



City of Venice  
Planning & Zoning Division  
**MEMORANDUM**

**To:** Lori Stelzer, City Clerk  
**From:** Jim Koenig, AICP, Planner *JNK*  
**Date:** October 6, 2017  
**Re:** **Transmittal of Petition for Council Action  
SHYD, LLC Annexation Petition No. 16-01AN**

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On October 3, 2017, the Planning Commission, sitting as the local planning agency and land development regulation commission, found the subject petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, and **RECOMMENDED TO CITY COUNCIL APPROVAL** of Annexation Petition No. 16-01AN, with the following stipulations:

1. The applicant shall remove the non-conforming uses from the subject properties dealing with the cattle grazing and the storage of heavy equipment within 120 days from final approval of the annexation petition by City Council.
2. If the parcels are sold independently, the property owner shall provide an access easement or show another legal means of access across the northern portion of Parcel B (PID: 0404-12-0001) referenced in Zoning Map Amendment Petition No. 16-06RZ, for access to Parcel A (PID: 0404-05-0002).

The vote was 6-0, with one absence.

To continue the processing of the petition, please complete the following:

- Schedule the first of two public hearings before City Council;
- Notify our office of the schedule;
- Provide our office with the legal advertisement in order for us to prepare the notification sign and post on the property per public notice requirements. Upon request, we will also provide your office the mailing list for the nearby properties that are required to receive mail notice of annexation petition;
- Prepare the draft annexation ordinance;
- Transmit to City Council all attachments included with this memo. The included map can be revised for the annexation ordinance, so advise us of any changes.
- Please add the excerpt from the Planning Commission meeting minutes on October 3, 2017 when they are finished.

The Planning and Zoning Division may receive written correspondence on this petition which will be forwarded to your office.

Attachments: Power point presentation  
Legal Description .doc  
Map of Property  
Staff Report for City Council  
Applicant Materials  
Survey  
Draft Pre-Annexation Agreement  
Draft Planning Commission Meeting Minutes from October 3, 2017

cc: File No. 16-01AN