

# COMP. PLAN AMENDMENT

City of Venice 401 West Venice Ave., Venice, FL 34285 941-486-2626

### DEVELOPMENT SERVICES - PLANNING & ZONING

### COMPREHENSIVE PLAN AMENDMENT APPLICATION

Project Name:	Hurt Property		
Parcel Identification No.:	0364-10-0001 and 0377-02-0001		
Address:	Knights Trail Road		
Parcel Size:	214 +/- acres		
FLUM designation:	Current: Sarasota County-Rural Proposed: City of Venice Mixed Use Corridor		
Zoning Map designation:	Current: Sarasota County OUE		
Property Owner's Name:	Mary H. McMullen, Joseph W. Hurt and Randall C. Hurt, Trustess of the Shacket Creek Trust u/a/d November 25, 2002		
Telephone:			
Fax:			
E-mail:			
Mailing Address:			
Project Manager:	Jeffery A. Boone, Esq. (agent)		
Telephone:	(941) 488-6716		
Mobile / Fax:	(941) 488-7079		
E-mail:	jboone@boone-law.com		
Mailing Address:	1001 Avenida Del Circo, Venice, Fl 34285		
Project Engineer :			
Telephone:			
Mobile / Fax:			
E-mail:			
Mailing Address:			
Project Architect:			
Telephone:			
Mobile / Fax:			
E-mail:			
Mailing Address:			
Incomplete applica	tions cannot be processed – See reverse side for checklist		
Applicant Signature / Date:	Aut 3/1/19		

Revised 9/10

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**PLANNING & ZONING** 

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NAME OF TAXABLE PARTY.	Required documentation (provide one copy of the following, unless otherwise noted):
	<ul> <li>✓ Statement of Ownership &amp; Control</li> <li>✓ Signed, Sealed and Dated Survey of Property</li> <li>✓ Agent Authorization Letter</li> <li>✓ Narrative describing the petition</li> <li>✓ Public Workshop Requirements. Date held October 18,2018</li> </ul>
	$oxedsymbol{oxed}$ Copy of newspaper ad. $oxedsymbol{oxed}$ Copy of notice to property owners.
I	<ul> <li>✓ Copy of sign-in sheet.</li> <li>✓ Written summary of public workshop.</li> <li>✓ Land Use Map – May include existing conditions, aerial photographs, natural</li> </ul>
١	communities and transportation network.
	☑ Base Analysis – May include Comprehensive Plan policy evaluation, site data and land use information (demographics, housing, public service and utilities, transportation,
١	environmental, recreation and open space), special studies, etc. in support of proposed amendment.

Application filling fee.

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

### Proposed Amendment Strikethrough/Underline Changes & List of Map Changes

Insert Color Here

### Strategy LU 1.2.9.e - Transitional (MUT)

- 1. <u>Limited to the Knights Trail Neighborhood west of Knights Trail Road and south of Rustic Road generally comprised of 214 acres.</u>
- 2. Supports mixed use (horizontal and vertical).
- 3. <u>All Non-Residential Uses are permitted. Industrial Uses shall be limited to the area south of Salt Creek and its southern branch.</u>
- 4. <u>Low and Moderate Density Residential uses are permitted. Single-family residential uses shall</u> be limited to the area north of Salt Creek and its southern branch.
- 5. <u>Designation Total Development (Min/Max Percentages) as follows:</u>
  - a. Non-Residential: 30%/95%
    - I. Industrial: Up to 40% of the MUT Area
  - b. Residential: 5%/70%
- 6. <u>Intensity/Density:</u>
  - a. Non-Residential Intensity (FAR): 0.5 (average) Designation-Wide; 1.0 maximum per individual property
  - b. Residential Density: 5.1 9.0

### Strategy LU-KT 1.1.7 - Mixed Use Transitional

The MUT within the Knights Trail Neighborhood comprises approximately 214 acres generally located west of Knights Trail Road and south of Rustic Road (see mixed use descriptions in the Future Land Use Element). The following shall apply for the MUT designation:

A. <u>The minimum residential density is 5.1; the maximum residential density is 9.0 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUT is:</u>

	Acres	DU's/AC	Min Dev	Max Dev	Min DU's	Max DU's	Existing
MUT	214	9.0	5%	70%	55	1,348	1

B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.50 (designation-wide); 1.0 (for individual sites). The range of square footage permitted in the MUT is:

	Acres	FAR	Min Dev	Max Dev	Min Sq. Ft	Max Sq. Ft	<b>Existing</b>
MUT	214	0.50	30%	95%	1398,276	4,427,874	0

### **Table Changes- Page 29**

Mixed Use Land Use	Intensity (Floor Area Ratio)	Residential Density	Implementing Zoning Districts	
Downtown			CBD, RMF-3, RMF-4, CN, CG, OPI, CMU	
Seaboard	Intensity and Density	See Strategies below for the respective Intensity and Density Standards including Maximum Levels of Development. Residential CMU		
Corridor	densities below are pe average across the Mixe	RMF-3, RMF-4, PUD, CN, CG, CI, OPI, OMI, PCD, ILW, CMU		
Airport			GU, PCD, PID	
<u>Transitional</u>			RSF-4, RMF-2,RMF- 3,PUD, CN,CG, CI, CMU,OPI,OMI,CSC, PCD,PID,ILW,GU	
Residential			PUD	

## **List of Map Changes**

Future Land Use-LU-1: Neighborhoods

Future Land Use-LU-2 Future Land Use Map

Future Land Use-LU-11 Coastal High Hazard Area Identified

Future Land Use-LU-12 Coastal High Hazard Area FLU

Transportation-TR-1 Functional Classification

Transportation-TR-2 Existing (2015) Roadway Level of Service

Transportation-TR-3 Existing Pedestrian Level of Service

Transportation-TR-4 Existing Bicycle Level of Service

Transportation- TR-5 Existing Transit Level of Service

Transportation- TR-8 Possible Complete Street Map

Open Space- OS-1 Coastal High Hazard Area (CHHA)

Open Space- OS-2 Coastal High Hazard Area with Future Land Use

Knight Trail Neighborhood- LU KT-1: Aerial

Knights Trail Neighborhood- LU-KT-2: Future Land Use Map

DESCRIPTION (Per Official Records Instrument #2007084241)

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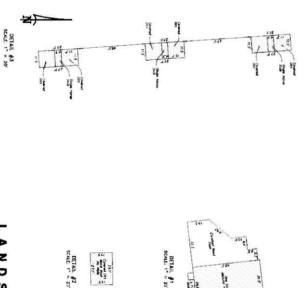
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- This survey has been proposed without the benefit of a fille Commitment or a fille Policy
- The firm has not researched the Paleic Records to economics or Repts of Hoy of Record. The information in based from personal investigation in the company files. Information used her this
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HURT

SHEET S. S.

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CERTIFICATE OF SURVEYOR

DATE OF SURVE



BRITT SURVEYING, INC.

SITE

LAND SURVEYORS AND MAPPER: CERTIFICATE OF ALTHORIZATION NO. I.E. 6538 605 Cyprass Avenue Vanice Florado 3/285 Falephone (941) 403-1398 Fox (941) 484 5/86 Emiss halfertittaureying com

