

Zoning Map Amendment Application

2203 Knights Trail Road, Venice FL 34275

APPLICATION NARRATIVE

The parcel subject to this application is 10.12+/- acres and is the Northern section of the original Hoskins Grove property, located at the western intersection of Knights Trail Road and Gene Green Road. This specific parcel was annexed into the City of Venice in 2004. The subject parcel carries a Sarasota County zoning of OUE-1 and currently contains an occupied, single family residence. The applicant is requesting to correct the current non-conforming county zoning designation and is requesting a zoning map amendment to change the zoning to the RMF-3, 13 units per acre. This change will conform with the adjacent parcel to the south, the original 30 acres of the Hoskins Grove, regarding zoning and use. The subject property and the adjacent 30 acre property were both previously annexed into the City of Venice by the applicant. Both parcels are currently located in the Mixed Use Corridor in the Future Land Use Map and were the only original parcels in the former Shakett Creek Neighborhood Planning Area J.

The current zoning designation on the subject property is a Sarasota County Zoning designation which followed the property when it was originally annexed into the City of Venice on November 9, 2004. This would not be allowed to occur today when annexing property into the City of Venice.

The applicant is requesting to change a non-conforming zoning to conform with the adjacent property regarding zoning designation and future use, within the Mixed Use Corridor designation. The requested change is in conformance with the Knights Trail Neighborhood Future Land Map as shown in the 2017-2027 Comprehensive Plan adopted by the City of Venice.