



# CONDITIONAL USE PETITION NO. 20-51 CU

Agent: Kyle Kragel, PE, Kimley-Horn  
Owner: Rowco Development Company, LLC

## GENERAL INFORMATION

**Petition Number:** 20-51CU

**Address:** 2201 Knights Trail Road

**Request:** A proposal for a gated community

**Owners:** Rowco Development Company, LLC

**Agent:** Kyle C. Kragel, P.E., Kimley-Horn

**Parcel ID:** 0364090002

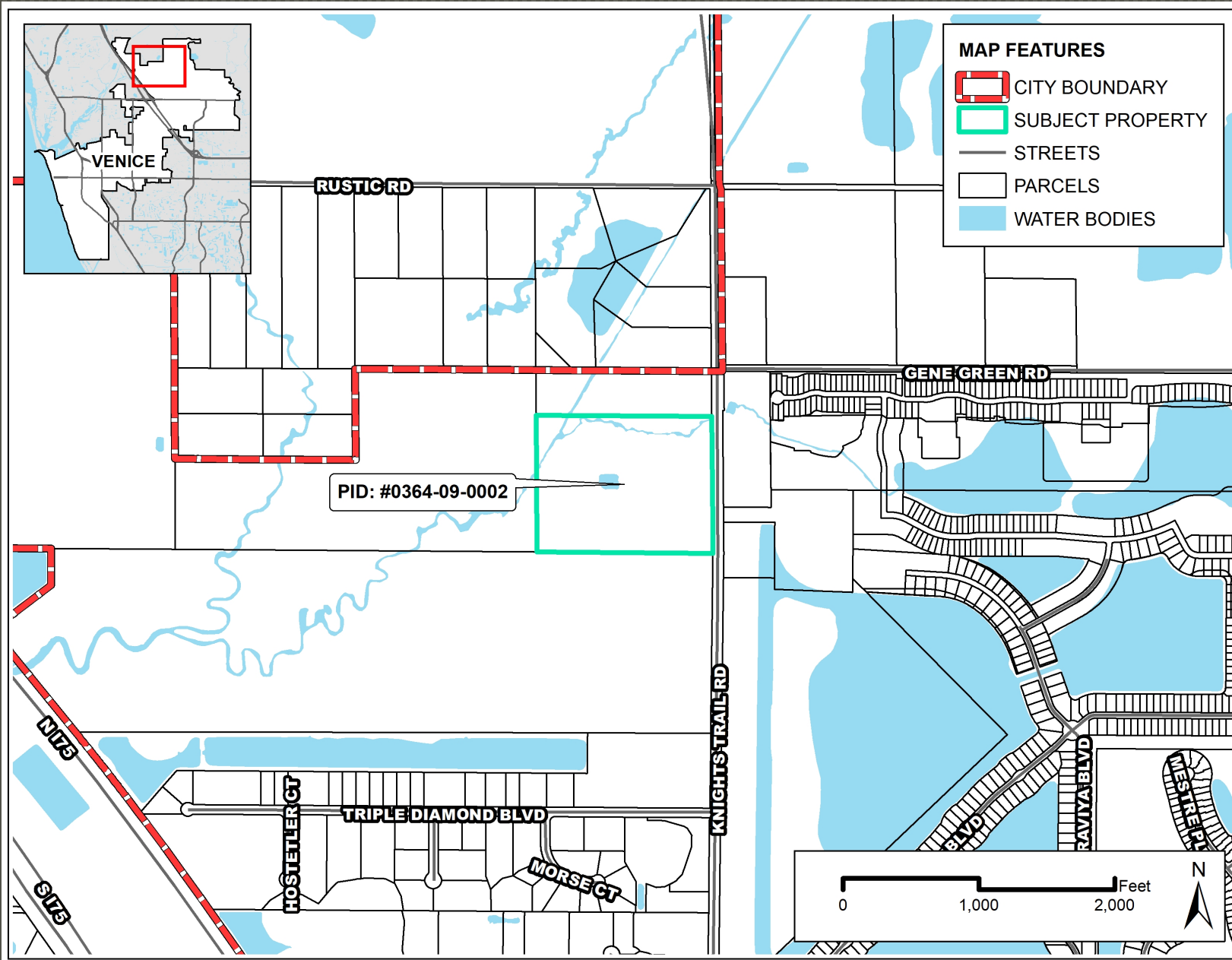
**Property Size:** 29.87 ± acres

**Future Land Use:** Mixed Use Corridor (MUC)

**Zoning:** Residential Multi-family 4 (RMF-4)

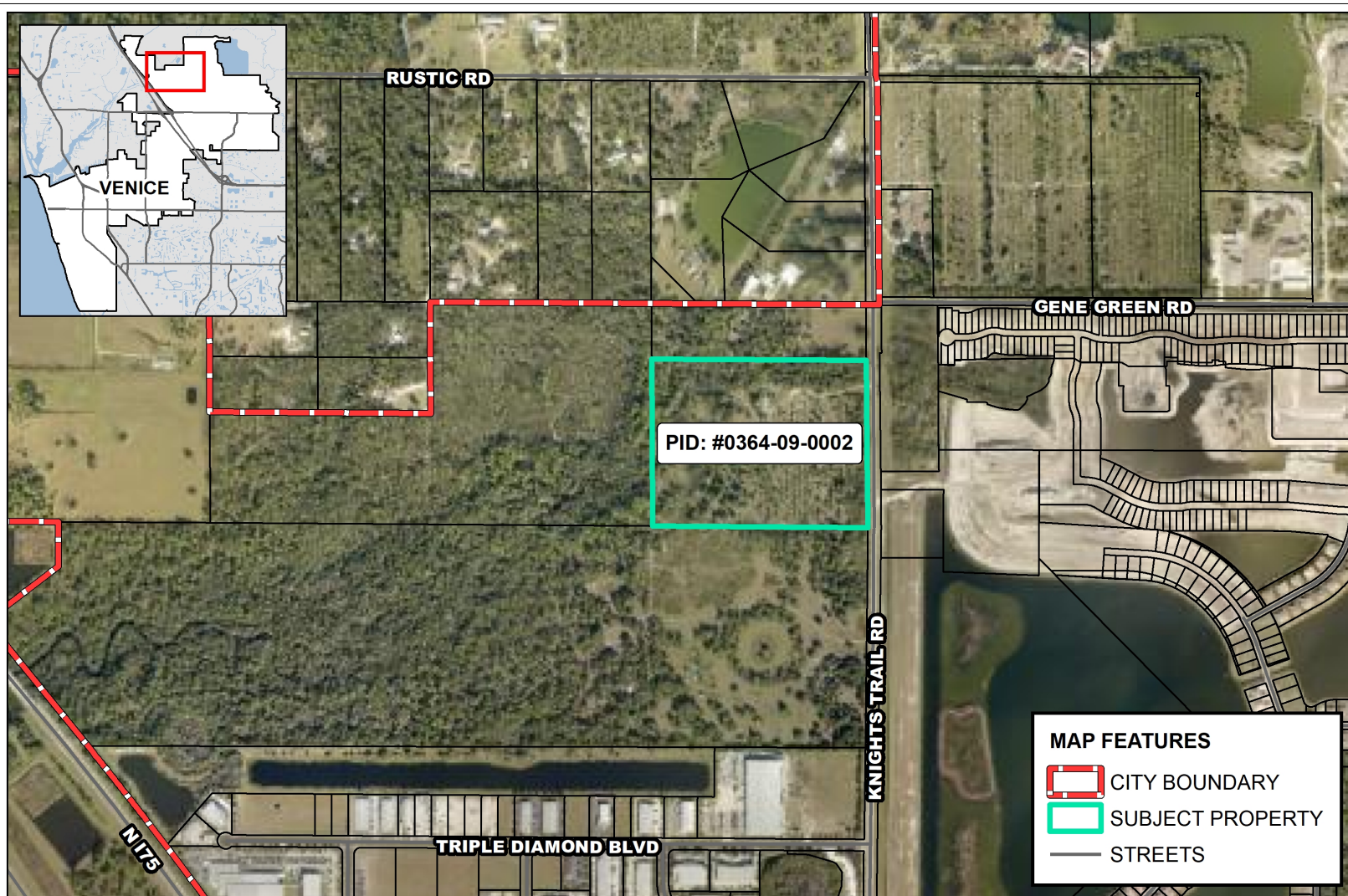
**Comprehensive  
Plan  
Neighborhood:** Knights Trail Neighborhood

**Associated  
Petitions:** 20-34SP, 20-50SE, 20-56VZ



# Location Map





## GENERATION AT VENICE

SUBJECT PROPERTY AERIAL  
PLANNING AND ZONING DIVISION

0 1,000 2,000 Feet



# Aerial Map



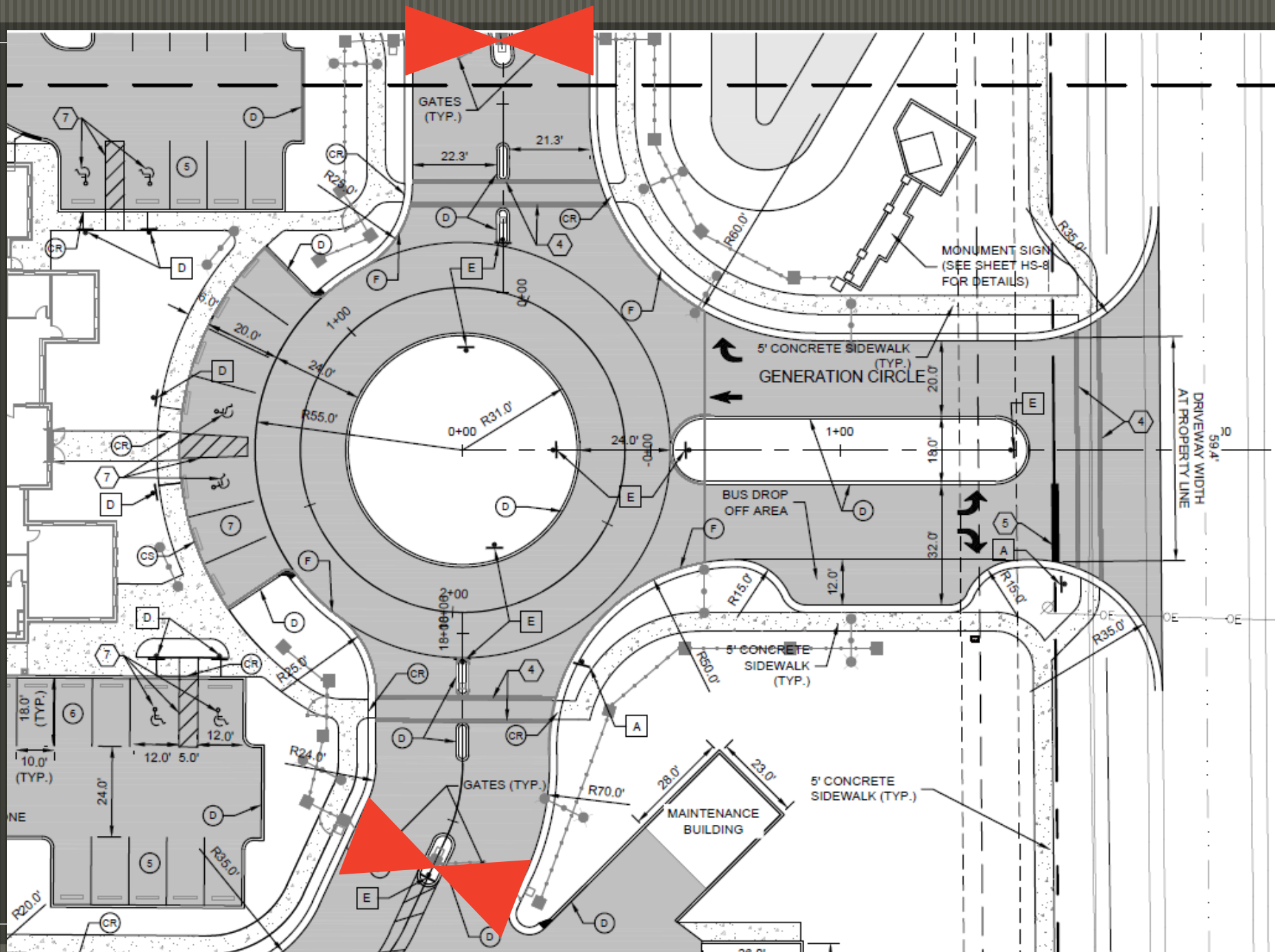
# Project Background and Description

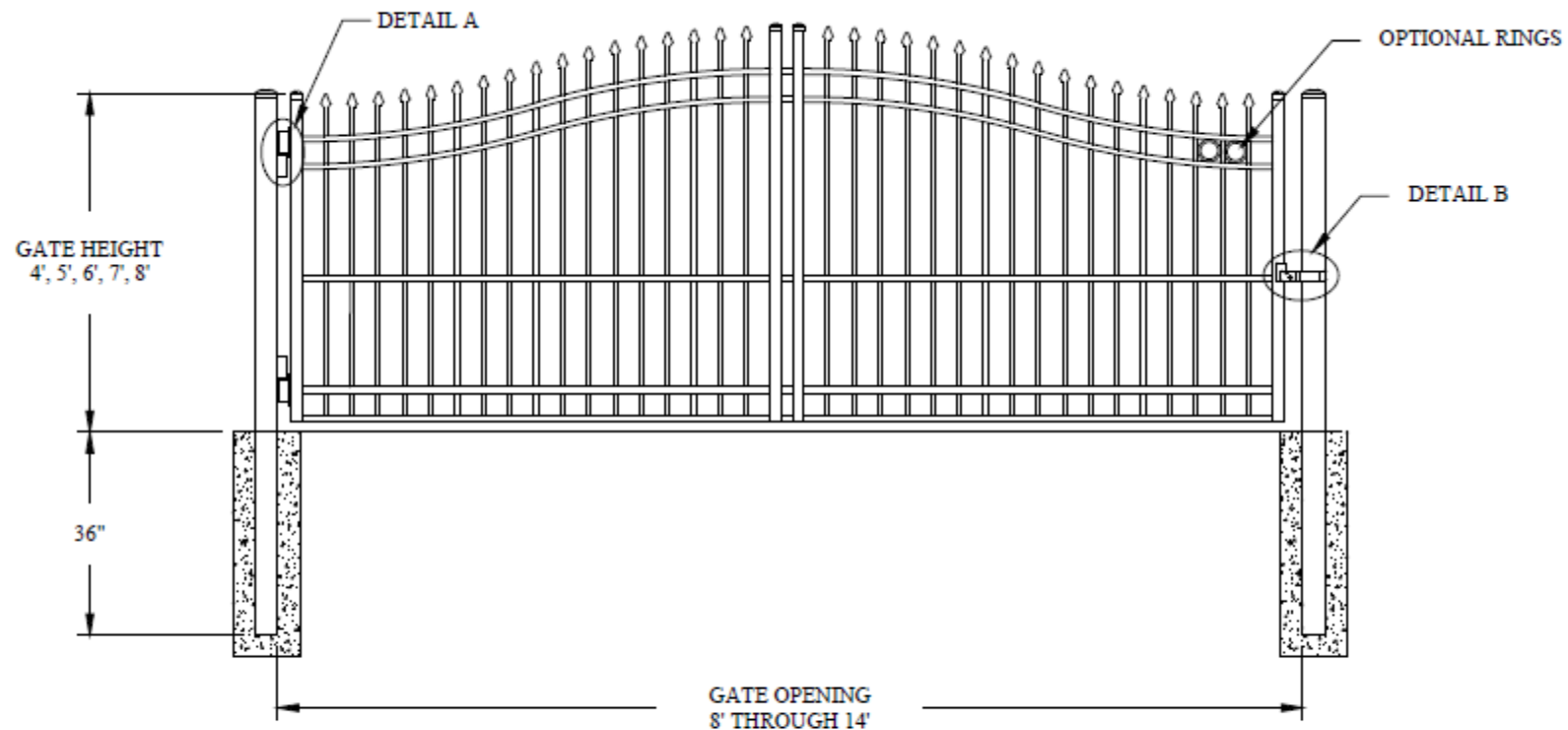
- **Background:**

- Concurrent site and development plan application received August 24, 2020
- Subject conditional use petition received on October 8, 2020, after a review of the site plan
- Associated petitions are a special exception request for fewer loading zones and excess driveway width & a sign variance

- **Proposal:**

- A gated community, with gates approx. 150' inside the development granting access to private internal roadways





6  
HS-8

# VEHICULAR GATE, WIDTH VARIES

MANUFACTURER: AMERISTAR FENCING  
 STYLE: ESTATE GATE  
 FINISH: COLOR TO BE BLACK  
 INSTALLATION: PER MANUFACTURER SPECIFICATIONS

N.T.S.





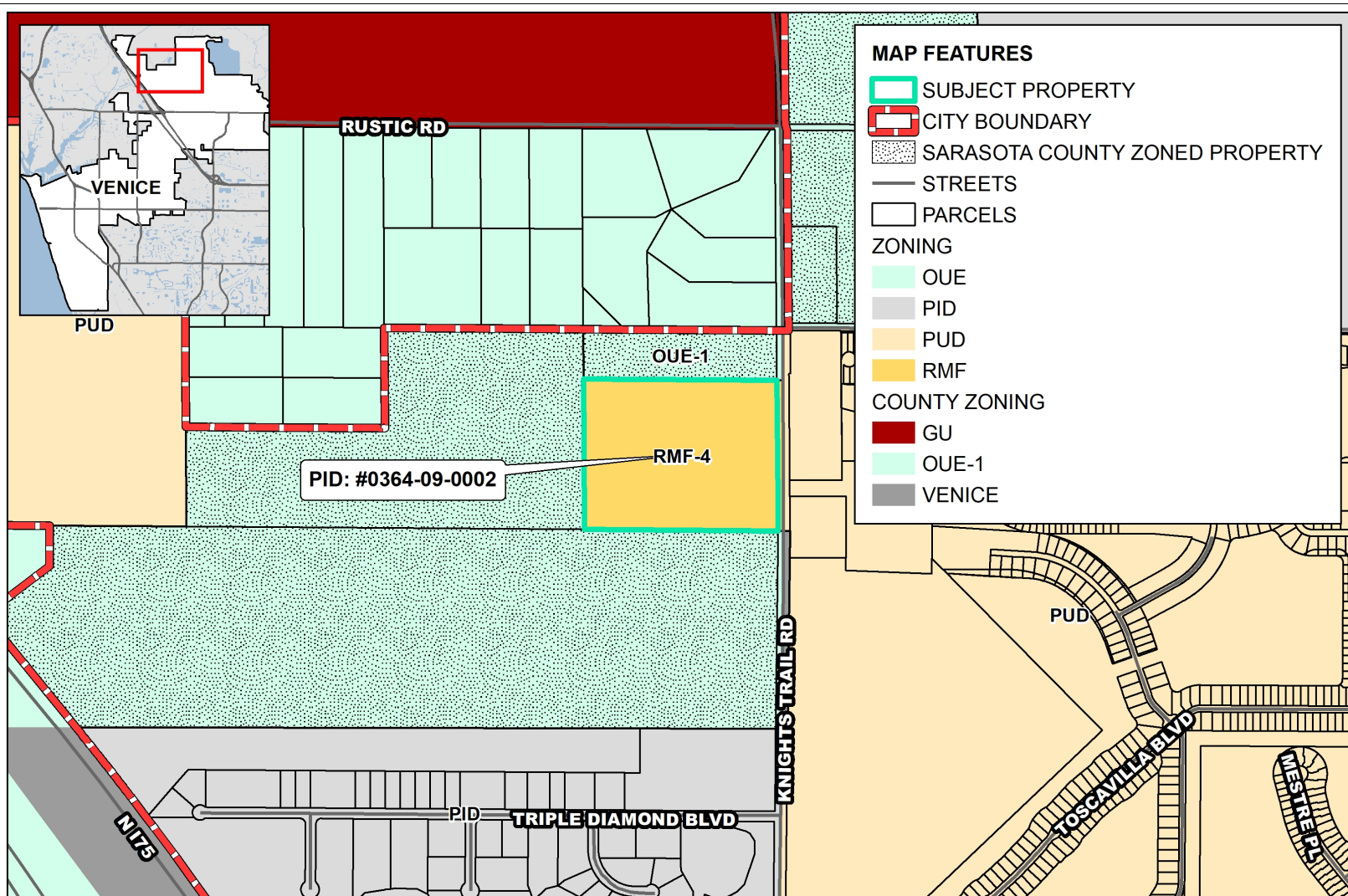
# EXISTING CONDITIONS

Site Photos, Zoning & Future Land Use, Surrounding Uses



Site  
Photos





# Zoning Map



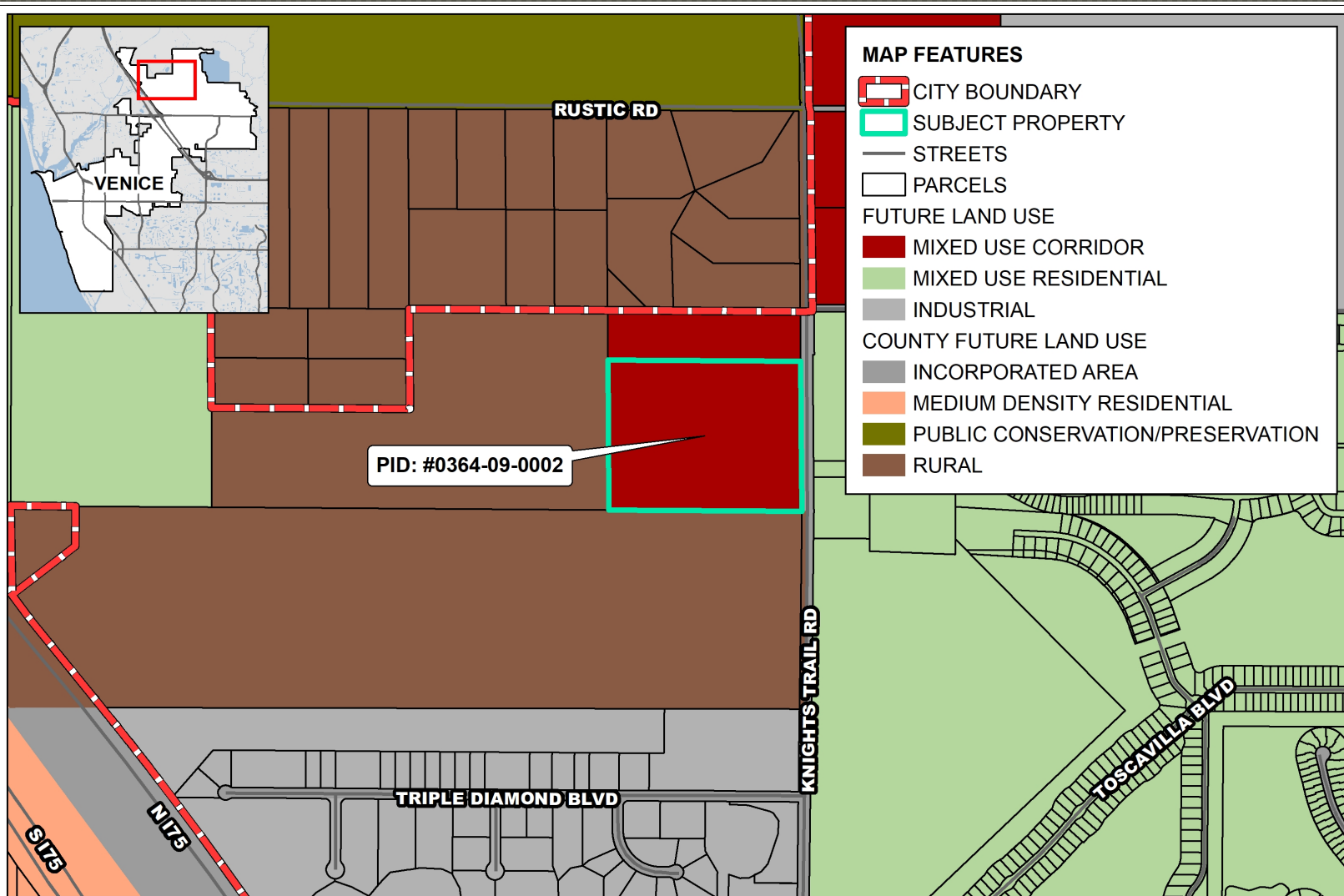
## GENERATION AT VENICE

ZONING MAP  
PLANNING AND ZONING DIVISION

0 1,000 2,000 Feet







## GENERATION AT VENICE

FUTURE LAND USE MAP  
PLANNING AND ZONING DIVISION

0 1,000 2,000 Feet



# Future Land Use Map

# Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (Single family home)	Sarasota County Open Use Estate 1 (OUE-1), Proposed RMF-3	Mixed Use Corridor (MUC)
West	Vacant	County OUE-1 (pending change to RMF-3)	Sarasota County Rural (pending change to Mixed Use Transitional)
South	Vacant	County OUE-1 (pending change to Commercial, General)	Sarasota County Rural (pending change to Mixed Use Transitional)
East	Residential (Toscana Isles PUD)	Planned Unit Development (PUD)	Mixed Use Residential (MUR)



# PLANNING ANALYSIS

Comprehensive Plan, Land Development Code, Concurrency/Mobility



# Comprehensive Plan

- No strategies or intents found to conflict with the proposed conditional use for a gated community

## Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):

- Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Corridor future land use designation, strategies found in the Knights Trail Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

# Land Development Code

- Sec. 86-42(a)(3) provides basis for seeking a conditional use for a gated community
- Applicant has responded to conditional use criteria from Sec. 86-42(e)(1-9)
  - See staff report for responses and staff comments



## Conclusions / Findings of Fact (Compliance with the Land Development Code):

- No inconsistencies have been identified with the LDC.

# Concurrency/Mobility

- **Concurrency:**

- No issues were identified by the Technical Review Committee regarding the conditional use request.

- **Mobility:**

- Analysis of the site and development plan has been performed by the City's traffic consultant and has been deemed compliant. The conditional use petition did not impact the transportation review.

# Conclusions/Findings of Fact

- **Concurrency:**

- No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.

- **Mobility:**

- The applicant has provided traffic analysis that has been reviewed by the City's transportation consultant. No additional issues have been identified.

# Planning Commission Report and Recommendation to City Council

- 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 on Conditional Use Petition No. 20-51CU.