



Warm Mineral Springs Motel Voluntary Annexation

Petition No. ANX-23-190 via Ordinance No. 2024-08
Presented by: The Planning & Zoning Division

Overview

Applicant: Manish Patel

Property Owner: Vijay Patel, North Port Investment One LLC

Request: Voluntary Annexation of ± 1.17716 acres

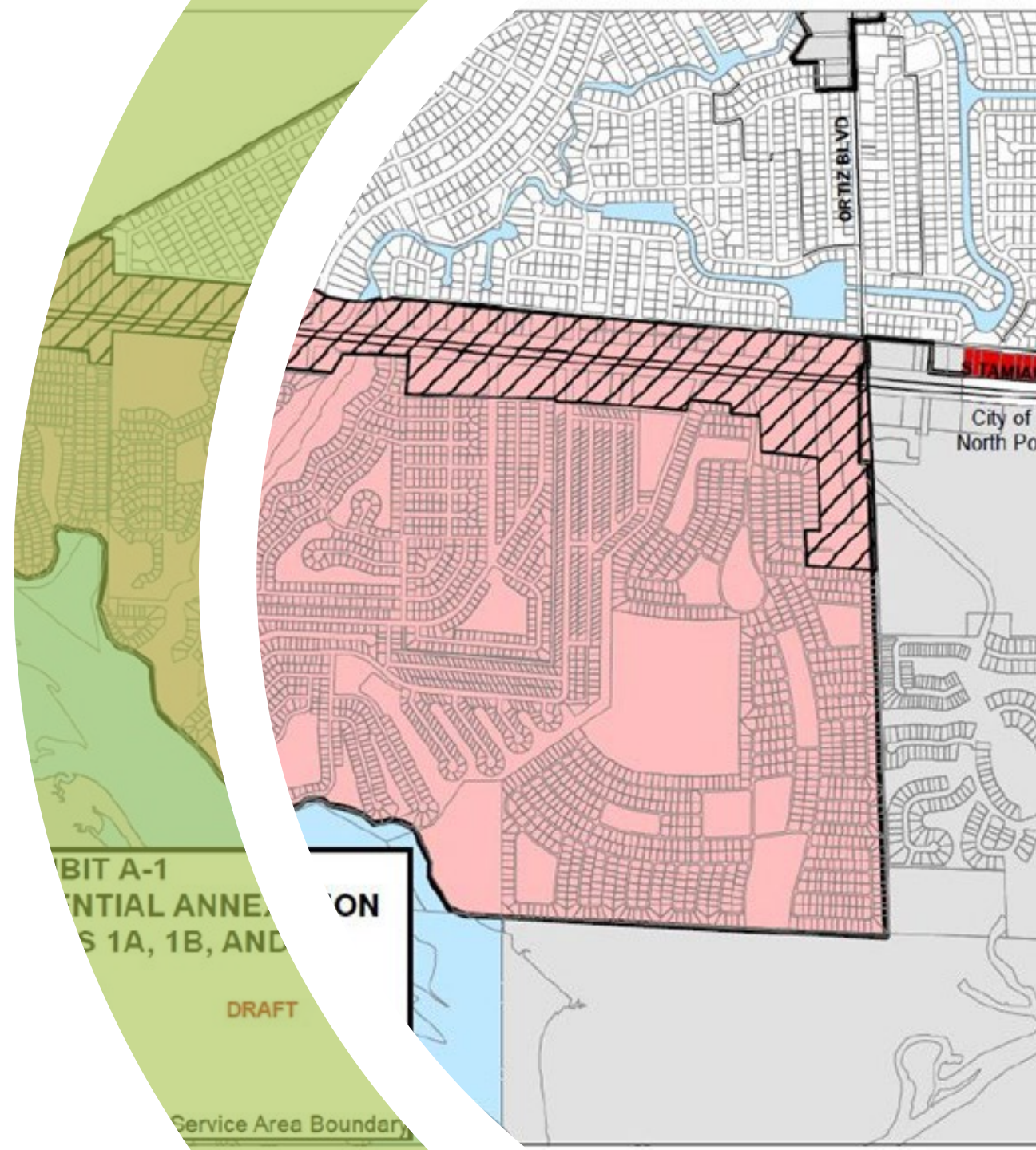
Location: Northwest corner of South Tamiami Trail (US-41)
and Ortiz Boulevard - PID # 0791020004

The historic Warm Mineral Springs Motel is located on the land to be annexed.

Identified as a potential annexation area 1C per Map 1, Policy 2.1.13 of the City of North Port Comprehensive Plan.

Located in the City's Urban Service Boundary.

It is bordered to the east by Activity Center #1 and directly to the south by vacant commercial property located inside the City's boundaries.



Staff Review



Application for annexation has been reviewed by City staff.



Utility condition: The applicant needs to follow the US 41 Corridor Study/Plan in designing the required sanitary sewer system.



Review for design compliance at the time an application for the sanitary sewer system is submitted to the City.

Staff Review Summary

Arborist	No Objection
Environmental	No Objection
Finance	No Comments
Fire/Rescue	No Objection
Planning and Zoning	No Objection
Parks and Recreation	No Objection
Public Works Engineering	No Comment
Public Works Stormwater	No Objection
Public Works Solid Waste	No Objection
Utilities	Meets Requirements with Conditions ¹

Compliance with Florida Statutes Chapter 171, Section 171.044 Voluntary Annexation

The voluntary annexation application bears the property owner's signature.

Ordinance No. 2024-08 was advertised according to state statute requirements on March 4, 2024, and March 11, 2024.

Sarasota County Commissioners were provided notice on February 21, 2024.

Compliance with the Comprehensive Plan- Chapter 2, Future Land Use

Future Land Use Policy 2.1.7: Encourages voluntary annexations in Sarasota County to expand Activity Center #1.

Consistent with Policy 2.1.13 of the Future Land Use Element of the Comprehensive Plan: property is located within potential annexation area 1C.

Future Land Use Policy 6.6.2: The subject property is located within the Urban Service Area Boundary MAP 2-9.

Compliance with ULDC Chapter 53, Section 22, Annexations

The application for voluntary annexation petition was submitted to the City on August 3, 2023, and deemed complete on January 4, 2024.

Notification of the annexation petition was sent to the Sarasota County Board of County Commissioners.

Advertised weekly for two (2) consecutive weeks.

Notice sent to property owners within one thousand three hundred (1,320) feet of the subject property.

Fiscal Impact Analysis



Staff performed a fiscal impact analysis for the proposed annexation using data from the applicant and assumptions based on current market trends.



Over ten years, a net benefit of \$175,727 is expected to be realized.



Assumption is based on a hotel/motel with approximately 28 units and approximately 21,400 square feet of space.



IMPACT REPORT

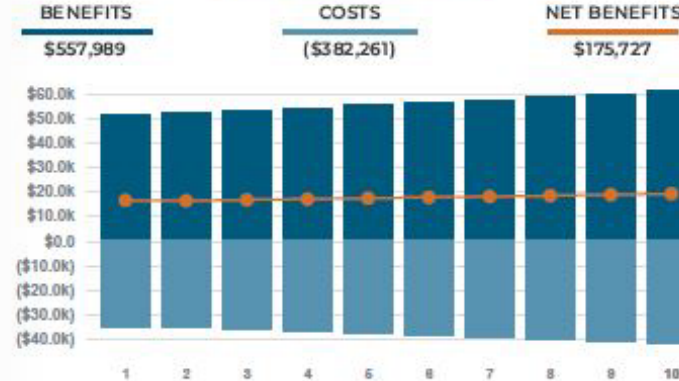
FISCAL ANALYSIS

ANX 23-190, Warm Mineral Springs Hotel

New/Startup

Fiscal Analysis

City of North Port



NET BENEFITS \$175,727

Present Value \$134,702

BENEFITS

Sales Taxes	\$2,134
Real Property Taxes	\$61,978
FF&E Property Taxes	\$0
New Residential Property Taxes	\$422
Impact Fees	\$0
Building Permits and Fees	\$0
Utility Revenue	\$160,966
Utility Franchise Fees	\$15,998
Miscellaneous Taxes and User Fees	\$302,487
Communications Services Taxes	\$8,299
Other Benefits	\$5,704
Benefits Subtotal	\$557,989

COSTS

Cost of Government Services	(\$207,528)
Cost of Utility Services	(\$174,734)
Costs Subtotal	(\$382,261)

JOBS

21.8 Total
18.0 Direct
3.8 Spin-off

SALARIES

\$42,311 Avg
\$41,912 Direct
\$44,184 Spin-off

CAPITAL INVEST.

\$1.1M
Buildings + FF&E

RESIDENTIAL DEV.

0.0 Homes
0.4 Relocations

NET BENEFITS OVER 10 YEARS

CITY	\$175,727
COUNTY	\$67,589
SCHOOL DISTRICT	\$85,062
OTHER	\$22,005

Legal Review

Ordinance 2024-08 has been reviewed and approved by the City Attorney as to form and correctness.

Business Impact Estimate

A Business Impact Estimate has been provided per Florida Statutes Section 166.041(4).

Staff Recommendation

The Planning & Zoning Division recommends approval of Petition No. ANX-23-190, Warm Mineral Springs Motel Voluntary Annexation



Questions?