



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: Hurt - Laurel Road	
Brief Project Description: See attached project narrative	
Address/Location: 2001 Laurel Road, Nokomis, FL	
Parcel Identification No.(s): 0380-02-0001	Parcel Size: 60 +/- acres
Current Zoning Designation(s): OUE County	Proposed Zoning Designation(s): CG
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	FLUM Designation(s): Mixed Use Corridor
Fees: <input type="checkbox"/> Application Fee \$2908 <input type="checkbox"/> 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. <i>*Extended technical review fee of \$1400 charged at third resubmittal.</i>	
Applicant/Property Owner Name: Randall C. Hurt, Joseph W. Hurt, Mary McMullen and Carlton J Hurt Trust	
Address: 1720 Sweetland St. Nokomis, FL 34275	
Email:	Phone:
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, 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 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). [see attached](#)

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

☒ **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). [see attached](#)

☒ **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). [see attached](#)

☒ **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) [see attached](#)

☒ **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:** [see attached](#)

☒ **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

7/21/20



Applicant Name/Date/Signature:

Project Narrative

The Hurt Laurel Road property is a 60 +/- acre property located north of Laurel Road, west of Pinebrook Road/Honore Avenue, and nearby the Laurel Road/I-75 Interchange. The proposed Commercial General rezoning will allow for a potential mix of uses designed to serve the Laurel Road Neighborhood of the Comprehensive Plan, including gateway services typically associated with its close proximity to I-75, other significant nearby development within the neighborhood such as Sarasota Memorial Hospital, as well as residents within the surrounding neighborhoods.

The subject property is located within Area 5 of the JPA/ILSBA and the Laurel Road Neighborhood of the Comprehensive Plan and has a future land use designation of Mixed Use Corridor (MUC). The proposed Commercial General (CG) zoning is an implementing zoning district for the MUC land use designation, and is consistent with Comprehensive Plan Strategies LU-LR 1.1.1, LU-LR 1.1.2, and LU-LR 1.1.3 which guide development within the Laurel Road Neighborhood- Mixed Use Corridor.

Finally, the proposed rezoning is consistent with Comprehensive Plan Police 8.2 as evaluated below.

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

- A. *Land use density and intensity.*
The proposed rezoning to Commercial General (CG) is consistent with the Comprehensive Plan and provides for a compatible transition of uses between the existing land uses in the neighborhood.
- B. *Building heights and setbacks.*
Building heights and setbacks for the proposed Commercial General (CG) zoning district are compatible with the permitted existing heights and setbacks in the neighborhood.
- C. *Character or type of use proposed.*
The proposed rezoning to the Commercial General (CG) zoning district provides for a compatible transition of uses between the existing land uses in the neighborhood.
- D. *Site and architectural mitigation design techniques.*
Site and architectural mitigation design techniques, if necessary, will be established through the Site & Development Plan or Preliminary Plat process at the time of a specific development plan for the property.

Considerations for determining compatibility shall include, but are not limited to, the following:

- E. *Protection of single-family neighborhoods from the intrusion of incompatible uses.*
The proposed Commercial General (CG) zoning district provides for sufficient setbacks, buffering, and limitations on building heights to protect single-family neighborhood from the intrusion of incompatible uses.
- F. *Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.*
The proposed Commercial General (CG) zoning district provides for sufficient setbacks, buffering, and limitations on building heights to protect single-family neighborhood from the intrusion of incompatible commercial uses. Industrial uses are not proposed.

- G. *The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.*
Not applicable.
- H. *Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.*
The proposed Commercial General (CG) zoning district provides for an appropriate transition of densities and intensities of uses compared to existing density and intensity of uses in the neighborhood.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

- I. *Providing open space, perimeter buffers, landscaping and berms.*
The proposed rezoning does not authorize development on the property. Open space, buffers, landscaping and berms will be evaluated at the time of a Site & Development Plan or Preliminary Plat for a specific proposed development for the property.
- J. *Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.*
The proposed rezoning does not authorize development on the property. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas will be evaluated at the time of a Site & Development Plan or Preliminary Plat application for a specific proposed development for the property.
- K. *Locating road access to minimize adverse impacts.*
The proposed rezoning does not authorize development on the property. Access will be evaluated at the time of a Site & Development Plan or Preliminary Plat for a specific proposed development.
- L. *Adjusting building setbacks to transition between different uses.*
The proposed rezoning does not authorize development on the property. Building setbacks will be evaluated at the time of a Site & Development Plan or Preliminary Plat application for a specific proposed development for the property.
- M. *Applying step-down or tiered building heights to transition between different uses.*
The proposed rezoning does not authorize development on the property. Building heights will be evaluated at the time of a Site & Development Plan or Preliminary Plat application for a specific proposed development for the property.
- N. *Lowering density or intensity of land uses to transition between different uses.*
The proposed rezoning does not authorize development on the property. Density and intensity of land uses and transition between different uses will be evaluated at the time of a Site & Development Plan or Preliminary Plat application for a specific proposed development for the property.

Sec. 86-47. - Amendments to the land development code.

(f) *Contents of planning commission report.*

(1) *Rezoning amendments.* When pertaining to the rezoning of land, the report and recommendations of the planning commission to the city council shall show that the planning commission has studied and considered the proposed change in relation to the following, where applicable:

- a. Whether the proposed change is in conformity to the comprehensive plan.

The proposed change is in conformity with the Comprehensive Plan and implements the strategies of the Mixed Use Corridor land use designation.

- b. The existing land use pattern.

The subject property is located in the area of the City with a broad mix of uses. The proposed CG zoning will allow for integration of the property with the surrounding land uses.

- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

The proposed CG rezoning will not create an isolated district unrelated to nearby districts.

- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

The proposed rezoning will not result in the overtaxing of the load on public facilities such as schools, utilities and streets.

- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The property has a Sarasota County zoning designation and requires rezoning to a City of Venice Zoning designation.

- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

The property has a Sarasota County zoning designation and requires rezoning to a City of Venice Zoning designation.

- g. Whether the proposed change will adversely influence living conditions in the neighborhood.

The proposed change will not adversely influence living conditions in the neighborhood.

- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The proposed change will not excessively increase traffic congestion or otherwise affect public safety.

- i. Whether the proposed change will create a drainage problem.

The proposed change will not create a drainage problem.

- j. Whether the proposed change will seriously reduce light and air to adjacent areas.

The proposed change will not seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.

The proposed change will not adversely affect property values in the area.

- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

The proposed change will not be a deterrent to the improvement or development of adjacent properties.

- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The proposed change will not constitute a grant of special privilege.

- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

The property has a Sarasota County zoning designation and requires rezoning to a City of Venice Zoning designation.

- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
The change is not out of scale with the needs of the neighborhood and rezoning of the property will allow for development to provide for the needs of the neighborhood.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.
The City lacks adequate sites to provide for the proposed uses in the neighborhood.



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Project Location Map

