

## APPLICATION FOR ANNEXATION OVER ONE ACRE

STAFF USE ONLY

Computer Generated No.:

Petition No.:

16-01AN

Project Name:	SHYD, LLC
Parcel Identification No.:	0404050002 and 0404120002
Parcel Size:	10 acres MOL

Describe in detail the intended use of the property (attach as necessary):

Develop the property for multi-family housing

Property Owner's Name (and Title):	SHYD, LLC, a Florida limited liability company
Telephone:	(941) 809-0860
Mobile / Fax:	
E-mail:	myoung0501@gmail.com
Mailing Address:	P.O. Box 201 Venice, FL 34284

This application must be accompanied by:

- ☒ 3 copies of a Certified Survey
- ☒ Ownership and Encumbrance Report or a recorded Warranty Deed dated within the last 90 days
- ☒ Filing Fee (see below) (\$750)
- ☒ Location map
- ☒ Legal description of said property

Fees	
Multiple Platted Lots	Larger areas - unplatted
\$392.00 - first lot plus \$38.00 for each additional lot	Any area between 1 and 5 acres - \$616.00 Any area over 5 acres - \$560.00 plus \$38.00 for each additional acre

Applicant's (Owner/Agent) Signature:

Date:

11/2/16

Effective Date: 10/1/02 Last Revision: 10/4/07

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## PLANNING SECTIONS

**0404-12-0002**



## NARRATIVE TO ANNEXATION PETITION FILE NO. 16-01AN

SHYD, LLC (the "Applicant") is seeking to annex two parcels of land into the City of Venice. The previous owner owned three contiguous parcels located on Albee Farm Road. The middle parcel was annexed in December, 2002. The current owner now wishes to annex the remaining two parcels which are north and south of property that was previously annexed. Both parcels are vacant and no improvements are on the parcels. Parcel A (PID 0404050002) is used for storage of equipment. Parcel C (PID 0404120002) is currently used for grazing cattle. Both parcels are enclaves.

Policy 8.2 of the City's current Comprehensive Plan provides review criteria for annexations. As such, revise the narrative to include responses to the criteria with respect to the proposed annexation.

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Compatibility review shall include the evaluation of:

- A. Land use density and intensity.  
The proposed use for the annexed parcels would allow for multi-family residential development is consistent with surrounding uses.
- B. Building heights and setbacks.  
The maximum building height under the proposed zoning designation for the subject property is 45 feet which is consistent with the maximum building height of the surrounding properties.
- C. Character or type of use proposed.  
The proposed use is multi-family residential. The use is consistent with the existing land use pattern of the surrounding properties which includes the location of multi-family residential, the Bird Bay PUD and the Bay Indies Mobile Home Park.
- D. Site and architectural mitigation design techniques.  
Site and architectural mitigation techniques, if necessary, will be addressed at the time of submittal for Site and Development Plan approval.

Considerations for determining compatibility shall include, but not limited to, the following:

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.  
The closest single family neighborhood is Pinebrook South and the Bay Indies Mobile Home Park is located between the subject property and Pinebrook South.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.  
The multifamily use will not allow for commercial or industrial uses.
- G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.  
The property is undeveloped and a multi-family development would be consistent with surrounding uses.

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- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

The proposed amendment for multi-family residential will be consistent with surrounding uses.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

- I. Providing open space, perimeter buffers, landscaping and berms.  
Open space, perimeter buffers, landscaping and berms (if applicable) will be finalized and evaluated during the S&D process.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, deliver and storage areas.  
Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas (if applicable) will be finalized and evaluated during the S&D process.
- K. Locating road access to minimize adverse impacts.  
Road access will be finalized and evaluated during the S&D process.
- L. Adjusting building setbacks to transition between different uses.  
Building setbacks will be finalized and evaluated during the S&D process.
- M. Applying step-down or tiered building heights to transition between different uses.  
Permitted building heights on the subject property will not exceed permitted building heights as allowed by the applicable land development regulations.
- N. Lowering density or intensity of land uses to transitions between different uses.  
The proposed use for the annexed property to allow for multi-family residential development will be a reduction in the intensity in use as compared to the adjacent mobile home park and consistent with multi-family uses to the north and west of the property.

Parcel identification number (PID) 040405002 is immediately north and contiguous to parcel identification number (PID) 0404120001 which is also owned by the Petitioner. Access to both properties is via Albee Farm Road. Given the small size of (PID) 040405002 (.19 acres or 8,355.6 square feet, MOL) it is unlikely that this parcel would be sold separately from the larger parcel to the south. If it were, Petitioner would have to provide access over the southern parcel to provide access. Petitioner requests that this requirement be waived at this time and become part of the development order at the time the property is improved, if necessary.

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## 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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