

23-18AN – Deans Property

Owner: Stephen and Cherie Deans.

Applicant: Stiles Corp.

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

GENERAL INFORMATION

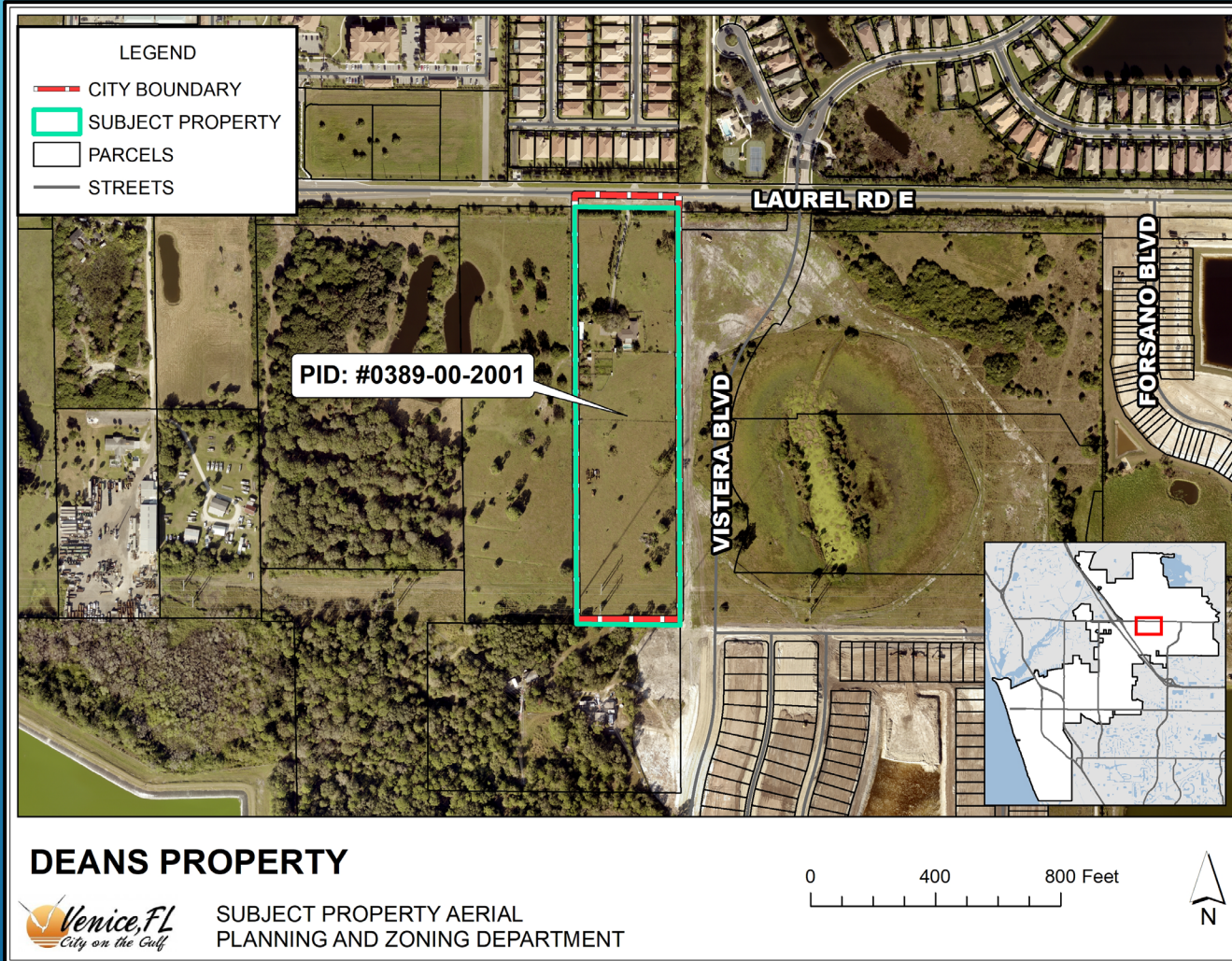
<u>Address:</u>	3600 Laurel Road East.
<u>Request:</u>	To annex a 10.15 ± acre property into the City of Venice jurisdiction
<u>Applicant:</u>	Stiles Corp.
<u>Owner:</u>	Stephen & Cherie Deans
<u>Agent:</u>	Jackson R. Boone, ESQ, Boone Law Firm
<u>Parcel ID:</u>	0389002001
<u>Parcel Size:</u>	10.15 ± acres
<u>Future Land Use:</u>	Sarasota County Major Employment Center (MEC)
<u>Current Zoning:</u>	Sarasota County Open Use Estate (OUE)
<u>Comprehensive Plan Neighborhood:</u>	Northeast Neighborhood
<u>Application Date:</u>	March 9, 2023
<u>Related Applications:</u>	23-19CP and 23-20RZ

PROJECT DESCRIPTION

The proposal is a voluntary annexation of the subject property to allow for a multifamily residential development.

The proposed annexation petition is part of a three-part application including a request for a Zoning Map Amendment Petition (23-20RZ) and a Comprehensive Plan Amendment (23-19CP);

AERIAL AND SURROUNDING PROPERTIES



Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (Toscana Isles), Commercial (Mirasol)	Laurel East (LE), Planned Unit Development (PUD)	Mixed Use Residential (MUR), Mixed Use Corridor (MUR)
South	Residential (GCCF PUD)	PUD	MUR
East	Residential (GCCF PUD)	PUD	MUR
West	Residential	RMF-2	MUR

AERIAL AND GCCF MASTER PLAN

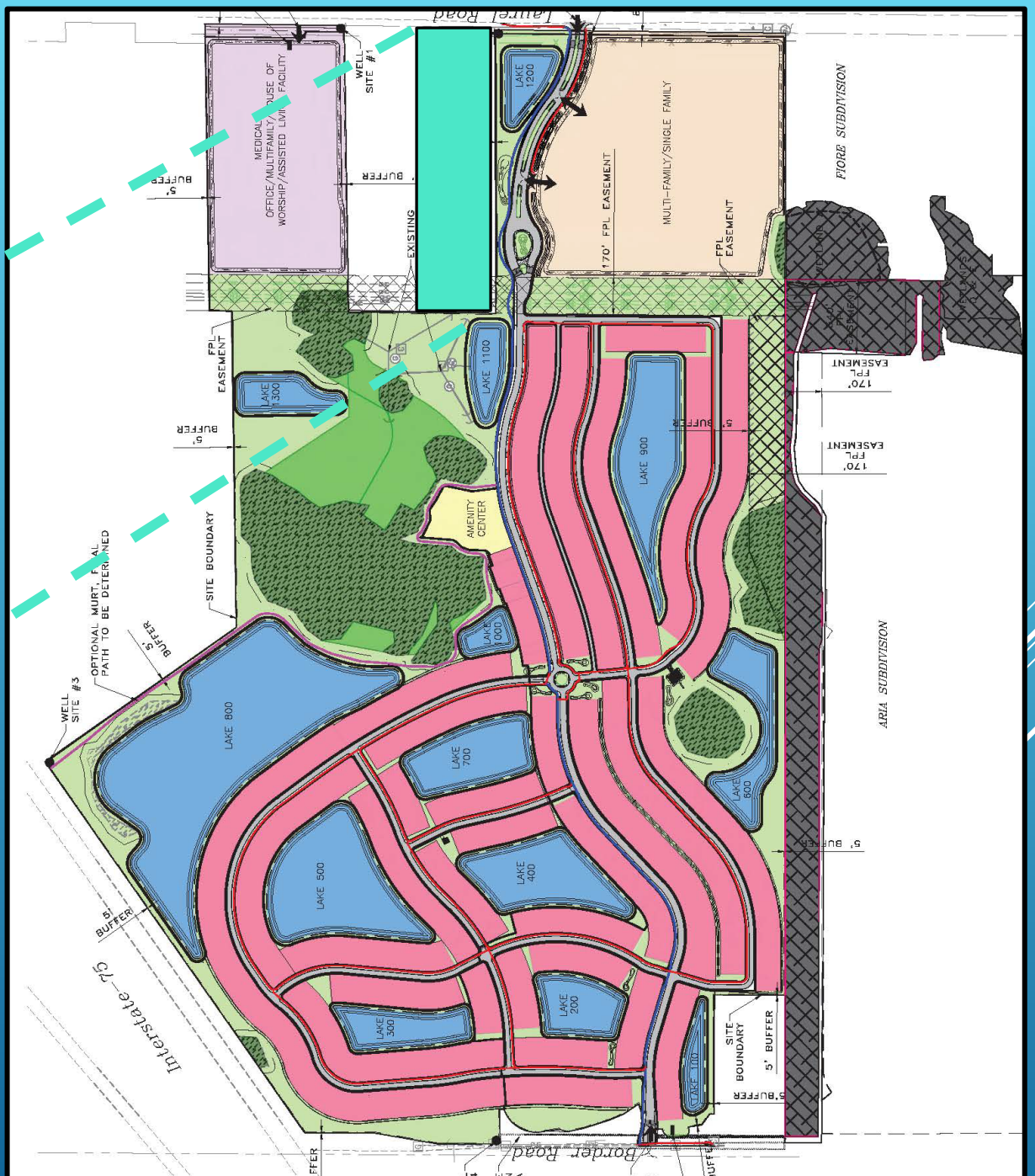
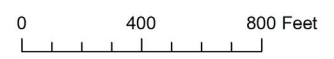


- LEGEND**
- CITY BOUNDARY
 - SUBJECT PROPERTY
 - PARCELS
 - STREETS

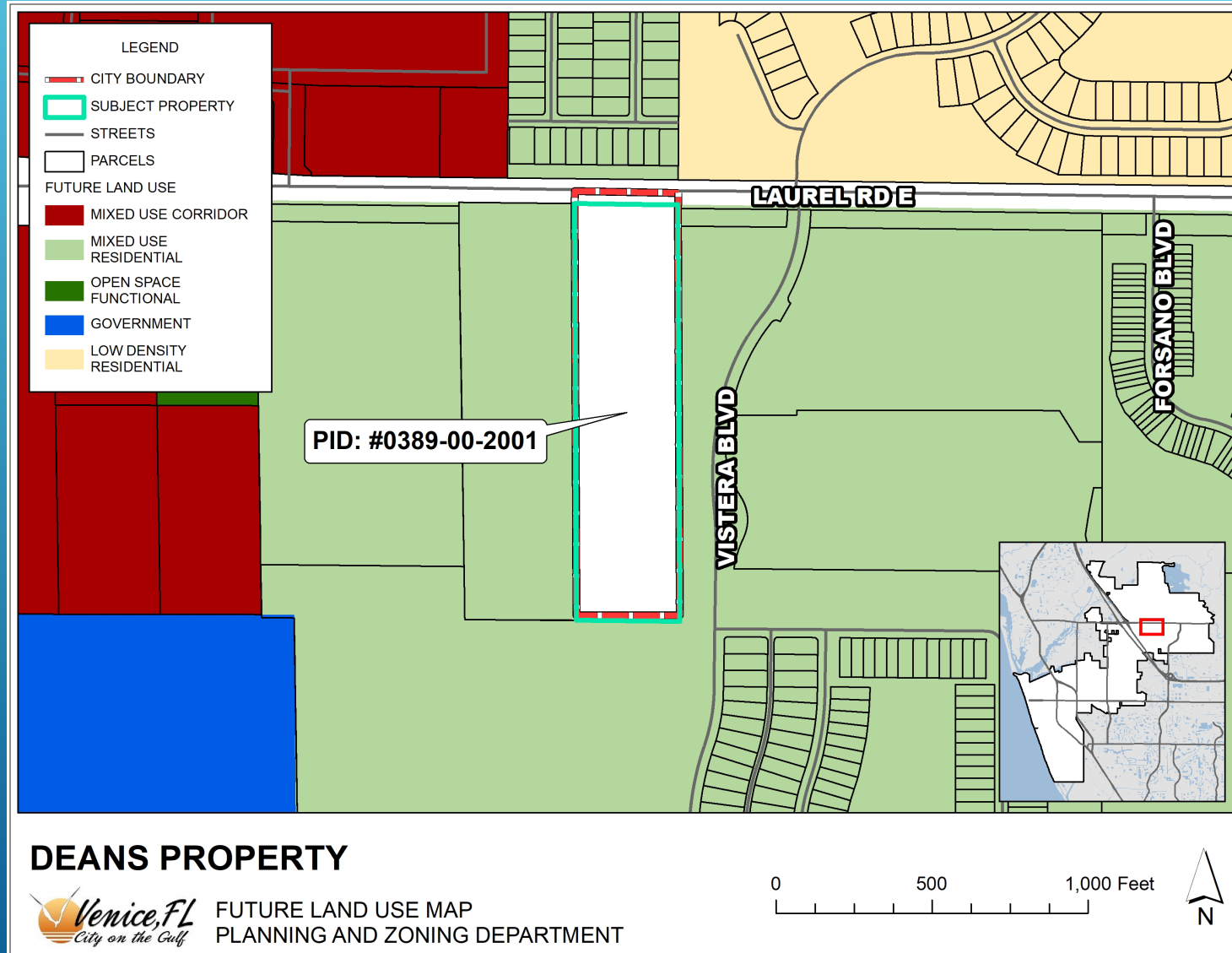
DEANS PROPERTY



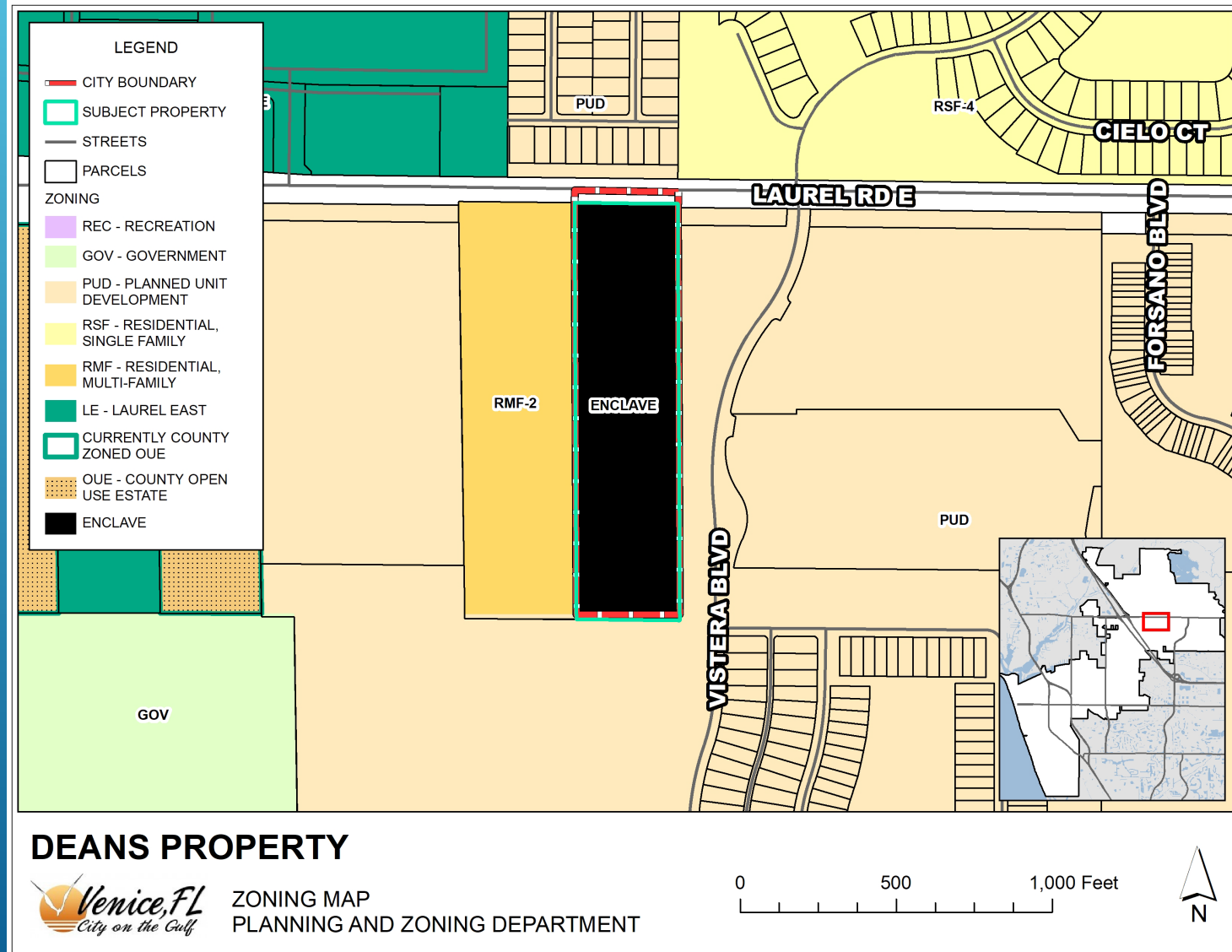
SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DEPARTMENT



FUTURE LAND USE MAP



CURRENT ZONING MAP



ANNEXATION AND LDC CH.87.SEC.1.4.1

The subject property is **not part of the JPA/ILSBA** designated planning areas for annexation however, the property is still eligible for annexation.

Per the City's Land Development Code Chapter 87 Sec.1.4.1, "**Any property identified as a potential annexation area within the JPA/ILSBA or determined to be an enclave is eligible for annexation.**"

The **subject property is considered an enclave and the applicant is voluntarily requesting to annex into the City of Venice.** Potable water and reclaimed water service will be provided by the City of Venice.

CONSISTENCY WITH CHAPTER 171 AND COMPREHENSIVE PLAN

The property is eligible for annexation into the City due to the subject property's status as an enclave. Chapter 171 of the Florida Statutes provides for the adoption of Local Government Boundaries.

Consistency with the Comprehensive Plan:

The subject petition has been **processed consistent** with the procedures identified in the **Land Development Code** and **Comprehensive Plan** as well as the necessary **Florida Statutes**.

CONCLUSIONS / FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE):

Comprehensive Plan:

Analysis has been provided to determine consistency with Chapter 171 of the Florida Statutes. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Land Development Code:

The subject petition complies with all applicable Land Development Code requirements.

CONCLUSION

Upon review of the petition, Florida Statutes, the Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for Planning Commission to make a recommendation on Annexation Petition No. 23-18AN.