



## **ZONING MAP AMENDMENT APPLICATION**

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will not be reviewed and will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-130 for Planned Unit Development district submittal requirements. After this application package is deemed complete, any new development will be scheduled for a Pre-Hearing Conference at the Planning Commission (Section 86-130(t)(4)).

**Project Name:** Cassata Place Phase II

**Brief Project Description:** The proposed project contemplates a single-family housing development.

**Address/Location:** 1775 E. Venice Avenue, Venice, FL 34292

**Parcel Identification No.(s):** 0412-08-0003

**Parcel Size:** 5 +/- acres

**Current Zoning Designation(s):** OUE

**Proposed Zoning Designation(s):** RMF-2/VG

☒ Residential ☐ Non-Residential

**FLUM Designation(s):** Moderate Density Residential

**Fee:** The Zoning Administrator determines if a project is a minor or major amendment. A 35% reduction will be applied to concurrently filed land use petitions that qualify. Some projects may be assessed an extended technical review fee of \$1400:  
☐ New \$2908

**Additional fees:** Per Code Section 86-586, legal advertising and public notice fees in excess of \$50 will be billed after all public hearings, regardless of approval status. Other fees may include review of transportation/environmental reports and studies by the City's consultant, verification by a consultant of the accuracy of the legal description provided by the applicant/agent and City Attorney fees. These fees are billed separately and must be paid before the Planning Commission public hearing. If these fees are not paid, approvals and further City of Venice permits are subject to delay. **BILL TO:** ☒ **APPLICANT** ☐ **AGENT (SELECT ONE)**

**Applicant/Property Owner Name:** Girl Scouts of Gulfcoast Florida, Inc.

**Address:** 4780 CATTLEMEN RD, SARASOTA, FL, 34233-5038

**Email:**

**Phone:** (800) 232-4475

**Design Professional or Attorney:** Paul V. Sherma, Professional Engineering Resources, Inc.

**Address:** 10225 Ulmerton Road, Suite 4D, Largo, FL 33771

**Email:**

**Phone:** (800) 232-4475

**Authorized Agent (1 person to be the point of contact):** Jeffery A. Boone, Esq.

**Address:** 1001 Avenida Del Circo, Venice, FL 34285

**Email:** jboone@boone-law.com

**Phone:** (941) 488-6716

Staff Use Only

Petition No.

Fee:

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*Application packages are reviewed by Planning Staff for completeness within 3 business days. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Large plans should be collated and folded to allow the bottom right corner visible. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted.*

☒ **Application:** (15 copies)

☒ **Project Narrative:** Provide A statement describing in detail the character and intended use of the development, in addition to the short description on page one of the application (15 copies).

☒ **CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD. *The legal description for each parcel must be submitted in text (copyable) format and will be verified by a consultant.*

☒ **Agent Authorization Letter:** A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. This individual will be the single point of contact for staff (1 copy).

☒ **Statement of Ownership and Control:** Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity (1 copy).

☒ **Survey of the Property:** Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. (1 copy) **Date of Survey:**

☒ **School Concurrency (RESIDENTIAL ONLY):** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy).

☒ **Public Workshop Requirements:** (Section 86-41) ☒ Newspaper advertisement ☒ Notice to property owners ☒ Sign-in sheet ☒ Written summary of public workshop (1 copy)

☒ **Planning Commission Report:** (15 copies) Per Code Section 86-47(f)(1), prepare a statement for each of the following considerations/ findings: 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; and p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

☒ **Comprehensive Plan Compliance Report:** Prepare a report addressing the appropriate areas of the Comprehensive Plan in order to determine compliance.

**Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at the public hearing and will be contacted by staff regarding availability.** By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name & Date:	Applicant Name & Date:
Authorized Agent Signature:	Applicant Signature:

**Cassata Place Phase II**  
**Zoning Map Amendment Application**  
**Project Narrative**

The subject property is an undeveloped 5.07 +/- acre parcel located on the south side of East Venice Avenue between Auburn Woods Circle and S. Auburn Road. The property lies within the East Venice Avenue Neighborhood of the Comprehensive Plan, has a Future Land Use Map designation of Moderate Density Residential, and is seeking a zoning designation of RMF-2/VG.

The anticipated project contemplates a single-family dwelling unit development (paired villas) of up to forty-five (45) units on twenty-two (22) lots. The anticipated design is consistent with the FLU allowable density as well as with City RMF-2/VG zoning standards and Land Use Regulations.

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**Cassata Place Phase II**  
**Zoning Map Amendment Application**  
**Comprehensive Plan Compliance Report**

The Property, and Proposed Development thereon, comply with all requisite strategies and guidelines in the City of Venice Comprehensive Plan for an amendment to the zoning map.

**Future Land Use:**

The Property has a Future Land Use Map ("FLUM") designation of Moderate Density Residential. RMF-2, the zoning designation sought by the Proposed Development, is an Implementing Zoning District thereunder. Single family detached, attached residential and multifamily uses are all supported in this FLU prescribed use.

**East Venice Avenue Neighborhood:**

The Comprehensive Plan recognizes that this neighborhood has little opportunity for new development, as it is largely developed already. The Property is not an area of Redevelopment nor within the MUR designation and therefore is not implicated by most considerations noted in this neighborhood. As the Proposed Development is a small parcel mostly surrounded by existing residential developments, the development plan proposed serves to further the aesthetic and functional purposes of the East Venice Avenue Neighborhood while complementing and maintaining compatibility with its surroundings.

**Land Development Code and Transition:**

There are no compatibility issues raised as surrounding properties are either already developed or proposed to be developed in a similar use and intensity as the Proposed Development. Policy 8.2 is met and provided for by the Proposed Development as detailed below:

Policy 8.2      Land Use Compatibility Review Procedures.

Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

A. Land use density and intensity.

**The zoning designation sought and development proposal contemplate land use of similar density and intensity to surrounding properties.**

B. Building heights and setbacks.

**Not applicable.**

C. Character or type of use proposed.

**The character and type of use proposed is compatible with adjacent and surrounding developments.**

D. Site and architectural mitigation design techniques.

**Not applicable.**

Considerations for determining compatibility shall include, but are not limited to, the following:

E. Protection of single-family neighborhoods from the intrusion of incompatible uses.

**The proposed use is compatible with single-family neighborhoods.**

F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

**The proposed zoning designation does not allow for commercial or industrial uses.**

G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

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**The proposed zoning designation and development resolves the property's nonconforming zoning designation per the City of Venice Comprehensive Plan.**

H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

**The zoning designation sought and development proposal contemplate land use of similar density and intensity to surrounding properties.**

Potential incompatibility shall be mitigated through techniques including, but not limited to:

I. Providing open space, perimeter buffers, landscaping and berms.

**Not applicable.**

J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

**Not applicable.**

K. Locating road access to minimize adverse impacts.

**Not applicable.**

L. Adjusting building setbacks to transition between different uses.

**Not applicable.**

M. Applying step-down or tiered building heights to transition between different uses.

**Not applicable.**

N. Lowering density or intensity of land uses to transition between different uses.

**Not applicable.**

**Cassata Place Phase II**  
**Zoning Map Amendment Application**  
**Planning Commission Report**

**Sec. 86-47. - Amendments to the land development code.**

*(f) Contents of planning commission report.*

(1) *Rezoning amendments.* 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.

**Yes. The zoning designation sought is an Implementing Zoning District under the Future Land Use designation for the Property.**

b. The existing land use pattern.

**Yes. The proposed development contemplates similar use, design and intensity to properties in its area.**

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

**No. There is no possibility of creating an isolated district unrelated to adjacent and nearby districts by rezoning the property as proposed.**

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

**No. The proposed development will not affect the population density pattern, nor will it cause an increase or overtaxing on any public facilities.**

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

**No. The existing district boundaries are not drawn illogically in relation to existing conditions on the property.**

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

**The property maintains a Sarasota County zoning despite being part of the City of Venice; therefore, the proposed amendment is necessary to provide zoning consistent with the City's comprehensive plan and land development regulations.**

g. Whether the proposed change will adversely influence living conditions in the neighborhood.

**No, to the contrary. The proposed change will increase harmony with surrounding properties, improve onsite conditions, and has been welcomed by neighbors.**

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h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

**No. The proposed change will offer no deleterious impacts on traffic or public safety.**

i. Whether the proposed change will create a drainage problem.

**No. Development of the property will require engineering and permitting that will confirm no adverse impacts.**

j. Whether the proposed change will seriously reduce light and air to adjacent areas.

**No, the proposed change will not seriously reduce light and air to adjacent areas.**

k. Whether the proposed change will adversely affect property values in the adjacent area.

**No. Property values will not be harmed by the proposed change.**

l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

**No. The proposed change will not be a deterrent to the improvement or development of adjacent properties in accord with the existing regulations.**

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

**No. The proposal seeks zoning consistent with the City's Comprehensive Plan and Code, and therefore provides no specific privilege and instead serves the public welfare as envisioned by the City Comprehensive Plan.**

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

**Yes, the property has not yet been zoned to a City of Venice zoning designation and maintains a Sarasota County zoning designation despite lying within City limits and jurisdiction. Therefore, the existing zoning is nonconforming and this amendment will seek to resolve that issue.**

o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

**No. The Comprehensive Plan contemplates the zoning designation requested, and the market supports the nature of such development.**

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

**Not applicable. This property permits the use requested per the Comprehensive Plan and requires a City zoning designation.**