice community to locate the businesses at this site. The old sign will be taken down and removed upon the granting of this permit. Meeting the City of Venice requirements for the new sign improves the appearance of the site and the streetscape along US 41. The proposed cap and column monument style sign fits well with the existing building's architecture and that of the nearby businesses as well. Architectural elements located on the building will be replicated on the sign as well as the building colors in order to tie the two together for a uniform appearance to the property as can be seen on the enclosed photographs.

This proposal facilitates community communication and visible but aesthetically pleasing advertising along US 41 and allows for better community awareness of this business location and address. This allows for us to participate to a greater extent in the well being of the Venice business community, adding to the overall economy of our city.

## Consistency with City's Comprehensive Plan

Dunn Haven Holdings, LLC's application for a new monument style sign is consistent with the Venice Comprehensive Plan and is compatible with other monument style signs in the Venice area.

It is understood that this proposal is subject to Venice Site Plan Amendment procedures because the property is located at 925 South Tamiami Trail. The monument sign will be used and maintained by Dunn Haven Holdings, LLC and replacing the previous metal post sign no longer in use.

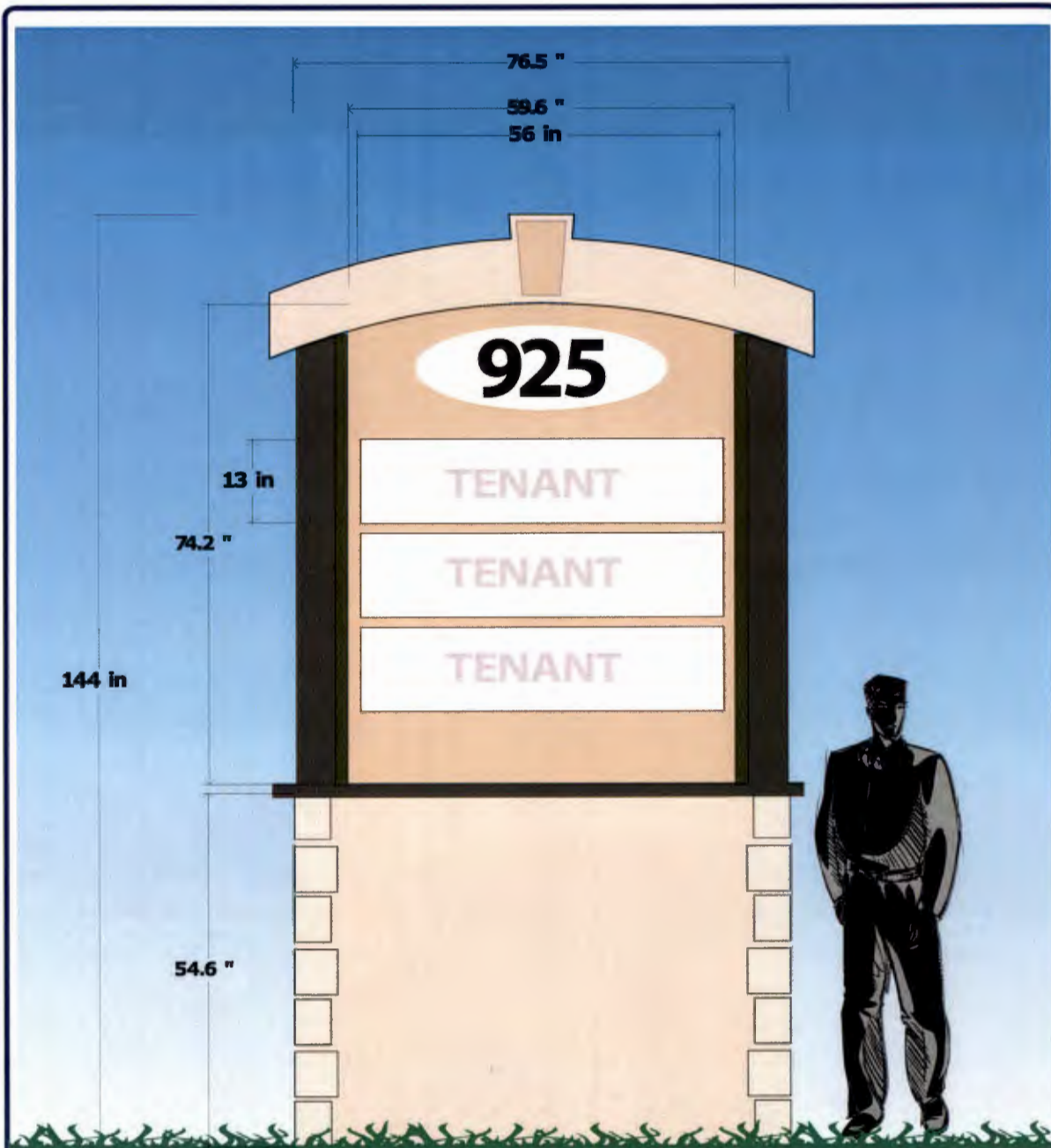
The property area occupied by the sign and landscaping will be about 28 square feet. No other areas of the grounds will be altered in relation to the sign with the exception of the removal of the existing metal post sign. The proposed signage is in compliance with the Venice sign ordinance and will be consistent with the architectural environment along Tamiami Trail from the hospital to the South Bridge. The sign will also echo architectural elements found on the building on site as well as be coordinated with colors matching the building.

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Consistency with Venice Comprehensive Plan \* Dunn Haven Holdings, LLC \* 925 S Tamiami Trail, Venice, FL 34285

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**Berlin Sign  
Company**

264 Bahama St., Venice, Fl. 34285  
941.488.1314  
Fax 485-8328

Customer **Florida Property Mgmt**

Date Oct 16, 2017

Salesman Cathy Drawing by Gono

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These graphic concepts are provided for the purpose of  
submitting the proposed project. Unauthorized use,  
copying, scanning or sharing is strictly prohibited.  
All designs, concepts and layouts are considered the  
property of Berlin Sign Company and are  
protected by Federal Copyright.

CLIENT REVIEW STATUS

APPROVED APPROVED AS NOTED

☐ CORRECT & REDESIGN

BERLIN SIGN COMPANY WILL Endeavor To Closely Match Colors, Including Pms, Where Specified. We Cannot Guarantee Exact Matches Due To Varying Competibility Of Surface Materials And Paints Used.

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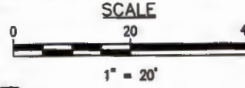
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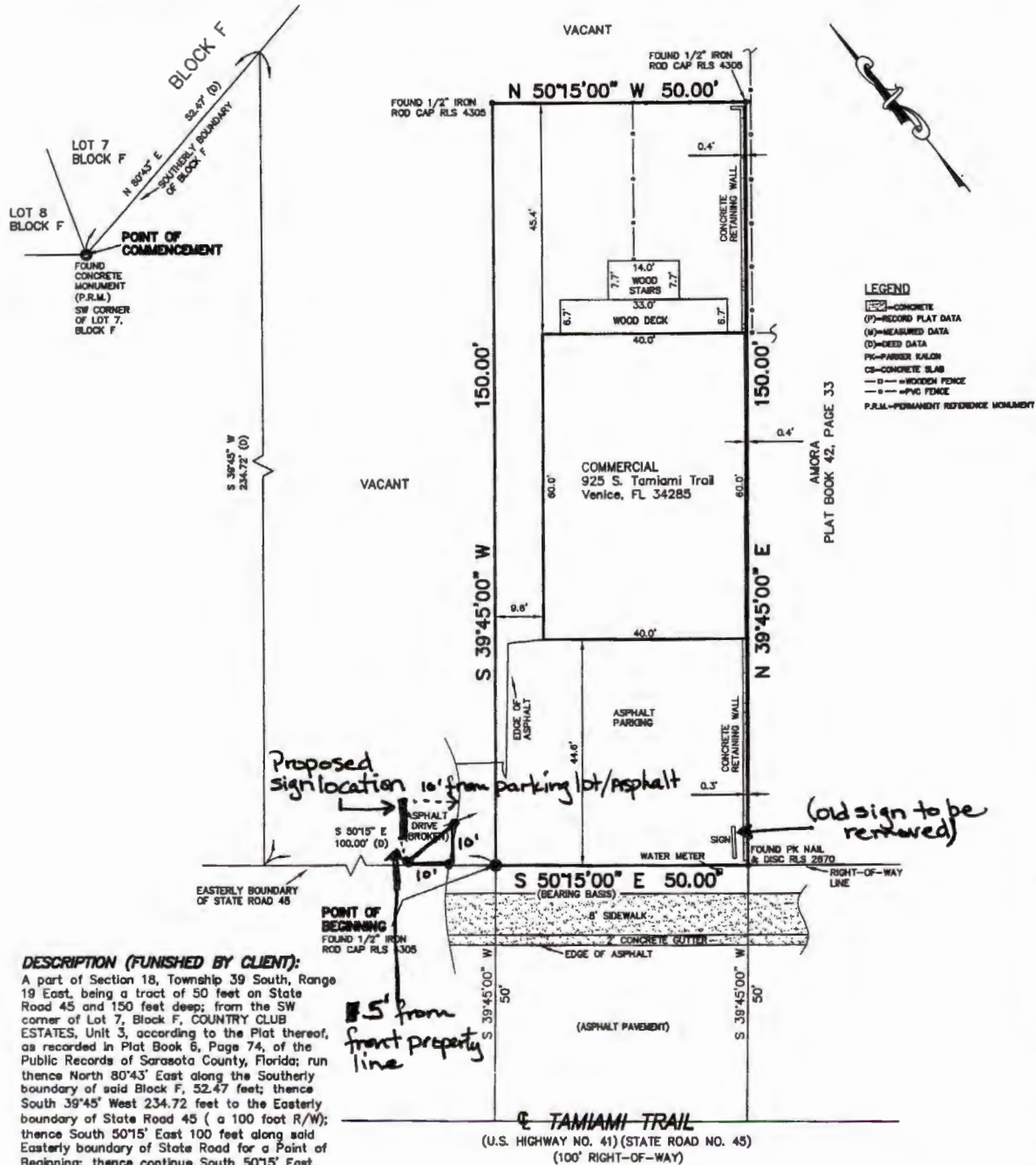
# SURVEY SKETCH

THE SURVEY SHOWN HEREON WAS MADE WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. UNLESS OTHERWISE NOTED BEARINGS REFERRED TO RECORD PLAT AND ELEVATIONS N.E.V.D. 1928. UNDERGROUND IMPROVEMENTS AND ENCROACHMENTS WERE NOT LOCATED. UNLESS OTHERWISE SHOWN ALL MEASUREMENTS (BEARINGS AND DISTANCES) ARE PLAT AND MEASURED. THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE BY THOSE CERTIFIED TO. WETLANDS, HAZARDOUS MATERIALS OR JURISDICTIONAL LINES, IF ANY, WERE NOT LOCATED.

## BOUNDARY SURVEY (WITH IMPROVEMENTS)



Client Gold Crest Title/ Dunn  
**CERTIFIED TO:** (FOR THE EXCLUSIVE USE OF)  
 Kevin M. Dunn  
 Gateway Bank of Southwest Florida  
 Gold Crest Title Services  
 Stewart Title Guaranty Company



UNDERGROUND MAKE NO GUARANTEE OR REPRESENTATION REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, ETS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, UNDERGROUND UTILITIES AND OTHER SIMILAR MATTER, UNLESS IT BEARS THE SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH PLAT OR MAP IS NOT VALID.

THE FLOOD PLANE DETERMINATION IS RESTRICTED REVIEW OF FLOOD INSURANCE RATE MAP AND IS TO BE CONTINUED AS A CONFIRMATION OR WIAL OF FLOOD POTENTIAL.

**FLOOD ZONE DATA**  
 COMMUNITY No.: 125144  
 MAP/PANEL No.: 0333E  
 DATE: 09/03/92  
 F.L.R.M. FLOOD ZONE: "X"  
 BASE FLOOD ELEVATION: N/A



MERIDIAN GROUP of South Florida Inc.  
 Surveying-Planning-Construction Expediting

493 Barger Drive Unit A  
 Port Charlotte, FL 33953  
 Fon (941)766-0011  
 Fax (941)766-0012

THIS CERTIFIES THAT A FIELD SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY IS SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

JOSEPH E. THOMAS & M. PL. REG. #6153

April 15, 2014

INTENDED USE OF SURVEY FINANCING  
 DRAFTED BY B.H.

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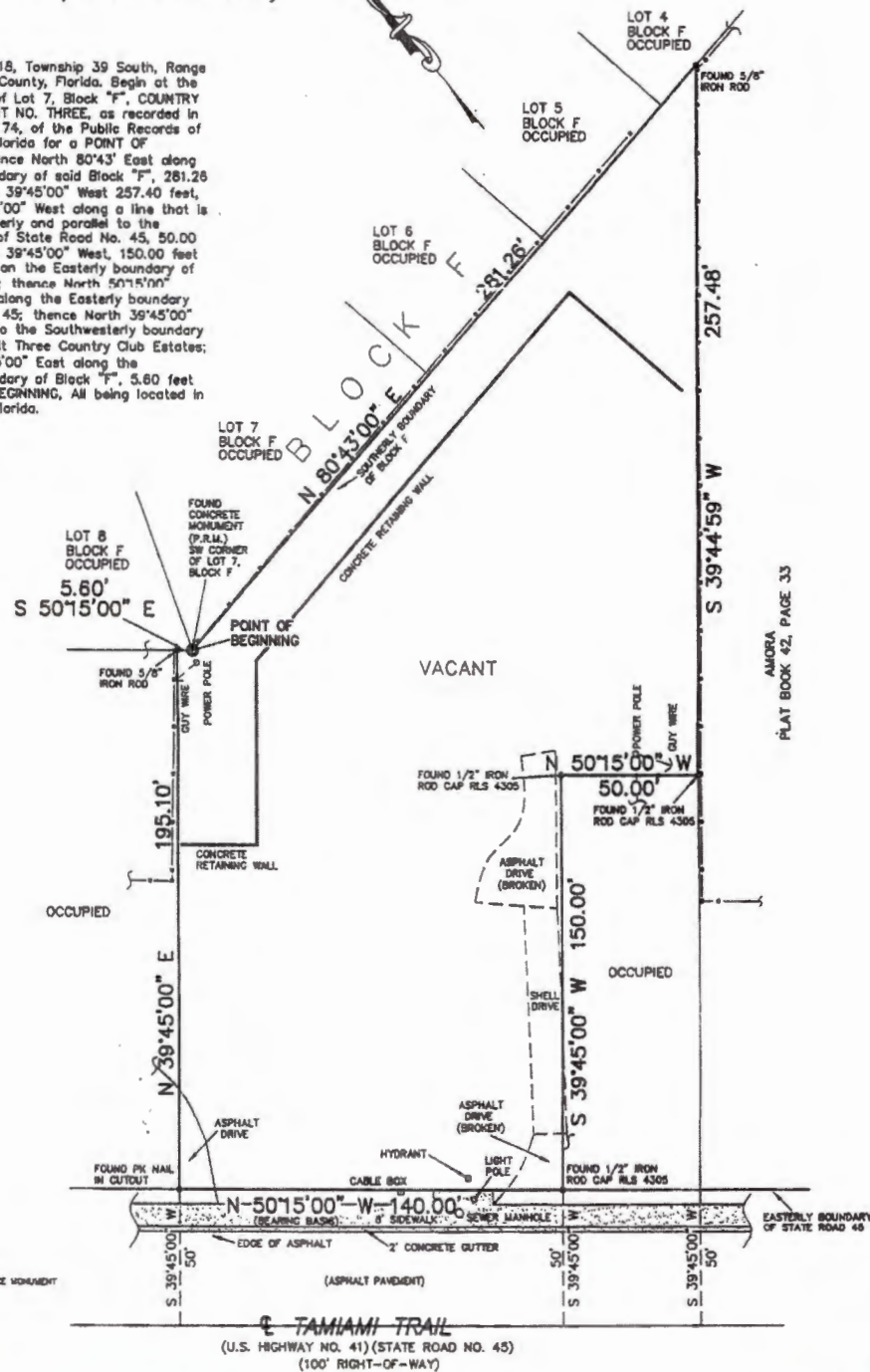
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THE SURVEY SHOWN HEREON WAS MADE WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. UNLESS OTHERWISE NOTED BEARINGS REFERRED TO RECORD PLAT AND ELEVATIONS N.E.C.D. 1928. UNDERGROUND IMPROVEMENTS AND ENCROACHMENTS WERE NOT LOCATED. UNLESS OTHERWISE SHOWN ALL MEASUREMENTS (BEARINGS AND DISTANCES) ARE PLAT AND MEASURED. THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE BY THOSE CERTIFIED TO. WETLANDS, HAZARDOUS MATERIALS OR JURISDICTIONAL LINES, IF ANY, WERE NOT LOCATED.

### BOUNDARY SURVEY (WITH IMPROVEMENTS)

A part of Section 18, Township 39 South, Range 19 East, Sarasota County, Florida. Begin at the Southwest corner of Lot 7, Block "F", COUNTRY CLUB ESTATES, UNIT NO. THREE, as recorded in Plat Book 6, Page 74, of the Public Records of Sarasota County, Florida for a POINT OF BEGINNING; run thence North 80°43' East along the Southerly boundary of said Block "F", 261.26 feet; thence South 39°45'00" West 257.40 feet, thence North 50°15'00" West along a line that is 150 feet Northwesterly and parallel to the Easterly boundary of State Road No. 45, 50.00 feet; thence South 39°45'00" West, 150.00 feet to a point located on the Easterly boundary of State Road No. 45; thence North 1°17'00" West, 140.00 feet along the Easterly boundary of State Road No. 45; thence North 39°45'00" East, 195.10 feet to the Southwesterly boundary of Block "F" of Unit Three Country Club Estates; thence South 50°15'00" East along the Southwesterly boundary of Block "F", 5.60 feet to the POINT OF BEGINNING. All being located in Sarasota County, Florida.



### LEGEND

**CONCRETE**  
 (P)=RECORD PLAT DATA  
 (M)=MEASURED DATA  
 (O)=OBS DATA  
 PFC=PARMER FALON  
 CS=CONCRETE SLAB  
 --- S --- =WOODEN FENCE  
 --- P --- =PVC FENCE  
 P.R.M.=PERMANENT REFERENCE MONUMENT

THE UNDERSIGNED MAKES NO GUARANTEE REPRESENTATION REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, UNDERGROUND UTILITIES AND OTHER SIMILAR MATTER, UNLESS IT BEARS THE SIGNATURE AND ORIGINAL CIRCULATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID.

NOTE: FLOOD PLANE DETERMINATION IS RESTRICTED TO THE FLOOD INSURANCE RATE MAP AND IS NOT TO BE CONTINUED AS A COMPARISON OR DEDUCTION OF FLOOD POTENTIAL.

DATE OF SURVEY	DATE OF FOUNDATION
December 9, 2014	

**FLOOD\_ZONE DATA**  
COMMUNITY No.: 125144  
MAP/PANEL No.: 0333E  
DATE: 09/03/92  
F.I.R.M. FLOOD\_ZONE: 70  
BASE FLOOD ELEVATION:



**MERIDIAN GROUP of South Florida Inc.**  
Surveying—Planning—Construction—Expediting

493 Berger Drive Unit A  
Port Charlotte, FL 33954  
Fon (941)766-0011  
Fax (941)766-0012

FL REG. LB8048

DATE OF FINAL	DRAFTED BY B.H.
---------------	-----------------

THIS CONFIRMS THAT A FIELD SURVEY OF THE PROPERTY DESCRIBED HEREIN WAS MADE UNDER

MY RESPONSIBLE OFFICER AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SURVEY HEREIN IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF. IN WITNESS WHEREOF, I HAVE SIGNED AND DATED THESE STATEMENTS.

December 9, 2014

December 9, 2014

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