
ANNEXATION PETITION NO. 20-01AN

2501 & 2601 CURRY LANE

OWNER: MARILYN JOHNSON & BRIAN MCMURPHY

AGENT: JEFFERY BOONE, ESQ.

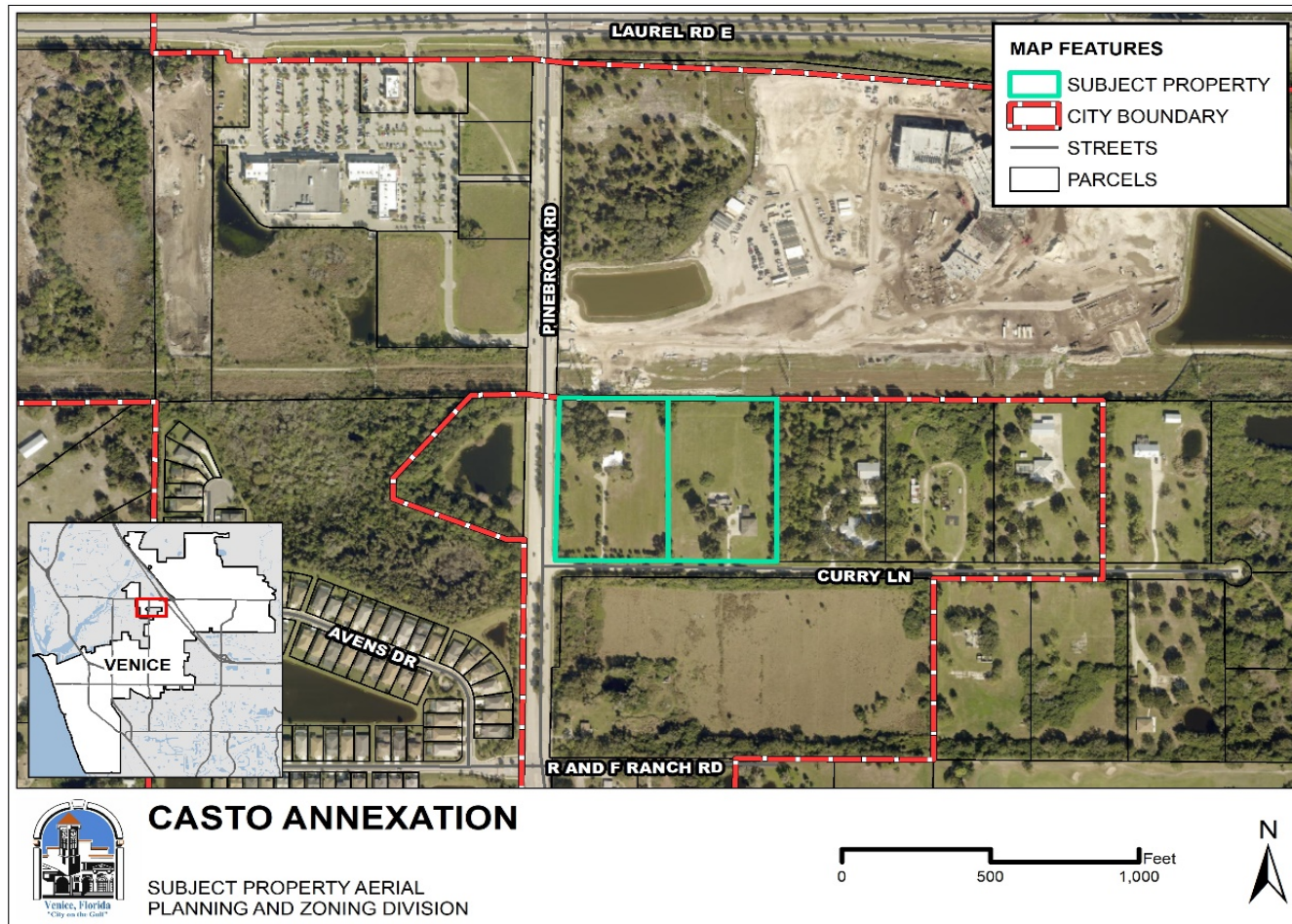
APPLICANT: CASTO SOUTHEAST REALTY, LLC



SUMMARY OF GENERAL INFORMATION

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Address:	2501 & 2601 Curry Lane
Request:	The annexation of approximately 10.1± acres located within Area 6 of the Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA) between the City and the County as depicted on the City's future land use map.
Owner:	Marilyn Johnson & Brian McMurphy
Applicant:	Casto Southeast Realty, LLC
Agent:	Jeffery Boone, Esq., Boone Law Firm
Parcel IDs:	0387-12-0001 & 0387-12-0002
Property Size:	10.1 ± acres
Future Land Use:	Sarasota County Moderate Density Residential (MODR)
Neighborhood:	Pinebrook Neighborhood
Existing Zoning:	Sarasota County Open Use Estate I (OUE-I)

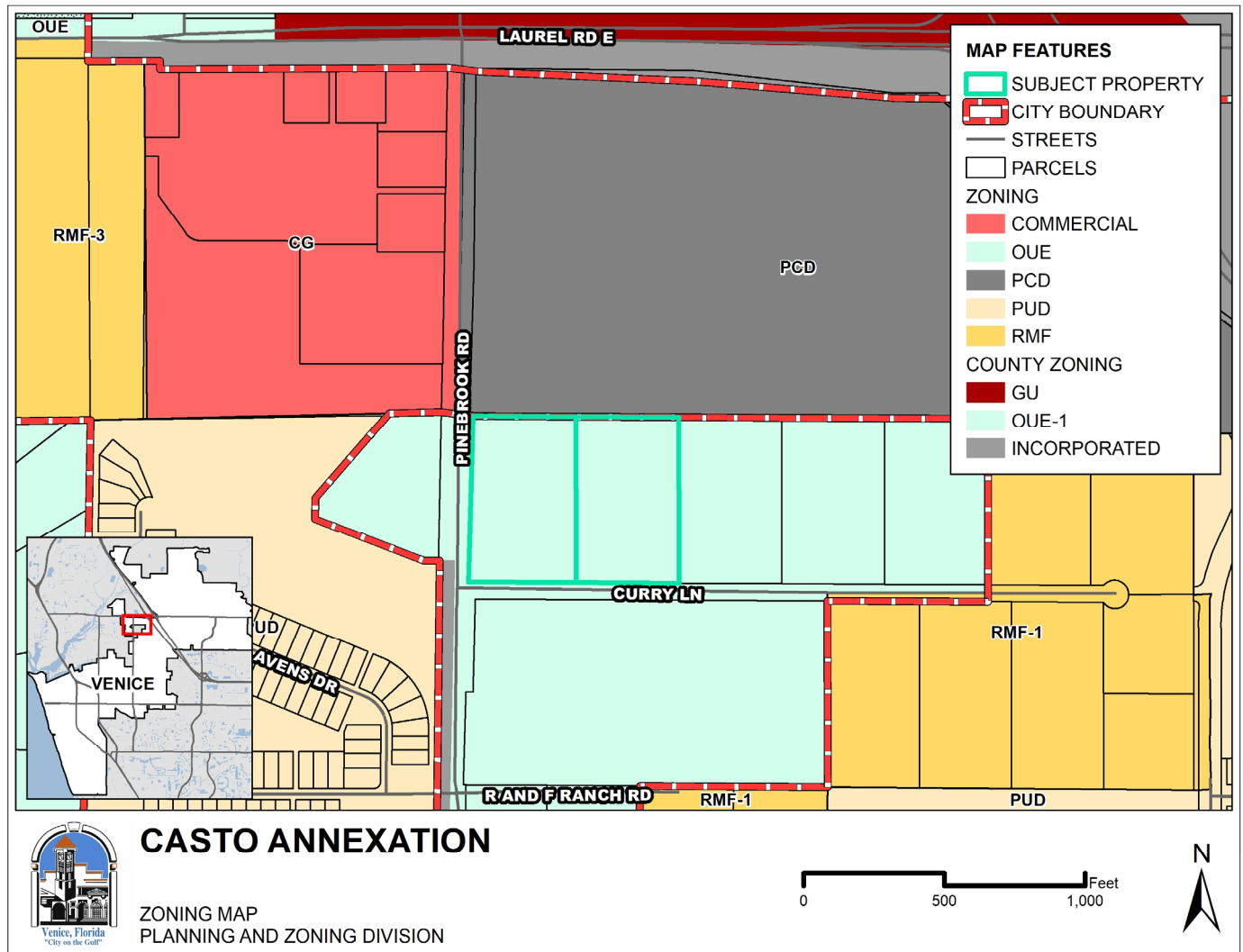


AERIAL PHOTOGRAPH

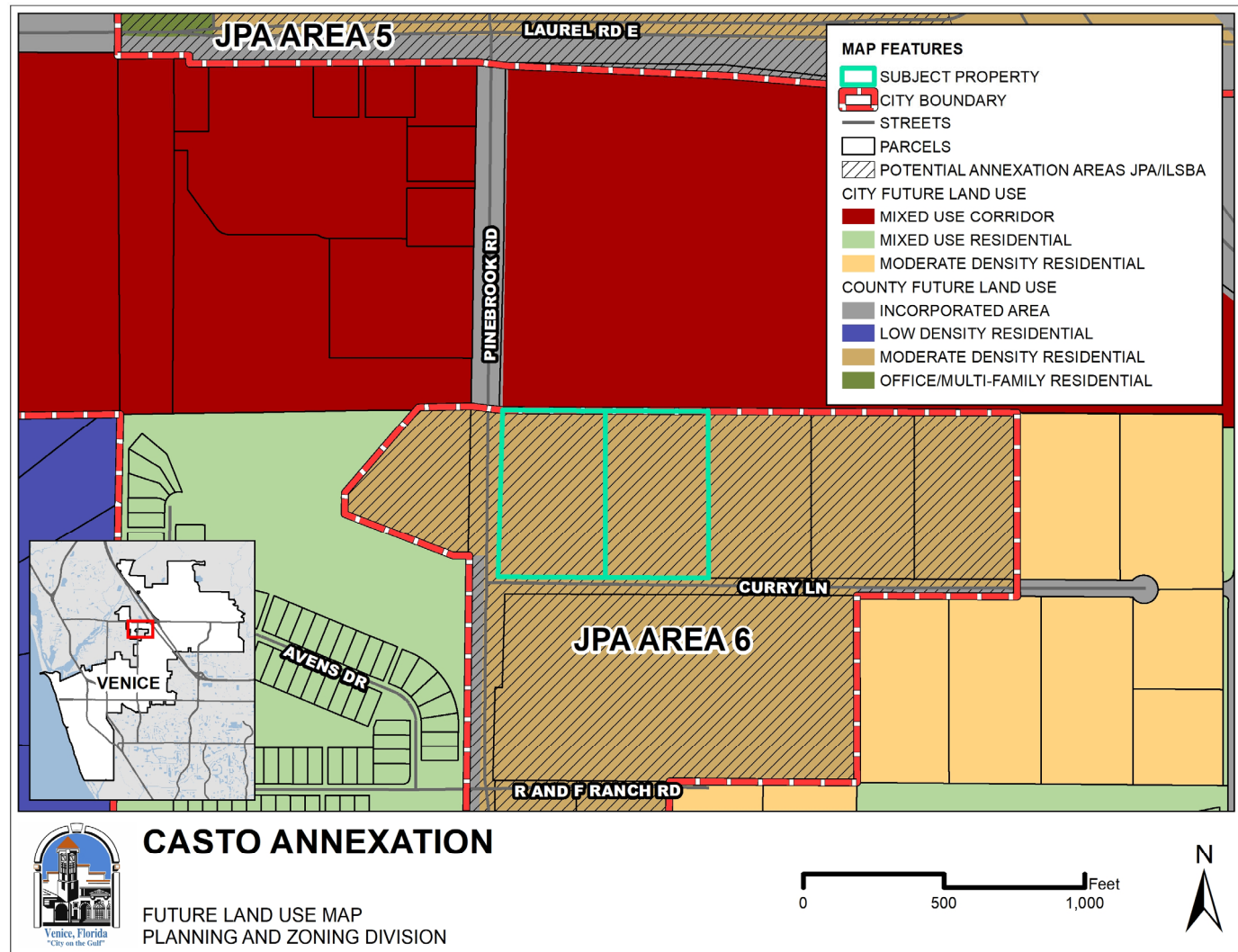


SITE PHOTOGRAPHS

ZONING MAP



FUTURE LAND USE MAP



Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Medical (Sarasota Memorial Hospital – Under Construction)	Planned Commercial Development	Mixed Use Corridor
West	Drainage reservoir	Sarasota County OUE-I	Sarasota County Moderate Density Residential (JPA Area 6)
South	Agricultural	Sarasota County OUE-I	Sarasota County Moderate Density Residential (JPA Area 6)
East	Residential	Sarasota County OUE-I	Sarasota County Moderate Density Residential (JPA Area 6)

SUMMARY OF SURROUNDING LAND USES

COORDINATION WITH SARASOTA COUNTY

- Subject property is within JPA Area 6
- Application deemed complete: February 11, 2020
- Notification sent to County: February 13, 2020
- JPA/ILSBA indicates that the *“County will not challenge, administratively, judicially, or otherwise, any annexations by the City that annex lands within the Potential Annexation Areas unless the annexed property is not contiguous, as defined in Chapter 171, Florida Statutes, to a City boundary, not compact, or cannot be adequately and reasonably served by police and fire services, or is inconsistent with this Agreement.”*

FINANCIAL FEASIBILITY

FINANCIAL FEASIBILITY CASTO ANNEXATION (Curry Lane)					
	Units	Avg Taxable \$	Ad Valorem Per Unit	Utility Capacity Fees Per Unit	Impact Fees Per Unit
Medical Office (Building 1)	40k/sq ft	\$ 8,500,000.00	\$ 40,188.00	\$ 127,253.00	\$ 217,962.00
Medical Office (Building 2)	40k/sq ft	\$ 8,500,000.00	\$ 40,188.00	\$ 127,253.00	\$ 217,962.00
Total Annual Ad Valorem			\$ 80,376.00		
Total Utility Connection Fees				\$ 254,506.00	
Total Impact Fees					\$ 435,924.00
Additional Annual Revenues to the City will result from Communication Service Tax, Insurance Premium Taxes, Utility Service Taxes, Franchise Fees, Water and Sewer Fees, and other License and Permitting Fees					
Impact Fees and Utility Connection Fees will provide for enhancements to the transportation network, utility system, schools, and recreational facilities, if applicable.					



PLANNING ANALYSIS

FLORIDA STATUTES, COMPREHENSIVE PLAN, LAND DEVELOPMENT CODE



CHAPTERS 163 AND 171, FLORIDA STATUTES

- Provides for the adoption of joint planning agreements and interlocal service boundaries
- The JPA/ILSBA:
 - identifies lands that are logical candidates for future annexations,
 - defines the appropriate land uses and infrastructure needs and providers,
 - ensures protection of natural resources, and
 - establishes procedures for timely review and processing of development proposals
- Consistent with these statutes, the JPA/ILSBA provides procedure for annexation of land into the City

COMPREHENSIVE PLAN CONSISTENCY

- JPA/ILSBA is incorporated in the comprehensive plan
- Requires land considered for annexation to be contiguous and compact
 - Northern border creates contiguity
 - Two rectangular parcels form a compact shape

Full text provided in the JPA/ILSBA:

Area 6 — Pinebrook Road Neighborhood: The land use adopted in the Venice Comprehensive Plan for this Area is a maximum of 3 units per acre, calculated on a gross acreage basis. Nonresidential uses shall not be permitted in this Area. Development shall be served by City water and sewer. The Party with jurisdiction over the development application shall require dedication of right of way for future four-laning of Pinebrook Road if the City and County agree that such an improvement is necessary. The improvement shall be constructed, with appropriate contributions from the developer, consistent with the standards in the County land development regulations.



Map FLUM-21
Pinebrook Road Neighborhood
(JPA/ILSBA Area No. 6)

-  Joint Planning Area
 Venice City Limits, 2010
 Parcels

- Utility Corridor*
- Conservation/Open Space*
- Pedestrian/Vehicular Connectivity*

*Conceptual features based on JPA Maps, April 2007.

FOR FULL POLICY LANGUAGE, PLEASE SEE POLICY 18.13 AND POLICY 18.14 OF THE FUTURE LAND USE & DESIGN ELEMENT.

City of Venice Comprehensive Plan
Adopted 10/26/10 | ORD. No. 2010-21
AMD No. City of Venice 10-1ER

Source: City of Venice GIS, 2010; City of Venice Planning & Zoning Department, 2010.



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POLICY 8.2 – COMPATIBILITY

- All applicant responses noted that annexation does not propose development; compatibility will be addressed through future petitions
- Concurrent petitions 20-05CP and 20-06RZ seek to establish a City of Venice future land use (Institutional-Professional) and zoning (Office, Professional and Institutional) for the property
 - Applicant has indicated in all petitions an intent to develop the property for medical office use

LAND DEVELOPMENT CODE CONSISTENCY

- Sec. 86-23(k) states that the Commission shall consider the proposal as follows:
 - In relation to its established comprehensive plan for city-wide development and control or by applying such other criteria as may have been established under its own rules and procedures. (*There are no criteria specific to annexation petitions in Planning Commission's rules and procedures.*)
 - Shall recertify the proposal to the City Council with its recommendation for approval, rejection or modification in whole or in part.

PROVISION OF SERVICES

- JPA/ILSBA indicates City of Venice water and sewer for Area 6
- TRC has reviewed the petition and deemed it compliant
- Further evaluation will occur with subsequent development proposals

CONCLUSIONS/FINDINGS OF FACT

■ **Consistency with Comprehensive Plan:**

Analysis has been provided to determine consistency with the Chapters 163 and 171 Florida Statutes, the Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA) between the City and County, and Policy 8.2 regarding compatibility. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

■ **Compliance with Land Development Code:**

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

■ **Provision of Services:**

Based on the TRC review and analysis, if the property is approved for annexation, evaluation of provision of services will take place with each subsequent development petition to ensure the adopted levels of service are maintained. No issues have been identified at this time.