



# CITY OF VENICE

## PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285

(941) 486-2626 ext. 7434 [www.venicegov.com](http://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:** Catalyst HRE

**Brief Project Description:** Development of a parcel for office, professional, and institutional use.

**Address/General Location:** 0 Curry Lane, Nokomis, FL 34275

**Parcel Identification No.(s):** 0387-12-0004 **Parcel Size:** 5 (+/-) acres

**Zoning Designation(s):** County OUE-1 Proposed Zoning(concurrent Rezone application): Office, Professional and Institutional (OPI)

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

**Fees (select option/do not leave blank):**

☒ Application Fee for Multiple Platted Lots: First Lot: \$392 plus each Additional Lot: \$38.

Total equals \$392 (first lot) + (\$38\* \_\_\_\_ No. Lots)= 392

☐ Application Fee for Large Unplatted Area between 1 and 5 acres: \$616 total

☐ Application Fee for Large Unplatted Area over 5 acres: \$560 plus each Additional Acre: \$38.

Total equals \$560 (for first 5 acres) + (\$38\* \_\_\_\_ No. Acres over 5)=

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 (must include for billing)** Applicant: Catalyst Healthcare Real Estate / Property Owner: Peter Tomich

**Address:** Applicant: 41 N. Jefferson St, 4th Floor, Pensacola, FL 32502

**Email:**N/APhone: N/A

**Design Professional or Attorney:** Jeffery A. Boone, Esq.

**Address:** 1001 Avenida Del Circo, Venice, FL 34285

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

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

**Address:** see above

**Email:** see above**Phone:** see above

### Staff Use Only

**Petition No.**

**Fee:** **Form of Payment:**

**Payee:**

Revised: 5/6/19

Annexations (Greater than 1 Acre) Application

*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.*

<input checked="" type="checkbox"/> <b>Application:</b> Signed by agent and applicant (3 copies ).	Pre-application Meeting Date: <b>August 26, 2020</b>
<input checked="" type="checkbox"/> <b>Narrative:</b> Provide a narrative describing in detail the current use on the property, 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) (3 copies).	
<input checked="" type="checkbox"/> <b>Location Map:</b> A map or aerial that has callouts for every parcel included in the annexation, identified by parcel ID. (3 copies).	
<input checked="" type="checkbox"/> <b>Agent Authorization Letter:</b> A signed letter from the property owner, authorizing <u>one</u> 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 (3 copies).	
<input checked="" type="checkbox"/> <b>Legal Description:</b> Electronic version must indicate the PID with each respective description. (3 copies).	
<input checked="" type="checkbox"/> <b>Ownership and Encumbrance Report:</b> (3 copies).	
<input checked="" type="checkbox"/> <b>Statement of Ownership and Control:</b> 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 (3 copies).	
<input checked="" type="checkbox"/> <b>Public Workshop Requirements:</b> (Section 86-41) <input checked="" type="checkbox"/> Newspaper advertisement <input checked="" type="checkbox"/> Notice to property owners <input checked="" type="checkbox"/> Meeting sign-in sheet <input checked="" type="checkbox"/> Summary of public workshop <input checked="" type="checkbox"/> Mailing List of Notified Parties (3 copies of each)	
<input checked="" type="checkbox"/> <b>Financial Feasibility Report</b> (3 copies): <ol style="list-style-type: none"> <li>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.</li> <li>2. Revenue implications or mitigation fees and expansion of utility system users per equivalent dwelling unit (EDU).</li> <li>3. Description of infrastructure enhancements to transportation network, utility system, school and recreational facilities.</li> <li>4. Discussion of potential pedestrian/bike access and connectivity, environmental set asides, and buffering to mitigate impacts to existing development.</li> </ol>	
<input checked="" type="checkbox"/> <b>Survey of the Property:</b> 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. (3 copies) <b>Date of Survey:</b> <b>09/26/2020</b>	
<input checked="" type="checkbox"/> <b>CD with Electronic Files:</b> 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: <b>JEREMY A. BOONE</b>	Applicant Name:
Authorized Agent Signature:	Applicant Signature:
Date: <b>10/14/2020</b>	