



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

DEVELOPMENT SERVICES - PLANNING & ZONING  
**COMPREHENSIVE PLAN AMENDMENT APPLICATION**

COMP. PLAN AMENDMENT 19-08CP

**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,  
Trustees of the Shacket Creek Trust u/a/d November 25, 2002

**Telephone:**

**Fax:**

**E-mail:**

**Mailing Address:**

**Project Manager:** Jeffery A. Boone, Esq. (agent)

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**Project Engineer :**

**Telephone:**

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**E-mail:**

**Mailing Address:**

**Project Architect:**

**Telephone:**

**Mobile / Fax:**

**E-mail:**

**Mailing Address:**

*Incomplete applications cannot be processed - See reverse side for checklist*

**Applicant Signature / Date:**

*[Signature]* (Agent) 3/1/19

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PLANNING & ZONING

# APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- ☒ **Statement of Ownership & Control**
- ☒ **Signed, Sealed and Dated Survey of Property**
- ☒ **Agent Authorization Letter**
- ☒ **Narrative describing the petition**
- ☒ **Public Workshop Requirements.** Date held October 18, 2018
  - ☒ Copy of newspaper ad.
  - ☒ Copy of notice to property owners.
  - ☒ Copy of sign-in sheet.
  - ☒ Written summary of public workshop.
- ☒ **Land Use Map** – May include existing conditions, aerial photographs, natural 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, environmental, recreation and open space), special studies, etc. in support of proposed amendment.

## Fees

Application filing 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

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

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

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

- 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:

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

## **Table Changes- Page 29**

Mixed Use Land Use	Intensity (Floor Area Ratio)	Residential Density	Implementing Zoning Districts
<b>Downtown</b>	See Strategies below for the respective Intensity and Density Standards including Maximum Levels of Development. Residential densities below are per parcel and not an average across the Mixed Use Designation.		CBD, RMF-3, RMF-4, CN, CG, OPI, CMU
<b>Seaboard</b>			RMF-3, RMF-4, CN, CG, CI, CSC, PCD, ILW, PID, CMU
<b>Corridor</b>			RMF-3, RMF-4, PUD, CN, CG, CI, OPI, OMI, PCD, ILW, CMU
<b>Airport</b>			GU, PCD, PID
<b><u>Transitional</u></b>			<u>RSF-4, RMF-2, RMF-3, PUD, CN, CG, CI, CMU, OPI, OMI, CSC, PCD, PID, ILW, GU</u>
<b>Residential</b>			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



**SHEET**  
**1 OF 2**

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