



# CITY OF VENICE

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

## CONDITIONAL USE 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 86-42 for complete conditional use submittal requirements.


<b>PROJECT NAME:</b> The Grove at Knights Trail	
<b>Brief Project Description:</b> Mixed Use Development with conditional use for 42' multi-family structures.	
<b>Address/Location:</b> Knights Trail and Greene Green Road	
<b>Parcel Identification No.(s):</b> 0366-00-3011, 0366-00-3020,0366-00-3010	<b>Parcel Size:</b> 53.27 +/- acres
<input type="checkbox"/> Gated Community	<input checked="" type="checkbox"/> Height
<input type="checkbox"/> Non-Residential	<input checked="" type="checkbox"/> Residential
<input type="checkbox"/> Density	
<b>Zoning Designation(s):</b> CG(proposed)	<b>FLUM Designation(s):</b> Knights Trail-Mixed Use Corridor
<i>Fees: The Zoning Administrator will determine if a project is a minor or major revision, then select correct fee and review fee below. 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: \$4,701.71 <input type="checkbox"/> Review Fee \$1,076.90	
<b>Applicant/Property Owner Name (will be used for billing):</b> Commerical Street Partners, LLC (applicant) see attached ownership	
<b>Address:</b> 64 Commercial Street, Rochester, NY 14614	
<b>Email:</b> tgeorge@commst.com	<b>Phone:</b> 585-330-6203
<b>Design Professional or Attorney:</b> Bill Conerly, P.E., Kimley-Horn & Associates	
<b>Address:</b> 1777 Main St., Suite 200, Sarasota, FI 34236	
<b>Email:</b> bill.conerly@kimley-horn.com	<b>Phone:</b> 941-379-7600
<b>Authorized Agent (project point of contact):</b> Jackson R. Boone, Esq.	
<b>Address:</b> 1001 Avenida Del Circo, Venice, FI 34285	
<b>Email:</b> jackson.boone@boone-law.com	<b>Phone:</b> 941-488-6716

**CONDITIONAL USE 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"/> <b>Application:</b> Signed by agent and applicant.
<input checked="" type="checkbox"/> <b>Narrative:</b> 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"/> <b>Agent Authorization Letter:</b> 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"/> <b>Statement of Ownership and Control:</b> 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"/> <b>Legal Description:</b> Must indicate the PID with each respective description in Word format.
<input checked="" type="checkbox"/> <b>Public Workshop Requirements:</b> (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"/> <b>Survey of the Property:</b> 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. <b>Date of survey:</b>
<input checked="" type="checkbox"/> <b>Planning Commission Considerations/Findings:</b> Per Code Section 86-42(e)(1-9), prepare a statement for each of the following considerations/findings: (1) Compliance with all applicable elements of the comprehensive plan; (2) General compatibility with adjacent properties and other properties in the district; (3) Scale of development. The relationship of the project or development in terms of its size, height, bulk, massing, intensity, and aesthetics, to its surroundings; (4) Required yards and other open space; (5) Screening and buffering, with reference to type, dimensions and character; (6) Transportation access management and congestion with particular reference to automotive and pedestrian safety and convenience, traffic flow and control; (7) Off-street parking and loading areas, where required; (8) Value added considerations including tax base diversification, employment, and affordable housing unit expansion; (9) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.
<b>Conditional Use Plans</b> should be electronically signed and sealed. The petition shall include material necessary to demonstrate that the grant of conditional use will be in harmony with the general intent and purpose of Section 86-42, 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: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> <b>Site plans:</b> 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.</li> <li><input checked="" type="checkbox"/> <b>Screening/Buffering Plans:</b> Plans for screening and buffering with reference as to type, dimensions and character.</li> <li><input checked="" type="checkbox"/> <b>Landscape Plans:</b> Proposed landscaping and provisions for trees protected by city regulations as provided in chapter 118, article II of the Code.</li> <li><input checked="" type="checkbox"/> <b>Signage/Lighting Plans:</b> Proposed signs and lighting, including type, dimensions and character.</li> </ul>
<input checked="" type="checkbox"/> <b>Electronic Files submitted:</b> 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: 5/4/22	Date:

### **Project Narrative – Conditional Use**

The subject property is a 53.27 +/- 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). A concurrent application for rezoning of the property to Commercial General (CG) has been filed.

The proposed mixed use development will incorporate a mix of one, two, and three-bedroom multi-family units centrally located within the development and setback from Knights Trail Road behind a future commercial development area. Access to the site will be from Knights Trail Road and Gene Green Road. Parking will be provided with a mix of surface parking and garage parking along the perimeter to provide buffering from adjacent properties in the area.

The proposed conditional use is to allow for 42' multi-family structures located internal to the site with lower building heights along the perimeter boundary of the site. The proposed multi-family structures will be set back a minimum of 125' from the property boundary, thereby mitigating any potential impacts on adjacent properties.

The proposed Conditional Use 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. Therefore, approval of the proposed Conditional Use Plan is hereby requested.