



CITY OF VENICE

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

ZONING MAP AMENDMENT 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 86-47 for zoning map amendment submittal requirements.

PROJECT NAME: Nokomis Groves	
Brief project description: Proposed rezone to Commercial General (CG) for 53 acre portion of property and Commercial Intensive (CI) for 7 acre portion of property to allow for mixed use development.	
Address/Location: Knights Trail Road and Gene Green Road	
Parcel Identification No.(s): 0366-00-3011, 0366003020, 0366-00-3010,	Parcel Size: 60.44 +/- acres
Current Zoning Designation(s): OUE (County)	Proposed Zoning Designation(s): CG & CI
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	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: \$3,131.60	<input type="checkbox"/> Review Fee: \$1,076.90
Applicant/Property Owner Name (will be used for billing): CSP-Grand Oaks Venice Land I, 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 Street, 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	
Email: jackson.boone@boone-law.com	Phone: 941-488-6716



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ZONING MAP AMENDMENT 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, and 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 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"/>	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.
<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"/>	School Concurrence (RESIDENTIAL ONLY): School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal.
<input checked="" type="checkbox"/>	Planning Commission Report: Address findings for each Code Section 86-46(4) <i>Considerations in granting</i> . The planning commission shall, based upon substantial and competent evidence, make an affirmative finding on each of the following in granting a variance petition: a. Special circumstances exist in relation to the land, structures or buildings as compared to other land, structures or buildings in the same zoning district and the special circumstances are not the fault of the applicant; b. The literal interpretation of the provisions of this chapter would result in unnecessary and undue hardship to the property; c. The variance, if granted, is the minimum variance necessary to meet the requested use of the land, building or structure; and d. The grant of the variance will be in harmony with the general intent and purpose of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
<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: 3/6/2022	Date:

Project Narrative

The subject property is a 60 +/- acre property located at the northeast quadrant of Knights Trail Road and Gene Green Road. The property is currently zoned Sarasota County- Open Use Estate (OUE). The proposed rezoning to Commercial General (CG) for a 53 acre portion of the property and Commercial Intensive (CI) for a 7 acre portion of the property will allow for a potential mix of uses designed to serve the Knights Trail Neighborhood.

The subject property has a future land use designation of Mixed Use Corridor (MUC). The proposed Commercial General (CG) and Commercial Intensive (CI) zoning districts are implementing zoning districts for the MUC land use designation, and are consistent with Comprehensive Plan Strategy LU-KT 1.1.1, which guides development within the Knights Trail Neighborhood - Mixed Use Corridor.

The proposed rezoning is consistent with Comprehensive Plan Policy 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) and Commercial Intensive (CI) 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) and Commercial Intensive (CI) zoning districts 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) and Commercial Intensive (CI) 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) and Commercial Intensive (CI) zoning district and Commercial Intensive (CI) provides for sufficient setbacks, buffering, and limitations on building heights to protect single-family neighborhoods 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) and Commercial Intensive (CI) 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.