



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: Casto Annexation

Brief Project Description: Annexation of two parcels for medical office.

Address: 2501 and 2601 Curry Lane, Nokomis, FL 34275 (PID#s: 0387-12-0001 and 0387-12-0002)

Parcel Identification No.(s): 0387-12-0001 and 0387-12-0002 **Parcel Size:** 10.1 (+/-) acres combined; 5.1 and 5 acres individually

Zoning Designation(s): County OUE **Proposed Zoning(concurrent Rezone application):** OPI

FLUM Designation(s): County MODR **Proposed FLUM Designation (concurrent Comprehensive Plan application):** Institutional Professional

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: See attached

Address: 5391 Lakewood Ranch, Blvd, Suite 100, Sarasota, Florida 34240

Email: **Phone:**

Design Professional or Attorney: Jeffery A. Boone, Esq., of the Boone Law Firm

Address: 1001 Avenida Del Circo

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

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

Address: (see above)

Email: (see above) **Phone:** (see above)

Staff Use Only

Petition No.

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: **October 16, 2019**

☒ **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).

☒ **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:** **12/12/19**

☒ **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	Applicant Name:
Authorized Agent Signature:	Applicant Signature:
Date: 12/20/19	

CASTO ANNEXATION

APPLICANT AND PROPERTY OWNERS

Applicant:

Casto Southeast Realty, LLC

Property Owners:

Parcel 1 - (0387-12-0001)

Marilyn Johnson, Successor Trustee, of that certain Revocable Trust Agreement, known as "Trust Number 2020089," u/a/d, January 13, 1983, and as amended March 21, 1991

Parcel 2 - (0387-12-0002)

Brian McMurphy

CASTO ANNEXATION

PROJECT NARRATIVE

The subject property is comprised of two (2) adjacent parcels located at 2501 and 2601 Curry Lane, Nokomis, FL 34275 (the "Property"). Parcel 2501 Curry Lane is approximately 5.1 acres and parcel 2601 Curry Lane is approximately 5 acres, making the Property 10.1 (+/-) acres. The Property has frontage to Pinebrook Road and Curry Lane. The Property is located within the Pinebrook Road Neighborhood of the JPA/ILSBA (Area No. 6) as identified in the Comprehensive Plan.

The Property is compact and contiguous, as defined in Chapter 171, Florida Statutes, to the municipal boundaries of the City of Venice, and its annexation will not create new enclaves in the JPA/ILSBA Planning Areas. Contiguity is provided via the property owned by Sarasota Memorial Hospital immediately to the north of the Property, as well as via the Windwood development to the west.

The Property's anticipated development is for medical office use, which shall support and complement the adjacent new Sarasota Memorial hospital that is currently under construction. Concurrent Comprehensive Plan Amendment and Rezone Applications will be filed for purposes of bringing the Property into compliance with the City Comprehensive Plan and Zoning Regulations upon annexation. At the time of development the property will generate revenues to the City by way of Impact Fees, Utility Connection Fees, Ad Valorem taxes, Water and Sewer Fees, Utility Service Taxes, Communication Service Taxes, Franchise Fees, Insurance Premium Fees, Sales Tax, Fuel Tax, and other License and Permitting Fees, thereby assuring the financial feasibility of the annexation.

POLICY 8.2 ANALYSIS- CURRY LANE ANNEXATION

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

- A. Land use density and intensity.
The proposed annexation does not establish a land use, but the future land use will be required to be compatible with the existing neighborhood and consistent with the requirements of the JPA/ILSBA.
- B. Building heights and setbacks.
Building heights and setbacks will be established through the zoning for the property and will be compatible with the existing neighborhood.
- C. Character or type of use proposed.
The proposed annexation does not establish a land use, but the future land use will be required to be compatible with the existing neighborhood and consistent with the requirements of the JPA/ILSBA.
- D. Site and architectural mitigation design techniques.
Site and architectural mitigation design techniques, if necessary, will be established through the Zoning, and Site & Development Plan process.

Considerations for determining compatibility shall include, but are not limited to, the following:

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.
The annexation does not establish a use for the property. Compatibility will be evaluated at the time of rezoning and/or Site & Development plan review.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
The annexation does not establish a use for the property. Compatibility will be evaluated at the time of rezoning and/or Site & Development plan review.
- G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
Not applicable.
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.
The annexation does not establish a use for the property. Compatibility will be evaluated at the time of rezoning and/or Site & Development plan review.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

- I. Providing open space, perimeter buffers, landscaping and berms.
The annexation does not establish a use for the property. Compatibility will be evaluated at the time of rezoning and/or Site & Development plan review.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
The annexation does not establish a use for the property. Compatibility will be evaluated at the time of rezoning and/or Site & Development plan review.

- K. Locating road access to minimize adverse impacts.
Road access to the property will be designed to minimize impacts.
- L. Adjusting building setbacks to transition between different uses.
The annexation does not establish a use for the property. Compatibility will be evaluated at the time of rezoning and/or Site & Development plan review.
- M. Applying step-down or tiered building heights to transition between different uses.
The annexation does not establish a use for the property. Compatibility will be evaluated at the time of rezoning and/or Site & Development plan review.
- N. Lowering density or intensity of land uses to transition between different uses.
The annexation does not establish a use for the property. Compatibility will be evaluated at the time of rezoning and/or Site & Development plan review.