



Planning and Zoning Department
401 W. Venice Avenue
Venice, FL 34285
941-486-2626 ext. 7434
www.venicegov.com

Annexation Application

Section 1.4 Annexations (Legislative Application)

Submit a completed application and supporting documents to the Planning and Zoning Department. Checklist on page 2 must be executed for application to be considered complete. All information will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent.

Project Name: Deans Property Annexation

Property Information

Address/Location(s): 3600 Laurel Road E.

Parcel Identification No.(s): 0389-00-2001

Parcel Size: 10.15 +/- acres

JPA Area: N/A (Enclave)

Current Zoning Designation: Sarasota County - OUE

Current FLUM Designation: Sarasota County - MEC

Required Proposed Zoning (concurrent Rezone Application): RMF-3

Required Proposed FLUM Designation (concurrent Comprehensive Plan Application): Medium Density Residential

Application Fees:

☐ Multiple Platted Lots Application Fee = \$411.85 plus each additional lot at \$47.50 each
Total equals \$411.85 (first lot) + (\$47.50* ____ No. Lots) =

☐ Large Unplatted Area between 1 and 5 acres Application Fee = \$647.19

☒ Large Unplatted Area over 5 acres total Application Fee = \$647.19 plus each Additional Acre: \$47.50
Total equals \$647.19 (for first 5 acres) + (\$47.50* ____ No. acres over 5) =

Applicant/Owner Name (for billing purposes): Stiles Corp.(applicant)/ Stephen & Cherie Deans(owner)

Address: 201 E. Las Olas Ave., Suite 1200, Ft. Lauderdale, FL 33301 (applicant)

Email:

Phone Number: 954-627-9300 (applicant)

Signature:

Date:

Authorized Agent (project point of contact): Jackson R. Boone, Esq.

Address: 1001 Avenida Del Circo, Venice, FL 34285

Email: jackson.boone@boone-law.com

Phone Number: 941-488-6716

Signature:

Date: 3/8/23

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Administrator and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property and the application.

ANNEXATION APPLICATION Checklist

Please check box for each document submitted; if not applicable, please indicate with N/A.

Application General Requirements (Section 1.2):

- ☒ **NARRATIVE** – see Specific Application Requirements below.
- ☒ **LOCATION MAP** - general location map, showing the relation of the site to major streets, schools, important landmarks or other physical features in and adjoining the project.
- ☒ **NEIGHBORHOOD WORKSHOP** - summary of the neighborhood workshop (if applicable) per Section 1.2.E including mailing list, list of attendees, and a summary of comments provided and applicant responses.
- ☒ **SURVEY** - accurate survey, reflecting existing conditions, no more than two years old.
- ☒ **LEGAL DESCRIPTION** – copyable electronic format (i.e. Microsoft Word).
- ☒ **AGENT AUTHORIZATION** (if applicable)
- ☒ **STATEMENT OF OWNERSHIP AND CONTROL** – documentation of ownership and control of the subject property (deed).
- ☐ **CONCURRENCY APPLICATION** (if applicable; see Section 5)
 - ☐ School (when required)
 - ☐ Public facilities (potable water, wastewater, solid waste, parks, stormwater)
- ☐ **TRAFFIC STUDY** - if new or net trip generation exceeds 50 PM peak hour trips (Section 5.2: Mobility).

Specific Application Requirements (Section 1.4.2):

- ☒ Verification of the subject property's inclusion in the JPA/ILSBA.
- ☒ Legal description of subject property.
- ☒ Signed and sealed survey.
- ☒ Statement of availability for services including water and wastewater.
- ☒ Detailed narrative including:
 1. Reason for the Annexation;
 2. Whether the request is voluntary;
 3. Proposed City future land use designation and implementing City zoning designation;
 4. Statement of all existing uses and their locations on the subject property and whether they will be in conformance with the proposed City future land use and zoning designations (uses not in conformance will be required to cease upon approval of the rezoning application or must be addressed through the annexation ordinance);
 5. Potential impact to City or applicable County public facilities for the existing use/development of the property, the proposed development (if any), and the maximum potential development permissible under the proposed future land use and zoning designations. This includes a Level of Service analysis of the potential increase in demand for public facilities against the current facility capacities and/or future year capacity of anticipated build out of property;
- ☒ Map showing property location and confirmation of contiguity to the existing City limits and reasonable compactness;
- ☒ Statement and corresponding map addressing any potential creation of enclaves (if any);
- ☒ Map(s) depicting the existing Sarasota County future land use designation, and existing Sarasota County zoning designation, along with the jurisdiction, future land use, and zoning designations of adjacent property;
- ☒ Revenue estimates for taxes and estimates for revenues for public facilities corresponding to (5) above;
- ☒ Draft pre-annexation agreement between the City and the applicant.

PROJECT NARRATIVE DEANS ANNEXATION

The subject property located at 3600 Laurel Road E. is a 10.15 +/- acre parcel and the applicant hereby proposes a voluntary annexation of the property to allow for multi-family residential development.

The Property is suitable for annexation pursuant to Ch. 171, Florida Statutes, and the City's Comprehensive Plan, as evidenced by the following:

- Pursuant to the JPA/ILSBA the property, an existing enclave is eligible for annexation.
- The Property is contiguous to the City of Venice, reasonably compact, and its annexation into City boundaries will not result in the creation of enclaves.
- Upon the City's preparation and delivery of the required Petition for Annexation, the owner of the Property will execute same.
- Pursuant to City procedure, the Applicant and/or owner of the Property will negotiate and enter into a Pre-Annexation Agreement with the City. A draft Pre-Annexation Agreement has been prepared and presented to the City.
- The Property is currently used for agricultural purposes and includes one residential dwelling unit. The existing uses are addressed in the draft Pre-Annexation Agreement.
- The Applicant has filed with this Annexation application concurrent Comprehensive Plan Amendment ("CPA") and Zoning Map Amendment ("ZMA") applications. The concurrently filed CPA application will seek to amend the City's Future Land Use ("FLU") Map. The proposed Future Land Use designation is Medium Density Residential and the proposed implementing zoning designation is Residential Multi-Family-3 (RMF-3).
- Adequate public facilities are available to serve the site. The Applicant has prepared and submitted a transportation analysis to evaluate the potential impacts of the proposed development.