

SHYD LLC

Annexation Pet. No. 16-01AN

Comprehensive Plan Amendment Pet. No. 16-02CP

Zoning Map Amendment Pet. No. 16-06RZ

Project Owner and Agent:

Owners: SHYD LLC

Agent: Greg Roberts

Kliegbeil & Roberts, P.A.



We serve with PRIDE

Annexation 16-01AN

Petition Summary Information

Owners: SHYD LLC

Agent: Greg Roberts, Klingbeil & Roberts, P.A.

Parcel IDs: 0404-05-0002 and 0404-12-0002 **Parcel Size:** 9.79+ acres

Existing Uses: Outdoor Storage and Pastureland for Cattle Grazing

Adopted Future Land Use Designation: Sarasota County Low Density Residential

Existing Zoning District: Sarasota County Open Use Estate 2 (OUE-2)

Concurrent Applications: Comprehensive Plan Amendment Petition 16-02CP
Rezoning Petition 16-06RZ

Proposed Stipulation:

1. Property owner must remove the current land use of cattle grazing from the subject properties in order to not create a nonconforming use within the city prior to approval of the concurrently processed Comprehensive Plan Amendment (16-02CP) and Zoning Map Amendment (16-06RV) petitions.
2. Property owner to provide an access easement across northern portion of Parcel B (PID 0404-12-0001) to allow access to Parcel A (PID 0404-05-0002) if parcels are sold independently.

Technical Review Committee (TRC): The subject petition has been reviewed by the TRC and compliance with all regulatory standards applicable to the subject petition has been confirmed.



Background

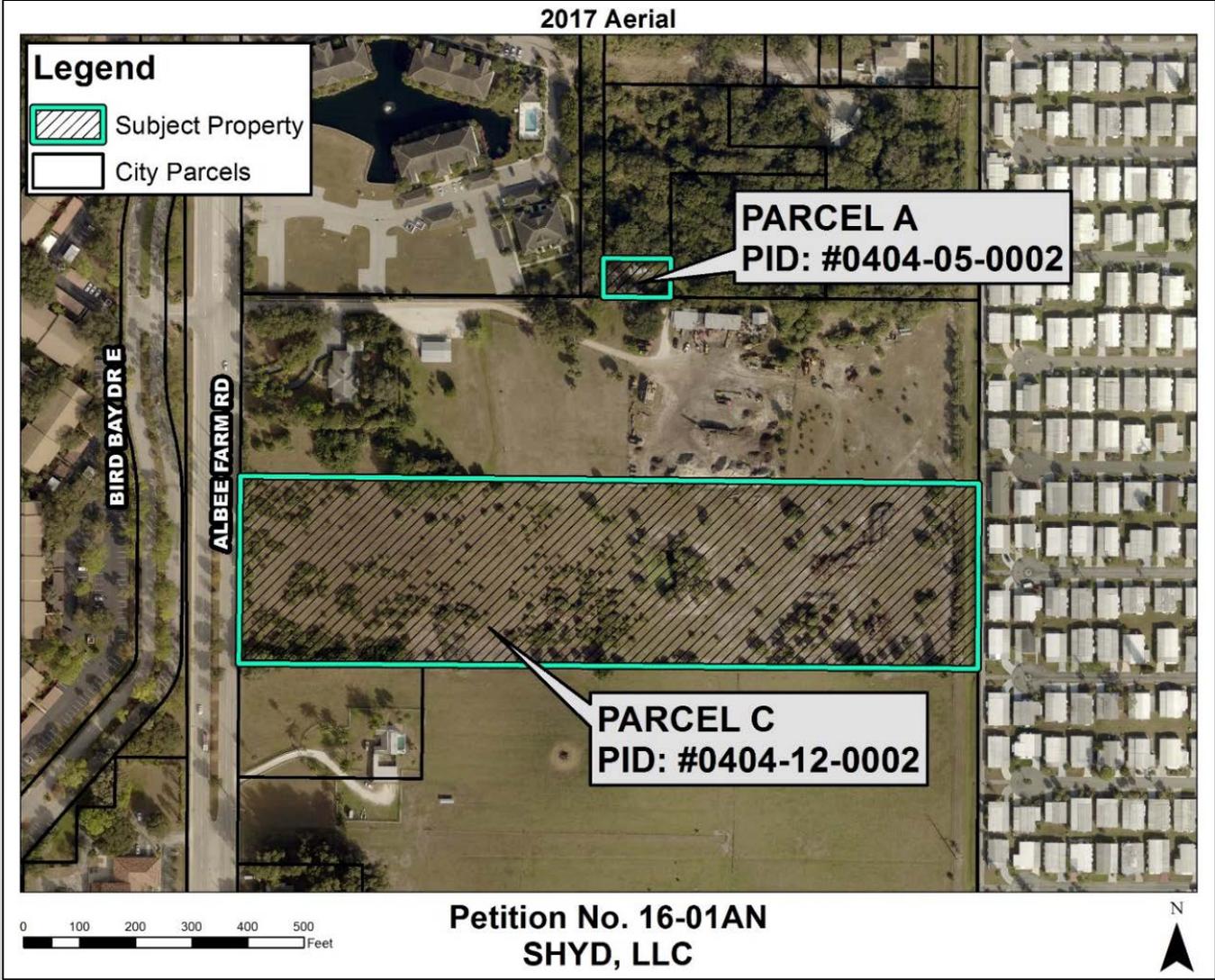
- **1999** – City Council adopted Resolution 99-34, creating “Welcome to Venice in 2000” program.
- **2001** – City staff held discussions with Sarasota County on how to involuntarily annex remaining enclaves.
 - Result – City/County staff developing *Interlocal Agreement Between the City of Venice and Sarasota County Regarding Annexation of Enclaves and County Property*.
 - Agreement initially identified 158 properties for annexation.



Background, Cont'd

- **2002** – City staff held public meetings and conducted review on vacant properties; determined vacant properties would not be part of final *Interlocal Agreement*.
 - Reduced number of identified properties from 158 to 118.
 - Final *Interlocal Agreement* adopted October, 2002 through Resolution 2002-26.

Aerial Photograph



Photos of Subject and Surrounding Properties



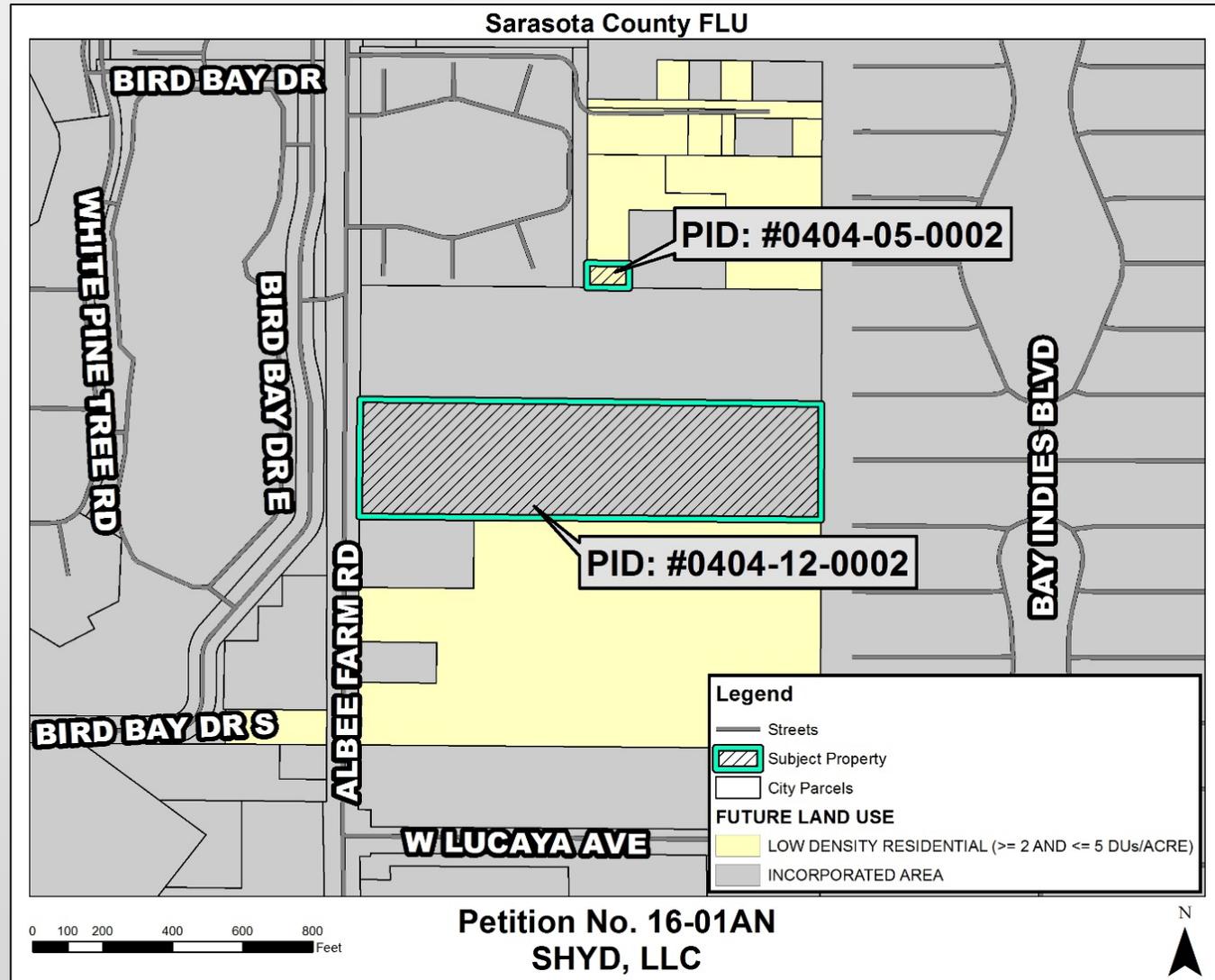
Photos of Subject and Surrounding Properties



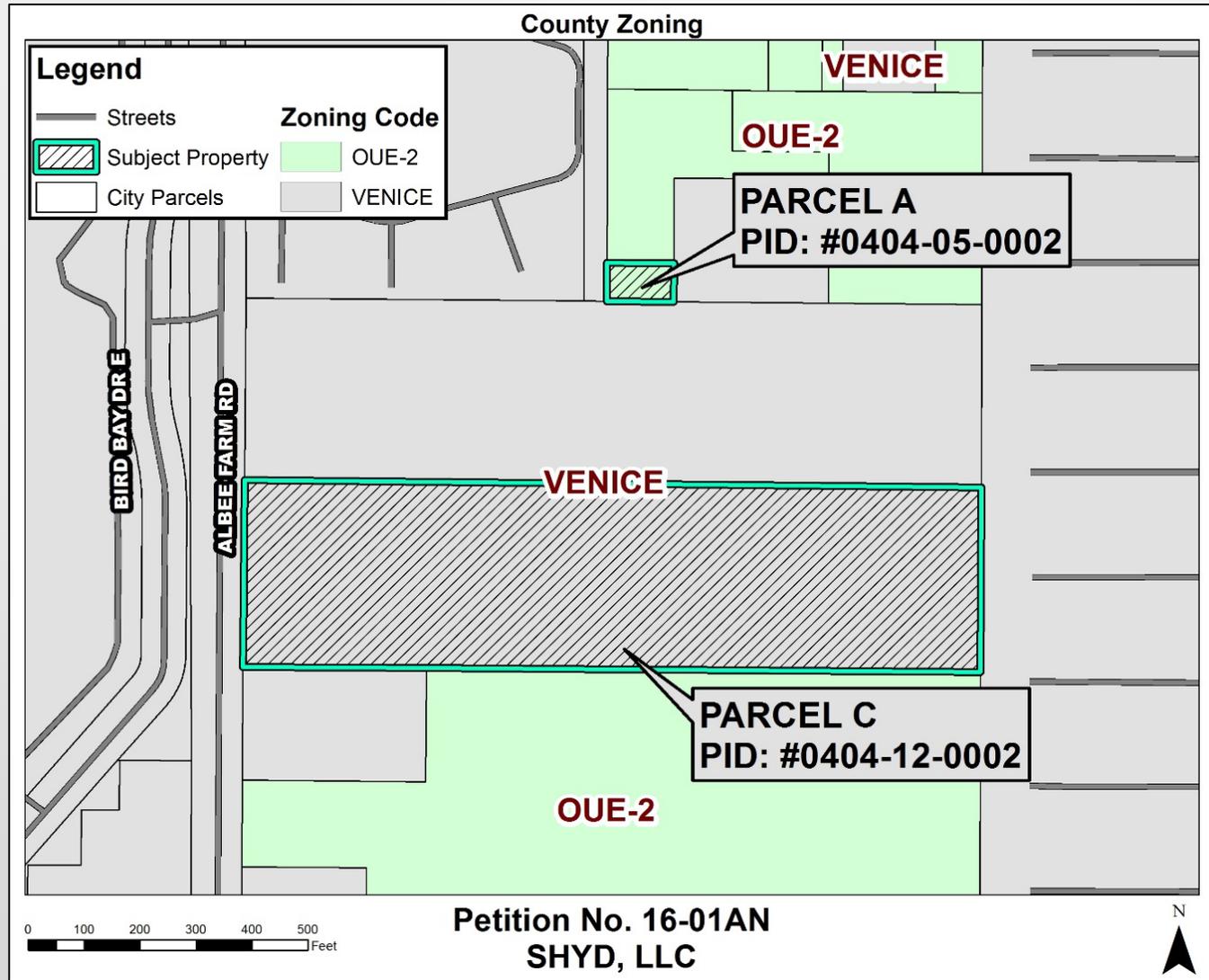
Surrounding Property Information

Direction	Existing Land Use(s)	Existing Zoning District(s)	Future Land Use Designation(s)
North	Multi-family residential (Magnolia Park) and vacant woodlands	Sarasota County Open Use Estate 2 (OUE-2) and City of Venice Residential Multiple Family 3 (RMF-3)	Sarasota County Low Density Residential and City of Venice Medium Density Residential
South	Single-family residential, pastureland, and outdoor storage	Sarasota County OUE-2	Sarasota County Low Density Residential and City of Venice Medium Density Residential
East	Manufactured homes (Bay Indies)	City of Venice Residential, Manufactured Home (RMH) and Sarasota County OUE-2	City of Venice Medium Density Residential
West	Multi-family residential (Bird Bay)	City of Venice Planned Unit Development (PUD) and Sarasota County OUE-2	Sarasota County Low Density Residential and City of Venice Medium Density Residential

Existing Future Land Use Map



Existing Zoning Map





Planning Analysis

- Consistency with Chapter 171, Florida Statute
- Consistency with Venice Comprehensive Plan
- Concurrency Review
- Coordination with Sarasota County



Planning Analysis

Consistency with Chapter 171, F.S.:

- Annexation is voluntary due to property owner initiating action.
- Subject properties are contiguous to city's boundaries and reasonably compact.
- Subject properties are not part of another incorporated municipality and will be used for urban purposes.



Planning Analysis

Consistency with Venice Comprehensive Plan:

- Policy 8.2 was addressed to evaluate compatibility based on the following:
 - Land use density and intensity
 - Building heights and setbacks
 - Character or type of use proposed
 - Site and architectural mitigation design techniques
- Based on review of applicant's responses, staff concluded there is adequate evidence to determine confirmation of compatibility and make a finding on each of the indicated criteria.



Planning Analysis

Concurrency Review:

- City's Technical Review Committee (TRC) reviewed proposed annexation for potential impacts on city services and facilities.
- Based on this review, it appears adequate public facilities are available to accommodate the proposed annexation.
- Additional review for concurrency will be required prior to development of the subject properties.



Summary/Findings

1. ***Finding (Consistency with Chapter 171, F.S):***
Proposed annexation is consistent with Chapter 171, Florida Statutes.
2. ***Finding (Consistency with Comprehensive Plan):***
Proposed annexation may be found consistent with Policy 8.2 and is consistent with the Amended and Restated JP/ILSBA.
3. ***Finding (Concurrency):***
It appears adequate public facilities and services are available to accommodate the proposed annexation.



SHYD LLC

Annexation Petition No. 16-01AN

Upon review of the petition and associated documents, Florida Statutes, comprehensive plan, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Annexation Petition No. 16-01AN.

Comprehensive Plan Amendment 16-02CP

Petition Summary Information

Owner: SHYD, LLC

Agent: Greg Roberts, Klingbeil & Roberts, P.A.

Parcel ID #s: 0404-05-0002 and 0404-12-0002 **Parcel Size:** 9.79_± acres

Existing Future Land Use Designation: Sarasota County Low Density Residential

Proposed Future Land Use Designation: City of Venice Medium Density Residential

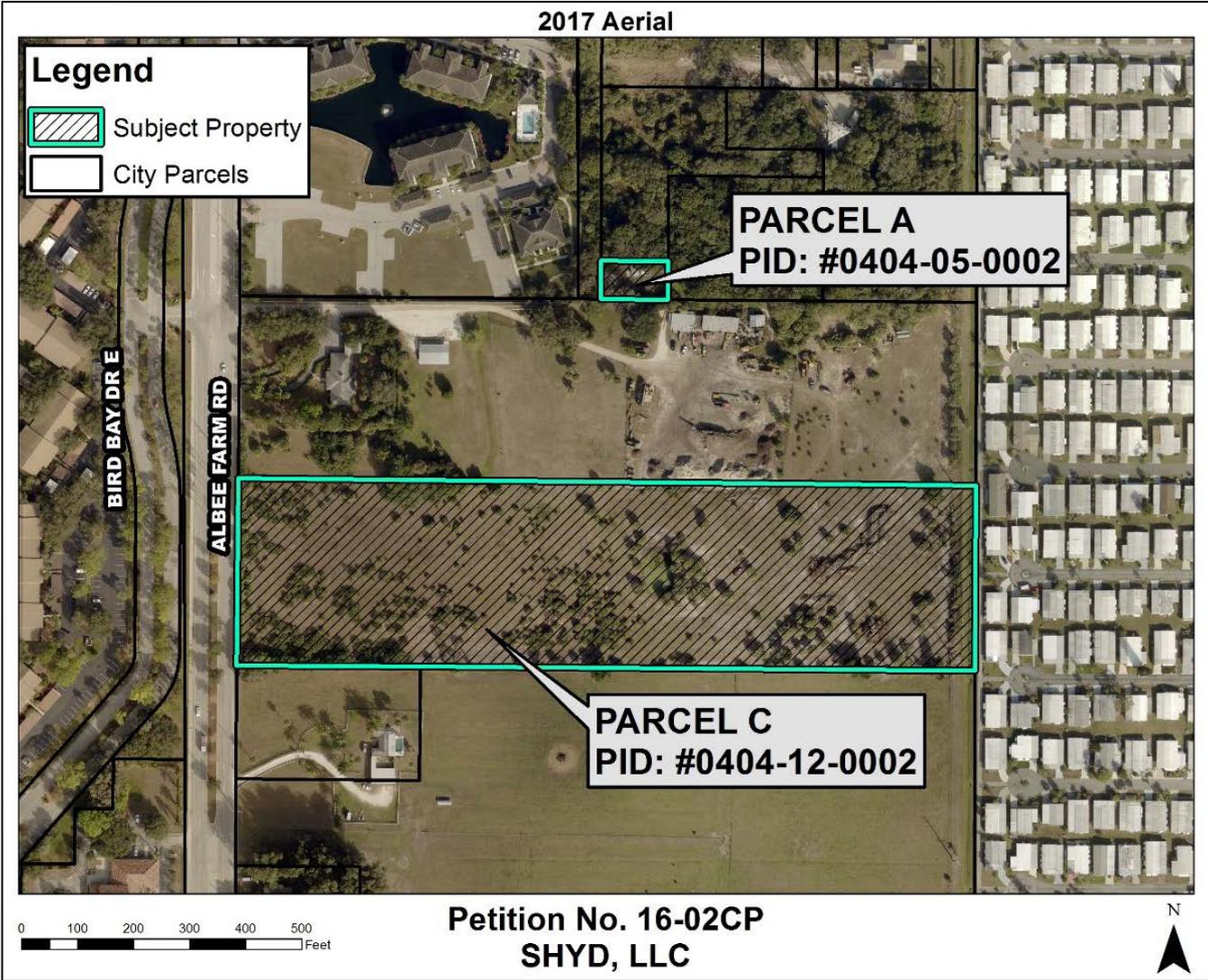
Concurrent Applications: Zoning Map Amendment 16-06RZ
Annexation Petition 16-01AN

Proposed Stipulations:

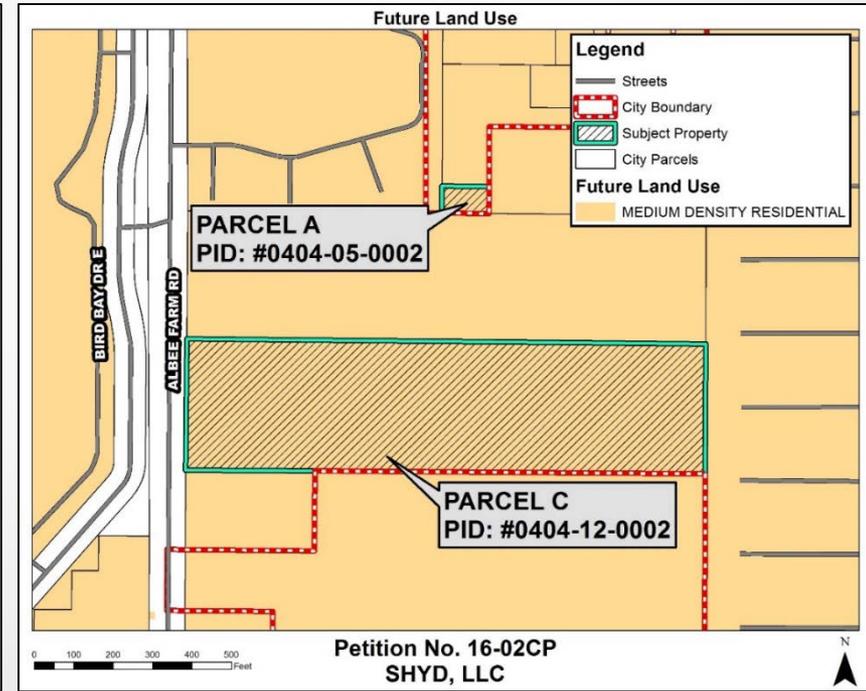
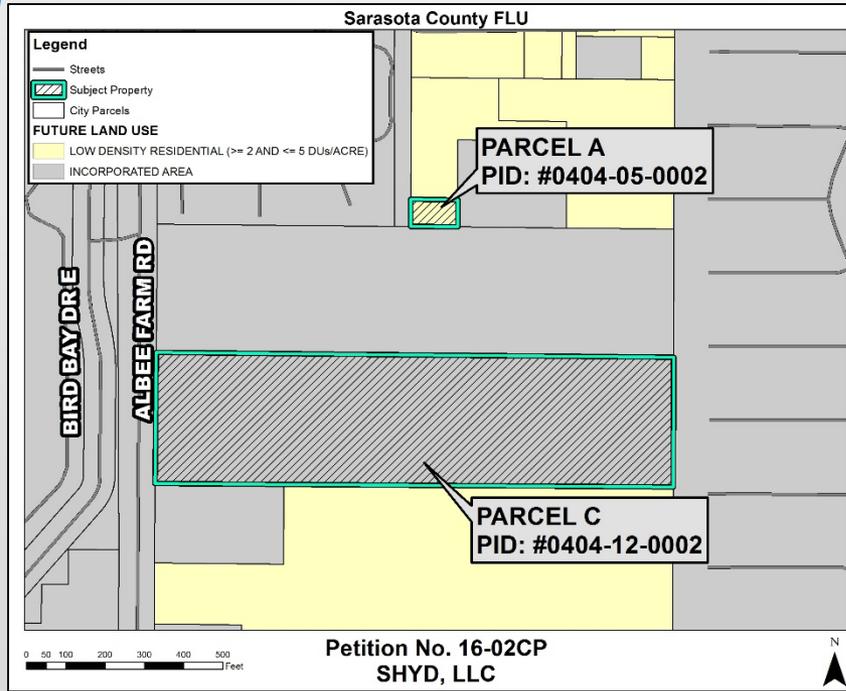
1. If approved, the subject petition is contingent upon approval of the concurrently processed Annexation (Petition No. 16-01AN).

Technical Review Committee (TRC): The subject petition has been reviewed by the TRC and compliance with all regulatory standards applicable to the subject petition has been confirmed.

Aerial Photograph



Existing and Proposed Future Land Use Maps





Planning Analysis

- Comparison of existing and proposed future land use designations.
- Compliance with the Land Development Code (Section 86-33) for procedural requirements and formal review of the proposed comprehensive plan amendment.
- Compliance with Section 163-3177, Florida Statutes.

Comparison of Existing and Proposed Designations

Future Land Use Map Designation	Existing Sarasota County Low Density Residential	Proposed City of Venice Medium Density Residential
Allowed Uses	A variety of single-family residential, commercial, conservation, recreation, civic, and government uses.	A variety of single- and multi-family residential uses
Maximum Development Potential (By Right)	Less than 2 dwelling units/acre (Less than 20 residential units)	13 dwelling units/acre (127 residential units)



Compliance with Land Development Code

- Section 86-33(5) of the LDC directs planning and zoning staff to review the petition for:
 - *Consistency with comprehensive plan and other relevant city ordinances, resolutions or agreements.*
 - *The effect of the proposed amendment upon the financial feasibility of the comprehensive plan, and*
 - *Consistency with the applicable requirements of Chapter 163, Florida Statutes.*



Compliance with Land Development Code

Consistency with Comprehensive Plan and other relevant city ordinance, resolutions, or agreements:

- The proposed amendment to a residential future land use designation supports existing and future neighborhoods.
- Approved pre-annexation agreement states property owner must petition the city to redesignate the subject properties upon annexation.



Compliance with Land Development Code

Effect of the Proposed Amendment on the Financial Feasibility of the Comprehensive Plan:

- Adequate public facilities and services appear to be in place to serve the subject properties, and pre-annexation specifies that property owner shall construct and pay the costs of extending/connecting water and sewer lines.
- Any future residential development project can be expected to increase the level of property tax revenue generated from the subject properties.
- Overall, the proposed amendment may be expected to have a positive effect on the financial feasibility of the comprehensive plan.



Compliance with Land Development Code

Consistency with Applicable Requirements of Chapter 163, F.S.:

- Due to size of subject properties (less than 10 acres) and nature of amendment (future land use map amendment), Section 163.3187, F.S. considers the proposed amendment a “small scale comprehensive plan amendment.”
- Local government cannot exceed 120-acre limit for small scale amendments approved in a given calendar year.
 - This is the 2nd small scale amendment this calendar year (Fisherman’s Wharf).



Compliance with Land Development Code

Consistency with Applicable Requirements of Chapter 163, F.S.:

- Three provisions in Section 163.3177(6)(a) specify how amendments to future land use map are to be evaluated.
- Staff's review for compliance with the three statutory provisions is provided on pages 11-16 of the staff report.
- Based on staff's planning analysis, the proposed comprehensive plan amendment may be found in compliance with each of the three statutory provisions.

Summary Findings

1. ***Finding (Consistency with Comprehensive Plan or other Relevant City Ordinance, Resolution, or Agreement):*** *The proposed amendment may be found consistent with the comprehensive plan or other relevant city ordinances, resolutions, or agreements.*
2. ***Finding (Effect of the Proposed Amendment on the Financial Feasibility of the Comprehensive Plan):*** *The propose amendment may have a positive effect on the financial feasibility of the comprehensive plan.*
3. ***Finding (Consistency with Requirements of Chapter 163, F.S.):*** *The proposed amendment may be found in compliance with the applicable requirements of Chapter 163, F.S.*

SYHD LLC

Comprehensive Plan Amendment

Petition No. 16-02CP

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Comprehensive Plan Amendment Petition No. 16-02CP.

Stipulation: *the subject petition will be contingent upon approval of the concurrently processed Annexation (Petition No. 16-01AN).*

Zoning Map Amendment 16-06RZ

Petition Summary Information

Owner: SHYD LLC

Agent: Greg Roberts, Klingbeil & Roberts, P.A.

Parcel ID s#: 0404-05-0002, 0404-12-0001, and 0404-12-0002 **Parcel Size:** 19.39+ acres

Existing Zoning District: Sarasota County Open Use Estate 2 (OUE-2)

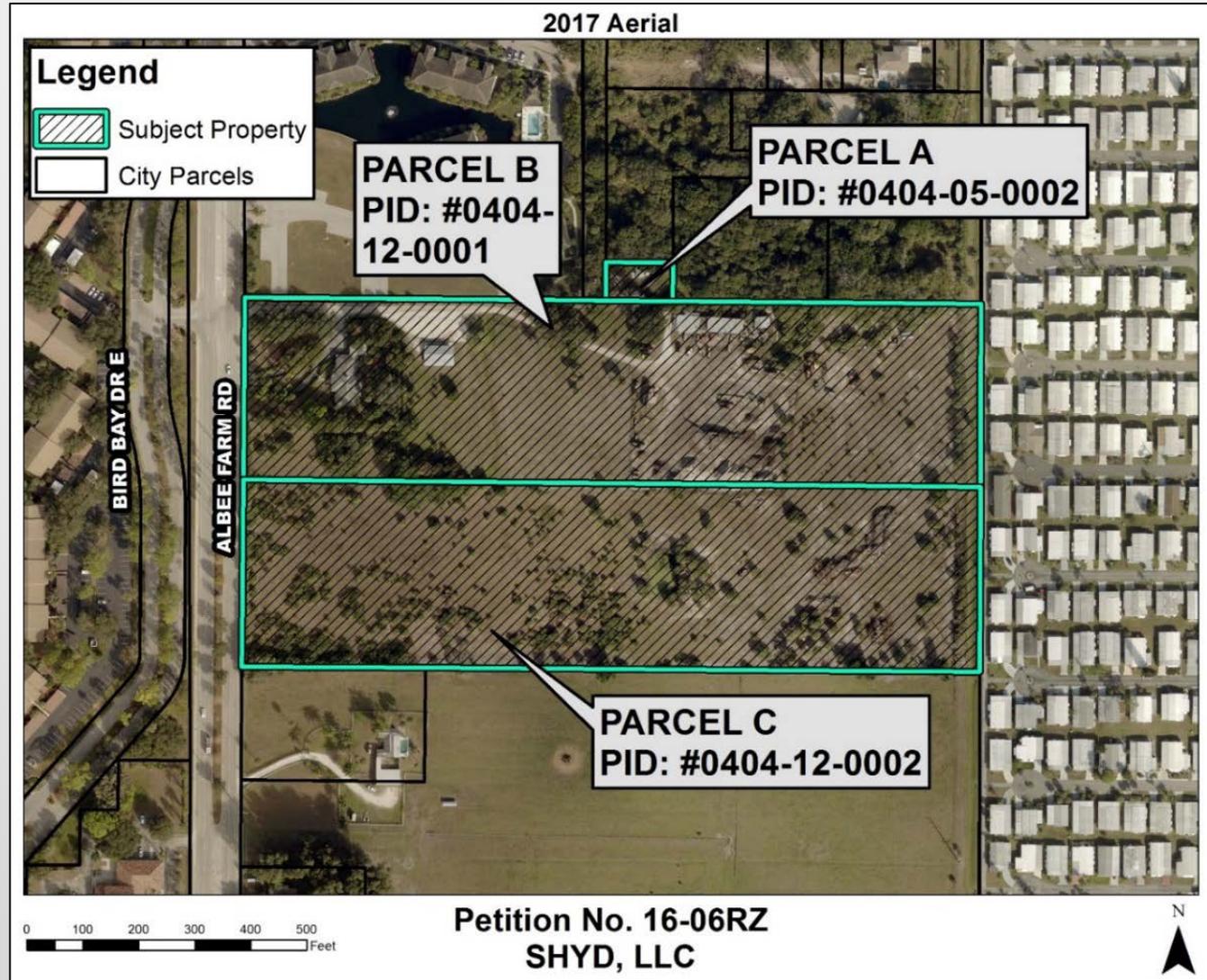
Proposed Zoning District: City of Venice Residential, Multiple-Family 3 (RMF-3)

Concurrent Applications: Annexation Petition 16-01AN
Comprehensive Plan Amendment 16-02CP

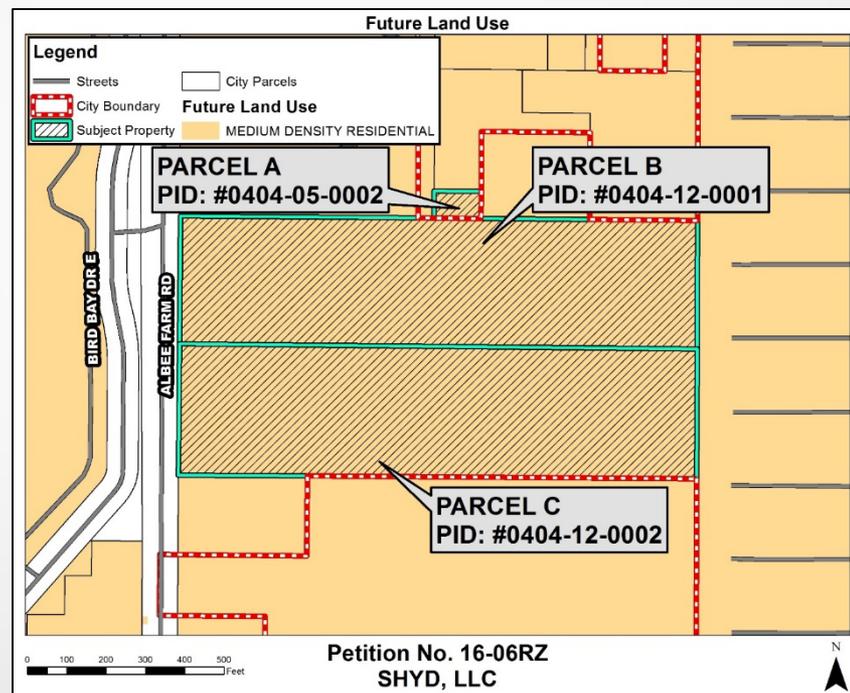
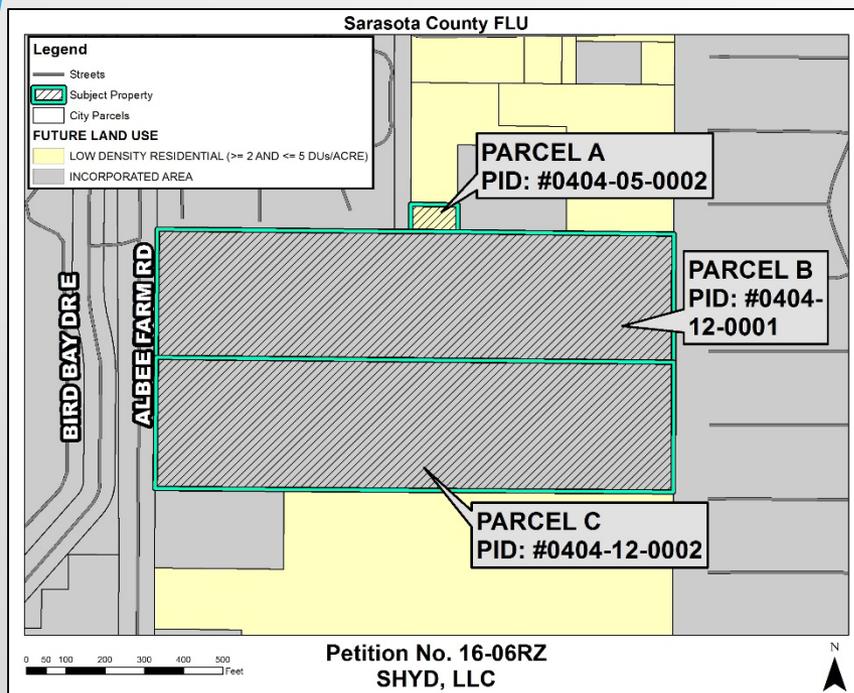
Proposed Stipulation: If approved, the subject petition is contingent upon approval of the concurrently processed Annexation (Petition No. 16-01AN) and Comprehensive Plan Amendment (16-02CP) petitions.

Technical Review Committee (TRC): The subject petition has been reviewed by the TRC and compliance with all regulatory standards applicable to the subject petition has been confirmed.

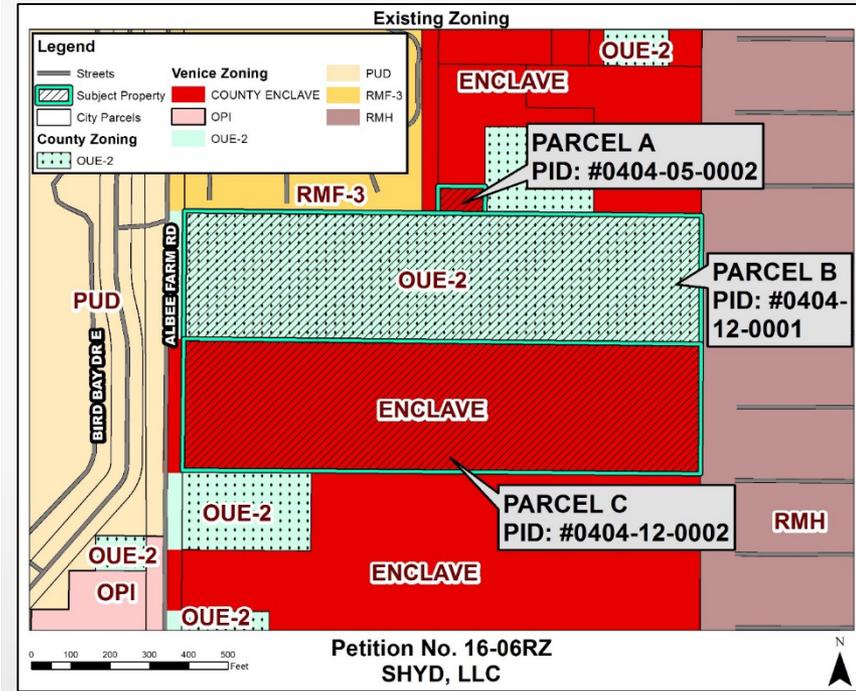
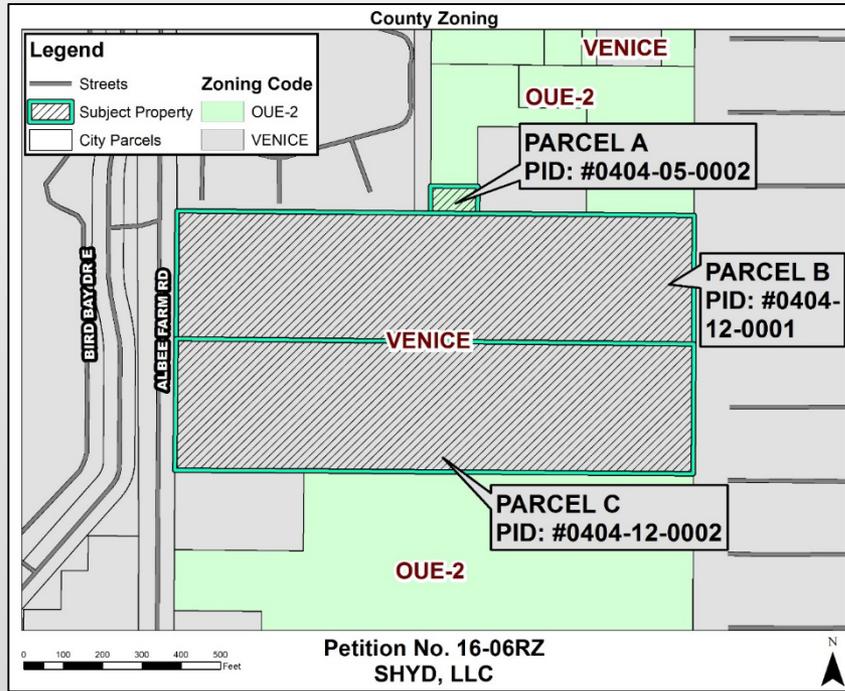
Aerial Photograph



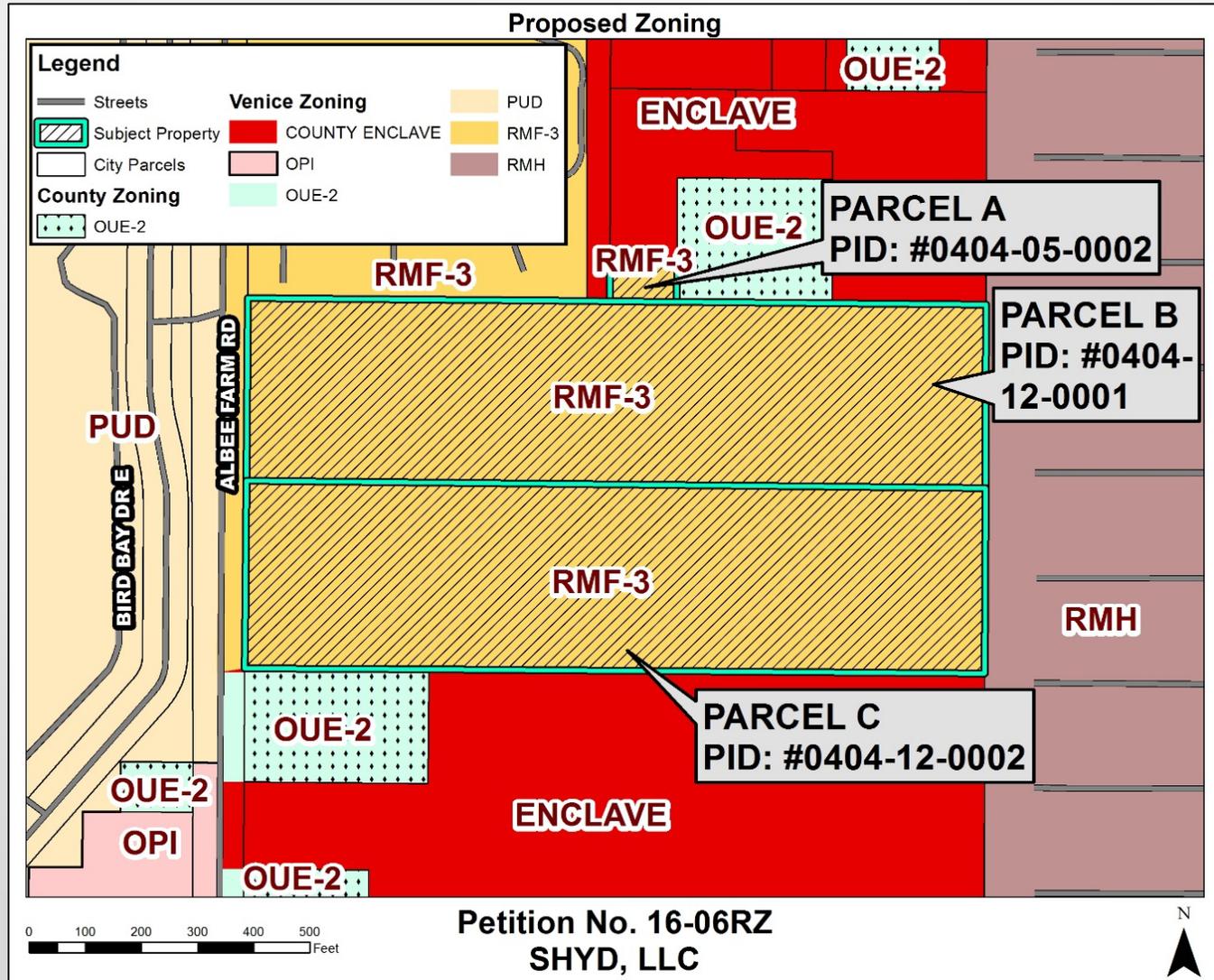
Existing and Proposed Future Land Use Maps



Existing Zoning Maps



Proposed Zoning Map





Planning Analysis

- Comparison of existing and proposed zoning map designations.
- Consistency with the Venice Comprehensive Plan.
- Concurrency Review.
- Compliance with Land Development Code.

Comparison of Existing and Proposed Zoning Designations

	Designation	Maximum Gross Intensity/Density	Total Dwelling Units/Acre (19.39± Acres)
Existing Zoning	Sarasota County OUE-2	1 dwelling unit per 2 acres	10 dwelling units
Proposed Zoning	City of Venice RMF-3	13 dwelling units per acre	252 dwelling units
Existing Future Land Use Designation	Sarasota County Low Density Residential (Parcels A and C)	Less than 2 dwelling units per acre	Less than 39 dwelling units
	City of Venice Medium Density Residential (Parcel B)	5.1 to 13 dwelling units per acre	99 to 252 dwelling units
Proposed Future Land Use Designation	City of Venice Medium Density Residential (All Three Parcels)	5.1 to 13 dwelling units per acre	99 to 252 dwelling units



Planning Analysis

Consistency with the Comprehensive Plan:

- City's future land use map shows designation of Medium Density Residential for all three parcels in anticipation of annexation.
- Proposed RMF-3 zoning designation has a maximum residential density of 13 dwelling units per acre, consistent with Medium Density Residential future land use designation.



Planning Analysis

Consistency with the Comprehensive Plan:

- Policy 8.2 requires compatibility evaluation based on the following:
 - Land use density and intensity.
 - Building heights and setbacks.
 - Character or type of use proposed.
 - Site and architectural mitigation design techniques



Planning Analysis

Consistency with the Comprehensive Plan:

- Policy 13.1 requires a positive finding for max. density:
 - Protection of single-family neighborhoods from the intrusion of incompatible uses.
 - Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
 - The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current comprehensive plan.
 - Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.



Planning Analysis

Consistency with the Comprehensive Plan:

- Mitigation techniques of Policy 8.2:
 - Providing open space, perimeter buffers, landscaping and berms.
 - Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
 - Locating road access to minimize adverse impacts.
 - Adjusting building setbacks to transition between different uses.
 - Applying step-down or tiered building heights to transition between different uses.
 - Lowering density or intensity of land uses to transition between different uses. (County mitigation includes “increasing lot sizes”).



Planning Analysis

Concurrency Review:

- City's Technical Review Committee (TRC) reviewed proposed annexation for potential impacts on city services and facilities.
- Based on this review, it appears adequate public facilities are available to accommodate the proposed annexation.
- Additional review for concurrency will be required prior to development of the subject properties.



Planning Analysis

Compliance with Land Development Code:

- Applicable rezone considerations provided in Code Section 86-47(f):
 - The applicant addressed each consideration in their submittal and a staff comment was provided for each consideration when appropriate in the staff report.



Summary Findings

1. ***Finding (Consistency with Comprehensive Plan):*** *The proposed rezoning may be found consistent with the policies of the city comprehensive plan.*
2. ***Finding (Concurrency):*** *It appears adequate public facilities available to accommodate the proposed rezoning.*
3. ***Finding (Compliance with the Land Development Code):*** *The proposed rezoning may be found consistent with each of the rezoning considerations contained in Section 86-47(f)(I)a-p of the Land Development Code.*

SYHD LLC

Zoning Map Amendment

Petition No. 16-06RZ

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation to City Council on Zoning Map Petition No. 16-06RZ.

***Stipulation:** the subject petition will be contingent upon approval of the concurrently processed Annexation (Petition No. 16-01AN) and Comprehensive Plan Amendment (Petition No. 16-02CP).*