



COMPREHENSIVE PLAN 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 86-33 for submittal requirements.

Project Name: Watermark at Venice	
Brief Project Description: Multi-family Residential	
Address/Location: 500 R&F Ranch Road, Nokomis, FL 34275	
Parcel Identification No.(s): 0387-13-0001	Parcel Size: 19.35 +/- acres
Current FLUM Designation(s): Sarasota County -Moderate Density	Proposed FLUM Designation(s): Medium Density Residential
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	Current Zoning Designation(s): County OUE-1
Fees: The Zoning Administrator will determine if a project is a small or large scale then select correct fee and review fee below. A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586(b-d) for complete code. <i>*Extended technical review fee of \$1400 charged at third resubmittal.</i>	
<input type="checkbox"/> Application Fee (Small Scale) \$5,100	<input type="checkbox"/> Review Fee \$2000 OR
<input type="checkbox"/> Application Fee (Large Scale) \$6,366	<input type="checkbox"/> Review Fee \$1500
Applicant/Property Owner Name: Thompson Thrift Development, Inc (applicant)/ Piana Revocable Trust (owner)	
Address: 111 Monumnet Circle, Suite 1500, Indianapolis, IN 46204 (applicant)	
Email: N/A	Phone: N/A
Design Professional or Attorney: Jeffery A. Boone, Esq.	
Address: 1001 Avenida Del Circo, Venice, FL 34285	
Email: jboone@boone-law.com	Phone: 941-488-6716
Authorized Agent (1 person to be the point of contact): Jeffery A. Boone	
Address: 1001 Avenida Del Circo, Venice, FL 34285	
Email: jboone@boone-law.com	Phone: 941-488-6716

Staff Use Only


Petition No.

Fee:

Application packages are reviewed for completeness within 3 business days. Collate all copies into three sets. 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, and why it is not being submitted.

<input checked="" type="checkbox"/> Application: (1 copy)	Pre-Application Date: August 26, 2020
<input checked="" type="checkbox"/> Narrative: Provide A statement describing in detail the proposed changes, in addition to the short description on page one of the application (1 copy).	
<input checked="" type="checkbox"/> Comprehensive Plan Compliance Report: Justification for the proposed amendment including a statement of consistency with the Comprehensive Plan (1 copy).	
<input checked="" type="checkbox"/> Strikethrough/Underline Revisions: Prepare a report listing individually each proposed Map, Section, Table, or Figure change of the Comprehensive Plan in strikethrough/underline format (1 copy).	
<input checked="" type="checkbox"/> Location Map: A map or aerial that delineates every parcel included in rezone and indicate each parcel's current & proposed FLUM on the map in callouts (1 copy).	
<input checked="" type="checkbox"/> Land Use Map: A map or aerial that may include existing conditions, aerial photographs, natural communities and transportation network (1 copy).	
<input checked="" type="checkbox"/> Base Analysis: may include Comprehensive Plan policy evaluation, site data and land use information (demographics, housing, public service and utilities, transportation, environmental, recreation and open space), special studies, etc. in support of proposed amendment. (1 copy).	
<input checked="" type="checkbox"/> School Concurrence (RESIDENTIAL ONLY): School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy).	
<input checked="" type="checkbox"/> Agent Authorization Letter: A signed letter from the property owner, authorizing <u>one</u> 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).	
<input checked="" type="checkbox"/> 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).	
<input checked="" type="checkbox"/> Public Workshop Requirements: (Section 86-41) <input checked="" type="checkbox"/> Newspaper advertisement <input checked="" type="checkbox"/> Notice to property owners <input checked="" type="checkbox"/> Sign-in sheet <input checked="" type="checkbox"/> Written summary of public workshop <input checked="" type="checkbox"/> Mailing List of Notified Parties (1 copy)	
<input checked="" type="checkbox"/> 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: 03/20/2020	
<input checked="" type="checkbox"/> CD with Electronic Files: Provide PDF's of ALL documents, appropriately identified by name on one CD/ thumb drive. All PDF's of site & development plans need to be signed and sealed. Submit each document or set of plans as one pdf- not each sheet in individual pdf's. Provide a separate document with the legal description.	

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: Jackson R. Boone, Esq 09/23/20 for Jeffery A. Boone, Esq.	Applicant Name & Date:
Authorized Agent Signature:  for Jeffery A. Boone, Esq.	Applicant Signature: