

25-06AN Baker Trust Ewing

Applicant: Brad Baker

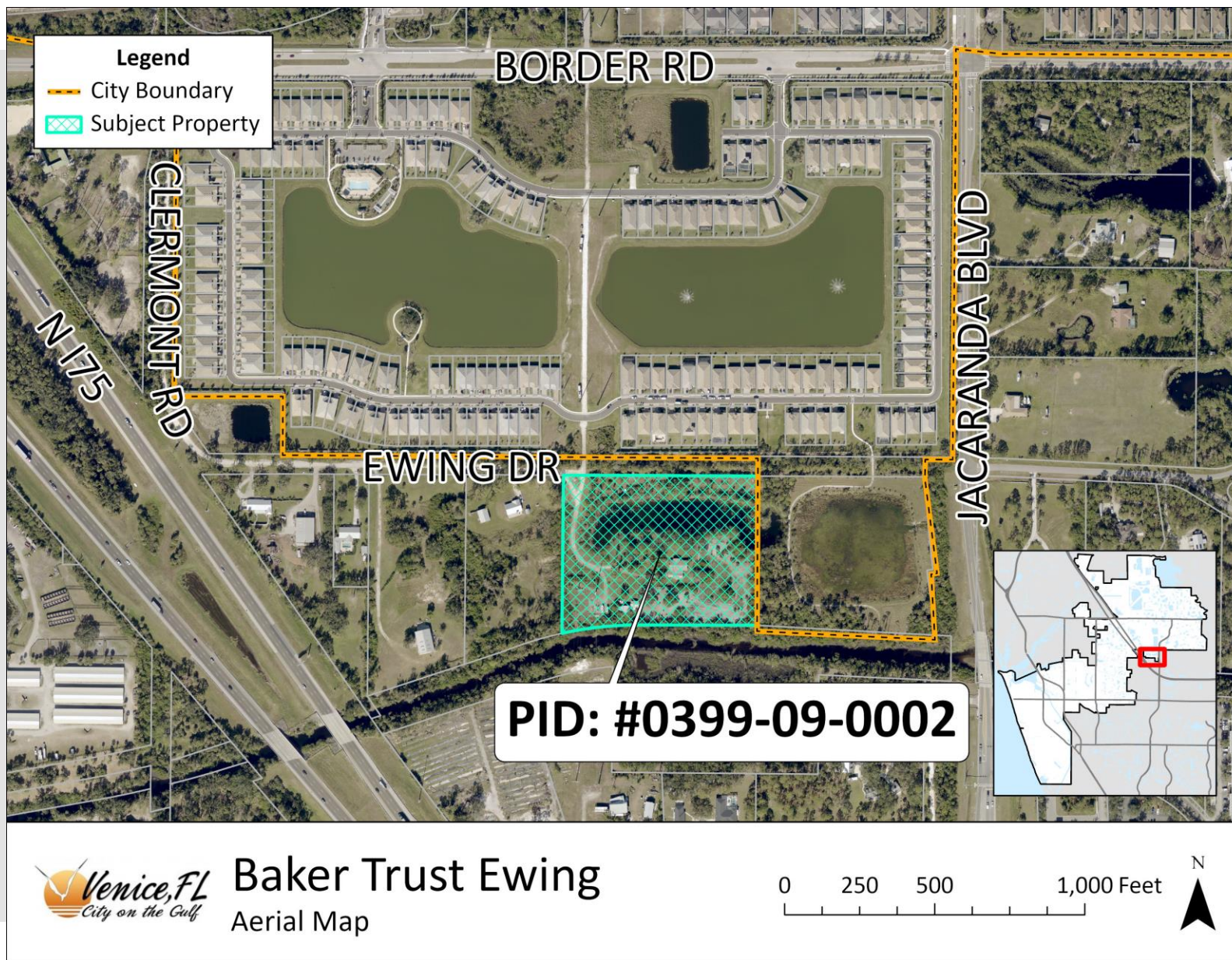
Agent: Martin P. Black

General Information

Address:	2327 Ewing Drive
Request:	Annexation of 7.3 ± acres into the City's jurisdiction
Owner:	Brad Baker
Agent:	Martin P. Black
Parcel ID:	0399090002
Parcel Size:	7.3 ± acres
Future Land Use:	Sarasota County Rural
Zoning:	Sarasota County Open Use Estate 1
Comprehensive Plan Neighborhood:	Northeast Venice
Application Date:	March 26, 2025
Associated Petitions:	25-07CP, 25-08RZ

Project Description

- Annexing 7.3 acres within JPA Area 2b, Subarea 2
 - Applicant intends to develop residential units
- Petitions 25-07CP and 25-08RZ filed concurrently

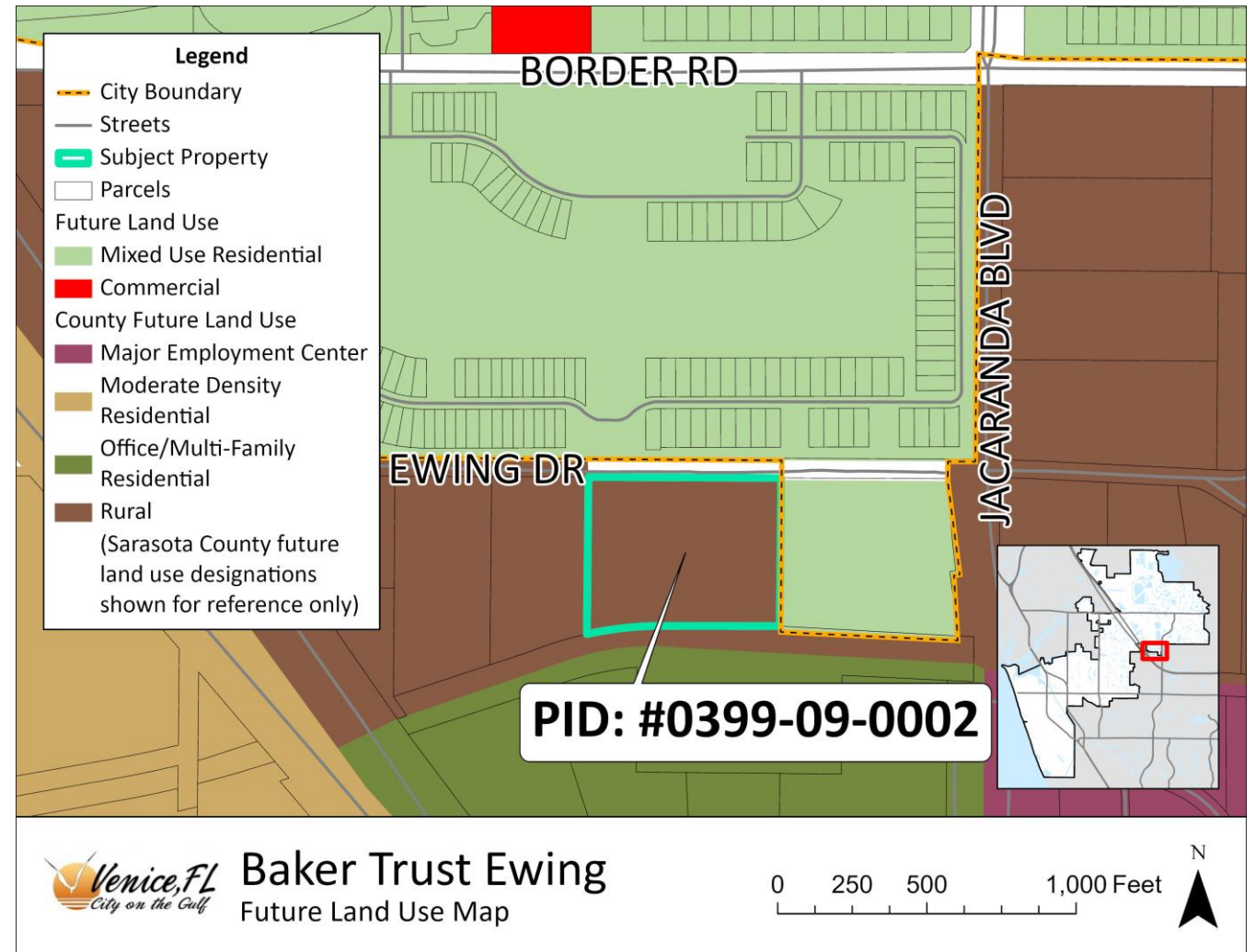


Aerial Map

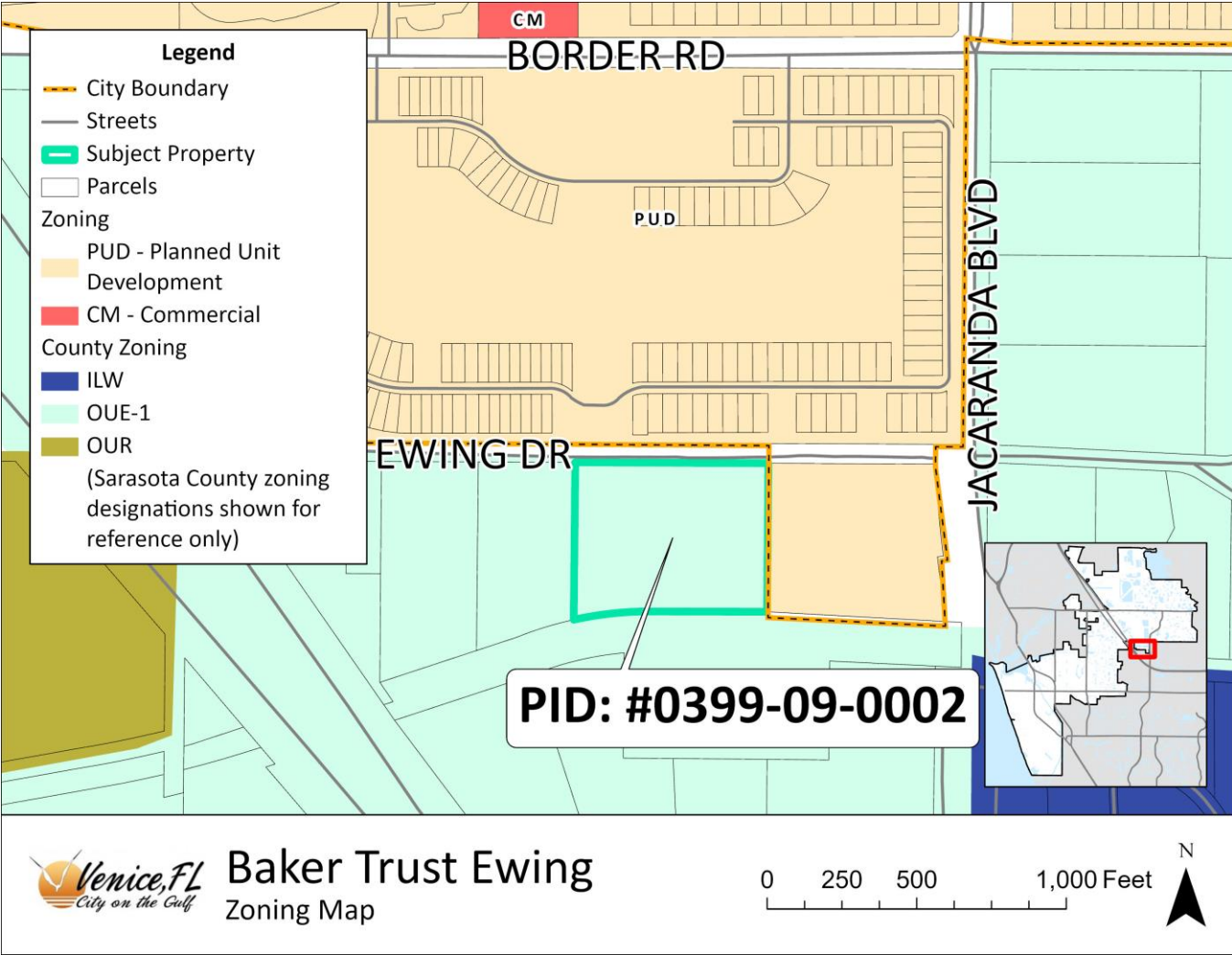
Existing Conditions

Future Land Use Map, Zoning Map, Site Photo, Surrounding Land Uses

Future Land Use Map



Zoning Map





Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Palencia	Planned Unit Development (PUD)	Mixed Use Residential (MUR)
South	Drainage reservoir	County Open Use Estate 1 (OUE-1)	County Office/Multifamily Residential
East	Palencia	PUD	MUR
West	Residential	County OUE-1	County Rural

Surrounding Land Uses

Planning Analysis

Florida Statutes, Comprehensive Plan, Land Development Code

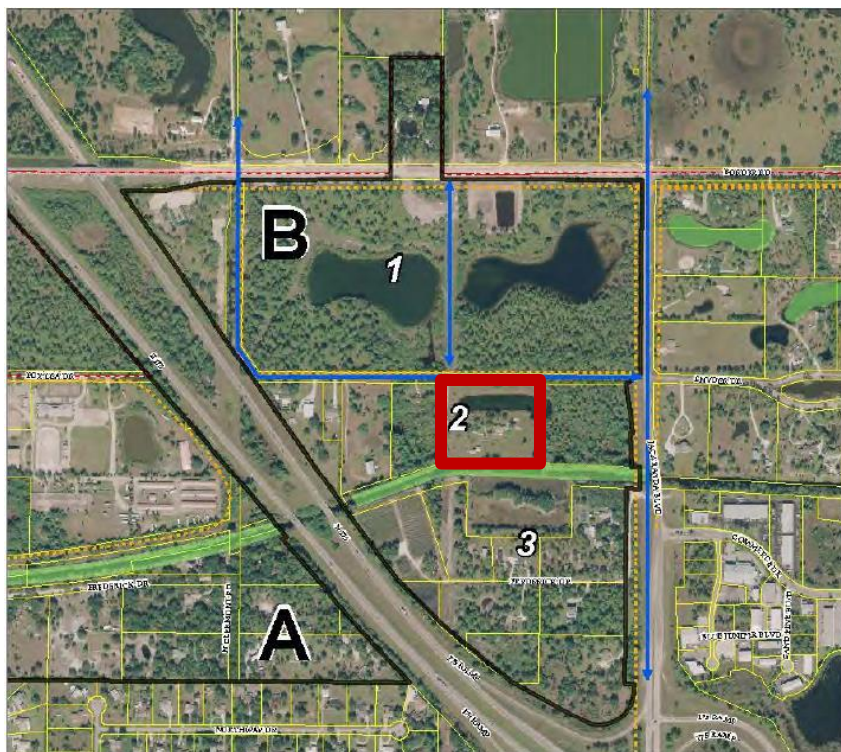
Chapters 163 and 171, Florida Statutes

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



- (3) Area 2B- 1-75 to Jacaranda Boulevard: The land use adopted in the Venice Comprehensive Plan for Subarea 1 (north of Ewing Drive) is a maximum of 9 units per acre, calculated on a gross acreage basis. The land use adopted for Subarea 2 (south of Ewing Drive and north of Curry Creek) is 13 units per acre, calculated on a gross acreage basis. The land use adopted for Subarea 3 (south of Curry Creek) is 18 units per acre, calculated on a gross acreage basis. Up to 50% of the acreage in this sector will be allowable for nonresidential (retail, office space, industrial and manufacturing) uses. The total square footage of nonresidential uses allowed in this Area shall not exceed a 2.0 FAR. Development shall be served by City water and County sewer. The Party with jurisdiction over the development application shall require that right of way be dedicated by the developer for improvements to Jacaranda Boulevard and be completed with appropriate contributions from the developer consistent with the standards in the County's land development regulations.

JPA Area 2b



Comprehensive Plan includes the JPA/ILSBA



JPA Area 2 indicates a density limit for Subarea 2 of 13 units per acre



Property will be served by City water and County sewer



Further analysis of consistency with subsequent petitions

Consistency
with the
Comprehensive
Plan

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

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

Compliance with the Land Development Code

- The City's LDC in Code Section 87-1.4.2 provides instruction regarding annexation of land, indicating that in order to approve a petition for annexation, the Planning Commission and City Council must find that an application for annexation demonstrates:
 1. Consistency with state statute regarding annexation;
 2. Contiguosness and compactness of the property;
 3. That the annexation does not create an enclave;
 4. That the property is included in the annexation areas of the JPA/ILSBA or has been determined to be an existing enclave;
 5. That the property has access to a public right-of-way; and
 6. That a pre-annexation agreement addresses existing uses and any other relevant matters has been executed.

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

- The subject petition complies with all applicable Land Development Code requirements.
- The pre-annexation agreement was executed on July 8, 2025

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 to City Council on Annexation Petition No. 25-06AN.