



CITY OF VENICE

PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285

(941) 486-2626 ext. 7434 www.venicegov.com

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:		Faro Property	
Brief Project Description:			
Text Amendment to allow properties in the Laurel Road Mixed Use Corridor with existing Industrial uses at time of adoption of the 2017 Comprehensive Plan to rezone such properties to the City of Venice ILW Zoning Designation.			
Address/Location:		3530 Laurel Road E.	
Parcel Identification No.(s):	Parcel Size:	☐ Gated Community ☐ Height ☐ Density	
0389-00-2000	5.0 acres		
☒ Residential ☒ Non-Residential		Zoning Designation(s):	FLUM Designation(s):
		Sarasota County OUE	Mixed Use Corridor
Fees: The Zoning Administrator will determine if a project is a small scale or expedited state review, 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>			
☐ Application Fee (Small Scale Amendment) \$5,358.19		☐ Review Fee \$2,101.25 OR	
☐ Application Fee (Expedited State Review) \$6,688.28		☐ Review Fee \$1,575.94	
Applicant/Property Owner Name:		Thomas & Beatrice Faro	
Address:		3530 Laurel Road E., N. Venice Fl. 34275	
Email:		Phone:	
Design Professional or Attorney:		Jackson R. Boone, Esq.	
Address:		1001 Avenida Del Circo, Venice, FL 34285	
Email:		Phone:	
jackson.boone@boone-law.com		941-488-6716	
Authorized Agent (1 person to be the point of contact):		Jackson R. Boone, Esq.	
Address:		1001 Avenida Del Circo, Venice, FL 34285	
Email:		Phone:	
jackson.boone@boone-law.com		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) Pre-Application Date: June 3, 2021

☒ **Narrative:** Provide A statement describing in detail the proposed changes, in addition to the short description on page one of the application (1 copy).

☒ **Comprehensive Plan Compliance Report:** Justification for the proposed amendment including a statement of consistency with the Comprehensive Plan (1 copy). See Attached Project Narrative

☒ **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).

☒ **Location Map:** A map or aerial that delineates every parcel included in the application and indicate each parcel's current & proposed FLUM on the map in callouts (1 copy). N/A- text amendment only

☒ **Land Use Map:** A map or aerial that may include existing conditions, aerial photographs, natural communities and transportation network (1 copy).

☒ **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). See Attached Project Narrative

☒ **School Concurrency (RESIDENTIAL ONLY):** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy). Not Applicable

☒ **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)

☒ **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 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/Signature:
Jackson R. Boone, Esq.

7/22/21 

Applicant Name/Date/Signature: