



CITY OF VENICE

Planning and Zoning Department
 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 Department. All information must be legible and will become a permanent part of the public record. Incomplete applications 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: Nokomis Groves	
Requested Use/or List All Code Modifications: Multi-family use pursuant to Sec. 86-92(D)2. Modification to Sec. 122-434(1)(b)	
Address/Location: Knights Trail Road and Laurel Road	
Parcel Identification No.(s): 0366-00-3011,0366-00-3020 and 0366-00-3010	
Parcel Size: 53.27+/- ac.	<input checked="" type="checkbox"/> Use Request <input type="checkbox"/> Code Modifications
Zoning Designation(s): OUE(existing) CG (proposed)	FLUM Designation(s): Mixed Use Corridor
<i>Fees: 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.</i>	
<input type="checkbox"/> Application Fee \$430.76 per use or exception requested	<input type="checkbox"/> Total:
<input type="checkbox"/> Review Fee \$376.91 per use or exception requested	<input type="checkbox"/> Total:
Applicant/Property Owner Name (will be used for billing): CSP-Grand Oaks Venice Land 1, LLC and The Edwards Family Partnership	
Address: 64 Commercial St. Rochester , NY 14614	
Email: tgeorge@commst.com	Phone: 585-330-6203
Design Professional or Attorney: Bill Conerly, P.E., Kimley-Horn & Associates	
Address: 1777 Main St, suite 200, Sarasota, FL 34236	
Email: Bill.Conerly@kimley-horn.com	Phone: 941-379-7600
Authorized Agent (project point of contact): Jackson R. Boone, Esq.	
Address: 1001 Avenida Del Circo, Venice, FL 34285	
Email: jackson.boone@boone-law.com	Phone: 941-488-6716



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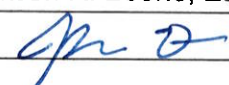
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SPECIAL EXCEPTION Checklist

Application package is reviewed for completeness by Planning staff. If a document is not being submitted, please indicate N/A and the reason why it is not being submitted.

<input checked="" type="checkbox"/> Application: Signed by agent and applicant.
<input checked="" type="checkbox"/> 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 modifications requests, list each section of code and an explanation of the request. Confirm consistency with all applicable elements of the City's Comprehensive Plan.
<input checked="" type="checkbox"/> 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. Authorization should not be for a corporation or similar entity. This individual will be the single point of contact for staff.
<input checked="" type="checkbox"/> 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. For multiple parcels collate by parcel the deeds, agent authorizations, and Sunbiz information.
<input checked="" type="checkbox"/> Legal Description: Must indicate the PID with each respective description in Word format.
<input checked="" type="checkbox"/> Public Workshop Requirements: (Section 86-41) 1. Newspaper advertisement 2. Notice to property owners 3. Meeting sign-in sheet 4. Summary of public workshop 5. Mailing List of Notified Parties (must include registered neighborhood associations)
<input checked="" type="checkbox"/> Survey of 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. Date of Survey:
<input checked="" type="checkbox"/> Required Findings for Approval: Respond to all findings for Code Section 86-43(e)(1)-(10).
<input checked="" type="checkbox"/> Special Exception Plans: Electronic signed and sealed set of plans. 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".
<input checked="" type="checkbox"/> Electronic Files submitted: Provide PDF's of ALL documents, appropriately identified by name. Submit each document as one pdf (not each sheet in an individual pdf). Please title all documents with a clear and concise title (e.g. Application, Narrative, Agent Authorization Letter, Statement of Ownership, Legal Description, etc.).

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: Jackson R. Boone, Esq.	Applicant Name:
Authorized Agent Signature: 	Applicant Signature:
Date: 3/8/2022	Date: