

PZ 17-217



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

ZONING MAP AMENDMENT 17-14 RZ

Project Name: 436 Baynard Dr.
Parcel Identification No.: 0178-01-0036
Address: 436 Baynard Dr.
Parcel Size: 8,960 sqft. (0.21 ac)
FLUM designation: Low Density Residential
Current Zoning: County RSF-3 **Proposed Zoning:** City RSF-3
Property Owner's Name: Dale Kunz
Telephone: (612) 239-5213
Fax:
E-mail: dale.kunz@bioworldwide.com
Mailing Address: 431 Villas Dr. ; 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

Applicant Signature / Date: [Signature] 10/25/17

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.

Location

HIBISCUS

VILLAS

EVERGLADES

FIESOLE

SPADARO

PID: 0178-01-0036

BAYNARD

CORAL

HARBOR

MAHON

DARLING

GOLDEN BEACH

Legend

- Streets
- City Limits
- Subject Property
- Parcel Boundaries
- Water Bodies

0 100 200 300 400 500 Feet

436 Baynard Dr.

N





CITY OF VENICE PLANNING AND ZONING DIVISION

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

PROPERTY OWNER AUTHORIZATION CITY INITIATED REZONING MAP AMENDMENT APPLICATION PER RESOLUTION NO. 2017-05

Please plan to attend or have your agent/representative attend all public meetings on your behalf to provide input and answer any questions regarding your petition.

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. Further, the property owner agrees to provide any/all necessary information and documentation by the City that is required for a complete application. **Note: failure to provide documentation will delay the processing of the application.** All forms/documentation must be submitted to the City of Venice Planning and Zoning Division, 401 W. Venice Ave., Venice FL 34285.

By completing this form I Dale Kunz (print name property owner), do hereby authorize the City of Venice to initiate a rezoning map amendment for my property (County Parcel ID# 0178-01-0036). I understand and consent to changing the zoning on my property from Sarasota County Zoning district: RSF-3 to City of Venice zoning district: RSF-3. **Note: request can only be processed for changing Sarasota County zoning to the most similar/equivalent City of Venice zoning district. Request for changes to non-like districts must be processed by the owner at their expense.**

Date: August 8, 2017

Property Owner Information:

Property Owner(s): Dale Kunz

Address: 431 Villas Dr Venice FL 34285

Phone Number: 612-239-5213

Email: dale.kunz@biworldwide.com

Subject Property Information:

Sarasota County Parcel Identification No(s): 0178-01-0036

Future Land Use Map Designation: Low Density Residential

☐ Attached Copy of Deed or LLC. Articles of Incorporation providing for clear documentation/names for ownership of the subject property.

Dale Kunz
Print Name: Dale Kunz
Signature: August 16, 2017
Date:

Notary Stamps & Signature Space

STATE OF MN
COUNTY OF Hubbard

The foregoing instrument was acknowledged before
me this 16th day of Aug, 2017, by Dale

Patrick Kunz

Notary Public's Signature

Personally Known _____ OR

Type of Identification Produced

Tammy M. Zunic Andersen
Notary Name

FL DL

