



MEMORANDUM TO VENICE CITY COUNCIL

THROUGH CHARTER OFFICER: Edward Lavalley, City Manager *EL* **E-SIGN:**

FROM: Roger Clark, AICP, Planning and Zoning Director *RC*

DEPARTMENT: Planning and Zoning

DATE: December 7, 2023

MEETING DATE: December 12, 2023

SUBJECT / TOPIC: City Properties with Sarasota County Zoning

BACKGROUND INFORMATION: Staff Information Request: Properties located within the City that have maintained their Sarasota County zoning designation.

SUPPORTS STRATEGIC PLAN: Goal Six: Preserve the Venice Quality of Life through Proper Planning

COUNCIL ACTION REQUESTED: For Discussion Only

Background

Every property is unique and has a different history. With the adoption of the new Land Development Regulations and the adoption of a new zoning map, most all City properties that had County zoning were changed to a like City zoning designation. However, some properties have maintained their County zoning. These properties are all zoned Sarasota County Open Use, a zoning district that the City does not have.

A pre-annexation agreement is required to be approved by City Council prior to a petition for annexation being considered. Most of the 20 properties on the attached map have an approved pre-annexation agreement associated with their annexations. These agreements require the rezoning of the property to a City designation within one year of annexation or prior to the issuance of any development order for the property. Three of the properties indicate use of County zoning standards for proposed development unless rezoned. Seven of the 20 properties that have been annexed were brought into the City through an interlocal agreement between the City and County consistent with F.S. 171.046. The interlocal agreement was executed and approved by City Council on October 8, 2002 and Resolution No. 2002-26 was approved and adopted on October 9, 2002. These properties had no rezoning requirement when annexed and must be rezoned prior to development.

New Process

Planning staff is initiating a process to rezone the properties that have pre-annexation agreements that contain the specific obligation to rezone to a City zoning district within one year and possibly those that were annexed through the 2002 annexation of enclaves. The other

properties with less clear language regarding rezoning obligation will be considered and pursued separately. Properties will be rezoned to a zoning district in compliance with the Comprehensive Plan. In most cases as indicated in the attached spreadsheet, there is only one option for a zoning district for these properties due to limitations of the Comprehensive Plan; although it may be noted that Government zoning is an implementing district for all future land uses. This is not an appropriate designation for privately-owned properties. Only the Salvation Army, Murphy Oaks and Zucknick properties have multiple implementing districts. The most appropriate districts will be proposed. Staff will inform the property owner of the proposed process and answer any questions they may have.

It is important to note that steps were taken to avoid annexed properties maintaining their County zoning designation in the future. The new Land Development Regulations contain a requirement that, upon annexation, a Comprehensive Plan Amendment to apply a future land use designation and a rezoning to a City zoning district is required to be processed concurrently.

- | Yes | N/A | |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Document(s) Reviewed for ADA compliance (required if for agenda posting) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | City Attorney Reviewed/Approval |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Risk Management Review |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Finance Department Review/Approval |
| | | Funds Availability (account number): |