

**CITY OF VENICE, FLORIDA
PLANNING COMMISSION
ORDER NO. 25-61DA**

AN ORDER OF THE PLANNING COMMISSION APPROVING DESIGN ALTERNATIVE PETITION NO. 25-61DA FOR AJAX, TO ALLOW FOR NO WILDLIFE BREAKS IN SECURITY FENCE AND TO ALLOW FOR LIGHTING FIXTURES THAT EXCEED THE 15 FOOT HEIGHT LIMIT AT THE PERIMETER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, MAH Venice Investments, LLC, through its agent Annettee M. Boone, of Boone Law Firm, submitted Design Alternative Petition No. 25-61DA for AJAX, Parcel Identification No. 0365-00-1050 and 0365-00-1030 (further described in Exhibit A); comprised of **Site and Development Plan** (signed and sealed), prepared by Robert G. Fisher, P.E., of Fisher Engineering, consisting of **thirteen sheets**, dated **November 11, 2025**; **Fence Site Plan**, prepared by Robert G. Fisher, P.E., of Fisher Engineering, consisting of **one sheet**, dated **March 28, 2025**; **Photometric Plan**, prepared by Bryan P. Zapf, of ME3 Consulting Engineers, LLC, consisting of **seven sheets**, dated **January 13, 2026**; **Architectural Elevations Building 4&5**, prepared by J2 Solutions, consisting of **three sheets**, dated **August 26, 2025**; **Survey** (signed and sealed), prepared by Randalle E. Britt, P.L.S., of Britt Surveying, Inc., consisting of **four sheets**, signed **August 17, 2023**; **Survey** (signed and sealed), prepared by Randalle E. Britt, P.L.S., of Britt Surveying, Inc., consisting of **one sheet**, signed **November 11, 2022**; and,

WHEREAS, a design alternative was requested from Chapter 87, Section 3.8.3.B.5 to allow for no wildlife breaks in the security fencing, as authorized by Section 3.8.1.C.; and,

WHEREAS, a design alternative was requested from Chapter 87, Section 3.9.3.A.8 to allow for light fixture heights in excess of the 15 foot limit at the perimeter of the parking area, as authorized by Section 3.9.1.D.; and,

WHEREAS, the Planning Commission held a noticed public hearing on March 3, 2026, during which the Planning Commission received the Petition, staff report, and testimony provided by staff, the applicant, and interested parties; and,

WHEREAS, the Planning Commission finds that there is competent substantial evidence that the Petition demonstrates compliance with the applicable standards and criteria of the city Land Development Code and is consistent with the Comprehensive Plan; and,

WHEREAS, the Planning Commission was guided in its decision and exercise of its discretion to approve, approve with conditions or to deny the Petition by the standards contained in Chapter 87, Sec.1.11.3 of the Land Development Code and other applicable sections of the city Code of Ordinances; and,

WHEREAS, the Planning Commission voted for approval of Design Alternative Petition No. 25-61DA.

NOW, THEREFORE, BE IT ORDERED BY THE PLANNING COMMISSION, THAT:

Section 1. The above whereas clauses are ratified and confirmed as true and correct.

Section 2. Design Alternative Petition No. 25-61DA for AJAX, as described above, is hereby approved.

Section 3. This Order shall become effective immediately upon execution. However, any aggrieved person has 15 days from the date of rendition of this Order to appeal the decision of the Planning Commission to the Venice City Council by filing a written request with the City Clerk.

Section 4. The expiration date of this Development Order and the ability to extend said expiration date is the same as that for Development Order No. 25-40SP.

ORDERED at a meeting of the Venice Planning Commission on the 3rd day of March 2026.

APPROVED AS TO FORM

Kelly Fernandez

City Attorney


Barry R. Snyder (Mar 6, 2026 11:47:49 EST)

Planning Commission Chair

EXHIBIT A

0365-00-1030

Fee Simple Title Parcel:

A parcel of land lying in Section 22, Township 38 South, Range 19 East Sarasota County, Florida, more particularly described as follows:

Point of commencement, Southwest corner of the Southeast quarter of the Southeast quarter of Section 22, Township 38 south, Range 19 east; thence N.01 04'13"W., along the west line of the Southeast quarter of the Southeast quarter of Section 22 a distance of 1398.48 feet to the Point of Beginning; thence N. 01 04'13"W., along the west line of the Northeast quarter of the Southeast quarter of Section 22 a distance of 1278.44 feet; N.01 04'13"W., along the west line of the Southeast quarter of the Northeast quarter of Section 22 a distance of 1338.57 feet; thence N.89 24'53"W., along the south line of the Northwest quarter of the Northeast quarter of Section 22 a distance of 1327.78 feet; thence N.00 44'08"W., along the west line of the Northwest quarter of the Northeast quarter of Section 22 a distance of 1309.28 feet; thence S.89 22'29"E., a distance of 1120.07 feet; thence S.01 04'13"E., a distance of 1108.61 feet; thence S.89 24'53"E., a distance of 400.17 feet; thence S.01 04'13"E., a distance of 650.27 feet; thence S.89 24'53"E., a distance of 500.21 feet; thence S.01 04'13"E., 1765.76 feet; thence S.59 15'45"W., a distance of 771.08 feet; thence N.89 29'19"W., a distance of 30.01 feet to the Point of Beginning.

Parcel contains 3,023,111 square feet or 69.40 acres, more or less.

Easement Parcel:

Along with a nonexclusive perpetual easement for ingress and egress over, under, across and upon the following described parcel:

Point of Commencement. Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 22, Township 38 South, Range 19 East; thence N.01 04'13"W., along the West line of the Southeast Quarter of the Southeast Quarter of Section 22, a distance of 1338.46 feet; to the Point of Beginning of an easement, thence N.01 04'13"W., a distance of 60.02 feet; thence S.89 29'19"E., a distance of 30.01 feet; thence S.01 04'13"E., a distance of 60.02 feet; thence N.89 29'19"W., a distance of 30.01 feet to the Point of Beginning, all lying and being in Sarasota County, Florida.

0365-00-1050

A parcel of land lying in Sections 22 & 23, Township 38 South, Range 19 East, Sarasota County, Florida, described as follows:

COMMENCE at the Southwest Corner of the East Half of the Southeast Quarter of Section 22, Township 38 South, Range 19 East, Sarasota County, Florida; thence N.89°49'49"E. along the South line of said Section 22, a distance of 30.01 feet to the POINT OF BEGINNING; thence N.01°24'20"W., a distance of 1338.37 feet; to the

North line of the Southeast Quarter of the Southeast Quarter of said Section 22; thence N.89°47'39"W., along said North line of the Southeast Quarter of the Southeast Quarter of Section 22, a distance of 30.01 feet to the Southwest Corner of the Northeast Quarter of the Southeast Quarter of said Section 22; thence N.01°24'20"W., along the West line of the Northeast Quarter of the Southeast Quarter of said Section 22, a distance of 60.04 feet to the Southwest Corner of lands described in Official Records Book 2938, Page 2825, of the Public Records of Sarasota County, Florida; thence along the boundary line of said lands described in Official Records Book 2938, Page 2825, of the Public Records of Sarasota County, Florida, the following three (3) courses: (1) thence S.89°09'12"W., a distance of 30.01 feet; (2) thence S.58°55'38"W., a distance of 771.07 feet; (3) thence N.01°24'52"W., a distance of 1765.21 feet; thence N.89°44'29"W., a distance of 3.65 feet to the Southeast corner of lands described in Official Records Instrument No. 2013131920 of the Public Records of Sarasota County, Florida; thence continue along the boundary line of lands described in Official Records Instrument No. 2013131920, the following fourteen (14) courses: thence with a curve to the left having a radius of 75.00 feet, a central angle of 39°33'18"; a chord bearing of N.43°58'20"W., and a chord length of 50.76 feet; (1) thence along the arc of said curve an arc length of 51.78 feet; (2) thence N.63°45'01"W., a distance of 61.29 feet; (3) thence N.53°00'55"W., a distance of 84.37 feet; (4) thence N.43°34'09"W., a distance of 35.51 feet; (5) thence N.42°00'45"W., a distance of 89.90 feet to a point on a curve to the right having a radius of 85.00 feet, a central angle of 35°35'49"; a chord bearing of N.24°12'50"W., and a chord length of 51.96 feet; (6) thence along the arc of said curve an arc length of 52.81 feet; (7) thence N.06°24'51"W., a distance of 390.15 feet; (8) thence N.15°17'02"W., a distance of 86.37 feet; (9) thence N.18°16'12"W., a distance of 31.34 feet; (10) thence N.27°55'30"W., a distance of 77.27 feet to a point on a curve to the right having a radius of 55.00 feet, a central angle of 60°01'02"; a chord bearing of N.02°05'01"E., and a chord length of 55.01 feet; (11) thence along the arc of said curve an arc length of 57.61 feet; (12) thence N.32°07'20"E., a distance of 50.23 feet; (13) thence N.89°44'01"W., a distance of 122.13 feet; (14) thence S.01°25'26"E., a distance of 219.47 feet to a point on the boundary line of lands Deeded to Sarasota County as described in Official Records Instrument No. 2012117172 of the Public Records of Sarasota County, Florida; thence continue along the boundary line of said lands described in Official Records Instrument No. 2012117172, the following three (3) courses: (1) thence N.89°44'01"W., a distance of 398.83 feet; (2) thence N.01°25'28"W., a distance of 1001.51 feet; (3) thence S.89°41'55"E., a distance of 313.33 feet to the westerly line of lands described in Official Records Instrument No. 2005120325, of the Public Records of Sarasota County, Florida; thence continue along said westerly line the following two (2) courses: (1) thence S.62°10'20"W., a distance of 84.64 feet; (2) thence S.24°18'58"W., a distance of 181.39 feet to the Southwest Corner of said lands described in Official Records Instrument No. 2005120325; thence S.86°04'46"E., along the southerly line of said lands described in Official Records Instrument No. 2005120325, a distance of 1018.82 feet; thence S.00°49'42"W., along said boundary line of lands described in Official Records Instrument No. 2005120324, a distance of 222.51 feet to the boundary line of lands described in Official Records Instrument No. 2004206843; thence along said boundary of lands described in Official Records Instrument No. 2004206843, the following twenty (20) courses: (1) thence N.78°43'27"W., a distance of 284.04 feet; (2) thence S.44°23'46"W., a distance of 441.21 feet; (3) thence S.26°32'41"W., a distance of 115.98 feet; (4) thence S.33°39'43"E., a distance of 50.94 feet; (5) thence S.18°02'45"E., a distance of 64.81 feet; (6) thence S.15°13'35"E., a distance of 91.55 feet; (7) thence S.06°23'33"E., a distance of 397.41 feet; (8) thence S.38°40'25"E., a distance of 115.21 feet; (9) thence S.50°08'19"E., a distance of 111.81 feet; (10) thence S.63°41'34"E., a distance of 111.67 feet to a point on a curve to the right having a radius of 50.00 feet, a central angle of 62°19'35", a chord bearing of S.32°31'46"E., and a chord length of 51.75 feet; (11) thence along the arc of said curve an arc length of 54.39 feet; (12) thence S.01°21'59"E., a distance of 1762.71 feet; (13) thence S.71°19'54"E., a distance of 227.79 feet; (14) thence S.38°21'25"E., a distance of 109.73 feet; (15) thence S.84°03'47"E., a distance of 252.53 feet; (16) thence S.12°42'27"E., a distance of 22.40 feet; (17) thence

S.05°41'04"W., a distance of 182.64 feet; (18) thence S.25°24'01"E., a distance of 471.53 feet; (19) thence S.08°02'31"E., a distance of 905.97 feet; (20) thence S.01°23'05"W., a distance of 94.48 feet to the South line of Section 23; thence N.89°22'51"W., along said South line of Section 23, a distance of 204.68 feet to the Southeast Corner of Section 22; thence N.89°49'49"W., along said South line of Section 22, a distance of 1317.67 feet to the POINT OF BEGINNING.

LESS: (Lands described in Official Records Instrument #2000030545)

A parcel of land lying in the East Half of the Southeast Quarter of Section 22, Township 38 South, Range 19 East, Sarasota County, Florida, more particularly described as follows:

COMMENCE at the Southwest Corner of the East Half of the Southeast Quarter of Section 22; thence N.01°04'13"W., along the West line of said East Half a distance of 748.95 feet; thence N.88°55'47"E., a distance of 177.35 feet for a POINT OF BEGINNING of the herein described Parcel of land; thence N.05°34'02"W., a distance of 545.10 feet; thence N.84°26'17"E., a distance of 400.00 feet; thence S.05°34'02"E., a distance of 545.10 feet; thence S.84°26'17"W., a distance of 400.00 feet to the POINT OF BEGINNING.

Together with the right to use the Non-Exclusive Easement described in Official Records Book 1084, Page 1584, Public Records of Sarasota County, Florida.










DO 25-61DA AJAX_KF

Final Audit Report

2026-03-06

Created:	2026-03-05
By:	Rebecca Paul (RPaul@Venicefl.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAy0RuBO9U1nT1-8xBst7nzmnP6ZLDHF_O

"DO 25-61DA AJAX_KF" History

-  Document created by Rebecca Paul (RPaul@Venicefl.gov)
2026-03-05 - 2:37:31 PM GMT
-  Document emailed to Kelly Fernandez (kfernandez@flgovlaw.com) for signature
2026-03-05 - 2:37:59 PM GMT
-  Email viewed by Kelly Fernandez (kfernandez@flgovlaw.com)
2026-03-05 - 3:19:14 PM GMT
-  Document e-signed by Kelly Fernandez (kfernandez@flgovlaw.com)
Signature Date: 2026-03-05 - 3:19:30 PM GMT - Time Source: server
-  Document emailed to bsnyder@venicefl.gov for signature
2026-03-05 - 3:19:49 PM GMT
-  Email viewed by bsnyder@venicefl.gov
2026-03-06 - 11:54:16 AM GMT
-  Signer bsnyder@venicefl.gov entered name at signing as Barry R. Snyder
2026-03-06 - 4:47:47 PM GMT
-  Document e-signed by Barry R. Snyder (bsnyder@venicefl.gov)
Signature Date: 2026-03-06 - 4:47:49 PM GMT - Time Source: server
-  Agreement completed.
2026-03-06 - 4:47:49 PM GMT