



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 86-47 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 Zoning Designation(s): County OUE-1

Proposed Zoning Designation(s): RMF-3

☒ Residential ☐ Non-Residential

FLUM Designation(s): Current: County Moderate Density;
Proposed: Medium Density

Fees: ☐ Application Fee \$2908 ☐ Review Fee \$1000 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. **Extended technical review fee of \$1400 charged at third resubmittal.*

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

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.

☒ **Application:** Must be signed by agent or applicant (3 copies)

☒ **Narrative:** Provide a document describing in detail the character and intended use of the development, and confirm consistency with all applicable elements of the City's Comprehensive Plan. (3 copies).

☒ **Planning Commission Report:** 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 (1 copy).

☒ **Location Map:** A map or aerial that delineates every parcel included in rezone and indicate each parcels current & proposed zoning on the map in callouts (1 copy).

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

☒ **Agent Authorization Letter(s):** A signed letter from *each* property owner, authorizing one individual, a single point of contact for staff (not a business) to submit an application and represent the owner throughout the application process. Clearly indicate the property parcel identification number(s) on each letter (1 copy for each property owner).

☒ **Statement of Ownership and Control:** Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser summaries 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. Clearly indicate the property parcel identification number(s) on each deed (1 copy).


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

☒ **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:**

☒ **CD/Thumb Drive with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD/ thumb drive. Submit each document or set of plans as one pdf- not each sheet in individual pdf's.

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/Signature:

Jackson R. Boone, Esq. for Jeffery A. Boone, Esq. / 9/22/20 / 

Applicant Name/Date/Signature: