



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

## Section 1.8 Conditional Uses / Section 1.8.4 Density Bonus (Quasi- Judicial Application)

Submit a completed application and supporting documents to the Planning and Zoning Department. Checklist on page 2 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:** Hurt Assemblage Multi-Family

**Brief Project Description:** 360 Multi-Family Units

### Property Information

Address/Location(s): Laurel Road

Parcel Identification No.(s): 0380-02-001 0380-09-001 0380-16-0001

Parcel Size: 31.88 acres

Zoning Designation: CG

FLUM Designation: Mixed Use Corridor

Conditional Use (select one) 2.2.7 Traditional Zoning District Use Table

Residential

List specific classification: Multi-Family

Attainable Housing Density Bonus

### Application Fees:

Conditional Use Total Fees: \$827.86 (Application Fee \$441.53 / Review Fee \$386.33)

Attainable Housing Density Bonus Total Fees: \$5923.07 (Application Fee \$4819.25 / Review Fee \$1103.82)

*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):** 2001 Laurel LLC

**Address:** 1001 Avenida Del Circo, Venice FL 34285

**Email:**

**Phone Number:**

**Signature:**

**Date:**

**Authorized Agent (project point of contact):** Jackson R. Boone, Esq.

**Address:** 1001 Avenida Del Circo, Venice, FL 34285

**Email:** jackson.boone@boone-law.com

**Phone Number:** 941-488-6716

**Signature:** 

**Date:** 8/3/23

*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.*

## CONDITIONAL USE 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.E 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).

### Conditional Use - Specific Application Requirements (Section 1.8.2):

- A site plan at an appropriate scale, showing:
    1. proposed placement of structures on the property
    2. provisions for ingress and egress
    3. off-street parking and off-street loading areas
    4. refuse and service areas
    5. required yards and other open spaces
  - Proposed landscaping, screening, and buffering, including provisions for trees protected by City regulations. N/A
  - Proposed signs and lighting, including type, dimensions and character. N/A
- \*Items marked N/A will be provided at time of Site & Development Plan submittal.

### Conditional Use Decision Criteria (Section 1.8.3.A):

*Before any conditional use shall be approved, the Commission shall make a finding that the granting of the conditional use will not adversely affect the public interest and that satisfactory provision and arrangement has been made concerning the following matters, where applicable.*

- In a separate document, please restate and address each item:
  1. Compliance with all applicable elements of the Comprehensive Plan.
  2. General compatibility with adjacent properties and other property in the district.
  3. Any special requirements set out in Section 2 in this chapter for the particular use involved.

## Attainable Housing Density Bonus - Additional Requirements (Section 1.8.4):

Responses to each of the nine locational considerations in Comprehensive Plan Strategy HG 1.2 – Targeted Attainable Housing Locations

A detailed narrative describing:

1. The level of affordability proposed and
2. The number of additional units sought through the density bonus incentive, including
3. Calculations confirming that the requested number of additional units meet the standards set by the Housing Element of the Comprehensive Plan and the corresponding categories set by the United States Department of Housing and Urban Development; and

Concurrency Application (If applicable; see Section 5)

School (when required)

Public facilities (potable water, wastewater, solid waste, parks, stormwater)

Traffic Study – Required if new or net trip generation exceeds 50 PM peak hour trips (Section 5.2: Mobility). Prior to the study being performed, a methodology meeting must be held with the applicant, City staff and County staff (if applicable).

Documentation of a binding commitment to maintain attainability for at least ten (10) years, or a longer timeframe if required by Council at the time of approval, including information about how the project will be monitored and by whom.

## Attainable Housing Density Bonus Decision Criteria (Section 1.8.4.D):

*The Commission shall make a recommendation to Council based on the availability of units in the reserve density established through Comprehensive Plan Strategy HG 1.5.3 and the criteria applied to all Conditional Use applications through Section 1.8.3 of this LDR.*