



Planning and Zoning Department
401 W. Venice Avenue
Venice, FL 34285
941-486-2626 ext. 7434
www.venicegov.com

Zoning Map Amendment (Planned District) Application

Section 1.7.3 Planned District Zoning Amendment Application (Quasi-Judicial Application)

Submit a completed application and supporting documents to the Planning and Zoning Department. Checklist on page 2 and page 3 must be executed for application to be considered complete. All information will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent.

Project Name: Wisdom Townhomes

Brief Project Description: Toscana PUD Amendment to allow townhomes and access point

Property Information

Address/Location(s): 0 KNIGHTS TRAIL RD NOKOMIS FL, 34275

Parcel Identification No.(s): 0366130002

Parcel Size: 7.95

Current Zoning Designation: PUD

Proposed Zoning Designation: PUD

FLUM Designation: MUR

☒ Residential

☐ Non-Residential

Application Fees:

- | | |
|---|--|
| ☐ New Application | Total Fees: \$8386.90 (Application Fee \$5487.67 / Review Fee \$2899.23) |
| ☒ Major Amendment | Total Fees: \$3827.00 (Application Fee \$2667.30 / Review Fee \$1159.70) |
| ☐ Minor Amendment | Total Fees: \$1197.96 (Application Fee \$618.12 / Review Fee \$579.84) |
| ☐ Minor Administrative | Total Fees: \$618.12 (Application Fee \$618.12 / Review Fee \$0) |

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.

Applicant/Owner Name (for billing purposes): Meritage Homes of Florida Inc.

Address: 10117 Princess Palm Ave, Suite 550

Email: betsey.jolley@meritagehomes.com

Phone Number: 727.481.5242

Signature: *Betsey Jolley*

Date: 1/13/25

Authorized Agent (project point of contact): Morris Engineering and Consulting LLC

Address: 6901 Professional Parkway East, Suite 103

Email: mmorris@morrisengineering.net

Phone Number: 941.444.6644

Signature: *Matthew J Morris*

Digitally signed by Matthew J Morris
Date: 2025.01.13 11:42:50 -05'00'

Date: 1/13/25

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Administrator 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 and the application.

ZONING MAP AMENDMENT (PLANNED DISTRICT) APPLICATION Checklist

Please check box for each document submitted; if not applicable, please indicate with N/A.

Application General Requirements (Section 1.2):

- ☒ **NARRATIVE** – a document describing the project in detail.
- ☒ **LOCATION MAP** - general location map, showing the relation of the site to major streets, schools, important landmarks or other physical features in and adjoining the project.
- ☒ **NEIGHBORHOOD WORKSHOP** - summary of the neighborhood workshop (if applicable) per Section 1.2.F including mailing list, list of attendees, and a summary of comments provided and applicant responses.
- ☒ **SURVEY** - accurate survey, reflecting existing conditions, no more than two years old.
- ☒ **LEGAL DESCRIPTION** – copyable electronic format (i.e. Microsoft Word).
- ☒ **AGENT AUTHORIZATION** (if applicable)
- ☒ **STATEMENT OF OWNERSHIP AND CONTROL** – documentation of ownership and control of the subject property (deed).
- ☒ **LAND USE COMPATIBILITY ANALYSIS** – see Section 1.2.C.8.a-b for requirements

Additional Application Requirements (Section 1.7.3.B):

- ☒ Evidence of unified control of all land within the proposed planned district zoning district.
- ☒ Development Agreement – signed and notarized.
- ☒ Concurrency Application
 - ☐ School (when required)
 - ☐ Public facilities (potable water, wastewater, solid waste, parks, stormwater)
- ☒ Transportation Analysis. If the proposed project generates 50 or more new or net PM peak hour trips, then a traffic study shall be submitted per Section 5.2: Mobility. Prior to the study being performed, a methodology meeting must be held with the applicant, City staff and Sarasota County staff (if applicable).
- ☒ Statement of the land use density/intensity sought for the Planned District and supporting evidence or documentation justifying the request.
- ☒ Binding Master Plan depicting the zoning standards and requirements of the proposed planned district zoning district.
- ☒ Zoning Standards:
 - ☒ Permitted uses by land use area, accessory uses, and use restrictions.
 - ☒ Maximum nonresidential square footage (if permitted) in floor area ratio format.
 - ☒ Maximum number of dwelling units (if permitted).
 - ☒ Type and number of dwelling units.
 - ☒ Maximum heights of all proposed structures.
 - ☒ Setbacks and lot/tract dimensions.
 - ☒ Mobility Plan including street types and identifying circulation elements including driveways, transit, vehicular, pedestrian and bicycle components, as applicable.
 - ☒ Open space plan including standards for functional and conservation (min. percentage/acres by type).
 - ☒ Compatibility plan, consistent with Section 4: Compatibility.
 - ☒ Parking plan providing standards for all use types.
 - ☒ Signage plan.
 - ☒ Architectural plan (if applicable).
 - ☒ Landscaping plan.
 - ☒ Outdoor Lighting plan.

Environment Requirements for more than five (5) acres (Chapter 89 Section 2.2.B):

- ☒ **WHPA Required.** The WHPA shall be prepared by an environmental professional. To qualify as an environmental professional, the preparer of the WHPA shall have a minimum of one of the following: (a) Degree in wildlife biology/ecology, (b) Certification by the Wildlife Society; or (c) be an Authorized or Registered agent by the Florida Fish and Wildlife Conservation Commission (FWC). The WHPA shall contain, at minimum:
1. Date(s) of assessment.
 2. Name of individual or organization conducting the assessment.
 3. Qualifications of the environmental professional(s) conducting the assessment.
 4. A brief statement of the methodology used to conduct the assessment.
 5. A map of land use and land cover classifications on the site using a classification system described in one (1) of the following publications:
 - a. Land Use, Cover and Forms Classification System: A Technical Manual. State of Florida, Department of Transportation, May 1981 (Preferred); or
 - b. The Florida Land Use and Cover Classification System; A Technical Report. State of Florida, Department of Administration, April 1976;
 6. A list of species observed on the site.
 7. Locations of any Heritage, Venetian or existing native tree clusters.
 8. A map showing: the exact location and an assessment of any native or unique habitats, including habitat of threatened or endangered species; threatened, endangered, or other protected species encountered on the site; and any evidence of habitation of areas on the site by such species discovered during the field review.
 9. A habitat management plan describing any measures which are proposed by the applicant for non-disturbance, species relocation, or other mitigation measures regarding the protection of any threatened or endangered species found on the site.

Decision Criteria (Section 1.7.4):

- ☒ In a separate document, please restate and address each item below:
1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.
 2. Changes in land use or conditions upon which the original zoning designation was based.
 3. Consistency with all applicable elements of the Comprehensive Plan.
 4. Conflicts with existing or planned public improvements.
 5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:
 - a. Impact on the traffic characteristics related to the site.
 - b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.
 - c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.
 6. Effect on health, safety and welfare of the neighborhood and City.
 7. Conformance with all applicable requirements of this LDR.
 8. Potential expansion of adjacent zoning districts.
 9. Findings of the Environmental Assessment Report, consistent with Chapter 89.
 10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law.