



December 28, 2023

Re: City Zoning Designation

Dear Property Owner:

Based on the direction of Venice City Council, staff has researched City annexation records and discovered that, although your property was annexed some years ago, it has never obtained a City zoning designation. A rezoning of the property within one year of annexation to a City zoning district was a requirement of the executed Pre-Annexation Agreement between the then property owner and the City. Although you may not have annexed the property into the City originally, this Agreement runs with the land and is binding on the current property owner.

To resolve this compliance delay, the City is planning to initiate a rezone for your property from the current zoning of Sarasota County Open Use Estate (OUE) to the City designation of Office, Professional and Institutional (OPI). This designation is the only option to maintain consistency with the City future land use designation of Institutional Professional your property has in the Comprehensive Plan. By the City initiating this process, there will be no fees or action required on your part.

Upon receipt of this letter, please do not hesitate to contact myself or Planning staff with any questions you may have. We are also available to schedule a meeting to discuss the process. We have attached the standards of the OPI district along with the list of permitted uses. Of most importance, if you have any objections to the initiation of this rezone process, please contact us by February 2, 2024.

Sincerely,

Roger Clark, AICP
Planning and Zoning Director
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