

Annexation Petition No. 23-14AN – Fire Station 2

Owner: City of Venice

Agent: Kathleen Weeden, PE, CFM, City Engineer

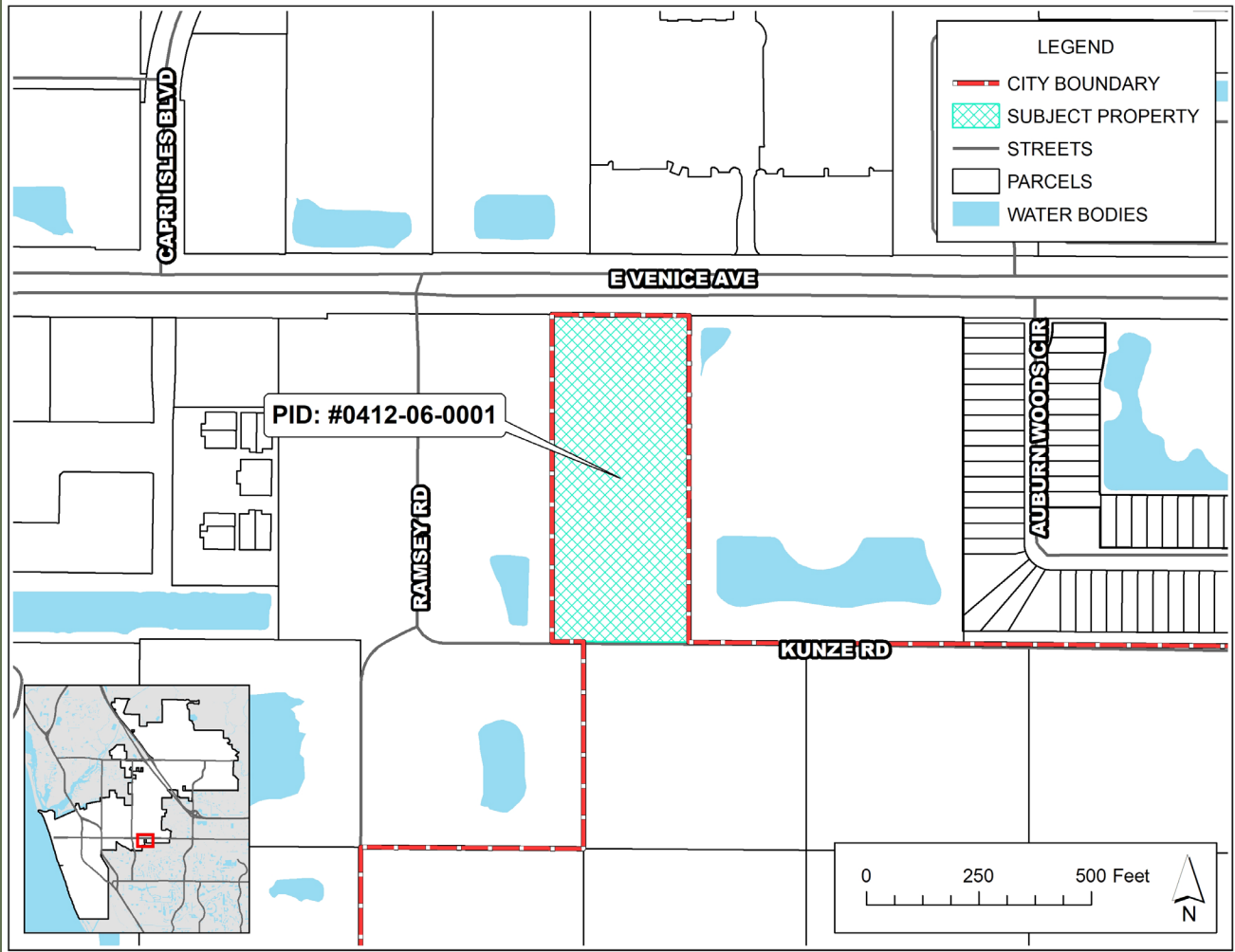
GENERAL INFORMATION

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

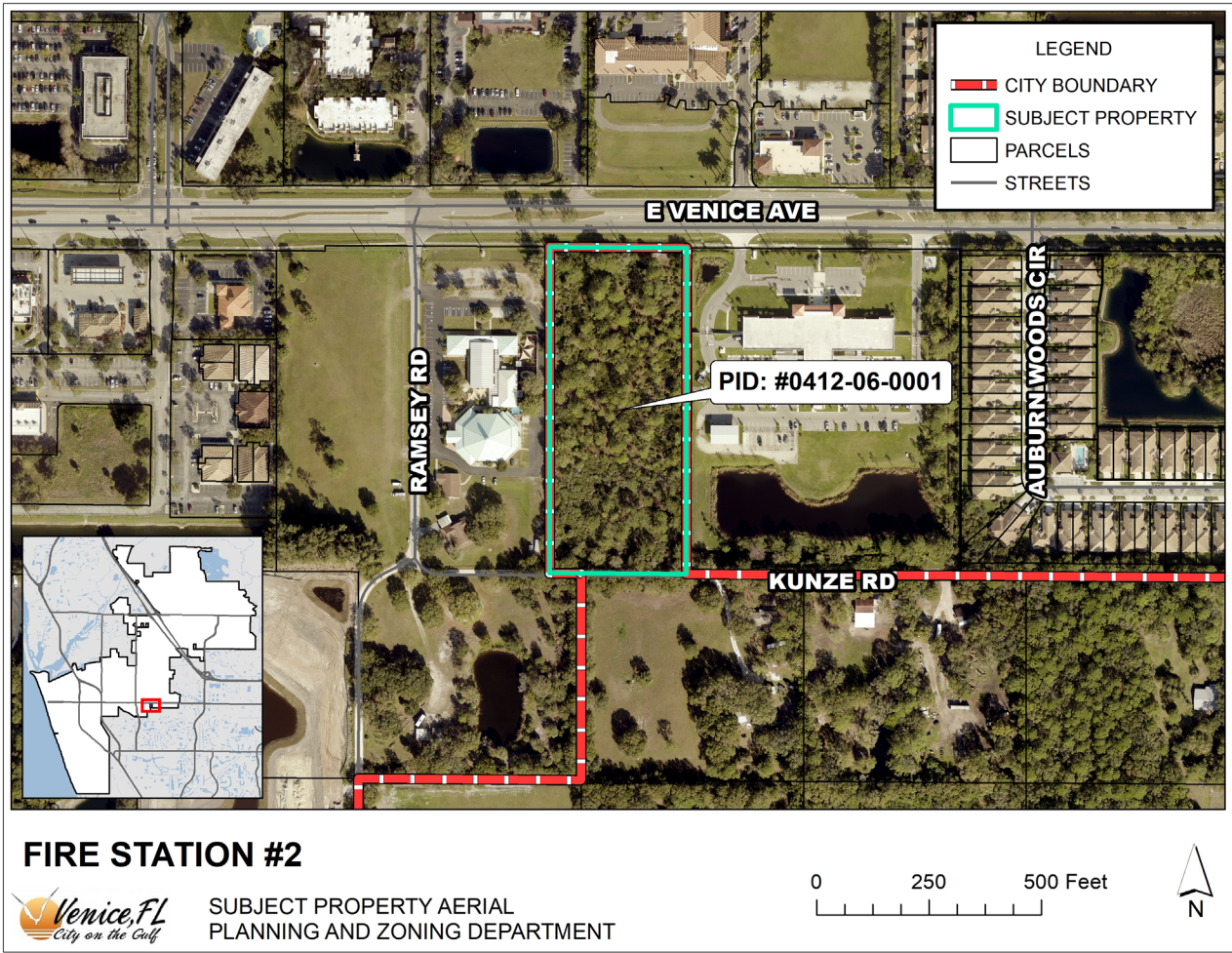
Project Description

- City-initiated proposal to annex approximately 5 acres for development of Fire Station 2
- JPA Area 4
- Associated Comprehensive Plan Petition 23-15CP and Rezoning Petition 23-16RZ have been filed concurrently

Location Map



Aerial Map



Existing Conditions

Site Photos, Zoning and Future Land Use Maps, Surrounding Land Uses



View along front property line from sidewalk



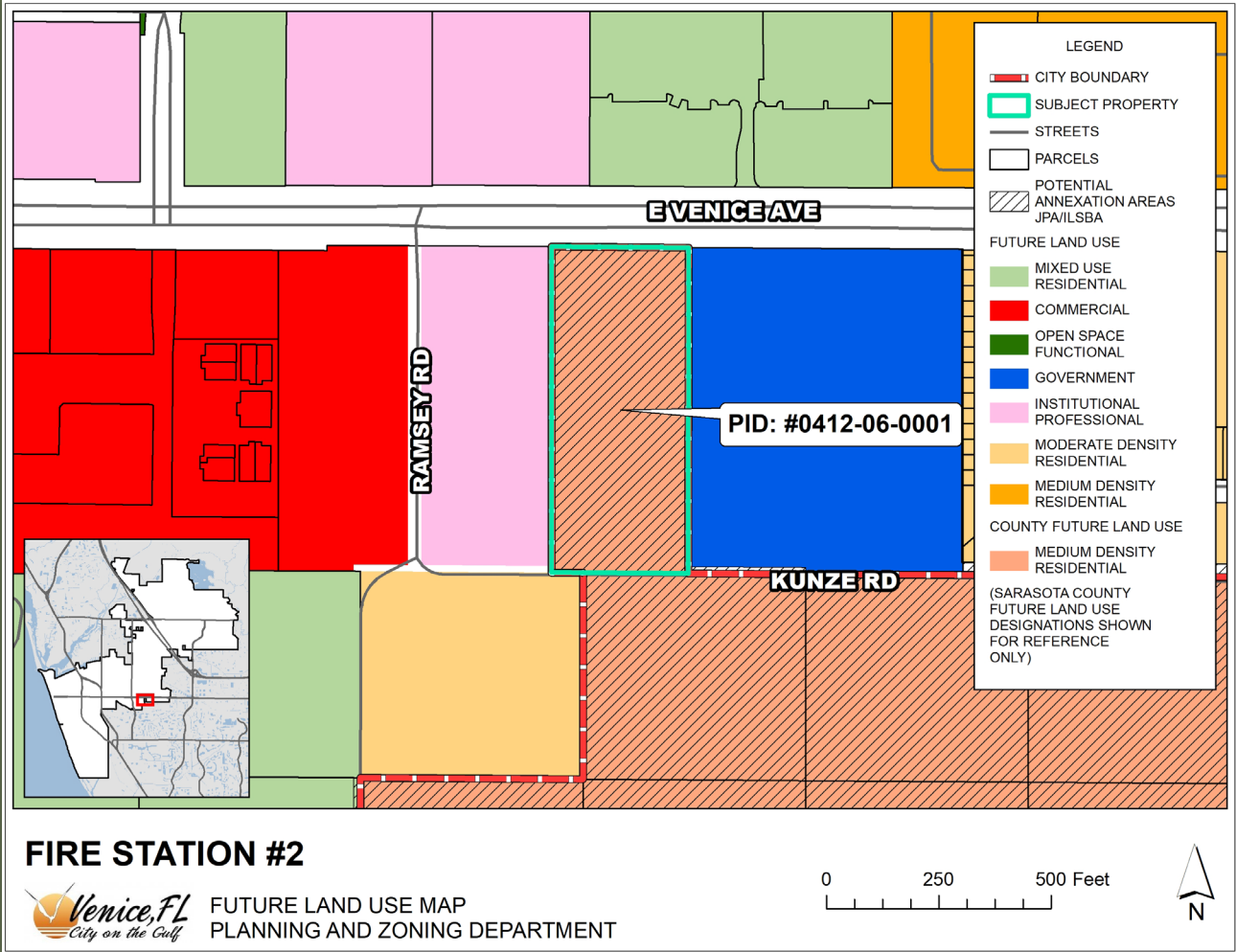
View from in front of the Church of the Nazarene along west property line



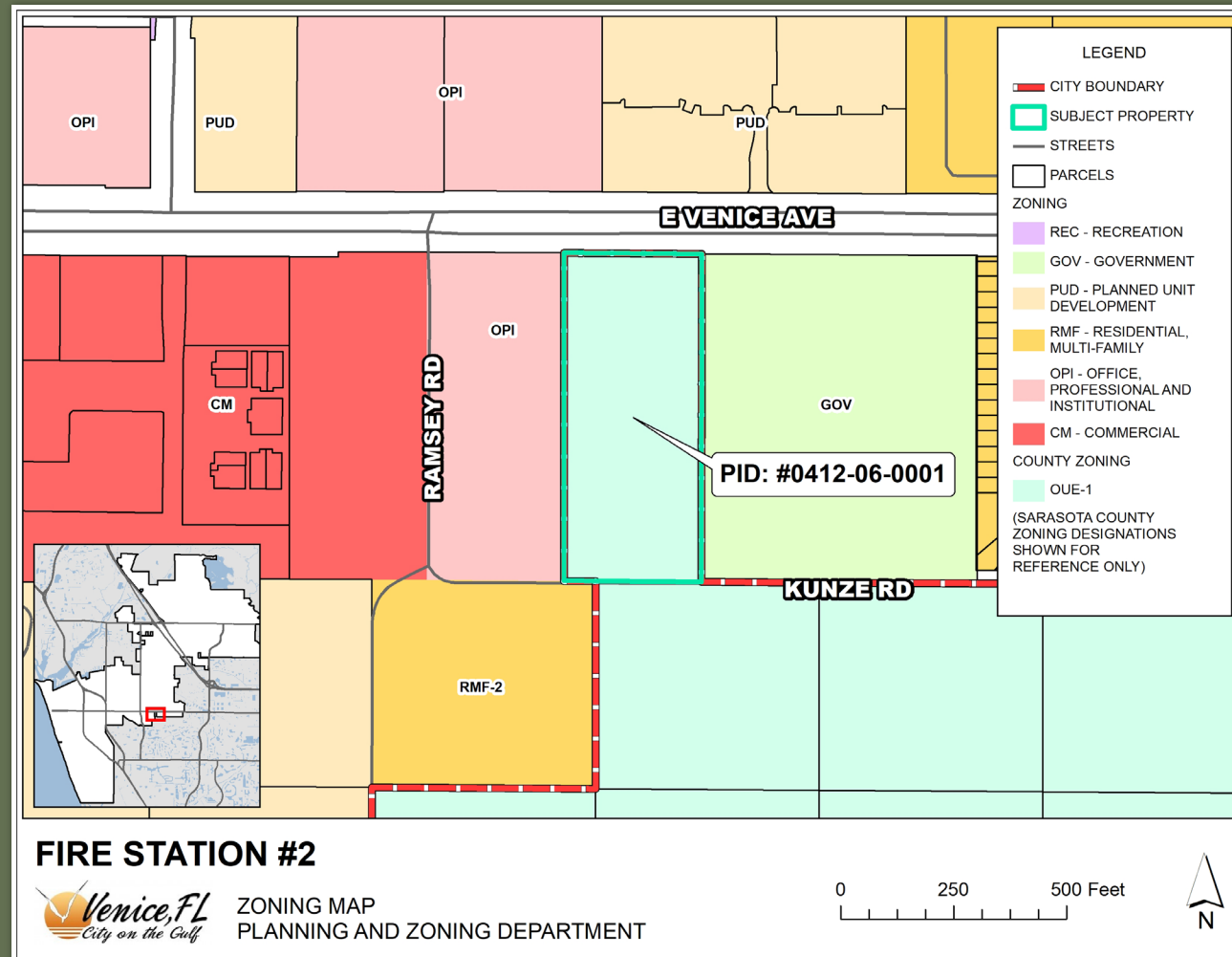
View from Venice Police Department along eastern property line



Future Land Use Map



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

Planning Analysis

Florida Statutes, Comprehensive Plan, Land Development Code

Chapters 163 and 171, Florida Statutes

- Provides for the adoption of joint planning agreements and interlocal service boundaries
- The JPA/ILSBA:
 - identifies lands that are logical candidates for future annexations,
 - defines the appropriate land uses and infrastructure needs and providers,
 - ensures protection of natural resources, and
 - establishes procedures for timely review and processing of development proposals
- Consistent with these statutes, the JPA/ILSBA provides procedure for annexation of land into the City

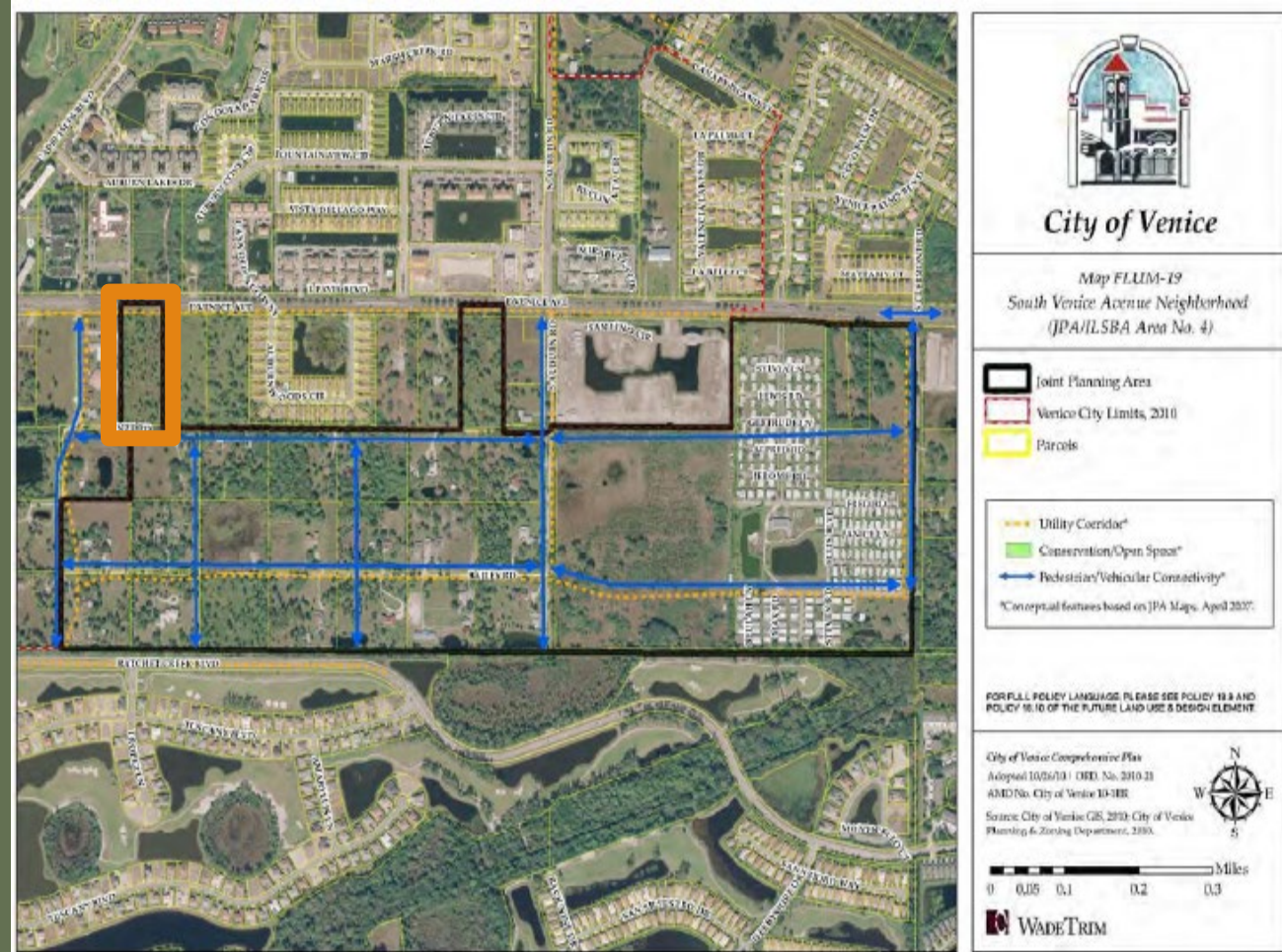
Comprehensive Plan Consistency

JPA Area 4

- JPA/ILSBA is incorporated in the comprehensive plan
- Requires land considered for annexation to be contiguous and compact
 - Bounded on three sides by City jurisdiction and briefly touching a property within City jurisdiction on the fourth
 - One rectangular parcel

(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.

JPA Area 4 Map



Land Development Code Consistency

- Section 87-1.4.3 states that in order to approve a petition for annexation, the Planning Commission and City Council must find that the application demonstrates:
 - Consistency with state statute regarding annexation;
 - Contiguosness and compactness of the property;
 - That the annexation does not create an enclave;
 - That the property is included in the annexation areas of the JPA/ILSBA or has been determined to be an existing enclave;
 - That the property has access to a public right-of-way; and
 - That a pre-annexation agreement addresses existing uses and any other relevant matters has been executed.

Provision of services



JPA/ILSBA indicates
City of Venice
water and sewer
for Area 4



TRC has reviewed the
petition and deemed
it compliant



Further evaluation will
occur with subsequent
development proposals

Planning Commission Report and Recommendation

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 make a recommendation on Annexation Petition No. 23-14AN.