



ANNEXATION PETITION NO. 20-45AN WATERMARK AT VENICE

OWNER: PIANA REVOCABLE TRUST

APPLICANT: THOMPSON THRIFT DEVELOPMENT, INC

AGENT: JEFFERY BOONE, ESQ., BOONE LAW FIRM

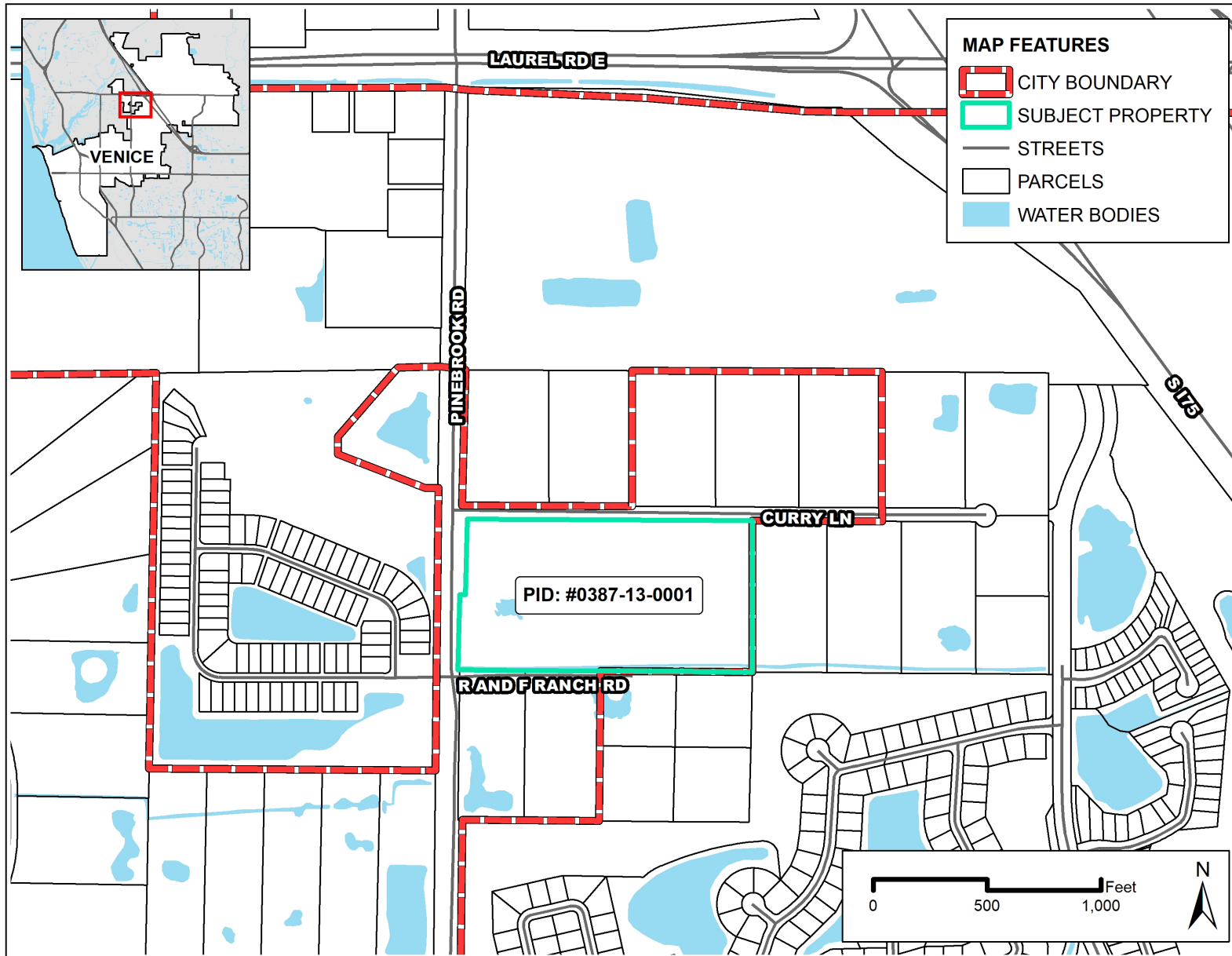


GENERAL INFORMATION

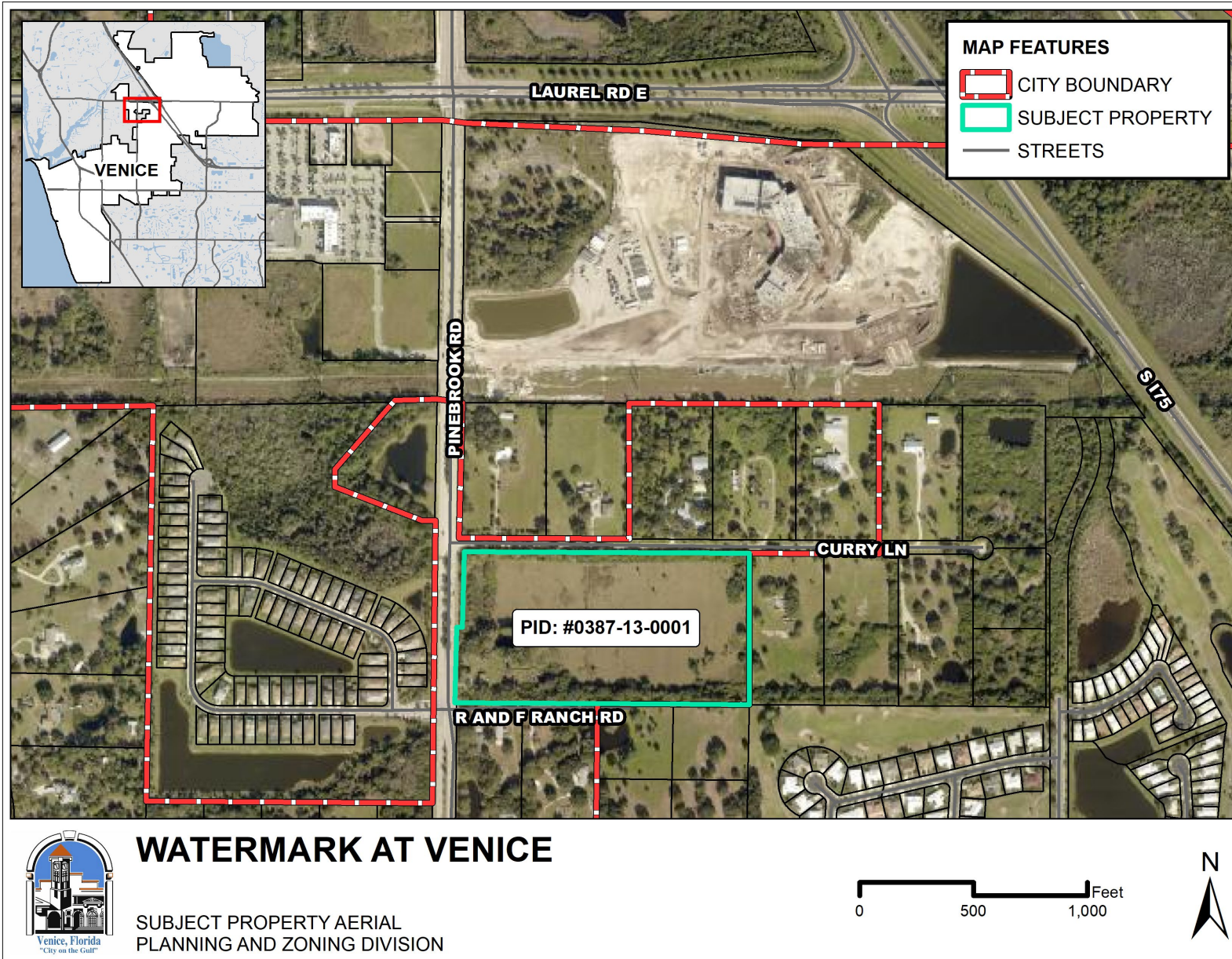
Address:	500 R&F Ranch Road
Request:	The annexation of approximately 19.35 ± acres located within Area 6 of the Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA) between the City and the County as depicted on the City's future land use map.
Owner:	Piana Revocable Trust
Applicant:	Thompson Thrift Development, Inc.
Agent:	Jeffery Boone, Esq., Boone Law Firm
Parcel ID:	0387-13-0001
Property Size:	19.35 ± acres
Future Land Use:	Sarasota County Moderate Density Residential (MODR)
Existing Zoning:	Sarasota County Open Use Estate I (OUE-I)
Comprehensive Plan Neighborhood:	Pinebrook Neighborhood
Application Date:	9/22/2020

PROJECT DESCRIPTION

- Changing jurisdiction on a 19.35± acre parcel from Sarasota County to City of Venice
- Associated petitions for a comprehensive plan amendment and zoning map amendment processed concurrently
- Applicant has provided financial feasibility statement for minimum and maximum density buildout scenarios



Location Map



Aerial Map

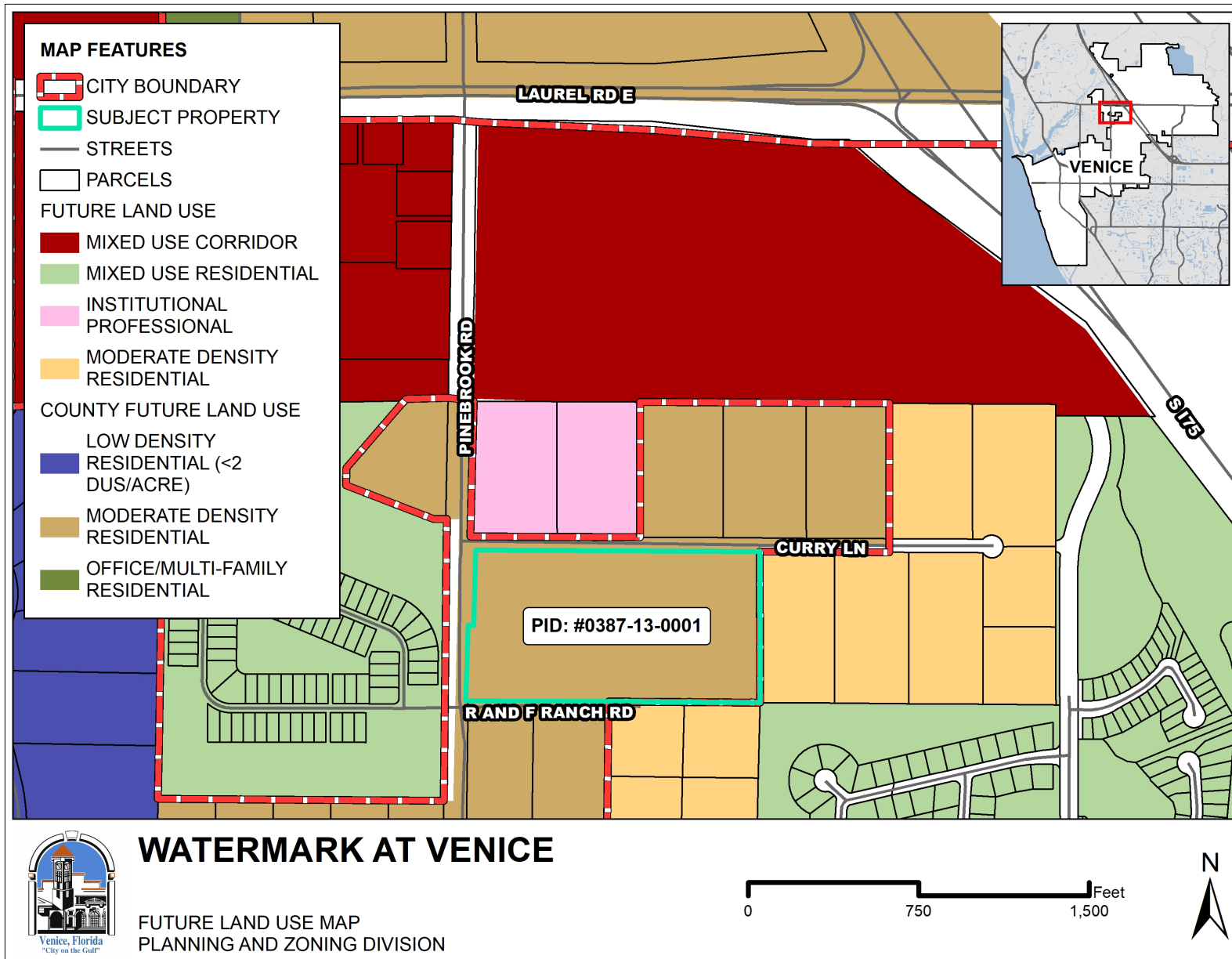


EXISTING CONDITIONS

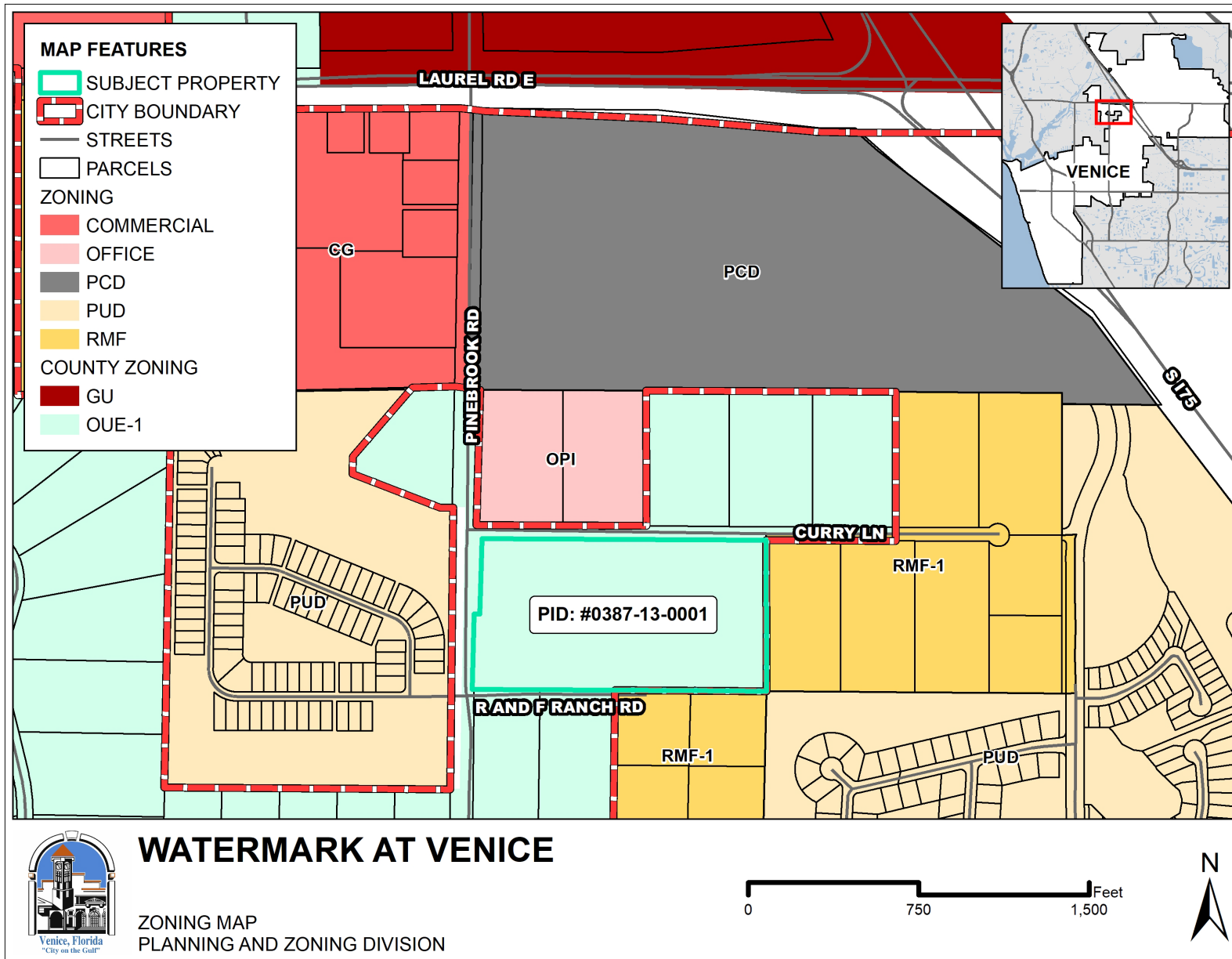
SITE PHOTOS, ZONING AND FUTURE LAND USE MAPS, SURROUNDING LAND USES







Existing Future Land Use Map



Existing Zoning Map

SURROUNDING LAND USES

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential/undeveloped	Office, Professional and Institutional (OPI)	Institutional Professional
West	Residential (Windwood)	PUD	MUR
South	Residential	Sarasota County OUE-I, City RMF-I	Sarasota County MODR (JPA Area 6)/City MODR
East	Residential	City of Venice Residential, Multi-family I (RMF-I)	Sarasota County Moderate Density Residential (MODR)

FINANCIAL FEASIBILITY ANALYSIS – MINIMUM DENSITY



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

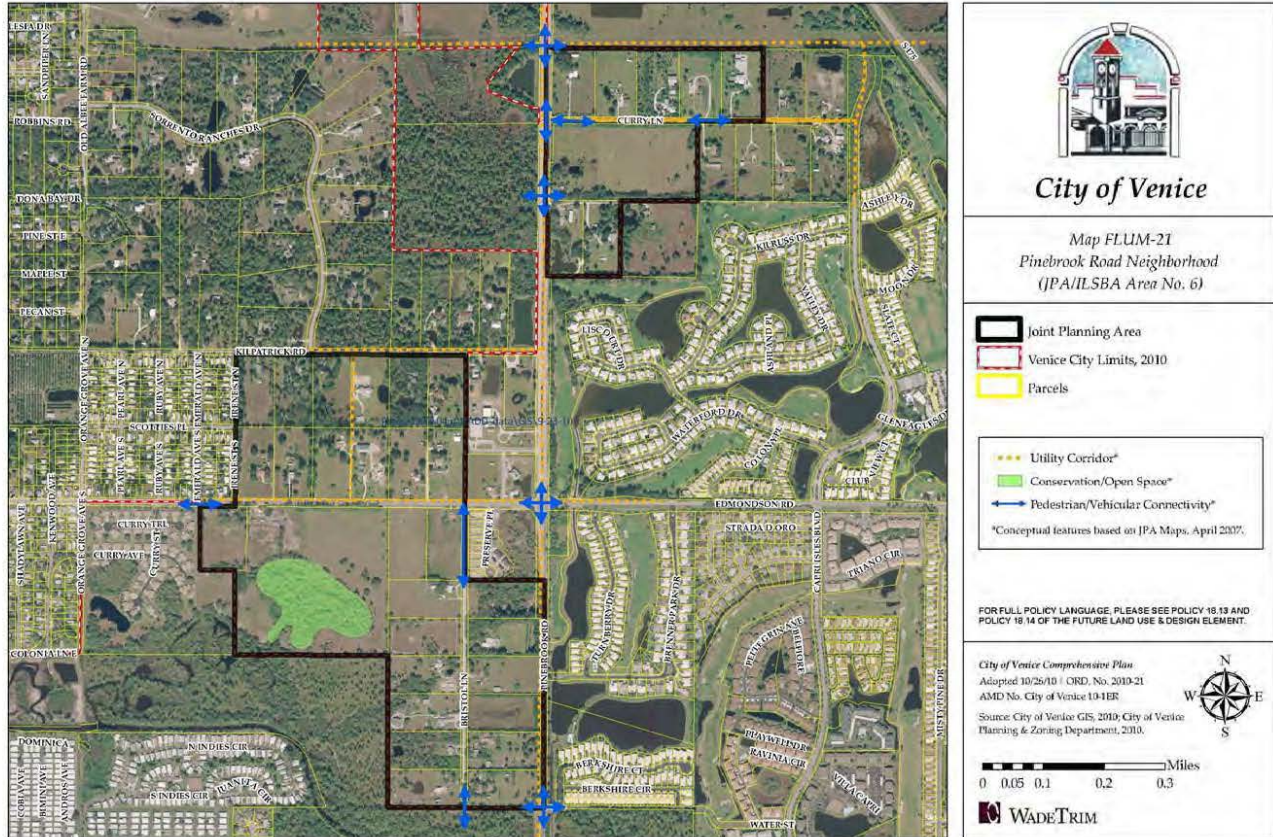
COMPREHENSIVE PLAN CONSISTENCY

- JPA/ILSBA is incorporated in the comprehensive plan
- Requires land considered for annexation to be contiguous and compact
 - Borders to north, south, and east create contiguity
 - One rectangular parcel
- Applicant has provided responses to Policy 8.2, no development or land use proposed through annexation

Full text provided in the JPA/ILSBA:

Area 6 – Pinebrook Road Neighborhood: The land use ~~adopted in the Venice Comprehensive Plan~~ for this Area is a maximum of 3 units per acre for all properties West of Pinebrook Road and 13 units per acre for all properties East of Pinebrook Road, calculated on a gross acreage basis. Nonresidential uses shall not be permitted in this Area, except Institutional-Professional uses are permitted for all properties East of Pinebrook Road. The square footage of any such Institutional-Professional uses shall not exceed a FAR of 0.5. Development shall be served by City water and sewer. The Party having jurisdiction over the development application shall require dedication of right of way for the future four-laning of Pinebrook Road if the City and County agree that such an improvement is necessary. The improvement shall be constructed, with appropriate contributions from the developer, consistent with the standards in the County land development regulations.

JPA AREA 6



LAND DEVELOPMENT CODE CONSISTENCY

- Sec. 86-23(k) states that the Commission shall consider the proposal as follows:
 - In relation to its established comprehensive plan for city-wide development and control or by applying such other criteria as may have been established under its own rules and procedures. *(There are no criteria specific to annexation petitions in Planning Commission's rules and procedures.)*
 - Shall recertify the proposal to the City Council with its recommendation for approval, rejection or modification in whole or in part.



JPA/ILSBA indicates City of Venice
water and sewer for Area 6



TRC has reviewed the petition and
deemed it compliant



Further evaluation will occur with
subsequent development proposals

PROVISION OF SERVICES

CONCLUSIONS/FINDINGS OF FACT

■ **Consistency with Comprehensive Plan:**

Analysis has been provided to determine consistency with the Chapters 163 and 171 Florida Statutes, the Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA) between the City and County, and Policy 8.2 regarding compatibility. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

■ **Compliance with Land Development Code:**

The subject petition complies with all applicable Land Development Code requirements.

■ **Provision of Services:**

Based on the TRC review and analysis, if the property is approved for annexation, evaluation of provision of services will take place with each subsequent development petition to ensure the adopted levels of service are maintained. No issues have been identified at this time.

PLANNING COMMISSION REPORT AND RECOMMENDATION

- Upon review of the petition and associated documents, State Statutes, the Comprehensive Plan, the Land Development Code, this staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation to City Council on the Annexation Petition No. 20-45AN.