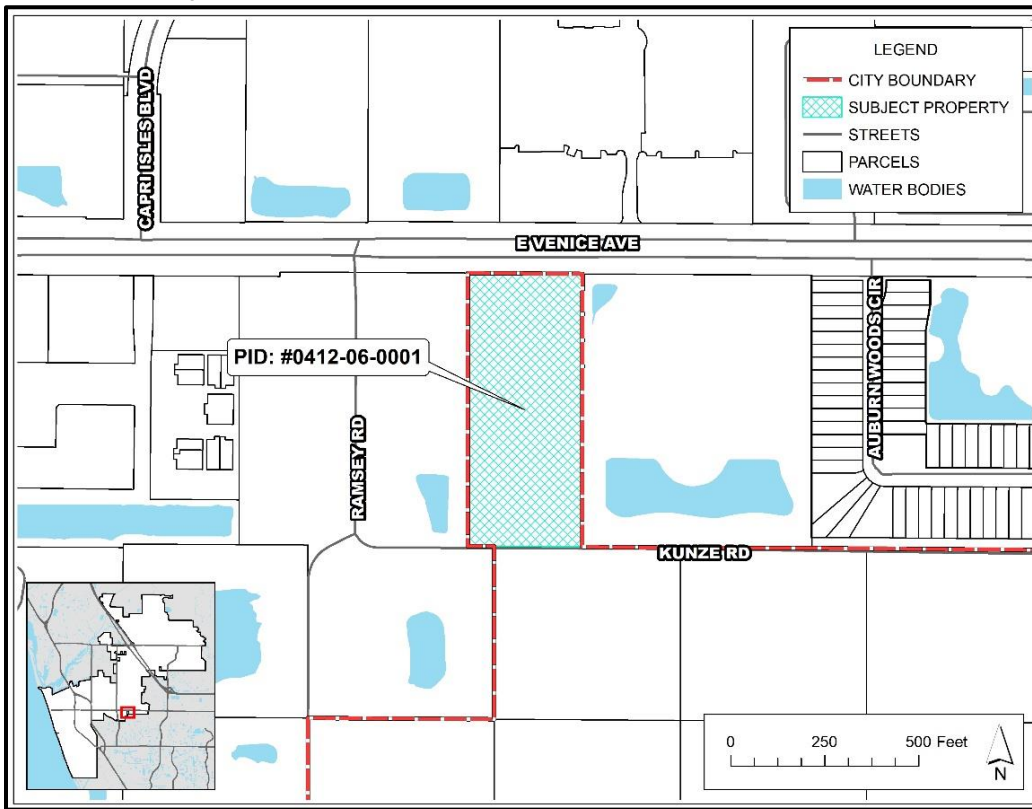


# 23-14AN - Fire Station 2 Annexation Staff Report



## GENERAL INFORMATION

<b>Address:</b>	<b>1545 E. Venice Avenue</b>
<b>Request:</b>	Annexation of 5.07 ± acres into the City's jurisdiction
<b>Applicant:</b>	City of Venice
<b>Agent:</b>	Kathleen Weeden, PE, CFM - City Engineer
<b>Parcel ID:</b>	0412060001
<b>Parcel Size:</b>	5.04 ± acres
<b>Future Land Use:</b>	Sarasota County Medium Density Residential
<b>Zoning:</b>	Sarasota County Open Use Estate 1
<b>Comprehensive Plan Neighborhood:</b>	East Venice Avenue
<b>Application Date:</b>	February 27, 2023
<b>Associated Petitions:</b>	23-15CP, 23-16RZ

## I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

The subject proposal is City-initiated and seeks to annex approximately 5 acres located within JPA area 4 for development of Fire Station 2. Associated Comprehensive Plan Petition 23-15CP and Rezoning Petition 23-16RZ have been filed concurrently with the subject annexation petition.

### Site Photographs



*View from Venice Police Department along eastern property line*



*View along front property line from sidewalk*

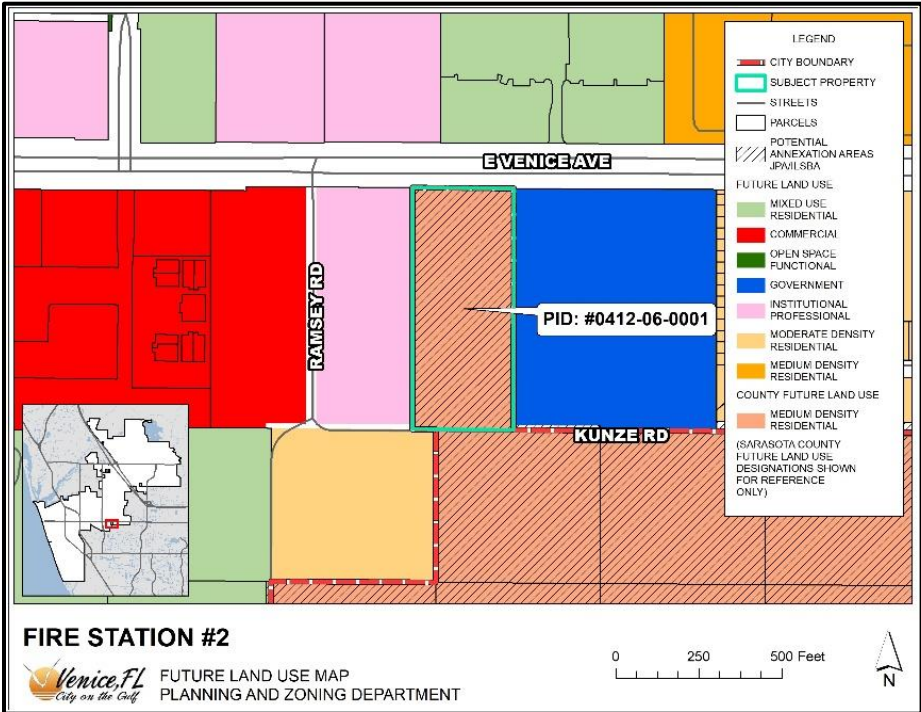


View from in front of the Church of the Nazarene along west property line

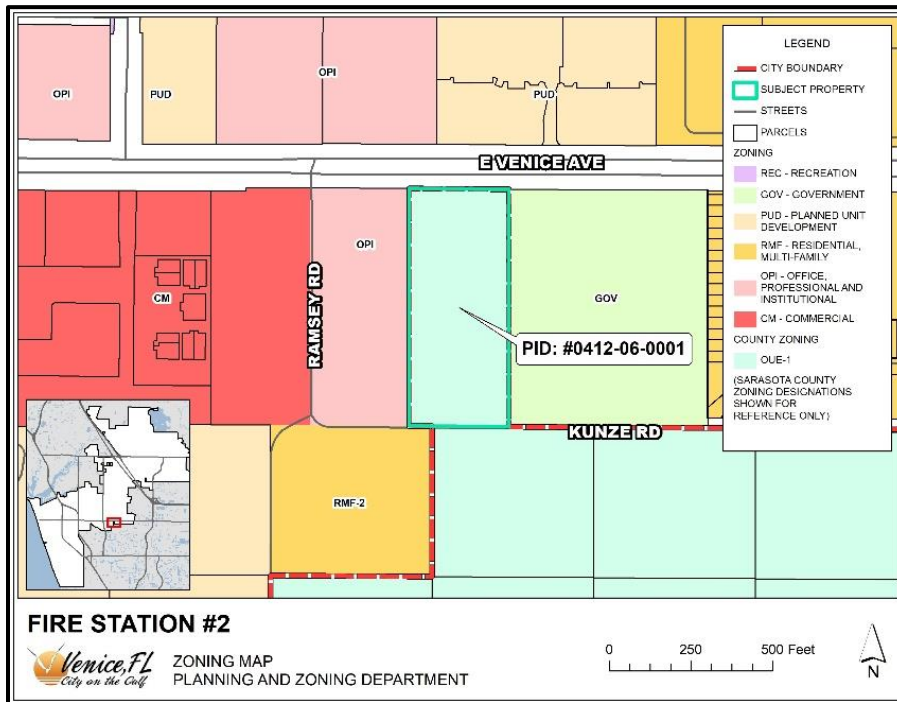
**Zoning and Future Land Use**

The subject property currently has a Sarasota County Future Land Use designation of Medium Density Residential and a Sarasota County zoning designation of Open Use Estate 1. The Subject Property is located within Area 4 of the JPA/ILSBA.

**Existing Future Land Use Map**



## Existing Zoning Map



## Surrounding Property Information

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)	
North	Commercial and medical uses	Office, Professional and Institutional (OPI) and Planned Unit Development (PUD)	Institutional Professional and Mixed Use Residential	
South	Residential	Sarasota County Open Use Estate, 1 (OUE-1) and City of Venice Residential, Multifamily 3	Sarasota County Medium Density Residential and City of Venice Moderate Density Residential	
East	Venice Police Department	Government (GOV)	GOV	
West	Church and preschool	OPI	Institutional Professional	

## II. NOTIFICATION OF POTENTIAL ANNEXATION TO SARASOTA COUNTY

The JPA/ILSBA provides that the City will not annex any lands other than those designated as Potential Annexation Areas identified in the agreement and that these areas consist of land likely to be developed for urban purposes.

The subject annexation application was forwarded to Sarasota County staff and no comments were received. The subject property lies within Area 4 of the JPA/ILSBA and provision of water and sewer service by the City is indicated for this area. The JPA/ILSBA indicates that the “County will not challenge, administratively, judicially, or otherwise, any annexations by the City that annex lands within the Potential Annexation Areas unless the annexed property is not contiguous, as defined in Chapter 171, Florida Statutes, to a City boundary, not compact, or cannot be adequately and reasonably served by police and fire services, or is inconsistent with this Agreement.”

The County has been notified of this and the related petitions and no comments have been received at the time of

writing this report.

### III. PLANNING ANALYSIS

This section of the report provides planning analysis on consistency with Chapters 163 and 171 Florida Statutes, consistency with the City's Comprehensive Plan, and compliance with the land development code.

#### **Consistency with Chapters 163 and 171 Florida Statutes and the City's Comprehensive Plan**

##### **Chapters 163 and 171 Florida Statutes**

The applicant has submitted a petition for annexation of the subject property from the jurisdiction of Sarasota County into the jurisdiction of the City of Venice. The property is eligible for annexation into the City due to its inclusion in the JPA/ILSBA. Chapters 163 and 171 of the Florida Statutes provide for the adoption of joint planning agreements and interlocal service boundaries.

The City and County executed the JPA/ILSBA originally in 2007 and have agreed to amendments of the document multiple times with the most recent amendment being in 2021. The agreement was executed in order to identify lands that are logical candidates for future annexations, the appropriate land uses and infrastructure needs and provider for such lands, ensure protection of natural resources and to agree on certain procedures for the timely review and processing of development proposals within those areas. Consistent with the identified statutes, the JPA/ILSBA provides the procedure for coordination of the annexation of land into the City.

##### **Consistency with the Comprehensive Plan**

The Comprehensive Plan includes the JPA/ILSBA; therefore, the majority of the analysis for Comprehensive Plan consistency is related to this agreement. The subject petition has been processed consistent with the procedures identified in the JPA/ILSBA including notification of the potential annexation to Sarasota County. As indicated, the applicant is proposing commercial general for the subject property; JPA/ILSBA Area 5 permits 13 units per acre calculated on a gross acreage basis. Approval of the annexation does not extend to any proposed uses. Uses will be determined based on the subsequent consideration of future land use and zoning.

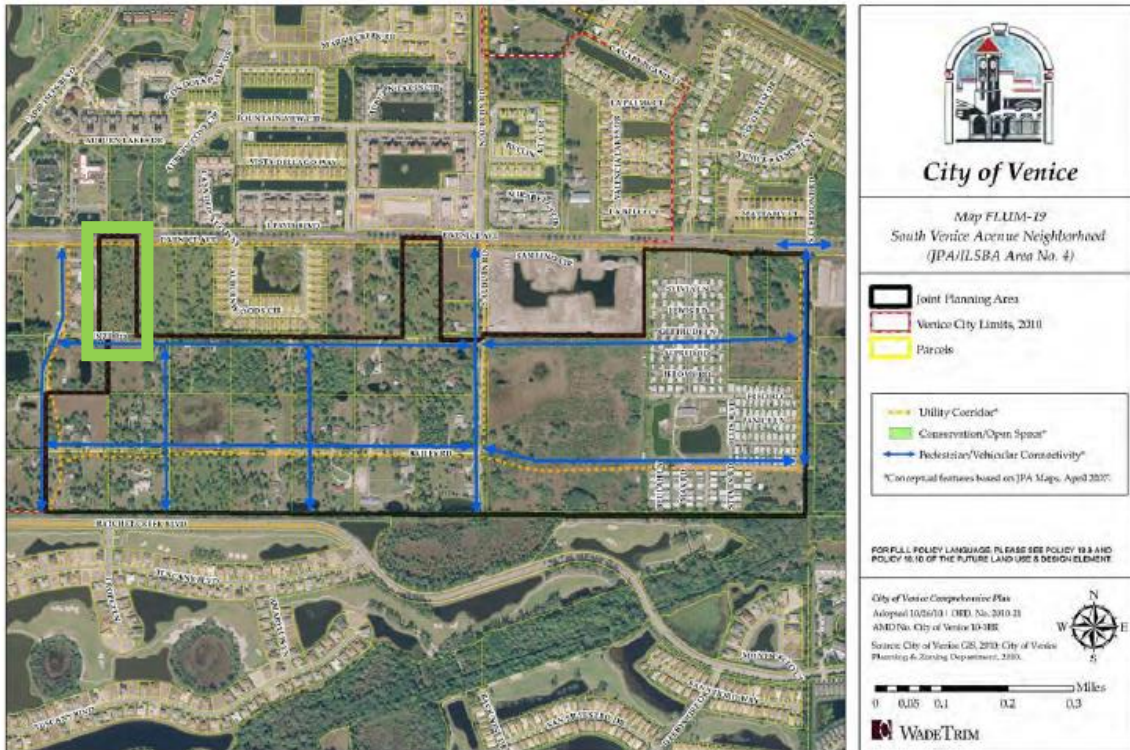
The JPA/ILSBA indicates that the City may annex lands as long as the land is contiguous to the municipal boundaries of the City, as defined in Chapter 171, Florida Statutes. The area to be annexed should also be compact.

"Contiguous" means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality. The subject property is contiguous to the City boundary along the entirety of its southern and western borders.

"Compactness" means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns. Any annexation proceeding in any county in the state shall be designed in such a manner as to ensure that the area will be reasonably compact.

The subject property is reasonably compact and rectangular-shaped.

**JPA/ILSBA Area No. 4 Map (subject property highlighted in green)**



Following is the full text provided in the JPA/ILSBA for Area 4:

- (5) Area 4 — South Venice Avenue Neighborhood: The land use adopted in the Venice Comprehensive Plan for this Area is a maximum of 7 units per acre, calculated on a gross acreage basis. Up to 33% of the acreage will be allowable for nonresidential (retail, office and commercial) uses. The square footage of nonresidential uses allowed in this Area shall not exceed a 1.5 FAR. Development shall be served by City water and sewer. Interconnections between City and County water and sewer facilities shall be evaluated. The Party with jurisdiction over the development application shall require necessary transportation improvements including a neighborhood roadway interconnection to Hatchett Creek Boulevard to be provided by the developer.

This project will be a government facility and will not have a density, but will be subject to FAR requirements in JPA Area 4 at the time of site and development plan.

The future land use (FLU) at this time is a Sarasota County designation. There are no existing uses on the property that would be nonconforming with either the existing or proposed FLU designation, and further analysis of Comprehensive Plan consistency will be included in subsequent petitions.

**Summary Staff Comment:** *This is an annexation petition and does not propose development or a change in future land use. Subsequent petitions will be reviewed regarding development and consistency with the Plan.*

**Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):**

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

**B. Compliance with the Land Development Code (LDC)**

The City's LDC in Code Section 87-1.4.2 provides instruction regarding annexation of land, indicating that in order to approve a petition for annexation, the Planning Commission and City Council must find that an application for annexation demonstrates:

1. Consistency with state statute regarding annexation;
2. Contiguity and compactness of the property;
3. That the annexation does not create an enclave;
4. That the property is included in the annexation areas of the JPA/ILSBA or has been determined to be an existing enclave;
5. That the property has access to a public right-of-way; and
6. That a pre-annexation agreement addresses existing uses and any other relevant matters has been executed.

Note: no pre-annexation agreement has been completed for this project because the property is owned by the City, and therefore the City would have represented both parties in a pre-annexation agreement for this project.

**Conclusions / Findings of Fact (Compliance with the Land Development Code):**

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

**IV. CONCLUSION**

**Planning Commission Report and Action**

Upon review of the petition, Florida Statutes, the Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Annexation, Petition No. 23-14AN.