



CITY OF VENICE

PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285

(941) 486-2626 ext. 7434

www.venicegov.com

ANNEXATION APPLICATION

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will be returned to the applicant/agent.

Project Name: Palencia

Brief Project Description: Single-family residential development of an 80 +/- acre property located at the southwest quadrant of Jacaranda Boulevard and Border Road.

Address: Border Road, Venice, FL 34292 and Jacaranda Boulevard, Venice, FL 34292

Parcel Identification No.(s): PID: 0399010001 and PID: 0399090001 **Parcel Size:** 73 Ac and 6.7 Ac

Zoning Designation(s): Open Use Estate (OUE)-Sarasota Co. **Proposed Zoning(concurrent Rezone application):** Planned Unit Development (PUD)-City of Venice

FLUM Designation(s): Rural Area-Sarasota Co.; **Potential Annexation Area (JPA/ILSBA)-City of Venice** **Proposed FLUM Designation (concurrent Comprehensive Plan application):** Mixed Use Residential (MUR)-City of Venice

Fees: Contact staff for the appropriate fees amount. Additional costs may include but are not limited to public notice advertising and mailing expenses, professional services and review expenses, and legal fees. Public Notice Fee (advertising and mailing expenses only) in excess of \$50 will be billed to the applicant after the public hearing. See Section 86-586 for complete code.

**Extended technical review fee of \$1400 charged at third resubmittal.*

Applicant Name/ and Property Owner Name: D.R. Horton, Inc. (Contract Purchaser) See Attachment for Ownership Information

Address: 10541 Six Mile Cypress Pkwy, Ft. Myers, FL 33966

Email: aekoza@drhorton.com **Phone:** (239)225-2651

Design Professional or Attorney: Tim Roane, P.E.

Address: DMK Associates, Inc., 421 Commercial Court, Suite C, Venice, FL 34292

Email: troane@dmkassoc.com **Phone:** (941) 412-1293

Authorized Agent (1 person to be the point of contact): Jeffery A. Boone, Esq.

Address: Boone Law Firm, 1001 Avenida del Circo, Venice, FL 34285

Email: jboone@boone-law.com **Phone:** (941) 488-6716

Staff Use Only

Petition No. 19-28AN

Fee:



Application packages are reviewed for completeness within 3 business days. Collate all copies into three sets. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Large plans should be collated and folded to allow the bottom right corner visible. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted, and why it is not being submitted.

☒ **Application:** Signed by agent and applicant (2 copies). Pre-application Meeting Date:

☒ **Narrative:** Provide a paragraph describing in detail the character and intended use of the development, in addition to the short description on page one of the application. Confirm consistency with all applicable elements of the City's Comprehensive Plan) (2 copies).

☒ **Agent Authorization Letter:** A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. Authorization should not be for a corporation or similar entity. This individual will be the single point of contact for staff (2 copies). Jeffery A. Boone, Esquire

☒ **Legal Description:** Electronic version must be editable to use "copy and paste" function, indicating the PID with each respective description. (2 copies).

☒ **Ownership and Encumbrance Report:** (2 copies).

☒ **Statement of Ownership and Control:** Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity. For multiple parcels collate by parcel the deeds, agent authorizations, and Sunbiz information (2 copies).

☒ **Public Workshop Requirements:** (Section 86-41) ☒ Newspaper advertisement ☒ Notice to property owners ☒ Meeting sign-in sheet ☒ Summary of public workshop ☒ Mailing List of Notified Parties (2 copies of each)

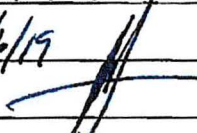
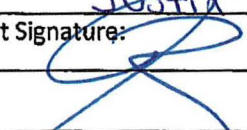
☒ **Financial Feasibility Report** (2 copies):

1. Estimate or range of property tax revenue as determined by the number of proposed residential units or square footage of commercial development. May be based upon project unit sales or similar development sales.
2. Revenue implications or mitigation fees and expansion of utility system users per equivalent dwelling unit (EDU).
3. Description of infrastructure enhancements to transportation network, utility system, school and recreational facilities.
4. Discussion of potential pedestrian/bike access and connectivity, environmental set asides, and buffering to mitigate impacts to existing development.

☒ **Survey of the Property:** Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. (2 copies) **Date of Survey:** 12/05/2018 and 04/11/2019

☒ **CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD/ thumb drive. Submit each document or set of plans as one pdf- not each sheet in individual pdf's.

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official 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.

Authorized Agent Name: JEFFERY A. BOONE 6/6/19	Applicant Name: JUSTIA Robbins
Authorized Agent Signature: 	Applicant Signature: 
Date: 6/6/19	6/11/19

Palencia Ownership Information
Border Road & Jacaranda Boulevard
Venice, FL 34292

The applicant will be purchasing two (2) parcels from the current property owners upon approval of the three (3) City of Venice petitions. Documentation of ownership and control of the subject property is included within the Trustee Distributive and Warranty Deeds. Mr. Jeffery A. Boone, Esquire will be the designated authorized agent of the applicant, please refer to authorized agent letters attached.

Parcel 1

Situs Address: Border Rd., Venice, FL 34292

Property I.D.: 0399010001

Current Property Owner: SSD Land Holdings, LLC

Parcel 2

Situs Address: Jacaranda Blvd., Venice, FL 34292

Property I.D.: 0399090001

Current Property Owner: Russell W. & Iralyn M. Snyder and Jason Milton & Johnathan Sol Kramer