

25-19AN Chalets at Venice

Applicant: P3 LAF Chalets at Venice LP

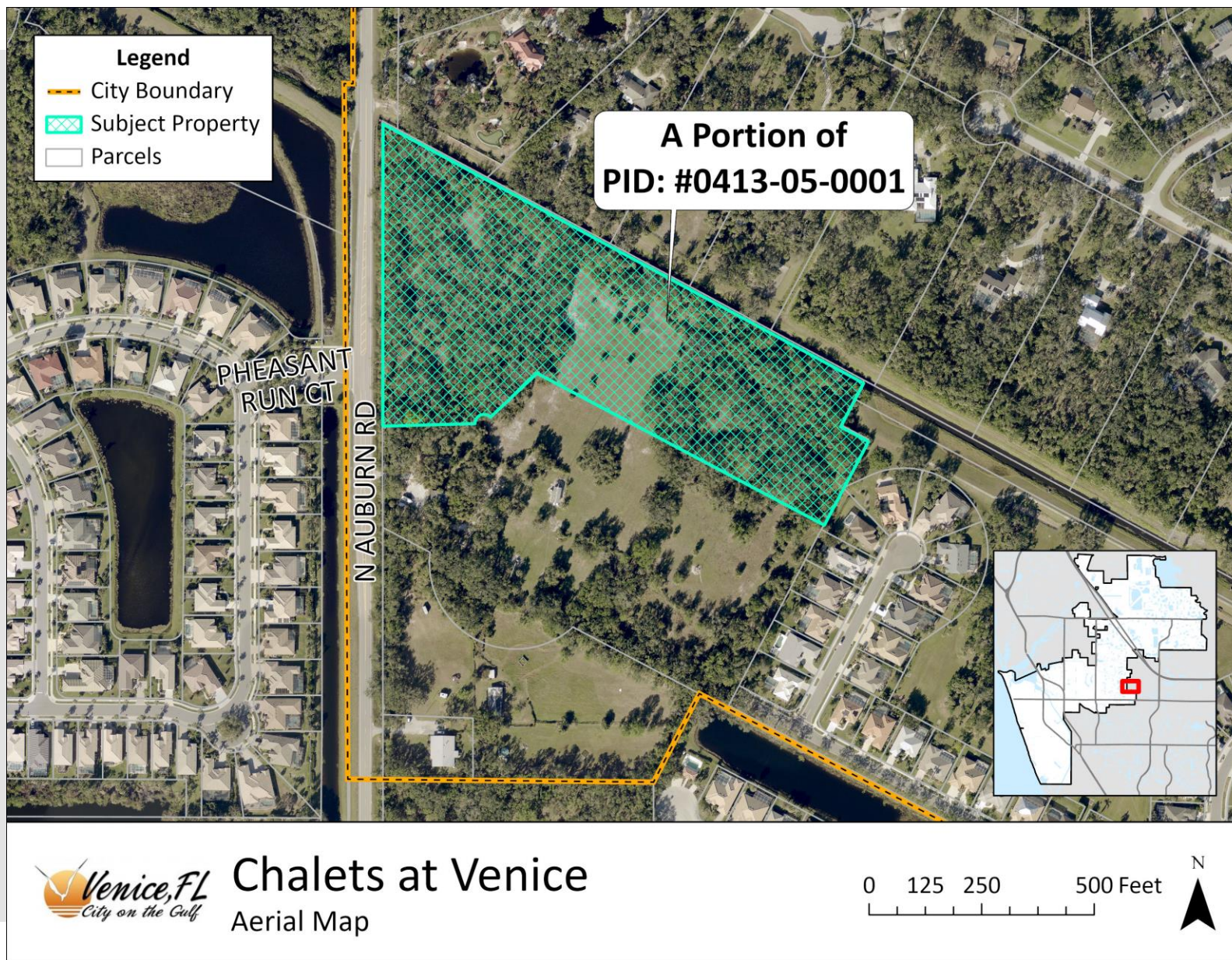
Agent: Jackson R. Boone, Esq. of Boone Law Firm

General Information

Address:	282 N Auburn Rd.
Request:	Annexation of 10.1209 ± acres into the City's jurisdiction
Applicant:	P3 LAF Chalets at Venice LP
Agent:	Jackson R. Boone, Esq. of Boone Law Firm
Parcel ID:	0413-05-0001
Parcel Size:	10.1209 ± acres
Future Land Use:	Sarasota County Moderate Density Residential
Proposed Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Sarasota County Open Use Estate 1 (OUE-1)
Proposed Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Pinebrook Neighborhood
Application Date:	April 2, 2025
Associated Petitions:	25-20CP and 25-21RZ

Project Description

- Annexing ±10.1209 acres within JPA Area 7
 - Applicant intends to develop residential units
- Petitions 25-20CP and 25-21RZ filed concurrently
- Pre-annexation Agreement Approved by Council on 2/10/2026

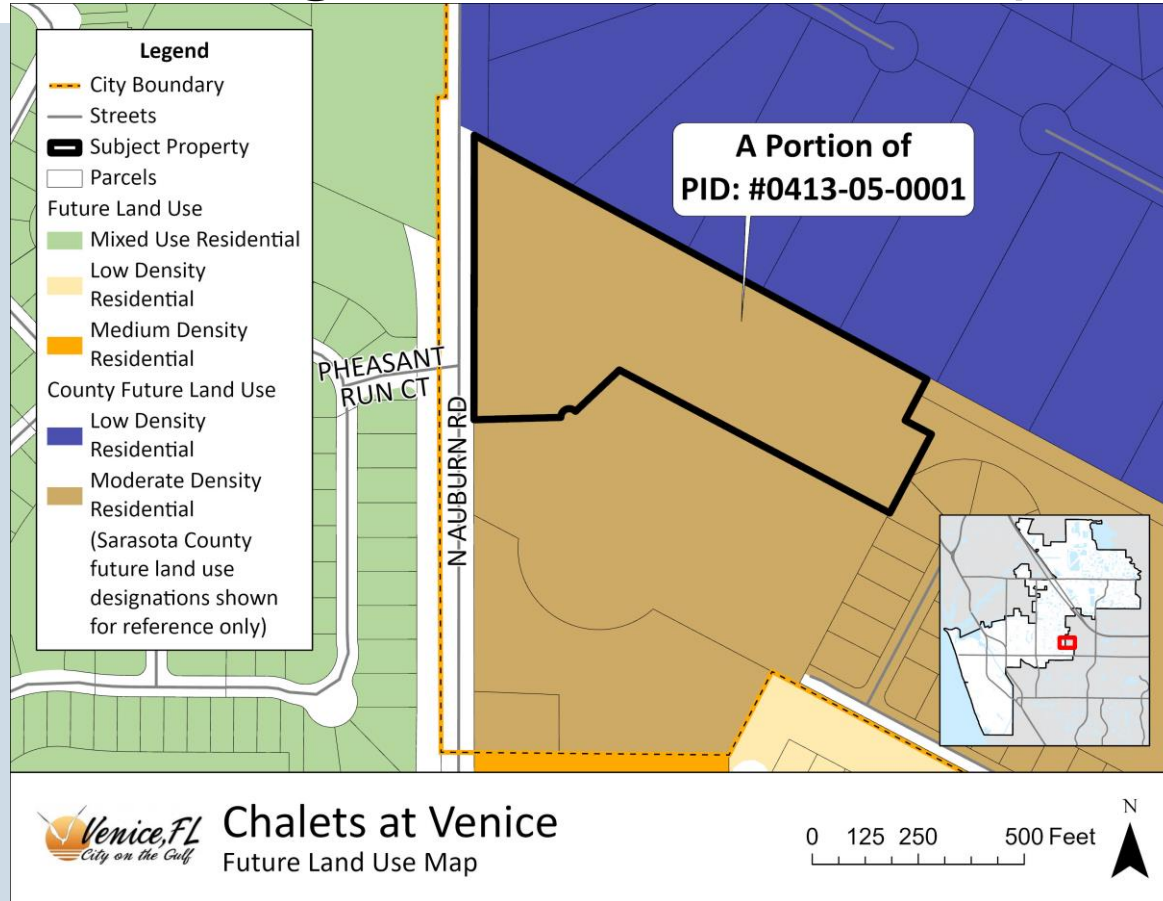


Aerial Map

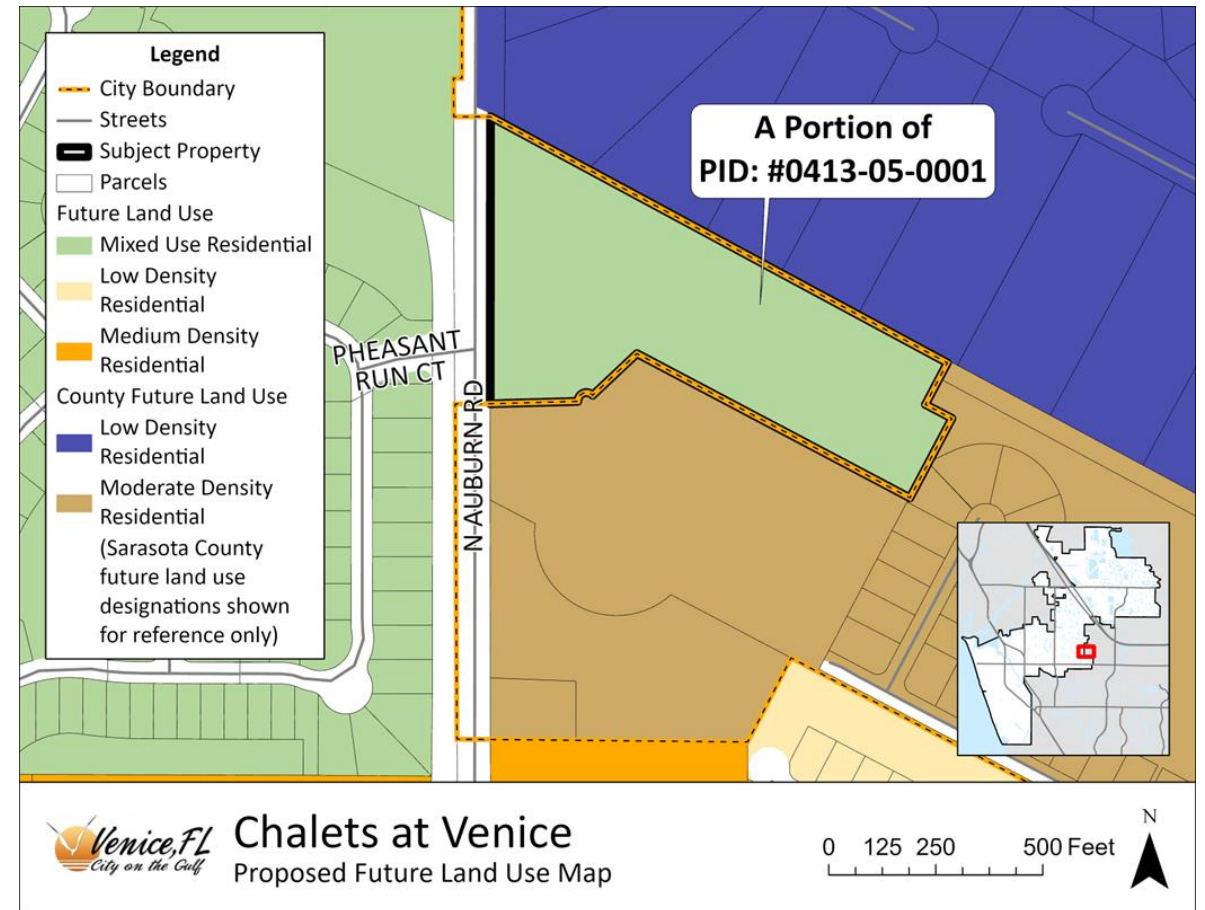
Existing Conditions

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

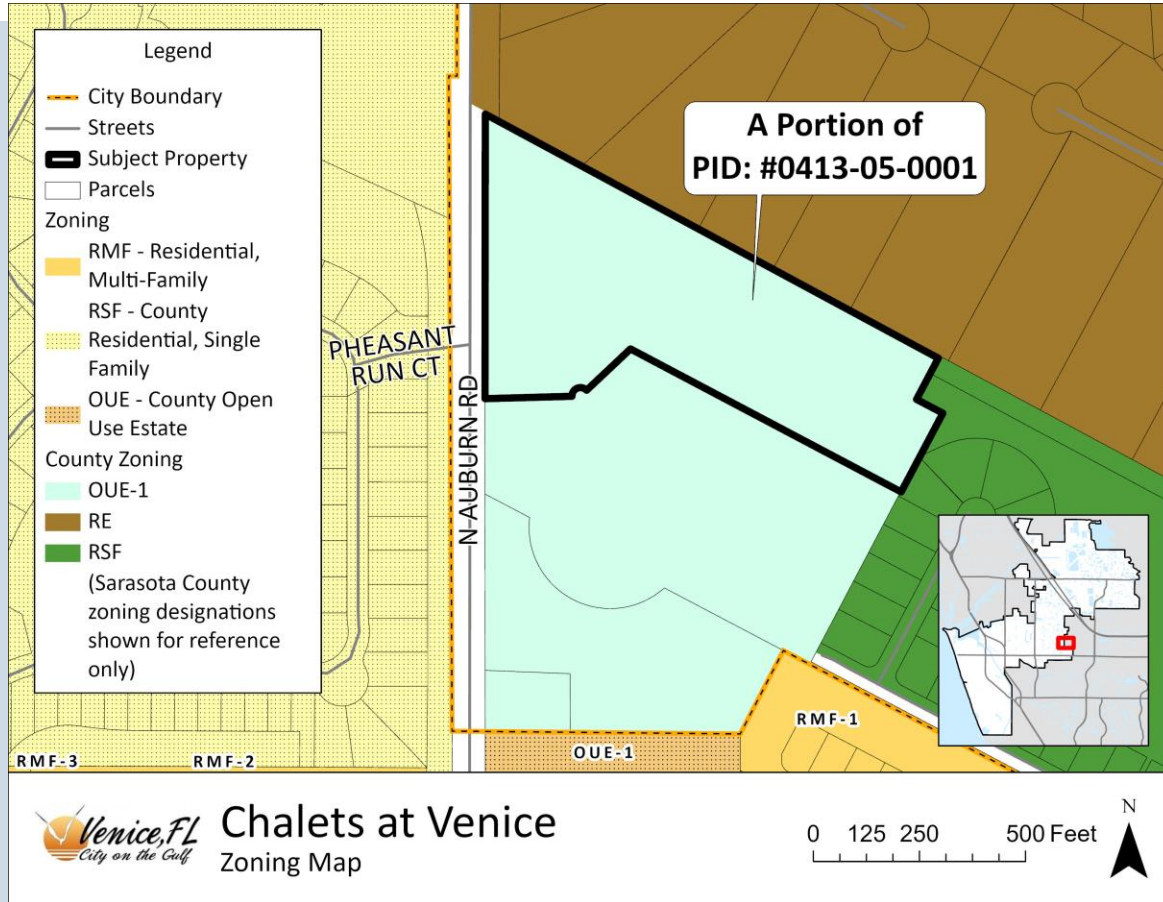
Existing Future Land Use Map



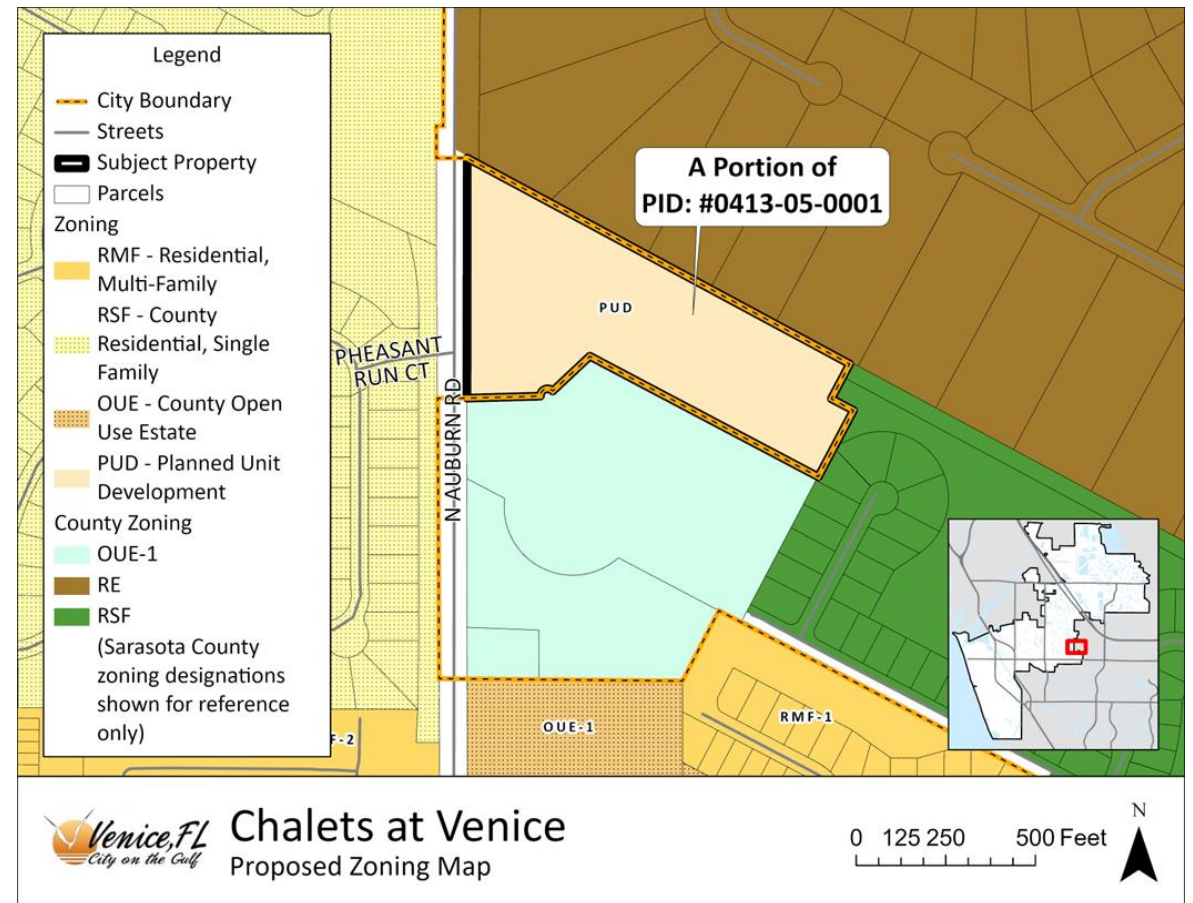
Proposed Future Land Use Map



Existing Zoning Map



Proposed Zoning Map





Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Venice Acres	County Residential Conservation, Estate, Planned Unit Development (RE-2)	County Low Density Residential
South	Radio station/ remainder of subject parcel	County Open Use Estate 1 (OUE-1)	County Moderate Density Residential
East	Venice Ranch	County Residential Single Family	County Moderate Density Residential
West	Sawgrass	Residential Single Family	Mixed Use Residential

Surrounding Land Uses

Planning Analysis

Florida Statutes, Comprehensive Plan, Land Development Code

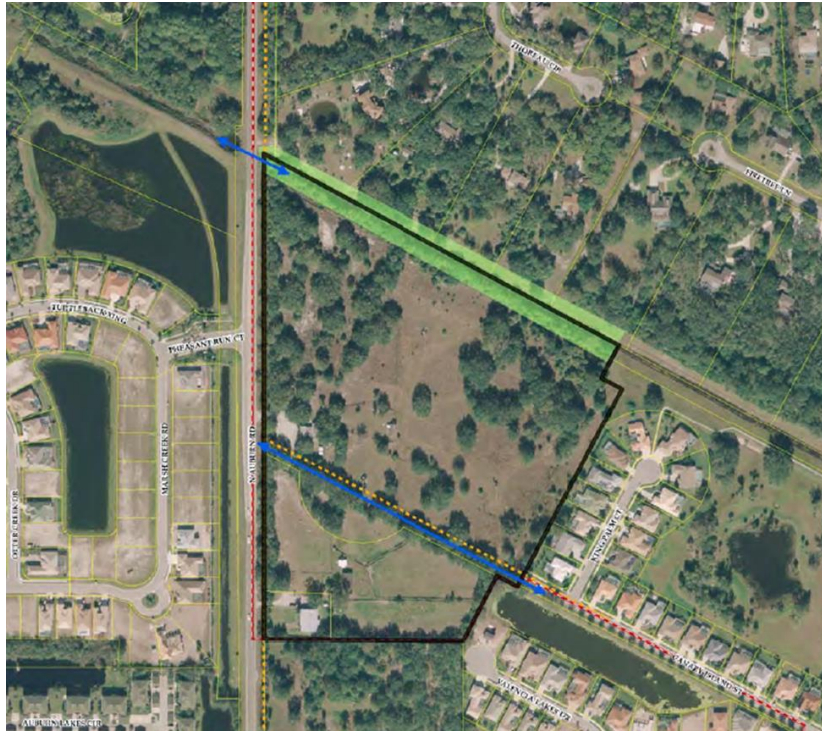
Chapters 163 and 171, Florida Statutes

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



(8) Area 7- Auburn Road Neighborhood:
The land use adopted in the Venice
Comprehensive Plan for this area is a
maximum of 5 units per acre.

Non-residential uses shall not be
permitted in this Area. Development
shall be served by City water and sewer.

JPA Area 7



Comprehensive Plan includes the JPA/ILSBA



JPA Area 7 indicates a density limit of 5 units per acre



Property will be served by City water and City 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 February 10, 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. 25-19AN.