

# ZONING MAP AMENDMENT 22-13RZ, NOKOMIS GROVES

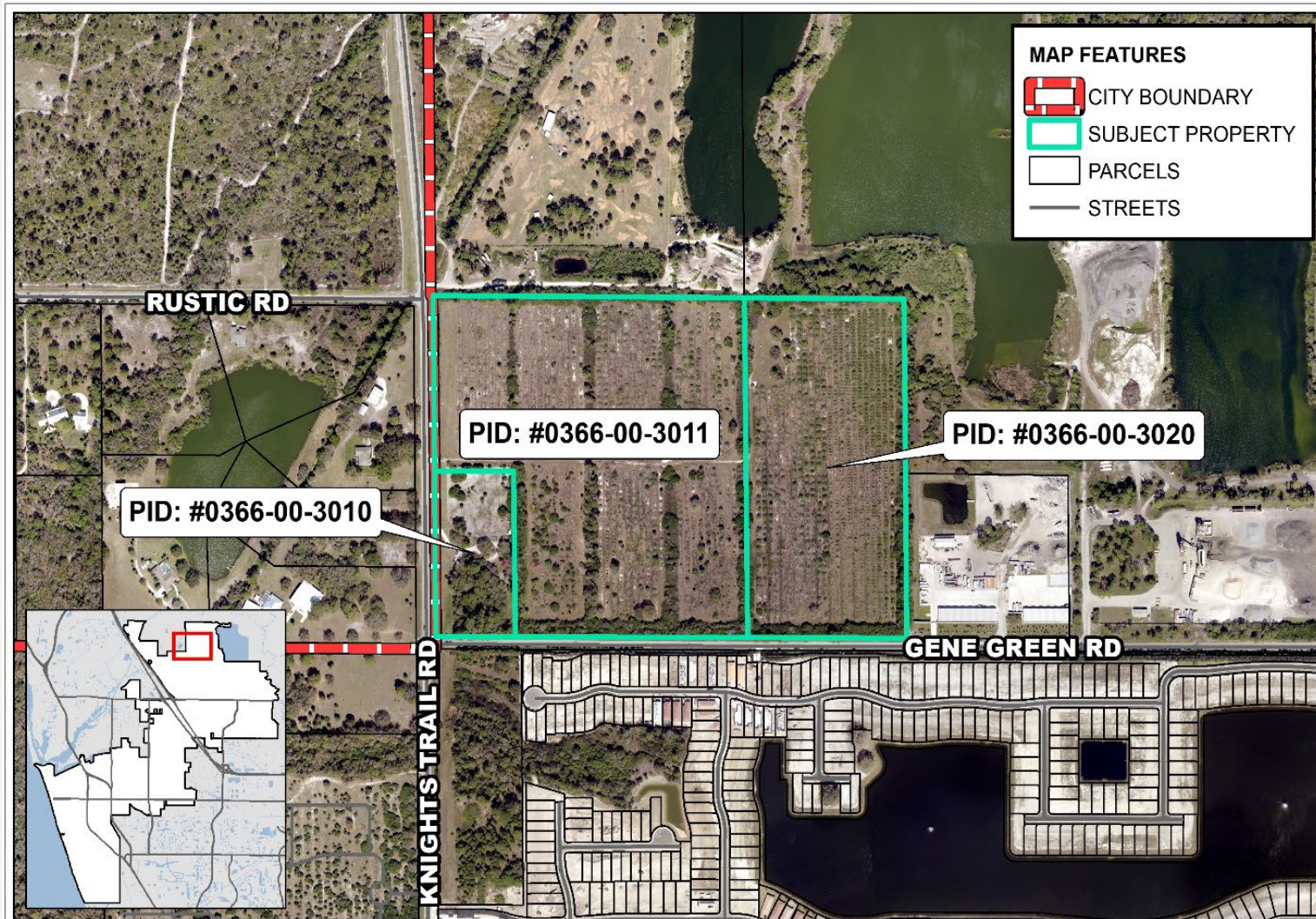
Owner/Applicant: CSP-Grand Oaks Venice Land I, LLC & the  
Edwards Family Partnership

Agent: Jackson R. Boone, Esq., Boone Law Firm

# GENERAL INFORMATION

<b>Address:</b>	<b>Northeast quadrant of Knights Trail Rd and Gene Green Rd</b>
<b>Request:</b>	To rezone the subject parcels from Sarasota County Open Use Estate (OUE-I) to City of Venice Commercial, General (CG) and Commercial, Intensive (CI)
<b>Owner/Applicant:</b>	CSP-Grand Oaks Venice Land I, LLC, & the Edwards Family Partnership
<b>Agent:</b>	Jackson R. Boone, Esq., Boone Law Firm
<b>Parcel ID:</b>	0366003010, 0366003011, 0366003020
<b>Parcel Size:</b>	60.44 ± acres
<b>Future Land Use:</b>	Mixed Use Corridor
<b>Zoning:</b>	Sarasota County Open Use Estate (OUE-I)
<b>Comprehensive Plan Neighborhood:</b>	Knights Trail
<b>Application Date:</b>	March 8, 2022
<b>Related Applications:</b>	Special Exception Petition No. 22-14SE, Site & Development Plan Petition No. 22-30SP, and Conditional Use Petition No. 22-32CU

# AERIAL MAP



## NOKOMIS GROVES

SUBJECT PROPERTY AERIAL  
PLANNING AND ZONING DEPARTMENT



# SITE PHOTOS



**Intersection of Knights Trail Rd & Gene Green Rd**

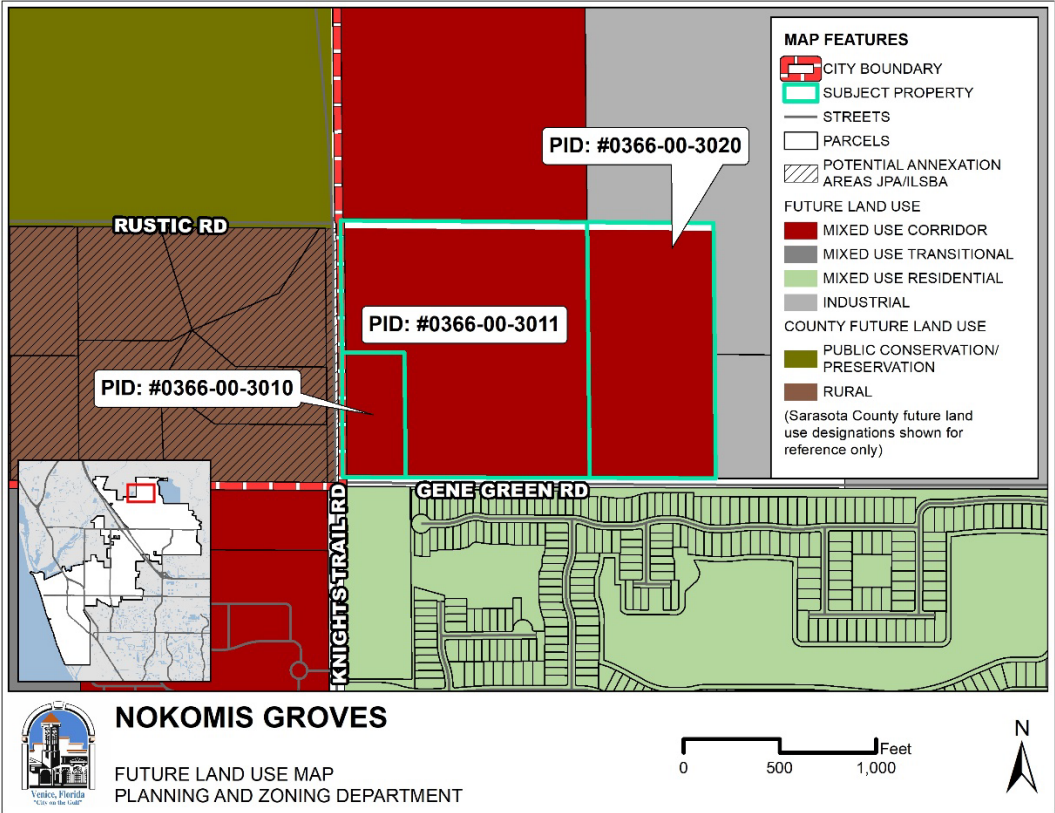
**South along Knights Trail Rd**



**North along Knights Trail Rd**

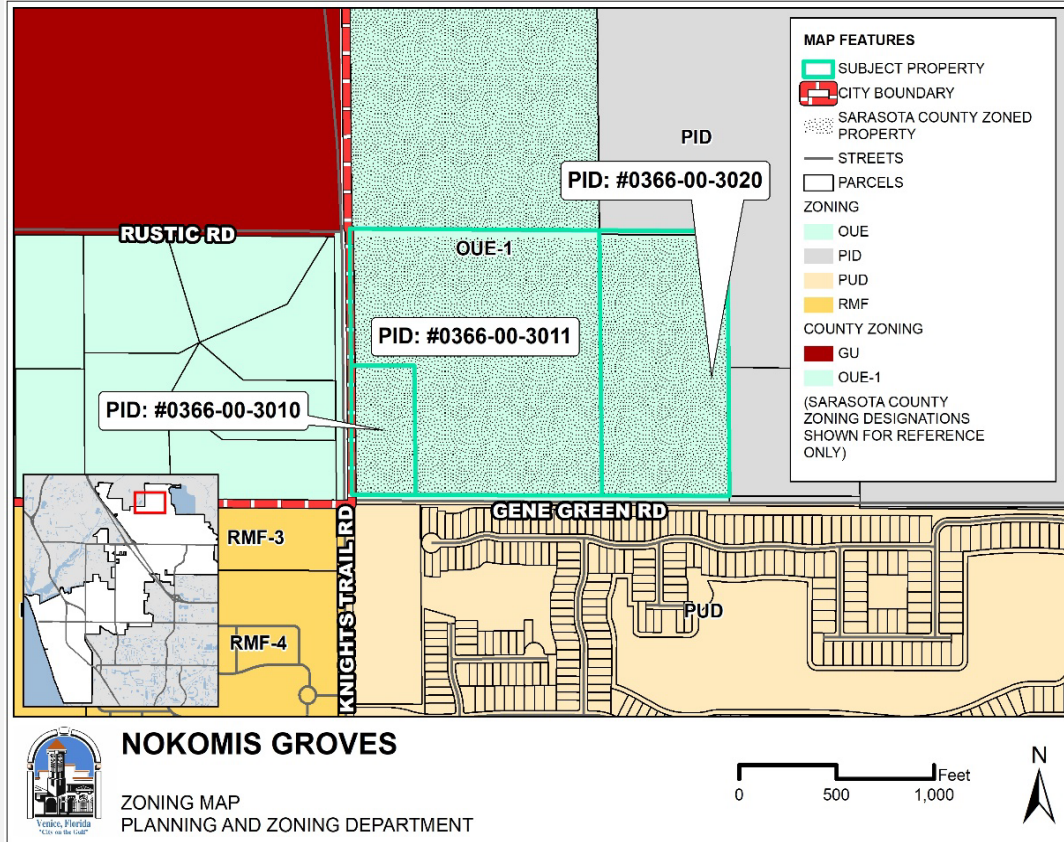


# EXISTING FUTURE LAND USE

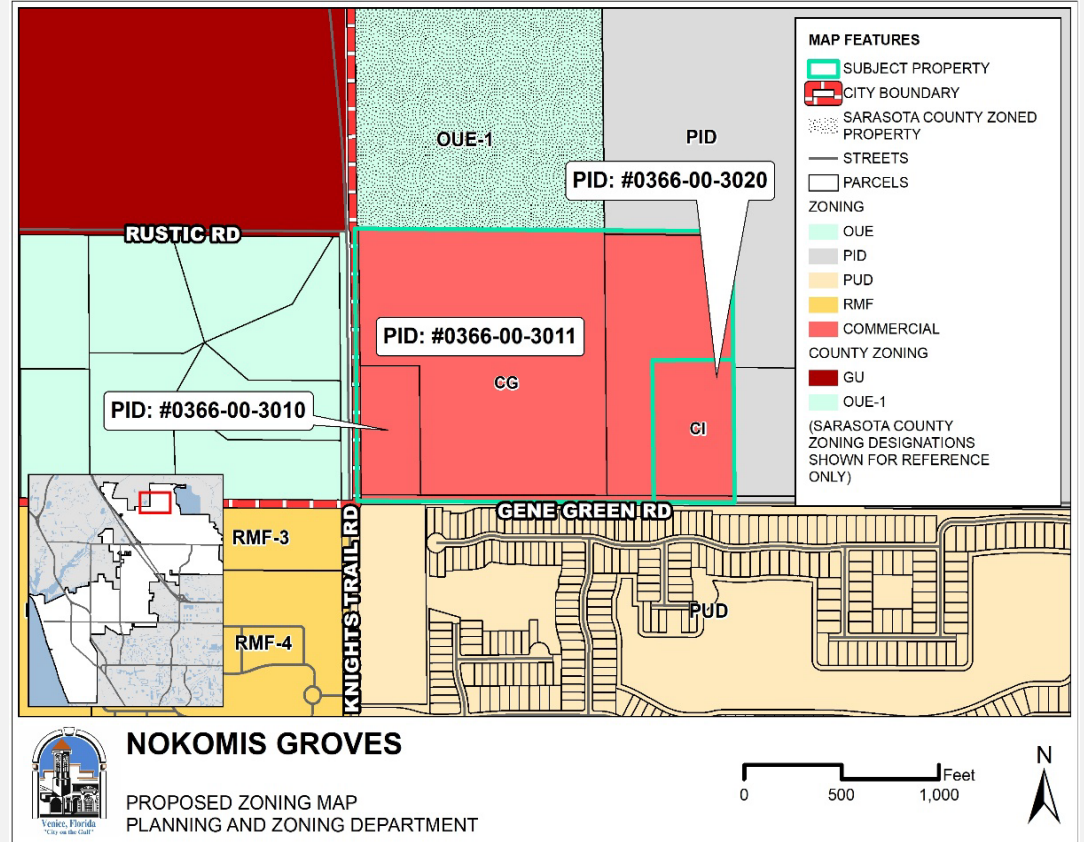


# ZONING

## Existing



## Proposed



# SURROUNDING LAND USES

<b>Direction</b>	<b>Existing Land Uses(s)</b>	<b>Current Zoning District(s)</b>	<b>Future Land Use Map Designation(s)</b>
<b>North</b>	Agricultural grazing land, cement plant	Open Use Estate (OUE-I), Planned Industrial Development (PID)	Mixed Use Corridor (MUC), Industrial
<b>South</b>	Single family detached (Toscana Isles)	PUD	MUR
<b>East</b>	Cement plant	PID	Industrial
<b>West</b>	Single family detached	County OUE-I	County Rural

# PLANNING ANALYSIS – COMPREHENSIVE PLAN

## *Strategy LU 1.2.4 – Non-Residential*

The proposed zoning is identified as implementing for the Mixed Use Corridor future land use designation.

## *Strategy LU 4.1.1*

Policy 8.2 - Land Use Compatibility Review Procedures

Staff responses are available in the staff report

## ***Conclusions/Findings of Fact***

*Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Corridor designation, Policy 8.2 regarding compatibility, and strategies found in the Knights Trail Neighborhood and other plan elements. No inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.*



# PLANNING ANALYSIS – ZONING COMPARISON

Zoning Standard	Existing Zoning – OUE-I	Proposed Zoning – CG	Proposed Zoning – CI
Density Limit	1 du/5 ac	18 du/ac* Limited by MUC to 13 du/ac	18 du/ac Limited by MUC to 13 du/ac
Intensity Limit	1	1.0 FAR	1.0 FAR
Height	35'	35' + 10' for parking, additional height with conditional use	35'
Principal Uses**	Residential, Agriculture, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium	Retail commercial; personal and business services; indoor commercial recreation and entertainment; professional, medical, and business offices; banks; restaurants; vocational, trade, and business schools; marinas, docks, and piers; institutional; civic service organizations; commercial parking; and existing single- and two-family dwellings	Retail commercial; automobile, vehicular, marine & manufactured home, sales, service & rental; machinery & equipment sales, rental & service; building & landscaping supplies & equipment sales; automotive service stations; automotive repair & cleaning services; restaurants; building contractors w/o outside storage; motorbus terminals; boat liveries; palmists; auditoriums; wholesaling; worship establishments; animal boarding; printing; upholstery; pawnshops; outdoor recreation; and brewpubs

\*Multifamily allowed through special exception

\*\*Not an exhaustive list, see staff Exhibits A and B in the agenda packet

# PLANNING ANALYSIS – COMPLIANCE WITH THE LDC

The subject petition has been processed with the procedural requirements contained in Section 86-47 of the Land Development Code (LDC). In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified. Future development of the subject property will require confirmation of continued compliance with all applicable LDC standards.

The applicant has provided a list of responses to Section 86-47(f) in the staff report.

## ***Conclusions/Findings of Fact***

*The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 86-47(f) of the Land Development Code.*

# PLANNING ANALYSIS – CONCURRENCY & MOBILITY

## Concurrency

No confirmation of concurrency is requested at this time. It will be reviewed with a development proposal.

### **Conclusion / Findings of Fact (Concurrency):**

*As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.*

## Transportation Mobility

No confirmation of concurrency is requested at this time. It will be reviewed with a development proposal.

### **Conclusion / Findings of Fact (Concurrency):**

*No development has been proposed through this application. However, a Traffic Impact Analysis will be required with submittal of a development proposal.*

# CONCLUSION

Upon review of the petition 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 the Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 22-13RZ.