



CITY OF VENICE

PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285

(941) 486-2626 ext. 7434

www.venicegov.com

SPECIAL EXCEPTION 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 86-43 for special exception submittal requirements.

Project Name:	Watermark at Venice		
Requested Use/or List All Code Modifications:	The applicant is requesting a modification to Sec. 86-497 in connection with its Site & Development Plan (Petition No. 21-13SP).		
Address:	500 R&F Ranch Road; 2800 Curry Lane; and, 2806 Curry Lane		
Parcel Identification No.(s):	0387-13-0001; 0387-14-0004; and, 0387-14-0003		
Parcel Size:	(+/-) 29.4 acres	<input type="checkbox"/> Use Request	<input checked="" type="checkbox"/> Code Modifications
Zoning Designation(s):	RMF-1 and RMF-3	FLUM Designation(s):	MODR and MEDR
Fees: <input type="checkbox"/> Application Fee \$420.25 Per Use or Exception Requested Total: \$ <input type="checkbox"/> Review Fee \$367.72 Per Use or Exception Requested Total: \$ - 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 (will be used for billing): Thompson Thrift Development, Inc. (Applicant) / see Owner information attached.			
Address:	111 Monument Circle, Suite 1500, Indianapolis, IN 46204 (Applicant)		
Email:	Phone:		
Design Professional or Attorney:	Ryan Hoppe, P.E., Kimley-Horn & Associates		
Address:	1777 Main St., Suite 200, Sarasota, FL 34236		
Email:	ryan.hoppe@kimley-horn.com	Phone:	941-379-7600
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:

Application packages are reviewed for completeness. 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: (1 copy)**

☐ **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. For Code Modification requests, list each section of code and an explanation of the request. Confirm consistency with all applicable elements of the City's Comprehensive Plan. (1 copy).

☐ **CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD. All PDF's of special exception plans need to be signed and sealed. *The legal description for each parcel must be submitted in text format.*

☐ **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:**

☐ **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)

☐ **Required Findings for Approval:** Respond to all findings for Code Section 86-43(e)(1)-(10) (1 copy).

☐ **Special Exception Plans- Submit 1 set of the following collated, folded plans, 24"x36", including 3 signed, sealed, and dated (rolled plans not accepted):** A written petition for special exception shall be submitted indicating the provision of this chapter under which the special exception is sought and stating the grounds on which it is requested, with particular reference to the types of findings which the planning commission must make. The petition shall include material necessary to demonstrate that the grant of special exception will be in harmony with the general intent and purpose of this chapter, and will not be injurious to the neighborhood or to adjoining properties or otherwise detrimental to the public welfare. Such material may include, but is not limited to the following, where applicable: a. Site and development plans at an appropriate scale showing proposed placement of structures on the property, and provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas, and required yards and other open spaces; b. Plans showing proposed locations for utility hookups; c. Plans for screening and buffering with reference as to type, dimensions and character; d. Proposed landscaping and provisions for trees protected by city regulations; and e. Proposed signs and lighting, including type, dimensions and character.

*If the special exception request is for modifications of code standards per 86-43(b)(3), such request shall be filed concurrently with a site & development plan application. For these concurrent applications, only the plan sheets pertaining to the special exception request need to be submitted, with a cover sheet titled "Special Exception Plans".

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:

Authorized Agent Signature:

Jeffery A. Boone

Applicant Name & Date:

Applicant Signature: