

"City on the Gulf"

City of Venice
Development Services

MEMORANDUM

To: Mayor & City Council

From: Chad L. Minor, AICP, LEED® G.A., Community Development Director

Date: April 18, 2013

Re: Transmittal of Petition for Council Action
Comprehensive Plan Amendment No. 12-4CP, AJAX Plant Site

CLERK 18APR'13 AM 11:24

Background

The applicant is requesting a Small Scale Comprehensive Amendment in order to apply a future land use designation consistent with the JPA/ILSBA to the AJAX Plant Site. The approximately 69 acre site, located north of Gene Green Road, has been the location of the AJAX Paving operational facilities for over 25 years and no changes are proposed. The JPA/ILSBA was amended to include the property on June 12, 2012 and the parcel was annexed into the city on October 9, 2012. Consistent with the JPA/ILSBA and requirements of the pre-annexation agreement, the applicant is seeking the "Gene Green Sector" land use classification to permit the consideration of a companion rezoning of the subject property to the "Planned Industrial Development" zoning district.

Consistent with Objective 17 of the city's Comprehensive Plan, Land Use & Development Chapter, Future Land Use and Design Element, Policy 17.3 provides the following language:

An amendment to the Future Land Use Map providing a City of Venice future land use designation shall be required following annexation of any property within a JPA/ILSBA Planning Area. Such Future Land Use Map amendment shall be processed as a small-scale amendment provided its future land use designation is consistent with the City of Venice Comprehensive Plan and the JPA/ILSBA.

The applicant's request to apply the "Gene Green Sector" future land use designation to the property is consistent with the city's adopted comprehensive plan and the JPA/ILSBA. The applicant has addressed pertinent and required policies of the comprehensive plan in their submittal. This information has been included within the packet and is the applicant's justification for the request.

On April 16, 2013, the Planning Commission, sitting as the local planning agency, found the request consistent with the Comprehensive Plan and, therefore, voted to recommend to City Council APPROVAL of Comprehensive Plan Amendment Petition No.12-4CP.

Action:

The order and action of processing the petition will first be recommendation by Planning Commission to City Council. The Planning Commission shall base its recommendation upon analysis contained within the staff report and public input presented during the public hearing. The analysis and recommendation are forwarded to City Council for final action. Approval of the comprehensive plan amendment is by ordinance and requires two City Council public hearings.

cc: File No. 12-4CP



"City on the Gulf"

C I T Y O F V E N I C E
401 W. Venice Avenue Venice, FL 34285

(941) 486-2626 Fax (941) 480-3031
Suncom: 516-4382

April 18, 2013

Christian VanHise, Attorney
Shumaker, Loop & Kendrick, LLP
240 S. Pineapple Avenue, 10th Floor
Sarasota, FL 34236

RE: Comprehensive Plan Amendment (No. 12-4CP)
AJAX Plant Site

Dear Mr. VanHise:

On April 16, 2013, the Planning Commission, sitting as the local planning agency, found the above-referenced request consistent with the Comprehensive Plan and, therefore, voted to recommend to City Council APPROVAL of Comprehensive Plan Amendment Petition No. 12-4CP.

The City Clerk will be notified of the Planning Commission's recommendation and requested to schedule the necessary City Council final action. Please contact the City Clerk's Office at 486-2626, extension 23001, for scheduling information.

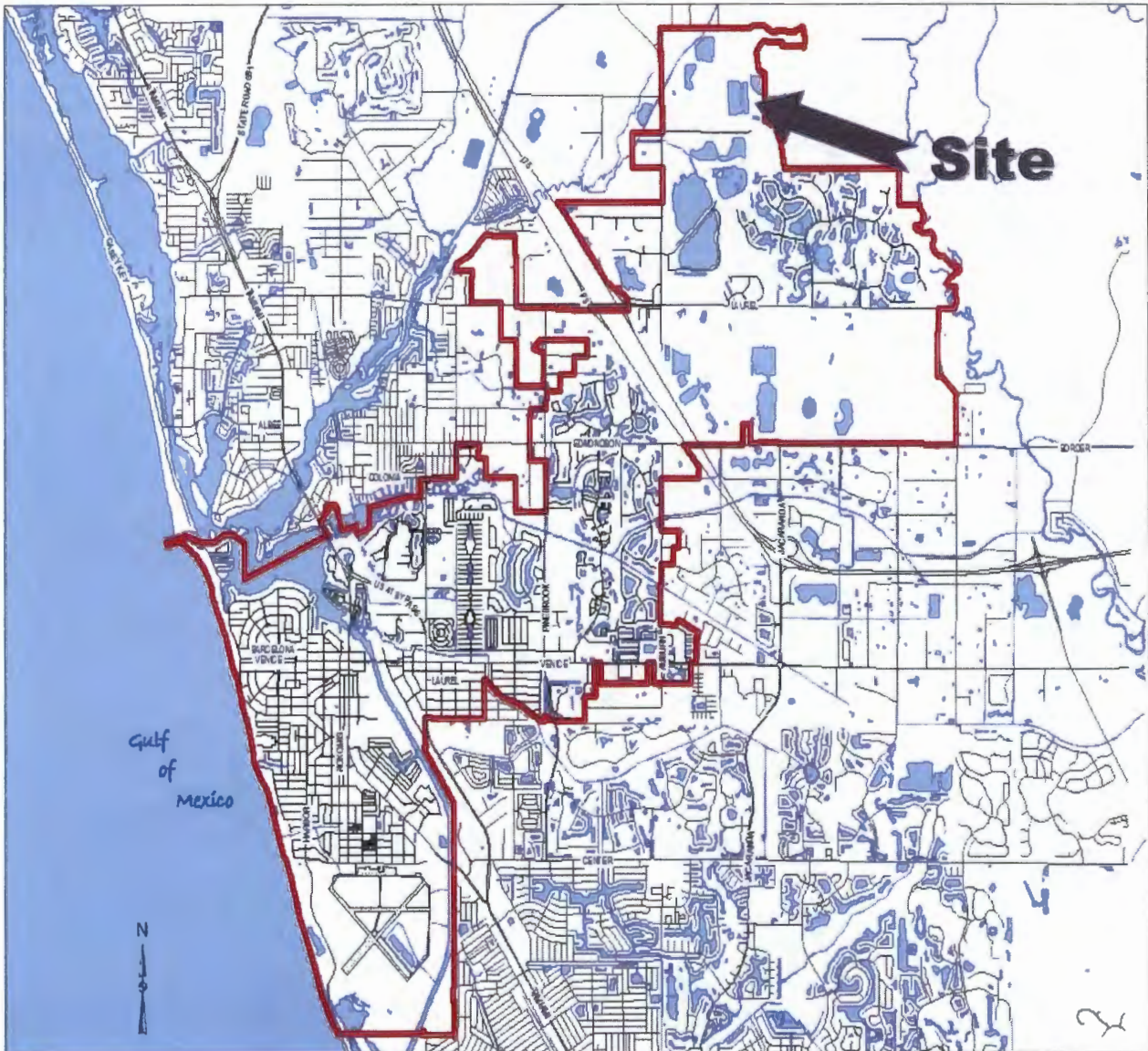
Sincerely,

Chad L. Minor, AICP, LEED® G.A.
Community Development Director

cc: File No. 12-4CP

City of Venice
Planning Commission Information Packet

**COMPREHENSIVE PLAN AMENDMENT
(No. 12-4CP)
AJAX Plant Site**



**Prepared by the Planning and Zoning Department
City of Venice, Florida**

I. GENERAL INFORMATION

Request: The applicant is requesting a Comprehensive Plan Amendment to designate the subject property as “Gene Green Sector”. This amendment is consistent with the Amended and Restated Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA). The JPA/ILSBA created “Area 19 – SJT – Venice Parcel” and identified the “Gene Green Sector” as the appropriate Future Land Use designation for the property.

Owner: SJT-Venice, LLC.

Agents: Christian Van Hise, Esq., Shumaker, Loop & Kendrick, LLP.

General Location: The property is located at 510 Gene Green Road in North Venice.

Property Size: 69.4 ± acres.



II. LAND USE

- A. Existing Land Use:** Operational facilities of AJAX Paving Industries of Florida, Inc. including administrative offices and facilities for the production and processing of asphalt and asphalt materials.
- B. Future Land Use Map Designation:**
Current: JPA/ILSBA “Area 19 – SJT – Venice Parcel”.
Proposed: “Gene Green Sector”.
- C. Zoning Atlas Map Designation:**
Current: Sarasota County “Open Use Estate-1 (OUE-1)”.
Proposed: City of Venice “Planned Industrial Development (PID)”.
- D. Adjacent Land Uses**

Regulatory Standards	North	West	South	East
Existing Land Uses	Residential	Industrial (APAC)	Industrial	Industrial
Future Land Use Map Designation	Sarasota County “Rural”	Gene Green Sector	Gene Green Sector	Gene Green Sector
Zoning Map Designation	“OUR”	“PID”	“PID”	“PID”
JPA Land Use Designation	Laurel Oaks Road	NA	NA	NA

E. Joint Planning Agreement / Interlocal Service Boundary Agreement:

The subject property is within “Area 19 – SJT – Venice Parcel” which is described as follows:

Area 19 – SJT – Venice Parcel. Production and manufacture of asphalt and related products; asphalt recycling and other components of asphalt production; temporary and permanent stockpiling of components of asphalt production; and stormwater management. The Future Land Use designation applied by the City shall be consistent with the allowable land uses for the Gene Green Planning Area (Area L) in the Venice Comprehensive Plan, to include: asphalt production, manufacturing, sorting, processing and loading, recycling and other components of asphalt

production; temporary and permanent stockpiling; concrete/cement and products production and processing; water resource storage and production; stormwater management; native habitat preservation/mitigation; and accessory uses, including commercial office space not to exceed a FAR of .1.

III. STAFF ANALYSIS

A. Staff Summary of Findings:

- No changes are proposed for the subject property or the onsite activities.
- The petition reflects compliance with the minimum technical standards of the city's land development regulations and the comprehensive plan.
- The petition is consistent with the JPA/ILSBA.
- There are no outstanding technical issues that would prevent the Planning Commission from taking action on the petition.

B. Background

- Although the site was intended to be included within the original JPA/ILSBA, it was inadvertently omitted from the final draft. In June of 2012, the JPA/ILSBA was amended to create Area 19 specifically to identify the subject property.
- In October of 2012, Ordinance No. 2012-24 was approved and adopted by City Council annexing the subject property into the city.
- A pre-annexation agreement was approved with the annexation of the property consistent with the same covenants and restrictions of the surrounding industrial sites.
- Upon adoption of the annexation ordinance, the applicant submitted for concurrent processing, petitions for comprehensive plan amendment and rezone.

C. Policy Considerations and Project Detail:

The applicant is requesting a Small Scale Comprehensive Amendment in order to apply a future land use designation consistent with the JPA/ILSBA to the AJAX Plant Site. The approximately 69 acre site, located north of Gene Green Road, has been the location of the AJAX Paving operational facilities for over 25 years and no changes are proposed. The JPA/ILSBA was amended to include the property on June 12, 2012 and the parcel was annexed into the city on October 9, 2012. Consistent with the JPA/ILSBA and requirements of the pre-annexation agreement, the applicant is seeking the "Gene Green Sector" land use classification to permit the consideration of a companion rezoning of the subject property to the "Planned Industrial Development" zoning district.

Consistent with Objective 17 of the city's Comprehensive Plan, Land Use & Development Chapter, Future Land Use and Design Element, Policy 17.3 provides the following language:

An amendment to the Future Land Use Map providing a City of Venice future land use designation shall be required following annexation of any property within a JPA/ILSBA Planning Area. Such Future Land Use Map amendment shall be processed as a small-scale amendment provided its future land use designation is consistent with the City of Venice Comprehensive Plan and the JPA/ILSBA.

The applicant's request to apply the "Gene Green Sector" future land use designation to the property is consistent with the city's adopted comprehensive plan and the JPA/ILSBA. The applicant has addressed pertinent and required policies of the comprehensive plan in their submittal. This information has been included within your packet and is the applicant's justification for the request.

D. Process for Adoption of Small Scale Comprehensive Plan Amendments:

Consistent with Section 163.3174(4)(a), Florida Statutes, the Local Planning Agency (LPA) must hold at least one public hearing on the proposed comprehensive plan amendment. Upon recommendation by the LPA and pursuant to Sections 163.3187(2) and 163.3184(11), Florida Statutes, the governing body of the local government must consider the adoption of the small scale plan amendment at a public hearing. The adoption of the plan amendment must be by ordinance. Upon adoption, the local government may transmit the amendment to the State Land Planning Agency in order for the agency to maintain a complete and up-to-date copy of the local government's comprehensive plan.

IV. CONSISTENCY WITH COMPREHENSIVE PLAN

A. Future Land Use Map:

The property will be identified as "Gene Green Sector" on the City's adopted Future Land Use Map. The development standards for this designation are found below.

Policy 16.23 Gene Green Sector. Ensure the timely development of urban services and facilities that are compatible with natural resources and community character by designating the Gene Green Sector, an area of 921 acres located east of I-75 at Gene Green Road, on the Future Land Use Map series of the Future Land Use Element. For the detailed map sheet that depicts this planning area, see Map FLUM-13.

Policy 16.24 Gene Green Sector Uses. The Gene Green Sector will accommodate the following land uses: earthmoving; mining, material extraction, sorting, processing and loading; asphalt production, manufacturing, recycling and other components of asphalt production; temporary and permanent stockpiling; concrete/cement and related products production and processing; water resource storage and production; stormwater management; native habitat preservation/mitigation; and accessory uses. As part of the

operations, the area will include commercial office space not to exceed a FAR of 0.10.

A. A comprehensive plan amendment will be required to alter these land uses or intensities for development that exceeds these intensity standards and/or land uses.

B. Should land uses or intensities be altered as a result of a comprehensive plan amendment, mitigating techniques as described in Objective 8, Policy 8.2 of this Element shall be required to ensure compatibility with adjacent uses.

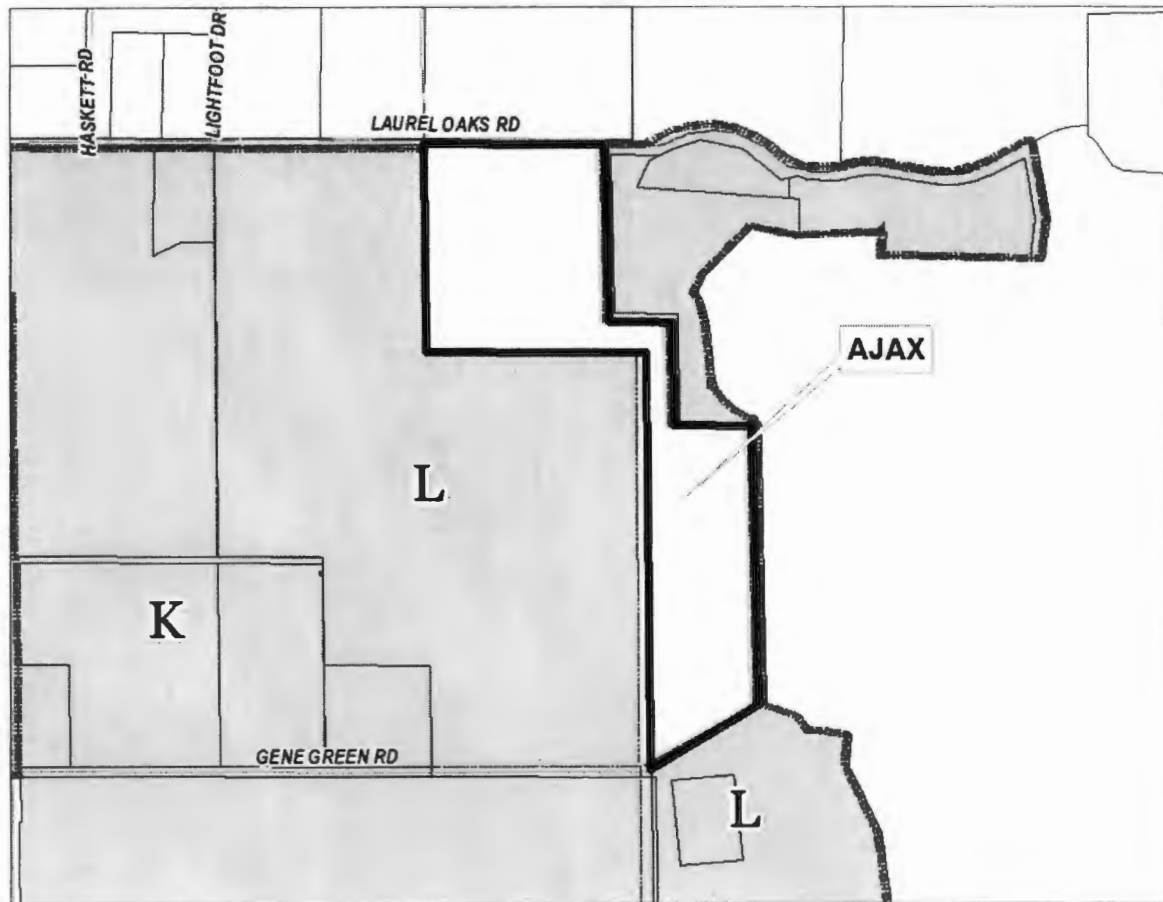
Policy 16.25 Gene Green Sector Compatibility. Ensure an adequate landscaped buffer between the Gene Green Sector and adjacent residential areas to protect adjacent uses from environmental impacts resulting from excavation, industrial, commercial, or other non-residential activity.

Policy 16.26 Gene Green Sector Redevelopment. Upon the discontinuation of permitted mining, asphalt, and concrete batching operations for properties within this commercial/industrial area, the property owner shall prepare a reclamation plan as part of the comprehensive plan amendment and rezoning process which identifies the intensity/density of new uses and environmental and transportation impacts.

SITE PHOTOS



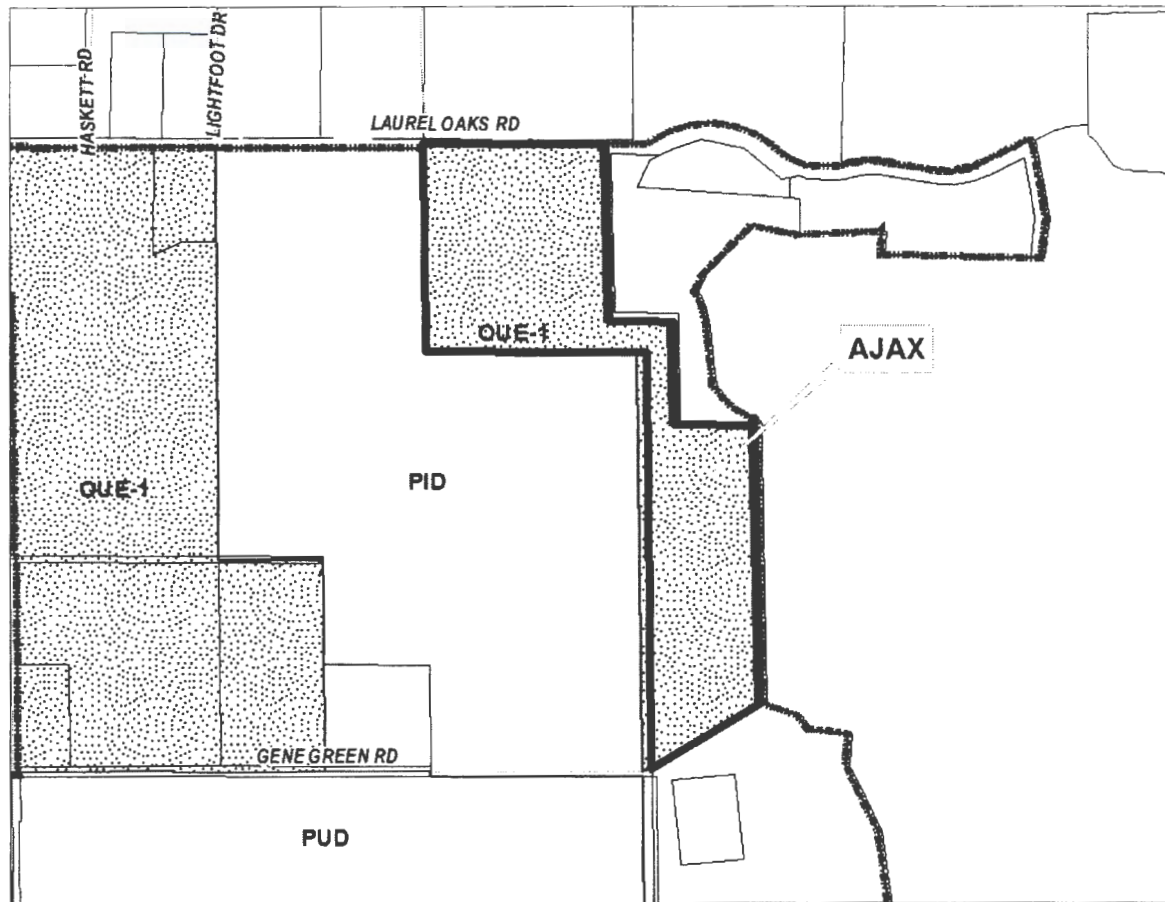
FUTURE LAND USE MAP















FUTURE LAND USE CODE

LOW DENSITY RESIDENTIAL	AIRPORT OPERATIONS
MODERATE DENSITY RESIDENTIAL	PUBLIC BUILDINGS & FACILITIES
MEDIUM DENSITY RESIDENTIAL	RECREATION & OPEN SPACE
INSTITUTIONAL-PROFESSIONAL	CONSERVATION
COMMERCIAL	MARINE PARK
TRANSITION	GREENWAY/RIVER BUFFER
INDUSTRIAL	UNKNOWN
INDUSTRIAL- COMMERCIAL	WATERWAYS

ZONING MAP



Legend

OUC - Open Use, Conservation	PCD - Planned Commercial Development
IAP - Marine Park	PID - Planned Industrial Development
GU - Government Use	ILW - Industrial, Light & Warehousing
PUD - Planned Unit Development	 CN - Commercial, Neighborhood
RE - Residential, Estate	 CG - Commercial, General
RSF - Residential, Single Family	 CI - Commercial, Intensive
RIAF - Residential, Multi-Family	 CBD - Commercial, Business District
 RMH - Residential, Manufactured Home	 CSC - Commercial, Shopping Center
 RTR - Residential, Tourist Resort	 CHI - Commercial, Highway Interchange
OPI - Office, Professional & Institutional	 Venetian Gateway Overlay District
OAI - Office, Medical & Institutional	 Neighborhood Height Overlay
 Venice City Boundary	 Venetian Urban Design Overlay

Comprehensive Plan Amendment**Petition No. 12-4CP**

Project Name:	AJAX Plant Site	
Parcel Identification No.	Parcel No. 0365-00-1030	
Parcel Address:	510 Gene Green Road	
Parcel Size:	69.4± acres	
FLUM Designation:	Current: County Rural	Proposed: Gene Green Sector
Zoning Atlas Map Designation:	Current: County OUE-1	Proposed: PID

Application Date:	October 15, 2012
Owner's Name:	SJT-Venice, LLC Attn: Mike Horan
Cell/Mobile/E-Mail:	mhoran@ajaxpaving.com
Mailing Address:	500 Gene Green Road Nokomis, FL 34275

Agent's Name (and Title):	Chris VanHise Shumaker, Loop & Kendrick, LLP
Telephone:	
Cell/Mobile/E-Mail:	
Fax:	941-366-3999
Mailing Address:	240 S. Pineapple Avenue, 10 th Floor Sarasota, FL 34236

Engineer's Name (and Title):	
Telephone:	
Cell/Mobile/E-Mail:	
Fax:	
Mailing Address:	
Brief Description of Request (if applicable): Small Scale Comprehensive Plan Amendment to designate the property as being within the Gene Green Sector.	



City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING
COMPREHENSIVE PLAN AMENDMENT APPLICATION

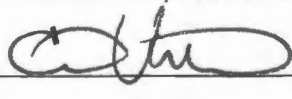
COMP. PLAN AMENDMENT 12-4 CP

Project Name:	Ajax Plant Site
Parcel Identification No.:	0365-00-1030
Address:	500 Gene Green Rd., Nokomis, FL 34275
Parcel Size:	69.4 acres/3,023,111 square feet
FLUM designation:	Rural (Sarasota County)
Zoning Map designation:	Open Use Estates - 1 (Sarasota County)
Property Owner's Name:	SJT-Venice, LLC, Attn: Mike Horan
Telephone:	(941) 486-3600
Fax:	None
E-mail:	mhoran@ajaxpaving.com
Mailing Address:	500 Gene Green Rd., Nokomis, FL 34275
Project Manager:	N/A
Telephone:	
Mobile / Fax:	
E-mail:	
Mailing Address:	
Project Engineer :	N/A
Telephone:	
Mobile / Fax:	
E-mail:	
Mailing Address:	
Project Architect:	N/A
Telephone:	
Mobile / Fax:	
E-mail:	
Mailing Address:	

Incomplete applications cannot be processed - See reverse side for checklist

Revised 9/10

Applicant Signature / Date:

 1/9/13

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ADDENDUM TO APPLICATION OF SJT-VENICE, LLC
FOR A COMPREHENSIVE PLAN AMENDMENT

A. INITIAL STATEMENT.

The subject property consists of 69.4 acres located on Gene Green Road in the City of Venice (the "City"). The southern portion of the subject property contains operational facilities as discussed below and the northern portion is vacant.

SJT-Venice, LLC ("Applicant") previously filed with the City an application for annexation into the geographic limits of the City. The City Council approved that application on September 25, 2012. The Pre-Annexation Agreement, which was concurrently approved, provides that:

"The Owner shall petition the City to amend the City's Comprehensive Plan, specifically, Objective 16, Policy 16.23, the City of Venice Future Land Use Map and the Joint Planning & Interlocal Service Boundary Agreement between the City and Sarasota County (inclusive of Appendix A thereof) and rezone the Subject Property to a district or districts under the adopted City of Venice Comprehensive Plan and Venice Zoning Code within sixty (60) days of the City's adoption of an ordinance annexing the property into the corporate limits of the City."

This Application is being made in accordance with the requirements of the Pre-Annexation Agreement as quoted above and is made concurrently with an application for a Zoning Map Amendment for the subject property.

B. STATEMENT OF OWNERSHIP AND CONTROL.

The subject property is owned in fee simple by the Applicant and is occupied by Ajax Paving Industries of Florida, Inc. A copy of the September 25, 2008, Personal Representative's Deed evidencing the Applicant's fee simple ownership of the subject property is included as an attachment herewith. The Applicant would point out that each of the properties surrounding the subject property and which are located in the City of Venice have, during the process under which they were annexed into the City, agreed to be bound by the terms and conditions of a pre-annexation agreement applicable to such property. The pre-annexation agreements applicable to the surrounding properties and the pre-annexation agreement applicable to the subject property are virtually identical and contain covenants and restrictions which run with the land and by which all of the properties must uniformly operate, including, without limitation: restrictions on hours of operation; buffering requirements; provisions concerning reclamation; and provisions requiring standards for airborne pollutants and other environmental matters. Accordingly, all of the properties within the Gene Green Sector, including the subject property, will be operated under identical standards.

C. REQUESTED COMPREHENSIVE PLAN AMENDMENT.

The Applicant is requesting that the subject property be designed on the City's Future Land Use Map as being in the Gene Green Sector. Policy 16.24 of the City's Comprehensive Plan provides that with respect to uses within the Gene Green Sector:

"The Gene Green Sector will accommodate the following land uses: earthmoving; mining, material extraction, sorting, processing and loading; asphalt production, manufacturing, recycling and other components of asphalt production; temporary and permanent stockpiling; concrete/cement and related products production and processing; water resource storage and production; stormwater management; native habitat preservation/mitigation; and accessory uses."

D. BASE ANALYSIS.

1. Ajax Paving Industries of Florida, Inc. occupies the subject property and has done so for over 25 years. During this period, the subject property has been utilized as administrative offices, stormwater retention areas and for production and processing of asphalt and asphalt materials. These uses will not change and there are no presently contemplated additional or alternative uses for the subject property.

2. Annexed hereto is an aerial photograph and site plan showing the present uses being conducted at the subject property. These uses are in accord with criteria set forth in Policy 16.24 of the City's Comprehensive Plan cited above.

The use of the subject property is in conformance with the surrounding uses. Presently within the Gene Green Sector and according to records maintained by the Sarasota County Property Appraisers office, the neighboring parcels surrounding the subject property are owned by Cemex Construction Materials Florida, LLC (PID # 0365-00-1060 and PID # 0365-00-1070), Rinker Materials, LLC (PID # 0366-00-3025), APAC-Georgia, Inc. (PID # 0365-00-1010), Venice Minerals and Mining, LLC (PID # 0365-00-1050) and Miami Ready Mix of Florida, Inc. (PID # 0365-00-1040). Each of these neighboring properties are zoned PID. The property owners in the Gene Green Sector have an agreement for contributions for the continuing upkeep and maintenance of Gene Green Road.

E. ATTACHMENTS. Attached are the following:

1. Signed, sealed and dated site plan survey of the subject property.
2. Copy of Personal Representative's Deed evidencing ownership.
3. Executed agent authorization letter.
4. Copy of newspaper advertisement for public workshop.
5. Affidavit of mailing and copy of notice to property owners.
6. Written summary of public workshop. Note: a sign-in sheet is not included since there were no attendees at the public workshop.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2008129687 3 PGS
2008 SEP 26 01:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1092577

Documentary Stamp Tax: \$959.00
Recording Fee: \$ 27.00
Total: \$986.00
Parcel I.D. No.: 0365-00-1030
Grantee's I.D. No.: _____

Doc Stamp-Deed: 959.00

This instrument prepared by and
should be returned to:
Jack O. Hackett II, Esq.
Farr, Farr, Emerich,
Hackett and Carr, P.A.
99 Nesbit Street
Punta Gorda, FL 33950



Exhibits:
Exhibit A - legal description

PERSONAL REPRESENTATIVE'S DEED

This Personal Representative's Deed, made and executed as of the 25TH day of SEPTEMBER, 2008, by SHERRY C. OLMSTED as Personal Representative of the Estate of Richard G. Smith a/k/a R. Gene Smith, whose address is 3417 Tamiami Trail, Suite C, Port Charlotte, FL 33952, hereinafter called the Grantor, to S.J.T. VENICE, LLC, a Florida limited liability company having document number L06000003217 as filed with the Florida Department of State on January 10, 2006, whose post office address is c/o Ajax Paving Industries, Inc. of Florida, 510 Gene Green Road, Nokomis, FL 34275, hereinafter called the Grantee:

(wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Sarasota County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Grantor covenants that neither the decedent, Richard G. Smith, nor his family resided upon the above-described property nor upon property which is contiguous or adjacent thereto.

Return to Jack #23/JOH

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Subject to restrictions, reservations and easements of record, (except that this reference shall not act to reimpose same) and taxes for the current and subsequent years.

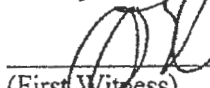
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

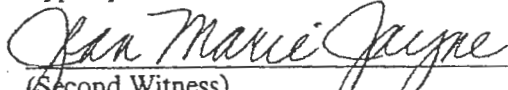
To have and to hold, the same in fee simple forever.

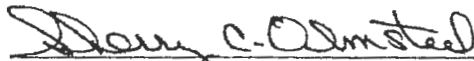
And the Grantor hereby covenants with the said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that is hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

In Witness Whereof, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

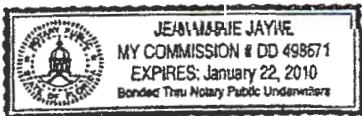

(First Witness)
Jack O. Hackett II
Typed/printed name of witness

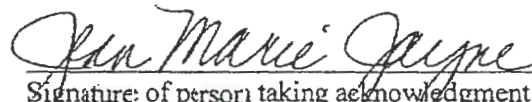

(Second Witness)
Jean Marie Jayne
Typed/printed name of witness


Sherry C. Olmsted as Personal Representative
of the Estate of Richard G. Smith a/k/a R.
Gene Smith

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 25 day of September, 2008 by SHERRY C. OLMSTED as Personal Representative of the Estate of Richard G. Smith a/k/a R. Gene Smith, who is personally known to me or who has produced N/A as identification.




Signature: of person taking acknowledgment
Name typed, printed or stamped

Commission Expiration

EXHIBIT A

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; thence 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., a distance of 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.

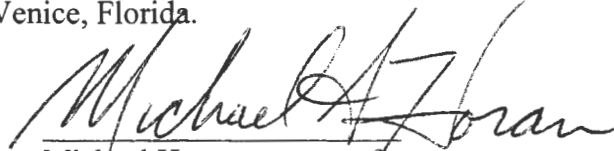
Easement Parcel:

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.

APPOINTMENT OF AGENT FOR COMPREHENSIVE
PLAN AMENDMENT APPLICATION TO THE CITY OF VENICE, FLORIDA

The undersigned, as agent for SJT-Venice, LLC, a Florida limited liability company, does hereby appoint Christian T. Van Hise, Esq., or any member of the firm of Shumaker, Loop & Kendrick, LLP, as the agent of SJT-Venice, LLC for the purpose of submitting an application for a Comprehensive Plan Amendment and a Zoning Map Amendment with the City of Venice, Florida for the property of SJT-Venice, LLC located in Sarasota County, Florida and the processing of such applications with the City of Venice, Florida.

A handwritten signature in black ink, appearing to read "Michael Horan", written over a horizontal line.

Michael Horan, as agent for
SJT-Venice, LLC

Dated: December 28 2012

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JAN - 9 2013

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