



ACHIEVE ANYTHING



**VOLUNTARY ANNEXATION
DUKE COMMERCIAL CENTER
ANX-20-057**



Duke Commercial Center

Voluntary Annexation

ANX-20-057

Alison Christie, AICP, Senior Planner

Proposals



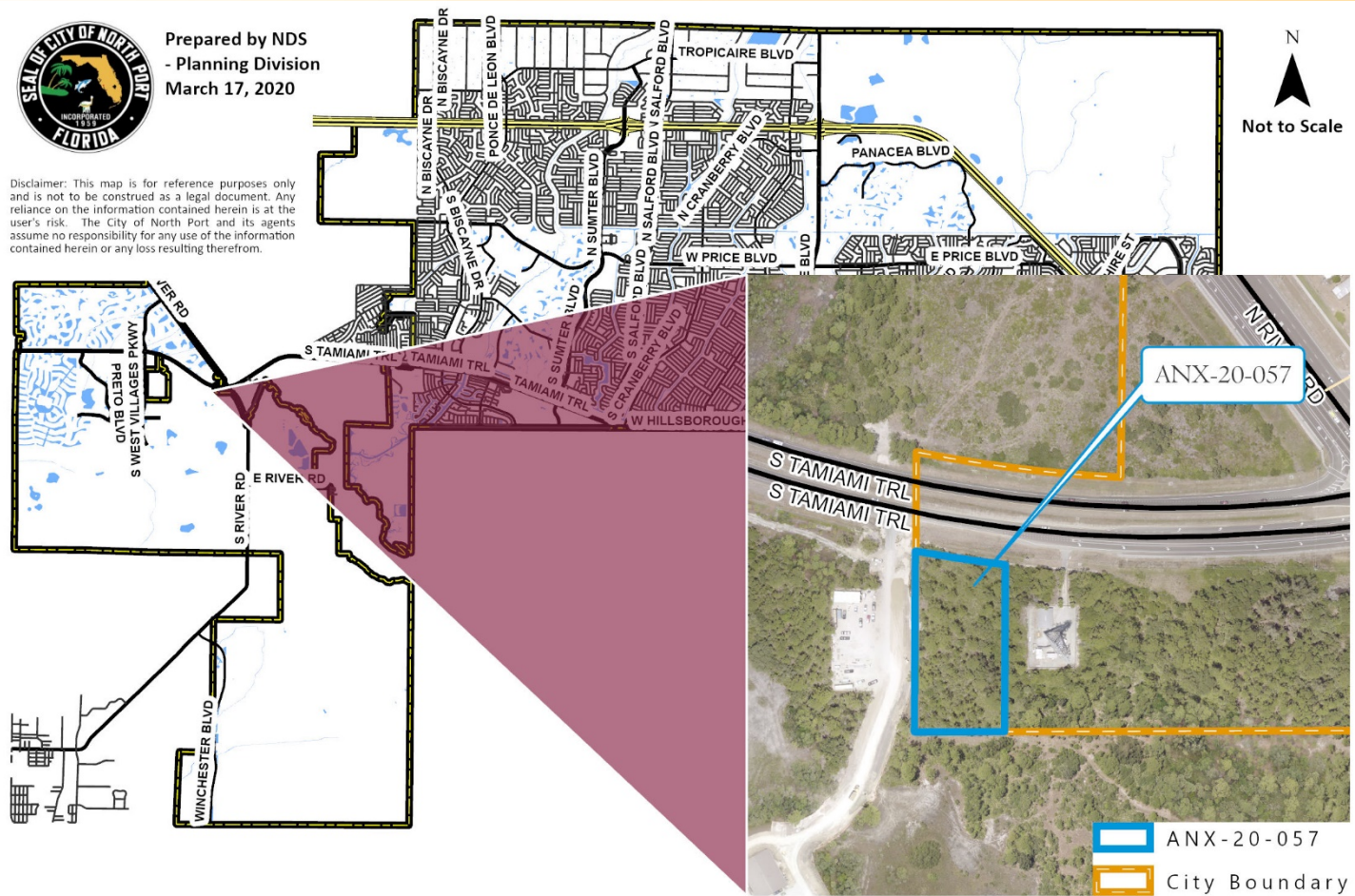
Marty Black, on behalf of Evan Duke of 5 Diamonds of Venice, LLC, requests approval of a petition for voluntary annexation for ± 1.6 acres from unincorporated Sarasota County into the City of North Port

Project Location



Prepared by NDS
- Planning Division
March 17, 2020

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



The ±1.6 acre site is located off of U.S. 41 just west of the intersection of U.S. 41 and River Road.

Petitions: Annexation



- Applicant is proposing to annex ± 1.6 acres into the city of North Port from Sarasota County
- The subject property currently has a Sarasota County designation of 'Open Use Estate' and a Sarasota County land use designation of 'Rural'.
- The property is located within the City's Future Annexation Area

Review Process



- This application for annexation was reviewed through Management Review.
- All departments reviewed and had no comments other than Utilities:
 - The current driveway to the Southwest Wastewater Treatment Plant is not a public access road, it is a driveway to the plant. No ingress/egress access to the proposed parcel will be granted by the Utility Department.
 - This comment will be addressed in future submittals and is not material to this annexation.

Staff Analysis



- Staff reviewed the proposals for consistency with:
 - Florida Statutes
 - Comprehensive Plan
 - Unified Land Development Code
- Fiscal Impact Analysis

Recommended Action



Staff recommends that Planning and Zoning Advisory Board recommend that City Commission:

APPROVE Ordinance 2020-17, Petition ANX-20-057, based on findings of consistency with the standards and intent of the adopted Comprehensive Plan and all applicable Florida Statutes.



A C H I E V E A N Y T H I N G

Thank you!