

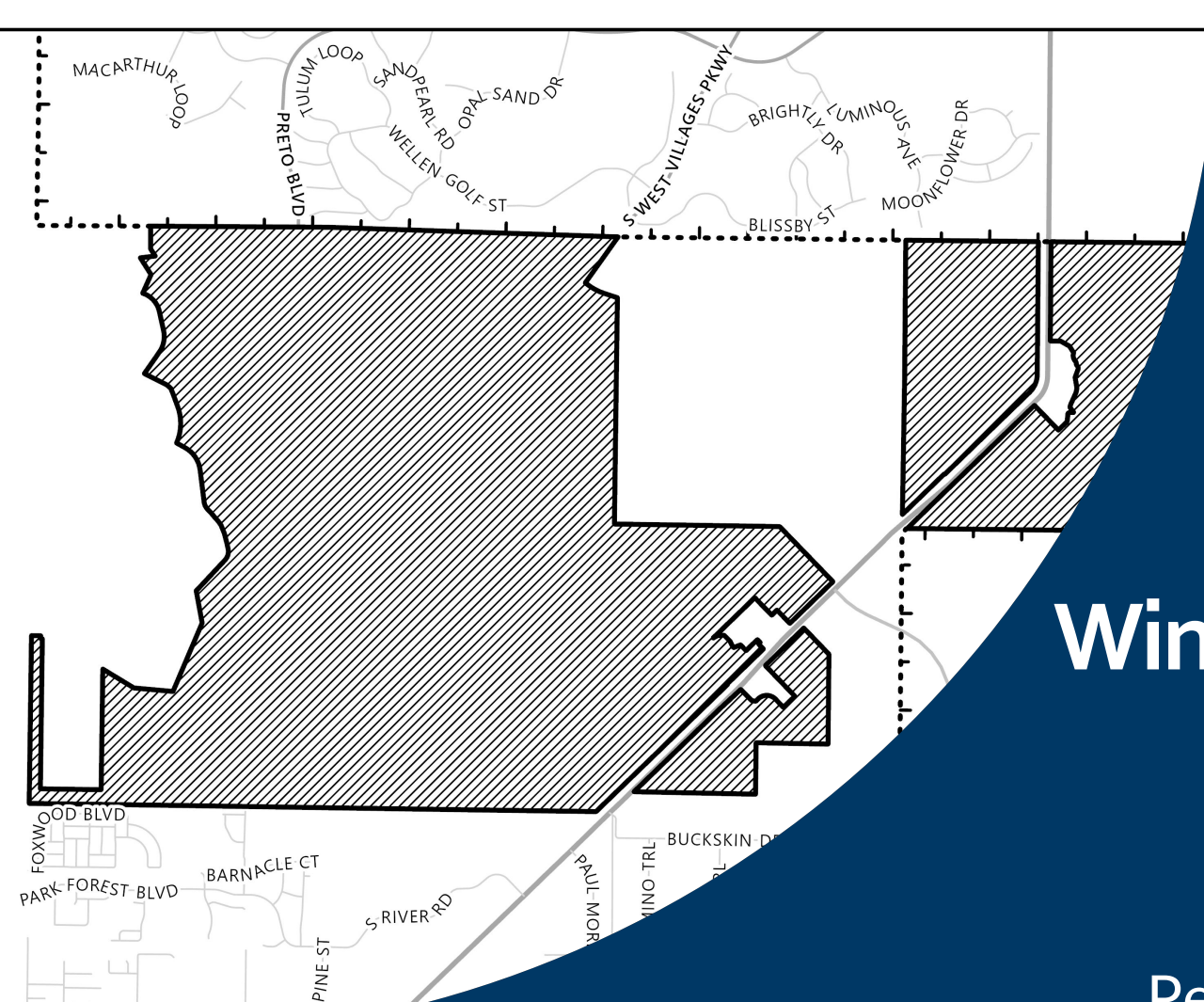


Winchester Florida Ranch, LLLP Voluntary Annexation

Petition No. PAX-25-01290

Ordinance No. 2026-07

Presented by: The Planning & Zoning Division



Overview

Applicant: William W. Merrill, III, Esq. and G. Matthew Brockway, Esq.

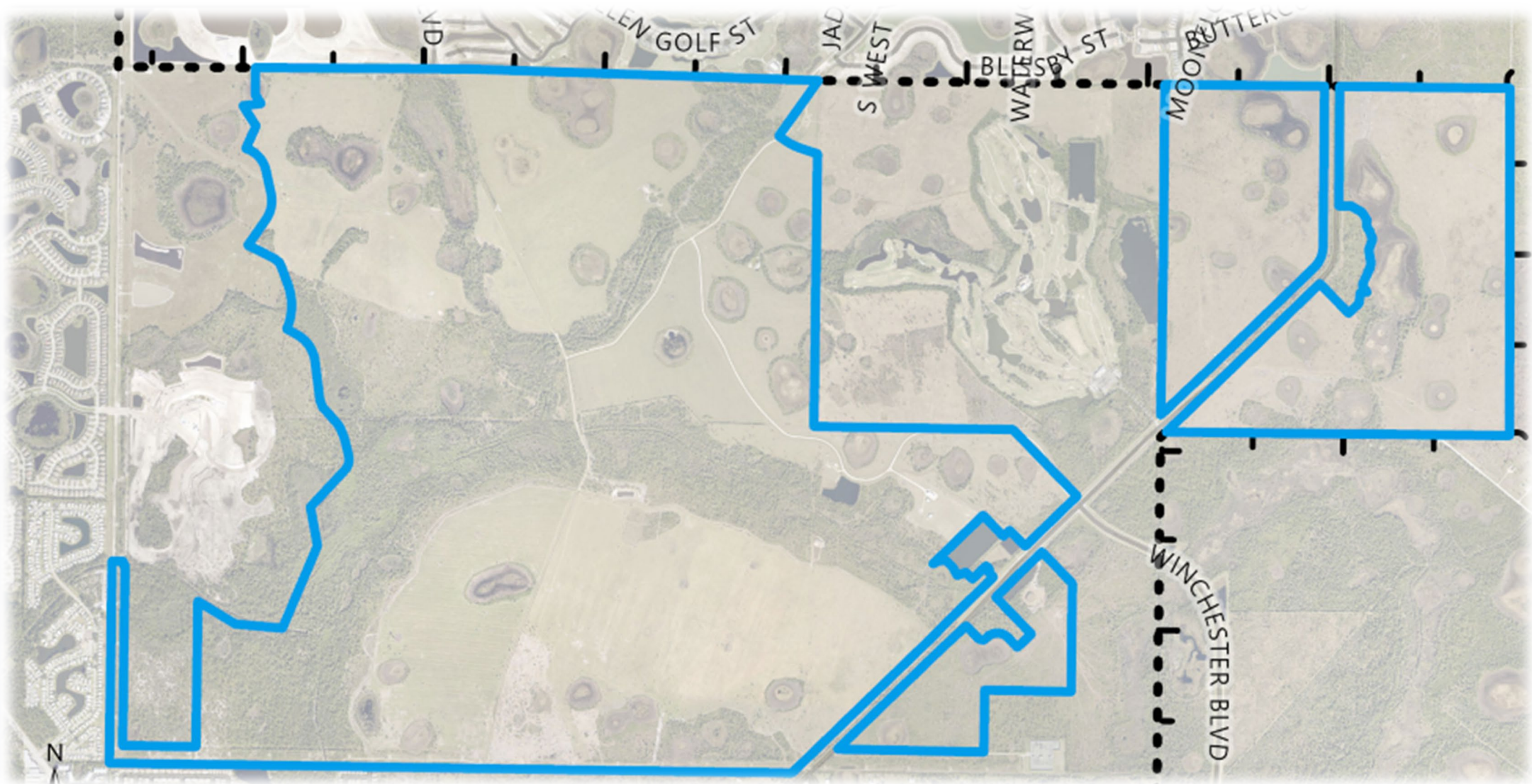
Owners: Winchester Florida Ranch, LLLP

Location: Generally south and west of the City of North Port city limits, along S. River Road, near its intersection with Winchester Boulevard.

Request: The applicant requests the voluntary annexation of approximately 2,967.331 acres from unincorporated Sarasota County into the City of North Port.

The subject property, is currently undeveloped and located within the West Villages Improvement District (WVID).

Annexation Area



Purpose of the Voluntary Annexation Request:

To connect to city water and wastewater facilities, as these services are not provided by the county.

The proposed annexation area is under common ownership with Wellen Park and is intended to be governed by the West Villages Improvement District. This will help centralize regulatory requirements and essential services under a single authority.

Development in the annexation area will be conducted in accordance with Wellen Park's established standards.

Background:

The Property currently has the Sarasota County future land use designation of Rural, Semi-Rural, Moderate Density Residential (≥ 2 and < 5 DUs /acre), and Major Employment Center. It has the Sarasota County zoning designations of Open Use Estate, 1 unit/5 acres (OUE-1) and Open Use Rural, 1 unit/10 acres (OUR).

Annexation of the subject property does not confer development rights or entitlements.

Background:

Subsequent to annexation, a Future Land Use Map (FLUM) Amendment and Rezoning will be required to establish appropriate future land use and zoning designations.

Final development density and intensity will be established during the Master Concept Plan process, pursuant to the City of North Port Comprehensive Plan and Unified Land Development Code (ULDC).

The City confirms the following service capacities:

Wastewater & Irrigation: Supported by WVID Southwest Facility (2.36 miles away); provides high-quality reclaimed water.

Water Supply: Capacity confirmed via existing Manasota Beach Road facilities.

Public Safety:

- **Primary:** Fire Station 86 & North Port Police (5.28 miles).
- **Upcoming:** Fire Station 87 (0.86 miles away) – Completion: Fall 2026.

Solid Waste: City-provided garbage and recycling upon plan approval.

Conclusion:

The current infrastructure meets the site's immediate needs.

Final capacity and concurrency requirements will be assessed during the site development phase.

Any necessary facility expansions will be addressed through existing post-annexation agreements with the WVID, as may be amended.

Staff Review Summary	
Natural Resources	No Objection
Fire	No Objection
Parks and Rec	No Comments
Solid Waste	No Objection
Police	No Objection
Transportation	No Objection
Utilities	No Objection
Stormwater	No Objection
Planning	No Objection
School Board ¹	Not Applicable

¹ School Board concurrency is not required at this time. School concurrency will be evaluated at the time of site development.



Staff Analysis



Florida Statutes Chapter 171, Part I Municipal Annexation Or Contraction, Section 171.044 Voluntary Annexation

Owner(s) of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of municipality to annex their land.

The municipality's governing body must verify that the petition bears the signatures of all property owners in the area proposed for annexation.

Sarasota County Board of County Commissioners are notified via certified mail at least 10 days before publication, and the ordinance is published in a local paper for two consecutive weeks.

The governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. .

Filing: Within 7 days, the approved ordinance, including a map and legal description, is filed with the County and the Department of State

Staff Analysis

Florida Statute 171.031(3) defines "contiguous" as a substantial boundary sharing with a municipality, allowing for minor separations like roads or water if they do not prevent a unified whole.

The subject property meets these requirements through its direct north/east adjacency, maintaining a solid shape and ensuring the exclusion of S. River Road for clear jurisdiction.

Staff Analysis

"Compactness" requires a concentrated shape that avoids creating enclaves—unincorporated areas completely surrounded by or dependent on the municipality for access.

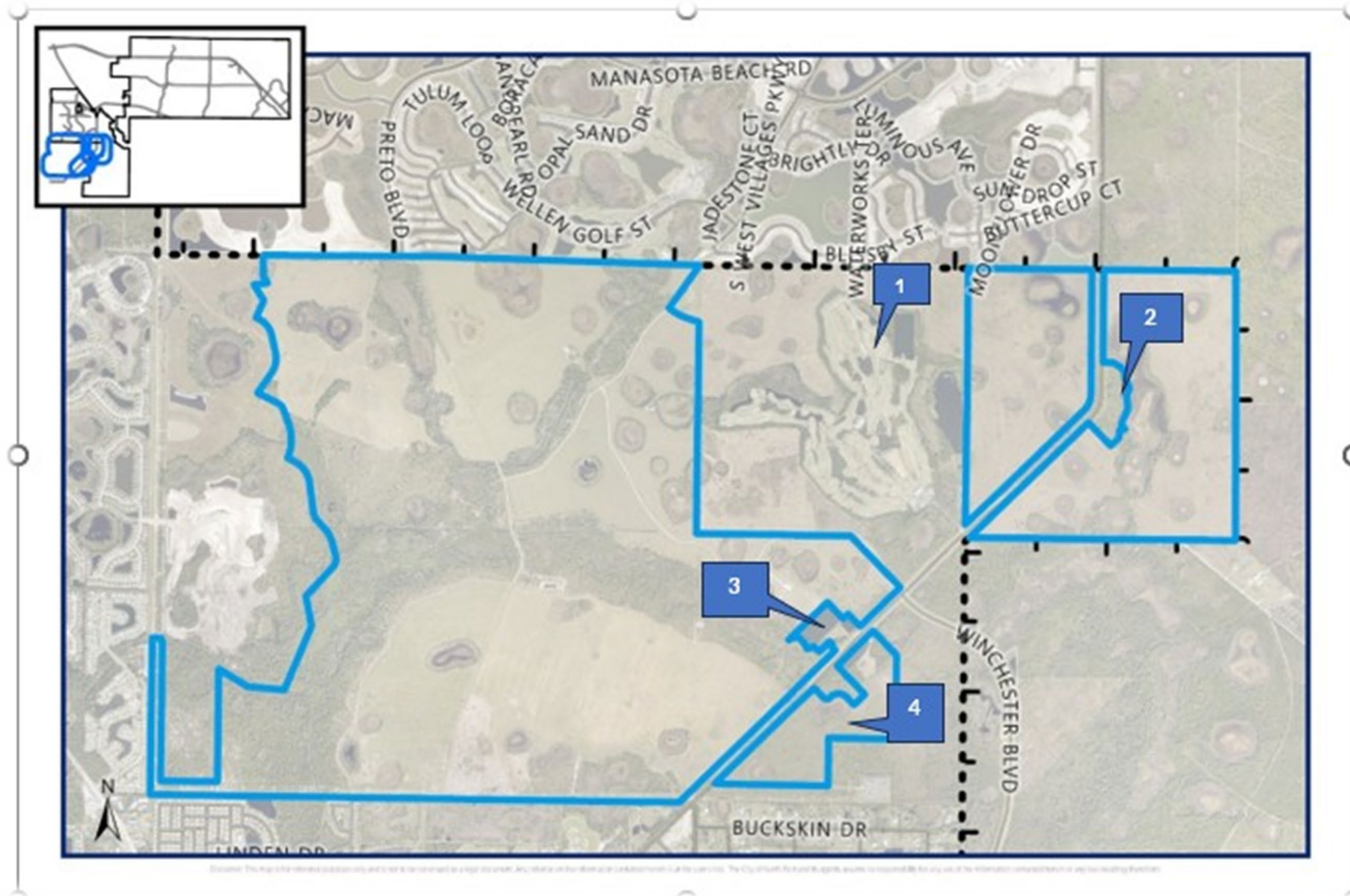
The subject property meets these requirements through its direct north/east adjacency, maintaining a solid shape and ensuring the exclusion of S. River Road for clear jurisdiction.

Staff Analysis

Enclave” means: (a) Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality;

or (b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.

Aerial Map demonstrating Areas assessed for creation of enclaves.



Area 1 includes the Myakka Pines Golf Club and the Esplanade at Wellen Park (Taylor Morrison) development, which have direct access to South River Road (PID Nos. 0823002000, 0823001000, 0824001000, 0825001001).



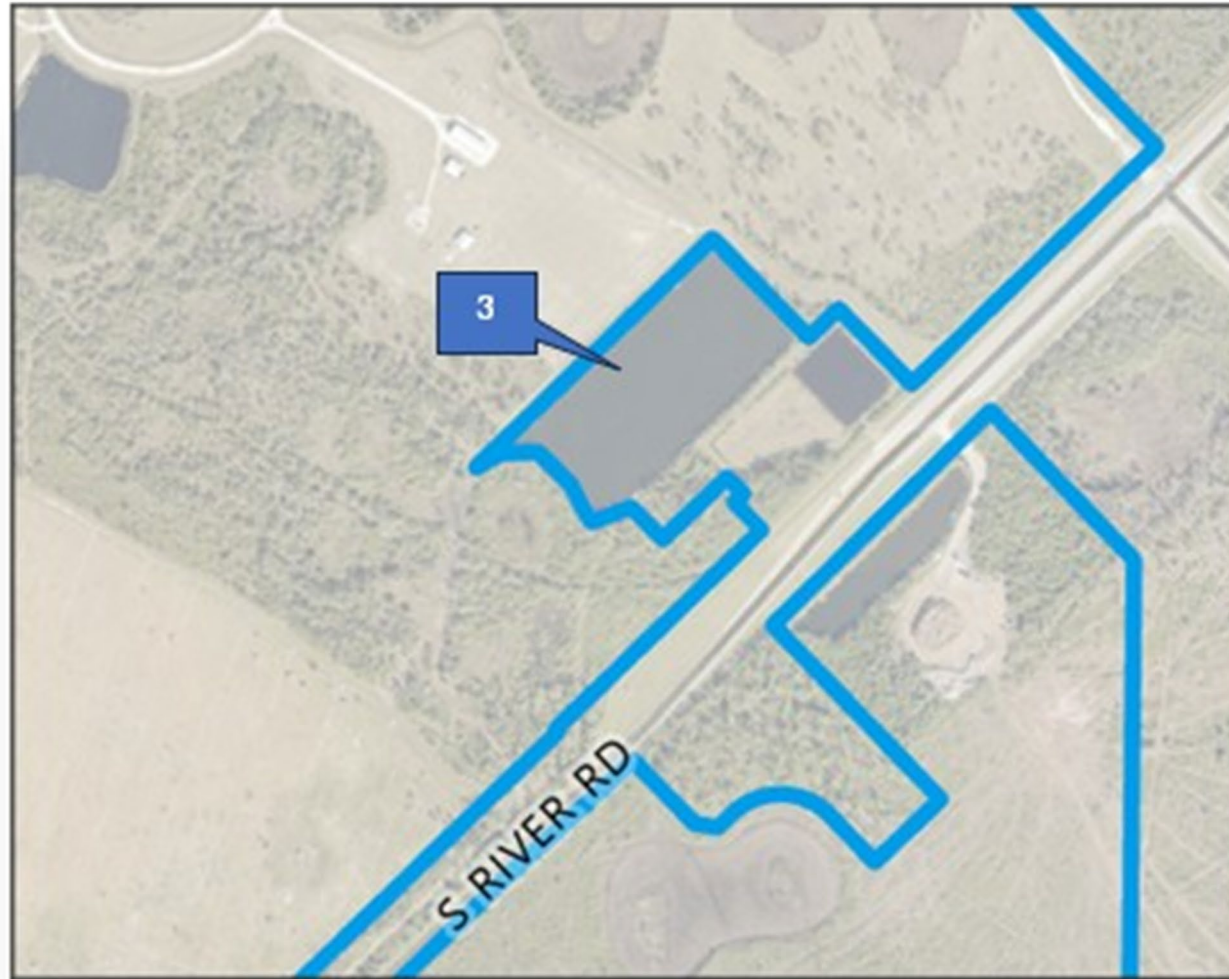
SCPA Map showing connection of Area 1 to S. River Road

Area 2 is a stormwater pond owned by the County and surrounded by lands owned by Winchester Florida Ranch, LLLP (PID No. 0821002000). An approximately 10-foot-wide strip of land between the County-owned parcel and S. River Road is excluded from the annexation petition to ensure connectivity to S. River Road, which is to remain in the County.



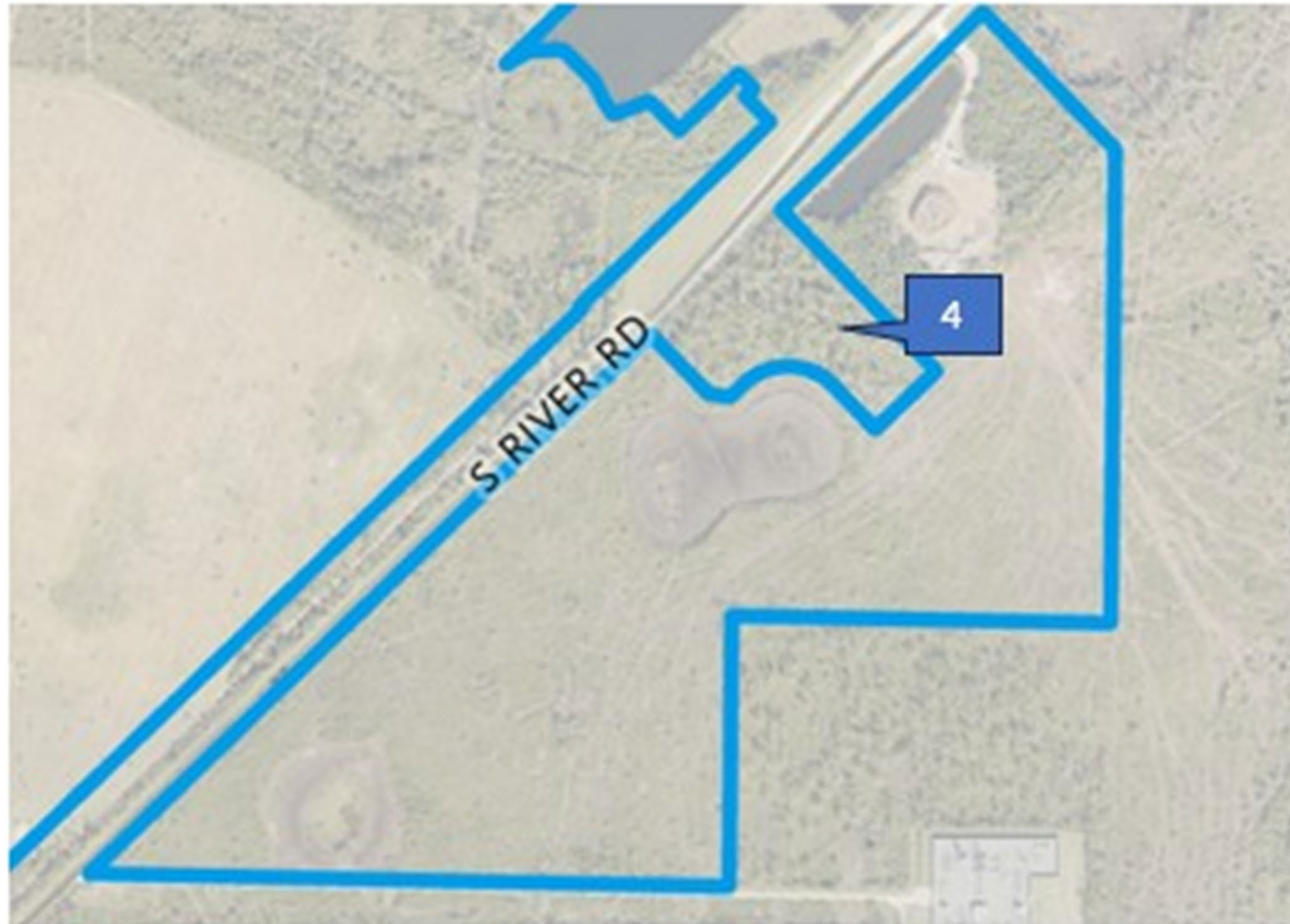
SCPA Map showing 10' strip between Area 2 and S. River Road to be excluded

Area 3 is a stormwater pond, also known as a drainage reservoir, owned by the County and directly connected to S. River Road (PID No. 0833002000).



SCPA Map showing connection of Area 3 to S. River Road

Area 4 is a stormwater pond under County ownership, which is surrounded by lands owned by Winchester Florida Ranch, LLLP (PID No. 0834001000). An approximately 20-foot-wide strip of land between the County-owned parcel and S. River Road is excluded from the annexation petition to ensure connectivity to S. River Road, which is to remain in the County.



SCPA Map showing 20' strip between Area 2 and S. River Road to be excluded

Conclusion:

The annexation petition will not result in the creation of enclaves.

The voluntary annexation application includes the property owner's signature, as required by Florida Statute Section 171.044(2).

City Commission public hearings are set for July 2026. Before then, staff will update the report with required legal advertising and inform the Sarasota County Board of County Commissioners as per F.S. 171.044(6).

Staff concludes the application meets the requirements of F.S. 171.044(1), with compliance for subsections (3) and (6) to be finalized before the public hearings.



Comprehensive Plan Data and Analysis



Objective Flu 1.4 – Annexation

Estimated annual ad valorem tax revenue is approximately \$81,677.74.

The property's northern and eastern boundaries create a compact municipal boundary per F.S. § 171.043.

In its current vacant state, it can be served by water facilities north of Manasota Beach Road.

Intergovernmental Coordination Element, Policy 2.6:

Projected revenue exceeds estimated costs for essential services like fire and police, ensuring fiscal neutrality.

No immediate infrastructure needs as the land is undeveloped.

Sarasota County notified of annexation in a letter dated February 18, 2025.

Compliance with the ULDC

Chapter 2, Article II, Section 2.2.3. – Annexation, Voluntary - ULDC Section 2.2.3 stipulates that annexations shall be decided by non-emergency ordinance and meet the requirements and follow the procedures of Florida Statutes Chapter 171.044.

Chapter 2, Article III, Sections 2.3.1 and 2.3.2 - ULDC Sections 2.3.1 and 2.3.2 outline the application requirements for a voluntary annexation petition.

Public Notice

Section 171.044(2) enables the City Commission to adopt a non-emergency ordinance to annex property and adjust boundary lines during a regular meeting. Before public hearings, the Commission must publish notice of the annexation in a local newspaper for two consecutive weeks.

The Commission's public hearings are set for July 2026. The staff report will be revised to include necessary exhibits for legal advertising, and the Sarasota County Board of County Commissioners will be notified as required by F.S. 171.044(6).

Legal Review

Ordinance 2026-07 has been reviewed and approved by the City Attorney and is legally correct as to form.

Business Impact Estimate

A Business Impact Estimate has been prepared and posted publicly in accordance with Florida Statutes Section 166.041(4)(a).

Staff Recommendations

Planning & Zoning Advisory Board:

Recommend that the City Commission approve Petition No. PAX-25-01290 Winchester Florida Ranch, LLLP, Voluntary Annexation.

City Commission:

Approve Ordinance No. 2026-07, Petition No. PAX-25-01290, Winchester Florida Ranch, LLLP, Voluntary Annexation.



Questions?