


**City of Venice
Development Services Department**

MEMORANDUM

To: Edward Lavalley, City Manager 

From: Jeff Shrum, Development Services Director

Re: Staff Memo Pre-Annexation Agreement – Shyd, LLC

Date: May 22, 2017

Prior to annexation proceedings, the City process for many years has involved the development of a pre-annexation agreement. The established annexation procedures that include the pre-annexation agreement were adopted by City Council on June 21, 2011. It is noted that these procedures apply to properties within the Joint Planning Agreement (JPA) area. Lacking other guidance, staff has chosen to use these procedures to maintain consistency for review of annexations although the properties are not within the JPA areas.

Historically, the pre-annexation agreements have served to clarify topics for consideration prior to annexation. The purpose of this staff memo is to provide supplemental information for the consideration of the pre-annexation agreement prior to annexation proceedings.

Background Property Information:

This request has been submitted by Gregory C. Roberts, Attorney, the authorized agent for Shyd, LLC. The request is for consideration of annexation of two parcels of land: Parcel ID No. 0404050002 and 0404120002 comprising approximately 10.16 +/- total acres. Currently, these properties (while not contiguous to each other) are part of larger existing enclaves within the City (Sarasota County jurisdiction properties surrounded by City jurisdiction properties). Parcel No. 0404120002 is located approximately 900 feet north of the intersection of Albee Farm Road and Lucaya Avenue. Parcel No. 0404050002 is approximately 650 feet east of Albee Farm Road and lying north and not contiguous to Parcel No. 0404120002. A location map (Exhibit A) is attached which provides further clarification of the subject properties for your reference. The subject properties are currently vacant and appear to be used in conjunction with associated residential and agricultural uses. The following table provides summary information for the subject properties:

Parcel ID #	Parcel Size	Sarasota Comprehensive Designation	County Plan	Sarasota County Zoning Designation
0404050002	0.16 +/- Acres	Low Density Residential		Open Use Estate (OUE -2)
0404120002	9.97 +/- Acres	Low Density Residential		Open Use Estate (OUE -2)

Annexation Process:

The first step to occur is to schedule consideration of the pre-annexation agreement as an opportunity for the applicant to have preliminary discussion of the potential annexation petition with City Council. This

staff report/memo is provided for information and discussion for consideration of the annexation addressing the following topics:

a. Contiguity determination.

Staff Response: The subject properties are existing enclaves sharing multiple boundaries with the existing City limits. See attached map Exhibit A.

b. TRC review comments for required and recommended terms and conditions of the agreement.

Staff Response: The subject petition for annexation was forwarded to TRC members on January 24, 2017 and the only comment received is that parcel ID No. 0404050002 will need to have access via easement or other legal means.

c. Compliance with future land use designation and all applicable terms and conditions of the JPA/ISBLA.

Staff Response: It is important to note the subject properties are not identified as part of the city's Comprehensive Plan as a Potential Voluntary Annexation Area under the Amended and Restated Joint Planning and Interlocal Service Boundary Agreement between the City of Venice and Sarasota County (JPA/ILSBA). As a result, the requirements and process for consideration under the JPA with Sarasota County do not apply. It is further noted that the proposed petition was forwarded to Sarasota County staff which provided a response indicating support for the petition to effectuate removal of existing enclave properties (see attached Exhibit C).

d. Adherence to the adopted comprehensive plan defining set-asides for: rights-of-way protection; preservation of open-space and neighborhood parks; conservation of wetlands, habitats and natural environments from adverse impacts.

Staff Response: TRC members did not request any set-asides or dedications as part of the annexation proceedings. Further considerations for comprehensive plan and development requirements will be required as development of the subject properties is proposed.

e. Financial feasibility analysis of proposed development as supplied by the applicant:

- i. Estimate of range of property tax revenue as determined by the number of proposed residential units or square footage of commercial development. May be based upon project unit sales or similar development sales.**
- ii. Revenue implications or mitigation fees and expansion of utility system users per equivalent dwelling unit (EDU).**
- iii. Description of infrastructure enhancements to transportation network, utility system, school and recreational facilities.**
- iv. Discussion of potential pedestrian/bike access and connectivity, environmental set asides, and buffering to mitigate impacts to existing development.**

Staff Response: The applicant's agent has indicated their intent to request that City Council not require the financial feasibility analysis (the request will be made at the meeting).

f. Summary of community workshop(s) and proposed resolution of identified concerns.

Staff Response: A public workshop is not required for annexations however, the summary of the public workshop for the concurrent rezoning request for the subject properties is provided as attached Exhibit B.

Attachment: Exhibit A: Location Map
Exhibit B: Public Workshop Summary (rezoning)

cc: David Persson, City Attorney
Lori Stelzer, City Clerk
file

Exhibit A: Location Map

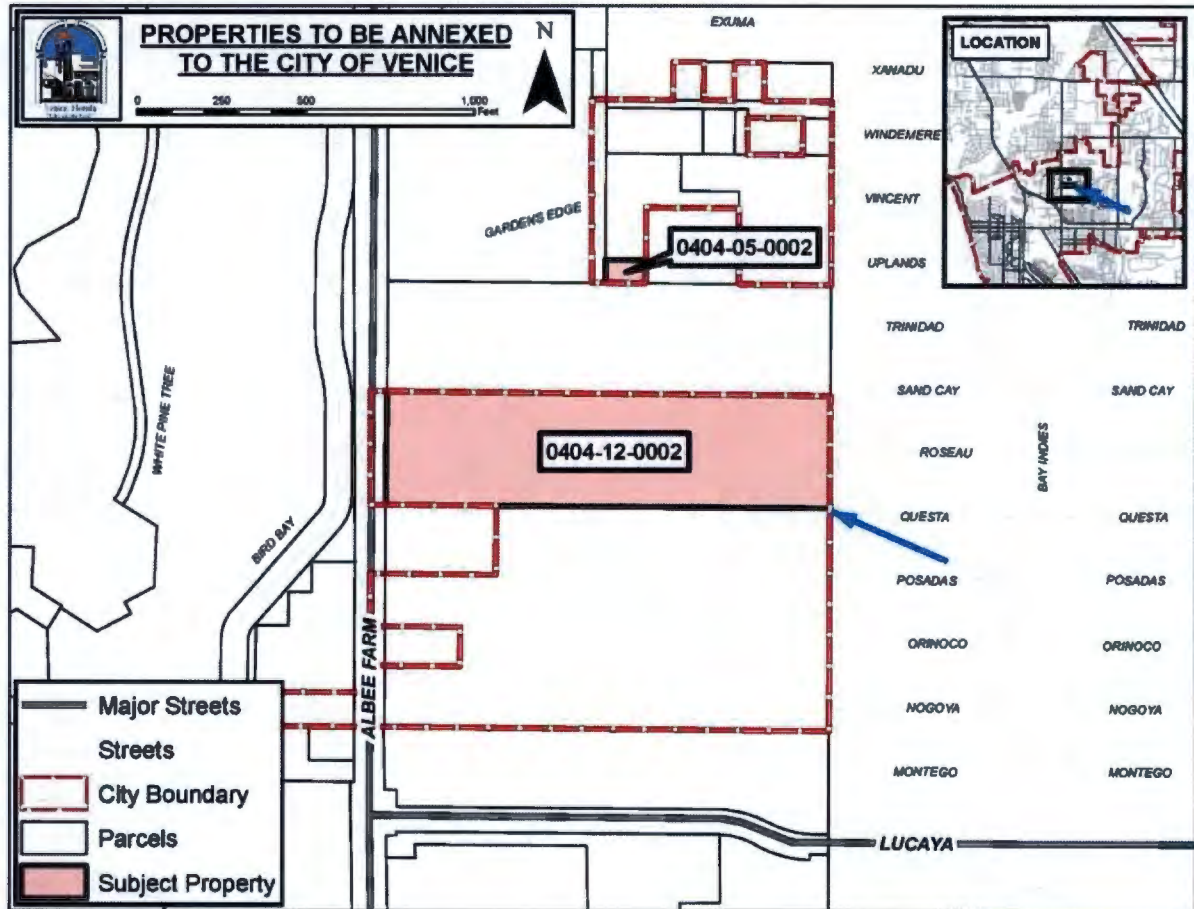


Exhibit B: Public Workshop Summary (Rezoning)

PUBLIC WORKSHOP SUMMARY

On October 6, 2016, SHYD, LLC, at 5:01 p.m. the Applicant held a Public Workshop at the Hampton Inn located at 881 Venetia Bay Boulevard, Venice, Florida 34292. There were a total of twelve people at the Workshop consisting of the presenter, six representatives of the owner, four residents of the adjacent condominium complex Magnolia Park Condominiums and City Council Member Fred Fraize. The presenter explained the application process and the applications (Petition for Annexation, Comprehensive Plan Amendment and Zoning Map Amendment) that will be presented to the City in the near future. We discussed the process of review and approvals. The presenter informed the audience that an end user and end use have not been identified at this point. The Applicant wishes to have the entitlements in place in order to more easily sell the property. The presenter identified the properties on the aerial photograph, to orient the participants in the workshop to the location of the three properties subject to the applications. We also discussed the notice requirement for the workshop since a number of residents in the adjacent condominium complex were not notified. Overall there was a positive response from the president and residents of the adjacent condominium complex to the proposed applications. Several of the condominium residents were happy that the annexation was being processed since it's a "checkerboard" of the parcels in the County and in the City. After further discussion the workshop concluded at 5:40 p.m.

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PLANNING & ZONING

EXHIBIT C: Sarasota County Staff Response to Proposed Annexation



SARASOTA COUNTY
"Dedicated to Quality Service"

March 7, 2017

Mr. Jeff Shrum, AICP
Development Services Director
City of Venice
401 W. Venice Avenue
Venice, FL 34285

Re: Annexation Petition No. 16-01AN

Dear Mr. Shrum:

Sarasota County Planning and Development Services Department appreciates the ongoing coordination and opportunity to provide input on potential annexations of properties. Staff has reviewed Annexation Petition No. 16-01AN and is supportive of the requested annexations. Because the two parcels that are the subject of this annexation petition are within enclave areas, their annexation into the City of Venice is encouraged and is provided for in the Amended and Restated Joint Planning and Interlocal Service Boundary Agreement between the County and the City of Venice.

Should there be additional changes to this petition in the future, we look forward to an opportunity to further coordinate.

Thank you again for the opportunity to review and comment. If you have any questions, please do not hesitate to contact me at (941) 650-1205.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew R. Osterhoudt".

Matthew R. Osterhoudt, Director
Planning and Developments Services

Cc: Allen Parsons, Planning Manager
Tate Taylor, Planning Manager
Adriana Trujillo-Villa, Planner

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