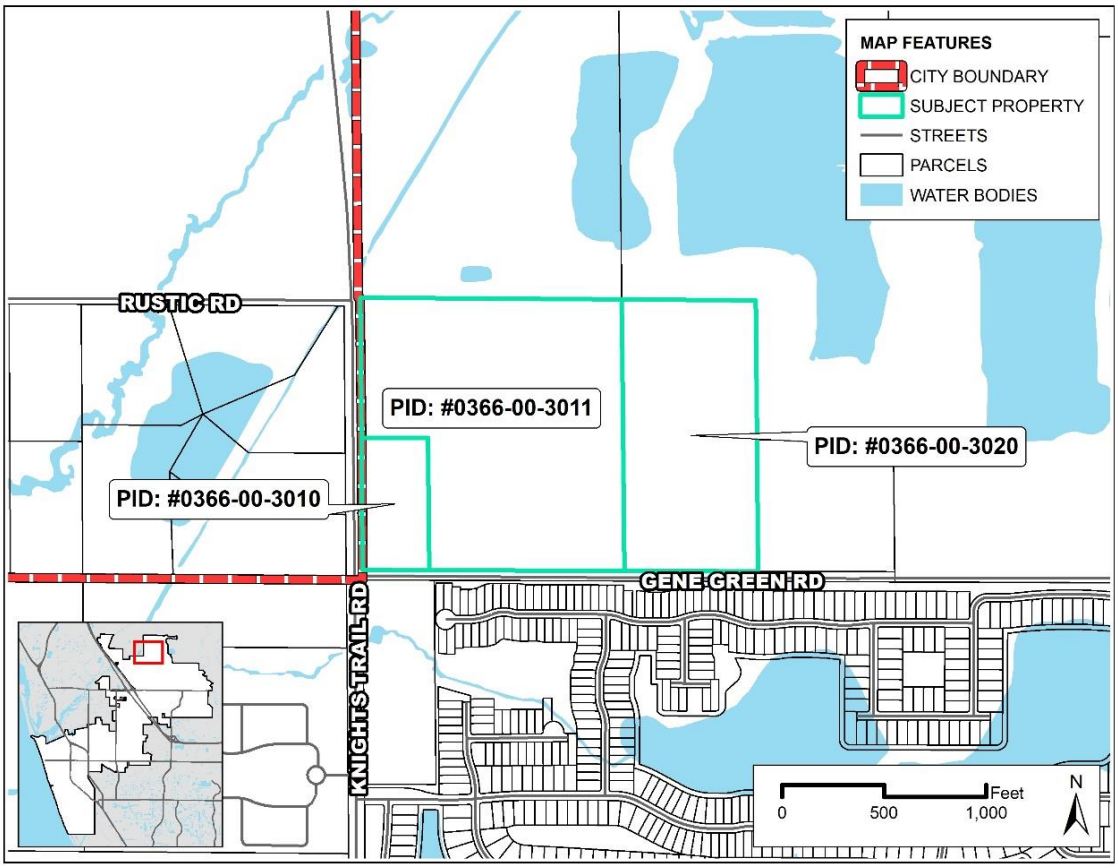
22-14SE & 22-30SP Nokomis Groves
Staff Report



GENERAL INFORMATION

Address:	Northeast quadrant of Knights Trail Rd and Gene Green Rd
Requests:	SP: Development of 630 multi-family units with amenities, landscaping, and associated improvements SE: To allow for development of multi-family within the Commercial, General District (CG) & for reduction of required parking spaces
Owner/Applicant:	CSP-Grand Oaks Venice Land I, LLC, & the Edwards Family Partnership
Agent:	Jackson R. Boone, Esq., Boone Law Firm
Parcel ID:	0366003010, 0366003011, 0366003020
Parcel Size:	53.27 ± acres
Future Land Use:	Mixed Use Corridor
Zoning:	Commercial, General (CG)
Comprehensive Plan Neighborhood:	Knights Trail
Application Date:	SP: May 4, 2022; SE: March 8, 2022
Related Applications:	Zoning Petition 22-13RZ; Conditional Use Petition 22-32CU

I. PROJECT DESCRIPTION

Site & Development Plan

These applications were submitted prior to the adoption of the new Land Development Regulations, thus it is being reviewed under the previous code. The subject property is located at the northeast quadrant of Knights Trail Road and Gene Green Road. The 53.27± acre property is primarily vacant land. The proposal is for development of a mix of one, two, and three bedroom multi-family buildings and amenities.

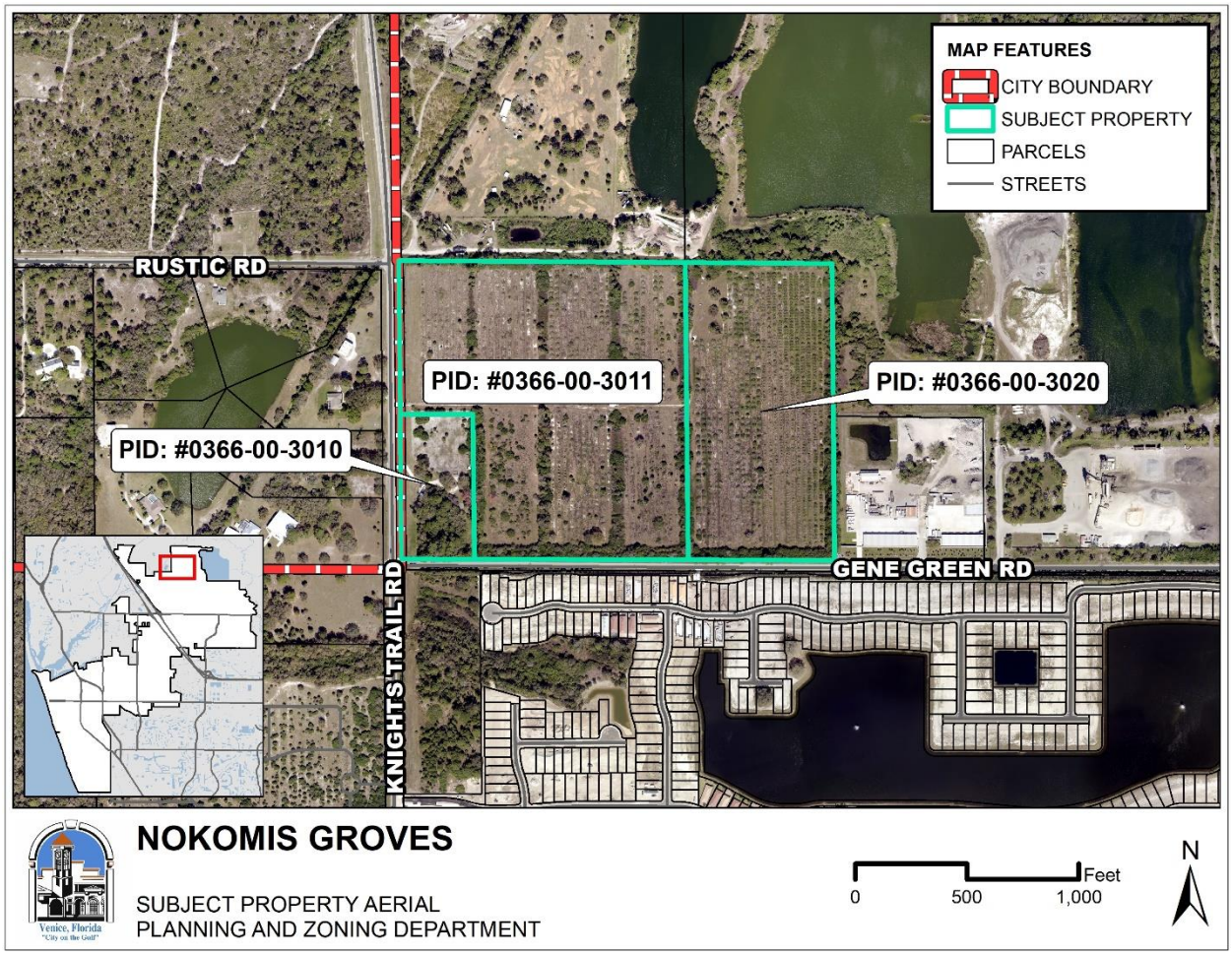
The complex will total 630 residential units. Landscape buffers of 20' are proposed, along with amenities that include clubhouses, dog parks, and swimming pools for each of the two phases. The site will be accessed by driveways on Knights Trail Road and Gene Green Road. Parking is provided as surface and garages, which will be positioned between the multi-family buildings and the landscaping. Internal walkways are proposed that will connect to existing sidewalk on Knights Trail Road.

Special Exception

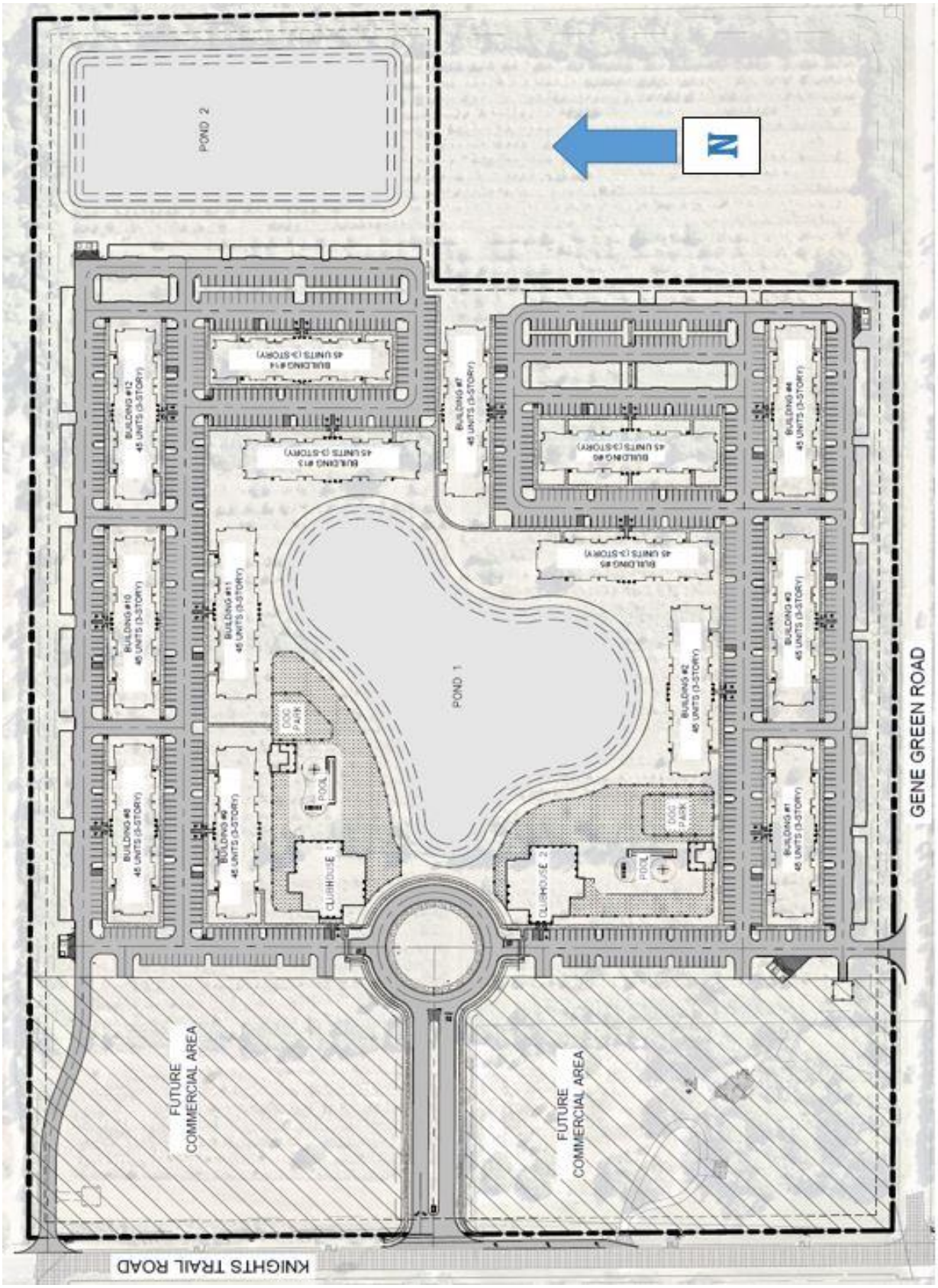
The applicant has made two (2) special exception requests. These are as follows:

1. To allow multi-family use in Commercial, General, per Sec. 86-92(D)2, and
2. To allow reduction in the number of required parking spaces from two per unit (630 total units) to 1.84 per unit (1161 total spaces), per Sec 122-434(1)(b).

Aerial Photo



Site Plan


N
POND 2
POND 1
GENE GREEN ROAD
KNIGHTS TRAIL ROAD
FUTURE COMMERCIAL AREA
FUTURE COMMERCIAL AREA
CLUBHOUSE 1
CLUBHOUSE 2
POOL
POOL
DOG PARK
DOG PARK
BUILDING #1 45 UNITS (3-STORY)
BUILDING #2 45 UNITS (3-STORY)
BUILDING #3 45 UNITS (3-STORY)
BUILDING #4 45 UNITS (3-STORY)
BUILDING #5 45 UNITS (3-STORY)
BUILDING #6 45 UNITS (3-STORY)
BUILDING #7 45 UNITS (3-STORY)
BUILDING #8 45 UNITS (3-STORY)
BUILDING #9 45 UNITS (3-STORY)
BUILDING #10 45 UNITS (3-STORY)
BUILDING #11 45 UNITS (3-STORY)
BUILDING #12 45 UNITS (3-STORY)

Elevations, Front and Rear

Site Photographs

Intersection of Knights Trail Rd and Gene Green Rd

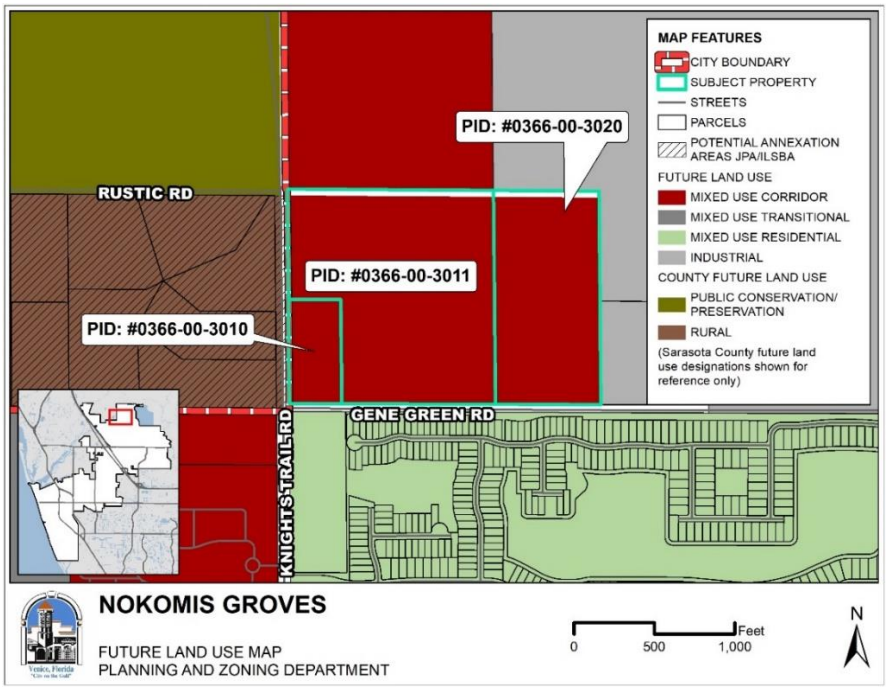
South along Knights Trail Rd

North along Knights Trail Rd

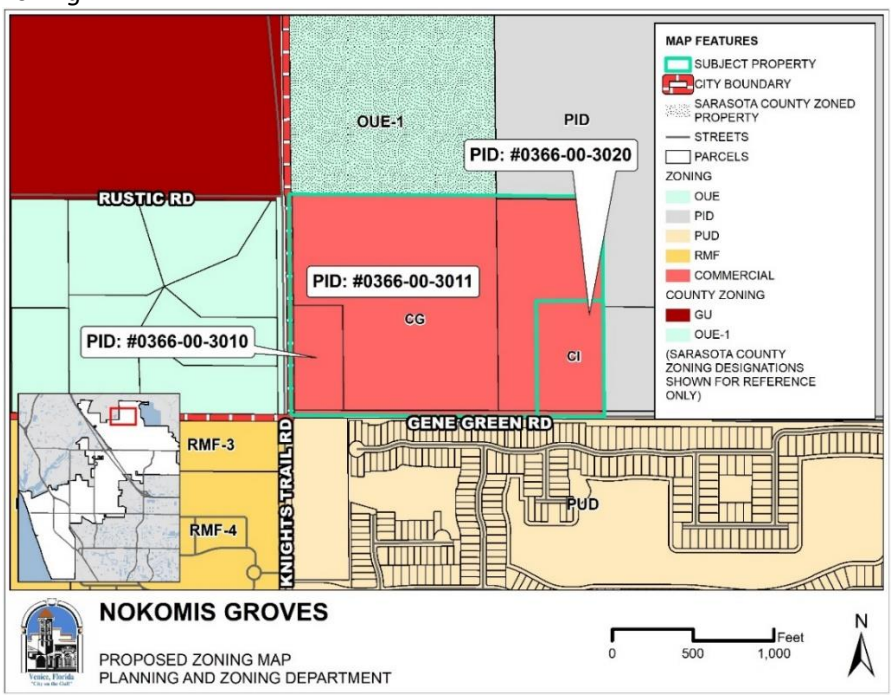
Future Land Use and Zoning

The Future Land Use designation for the subject property is Mixed Use Corridor. The Zoning districts are Commercial, General (CG) and Commercial Intensive (CI).

Future Land Use



Zoning



Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Agricultural grazing land, asphalt plant property	Knights Trail (KT), Planned Industrial Development (PID)	Mixed Use Corridor (MUC), Industrial
South	Single family detached (Toscana Isles)	PUD	MUR
East	Concrete crushing facility and asphalt plant property	PID	Industrial
West	Single family detached	County OUE-1	County Rural

II. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan and special exception petitions evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City's Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

Consistency with the Comprehensive Plan

This proposal is consistent with the Future Land Use designation of MUC in the Knights Trail Neighborhood for multi-family use. Special exception requests are not addressed by the Comprehensive Plan.

Strategy LU 1.2.9.c. – Corridor (MUC). Moderate to Medium Density Residential uses are permitted.

Strategy LU 1.2.11 – Mixed use developments should generally provide non-residential (such as retail, eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other.

Strategy LU 1.2.13 – Mixed Use Development Transitions. Perimeter compatibility standards are in place for this area and are being applied to the project.

Strategy LU-KT 1.1.1 – Mixed Use Corridor (MUC). The proposed density of 11.8 is under the allowable maximum of 13 dwelling units per acre.

A review of other elements and strategies did not produce any other relevant considerations for the project, and no inconsistencies have been identified with this proposal.

Policy 8.2

Site and Development Plan applications require a review of Policy 8.2, per Strategy LU 4.1.1 – Land Use Compatibility Review Procedures, to ensure compatibility with surrounding properties. The applicant response and staff comment are below, as related to a mixed-use development.

Applicant Response: "The proposed Site & Development Plan will allow for a mixed-use development consistent with the guidelines of Comprehensive Plan Strategy LU-KT 1.1.1., and, consistent with Strategy LU 1.2.11 and LU 1.2.13, is deemed to be compatible."

Staff Comment: The Technical Review Committee has deemed this project compliant with the Land Development Code regarding compliance. Planning Commission may use its discretion to require compatibility mitigation techniques based on Policy 8.2, I-N.

Comprehensive Plan Inconsistencies
No inconsistencies have been identified with this proposal.

> ***Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):***
> *Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Corridor future land use designation, strategies found in the Knights Trail Neighborhood, and other plan elements. As indicated above, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.*

Compliance with the Land Development Code
Site and Development Plan
The proposed site and development plan includes three story multi-family buildings with parking, a clubhouse, and landscaping. Parking is proposed at a rate of 1.84 spaces per dwelling unit, which is less than the two required by Sec. 122-434(1)(b), and a part of the Special Exception request. Two entrance accesses are proposed from Knights Trail Road and one from Gene Green Road.

The proposed site plan has been reviewed for compliance with the Land Development Code and has been deemed to be compliant. The items listed in the special exception request are the only ones that do not meet the requirements of the CG district without additional approval. An additional request was made for 7' of additional height above the 35' allowed in CG through a Conditional Use. This was approved by City Council on October 11, 2022.

Standards

Development Standard	**CG Requirement**	**Subject Petition (for Multi-family (MF) request)**
Height	35'	42'
Lot Coverage	MF: 30%	14.47%
Setbacks	Front: 20' (MF) Side: 15' (MF) Rear: 15' (MF)	Front: 20' Side: 15' Rear: 15'
Parking	2 spaces per unit, 1260 total	1.84 spaces, 1161 proposed

The applicant has provided responses to each of the findings for a site and development plan application contained in Sec. 86-23(m):

(1) Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.
Applicant Response: Please see attached deed.

(2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code.
Applicant Response: The proposed mixed use development is consistent with the requirements of the Knights Trail Mixed Use Corridor and compatible with nearby properties.

Staff Comment: Density for this project is within the limits set by the Comprehensive Plan. Adjacent and nearby properties are screened by garages and landscaping.

(3) Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency.
Applicant Response: Ingress and egress to the development has been designed to ensure automotive and pedestrian safety.

(4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.
Applicant Response: Off-street parking has been designed to ensure automotive and pedestrian safety, including emergency access. Screening and landscaping of off-street parking meets or exceeds all City of Venice Code requirements.

Staff Comment: Two access points are being provided to Knights Trail Road and an emergency access will be on Gene Green Road. Sidewalks are proposed within the development and linking the multi-family to the sidewalk on Knights Trail Road.

(5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.
Applicant Response: Screens and buffers meet or exceed all code requirements and have been designed to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.

Staff Comment: There will be perimeter landscape buffering with this project. The multi-family buildings will be located more centrally on the site with garages, surface parking, and landscaping between the residential and surrounding properties.

(6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.
Applicant Response: Drainage has been designed to meet all City of Venice Code requirements and will not have any negative impacts to adjacent properties or consequences on public drainage capacities.

(7) Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.

Applicant Response: Sanitary sewer capacity is available to serve the proposed development.

Staff Comment: The Technical Review Committee has not indicated any issues related to sewer capacity.

(8) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.
Applicant Response: Utilities connections have been designed consistent with City of Venice requirements, and capacity exists to serve the proposed development.

Staff Comment: The Technical Review Committee has not indicated any issues related to water capacity.

(9) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.
Applicant Response: Adequate recreational facilities and open space have been provided on-site. In addition, the proposed development will pay park impact fees to offset any impacts to the City's recreational facilities.

(10) General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.
Applicant Response: The proposed site arrangement is compatible and harmonious with other development in the area.

(11) Such other standards as may be imposed by the city on the particular use or activity involved.
Applicant Response: Not applicable.

Staff Comment: Requests for adjustments in standards are addressed through special exception petition no. 22-14SE.

(12) In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the planning commission. The planning commission may consider modifications to these standards under the provisions and requirements for special exceptions.
Applicant Response: A concurrent Special Exception Application to modify parking requirements has been filed and a concurrent Conditional Use application for building height in excess of 35' has been approved by City Council.

Special Exception
The special exception request includes two items:

1. *To allow for a multi-family residential development in Commercial, General (Sec. 86-92(D)2.* The development is proposed to be set back from all roads and buffered by garages, surface parking, and landscaping.
2. *A reduction in the required drive aisle width (Sec. 86-43(b)(3)) from 2 spaces per unit to 1.84 spaces per unit*. This request is partially based upon the number of one bedroom units proposed (252 out of 630).

The applicant has responded to the required findings for a special exception petition, and those responses are reproduced verbatim below:

(1) Compliance with all applicable elements of the comprehensive plan.

Applicant Response: The proposed multi-family use and modification to the required parking standard is in compliance with all applicable elements of the Comprehensive Plan including Strategy LU 1.2.9.c, LU 1.2.11, LU 1.2.13 and LU-KT 1.1.1.

(2) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
Applicant Response: Ingress and egress to the property have been designed to assure automotive and pedestrian safety and convenience, traffic flow and control, and emergency access.

(3) Off-street parking and loading areas, where required, with particular attention to the items listed in subsection (e)(2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
Applicant Response: With approval of the proposed modification to the parking requirement, off-street parking has been provided consistent with City of Venice Code requirements and is sited to avoid any economic, noise, glare or odor effects on adjoining properties.

(4) Refuse and service areas, with particular reference to the items listed in subsections (e)(2) and (e)(3) of this section.
Applicant Response: Refuse and service areas have been located to avoid adverse impacts to automotive and pedestrian safety, or economic, noise, glare or odor effects on adjoining properties.

(5) Utilities, with reference to location, availability and compatibility.
Applicant Response: Utilities are available on site and will be located in compliance with all City regulations.

(6) Screening and buffering, with reference to type, dimensions and character.
Applicant Response: The proposed development will be consistent with all City regulations regarding screening and buffering.

(7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.
Applicant Response: All proposed signs and exterior lighting will be in compliance with City regulations and compatible and harmonious with properties in the district.

(8) Required yards and other open space.
Applicant Response: The proposed development will be in compliance with all City regulations regarding yards and open space.

(9) General compatibility with adjacent properties and other property in the district.
Applicant Response: The proposed special exception for multi-family use is compatible with and will provide an appropriate transition between the wide variety of existing and planned uses in the area.

(10) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.
Applicant Response: Not applicable.

Summary Staff Comment: The applicant is following Code procedure to ask for residential in the Commercial, General district. While parking requested is less than the previous Code required, it is more than the new Code requires.

Conclusions/Findings of Fact (Compliance with the Land Development Code):
The proposed site and development plan and special exception are compliant, and no inconsistencies have been identified with the LDC.

Concurrency
Regarding public facilities concurrency, no issues were identified by the Technical Review Committee regarding either the site and development plan or the special exception requests.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	640 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	640 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	7,283 lbs/day	Compliance confirmed by Public Works
Parks & Rec	Public Works	4.41 acres	Acreage confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	Up to 630 dwelling units	Compliance will be confirmed by School District

Conclusions/Findings of Fact (Concurrency):
No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

Mobility
Regarding transportation, the applicant submitted a traffic study covering 630 dwelling units. The traffic study submitted has been reviewed by the County and the City, along with the City's transportation consultant, and no outstanding issues remain.

III. CONCLUSION

Upon review of the petitions and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for to make a decision on Special Exception Petition No. 22-14SE and Site and Development Plan Petition No. 22-30SP.