

Rustic Road

Annexation Petition No. 18-02AN

Project Owner and Agent:

Owners: Multiple

Applicant: Rustic Road Partners, LLC

Agent: Jeffery Boone, Esq., Boone Law Firm



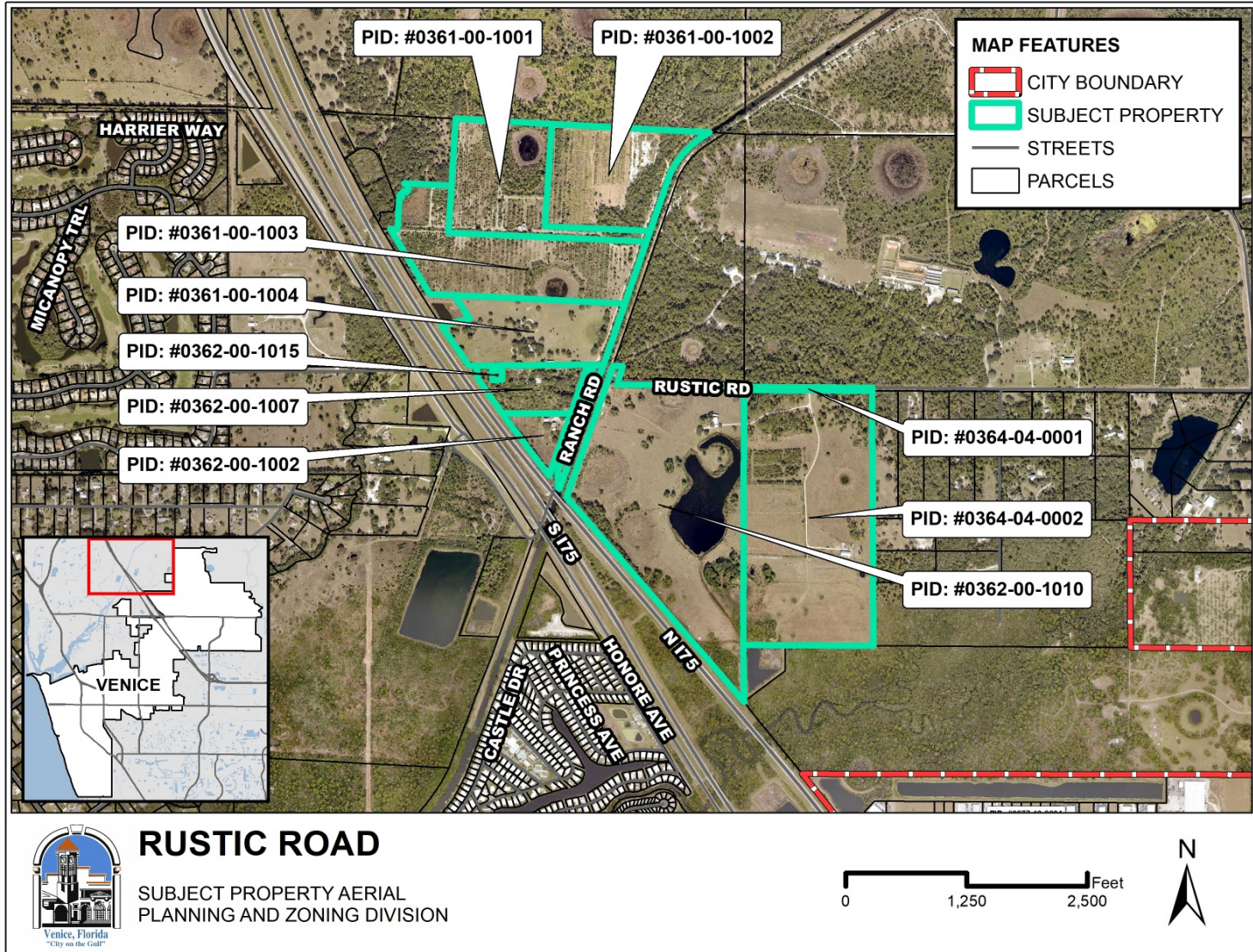
We serve with PRIDE

Annexation Petition

Rustic Road

PETITION NO.:	18-02AN
REQUEST:	The annexation of approximately 318.7± acres located within Area 1 of the Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA) between the City and the County as depicted on the City's future land use map.
GENERAL DATA	
Owner:	Multiple Owners Agent: Jeffery Boone, Esq., Boone Law Firm
General Location:	East of I-75 and North and South of Rustic Rd. Parcel ID's: Multiple
Property Size:	318.7+ acres
Future Land Use:	Sarasota County Rural
Proposed Future Land Use:	City of Venice Mixed Use Residential (MUR) – Petition No. 18-02CP
Comp Plan Neighborhood:	Knights Trail Neighborhood
Existing Zoning:	Sarasota County Open Use Estate-1 (OUE-1)
Proposed Zoning:	City of Venice Planned Unit Development (PUD) – Petition No. 18-07RZ

Aerial Photograph



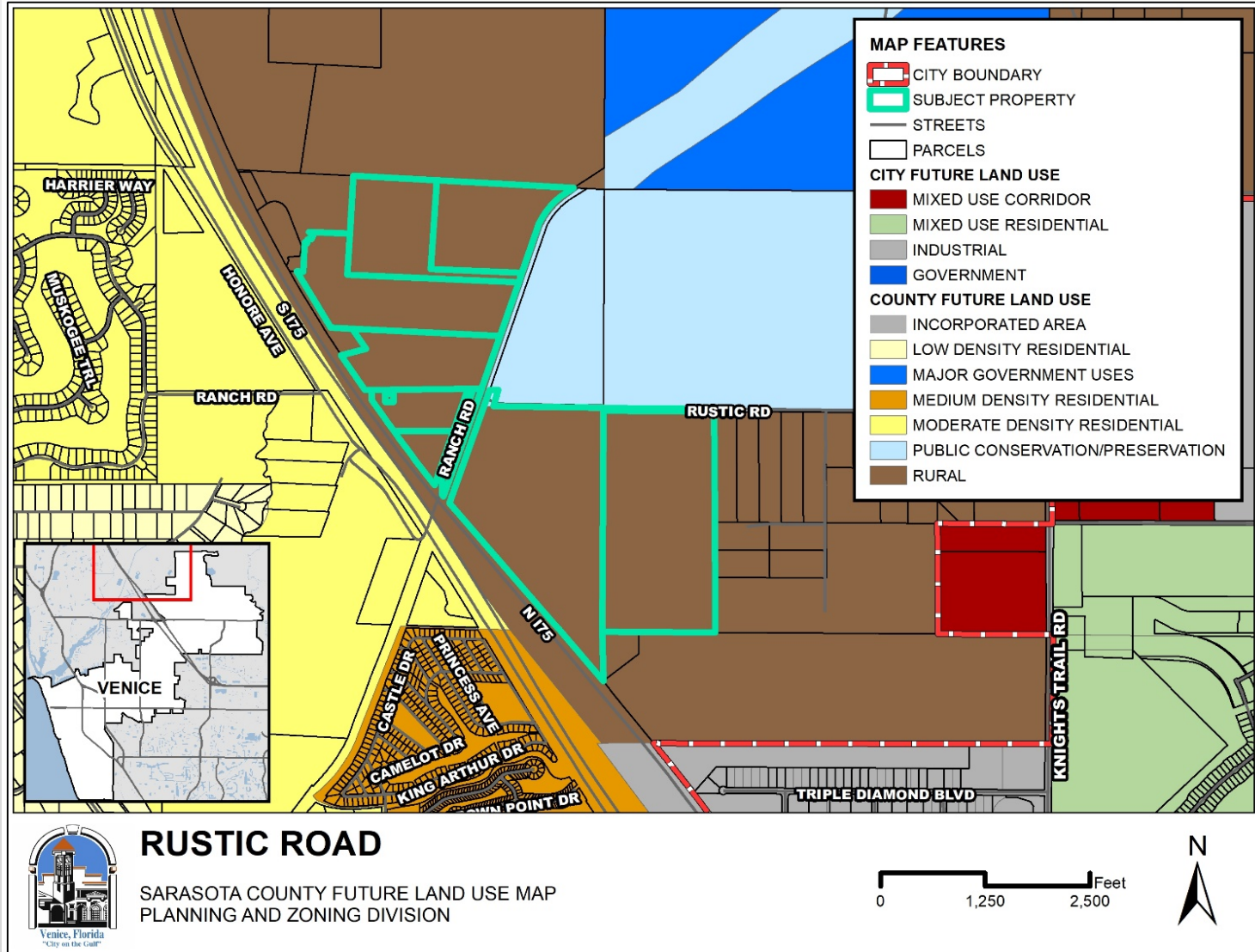
Photographs of the Site



Surrounding Property Information

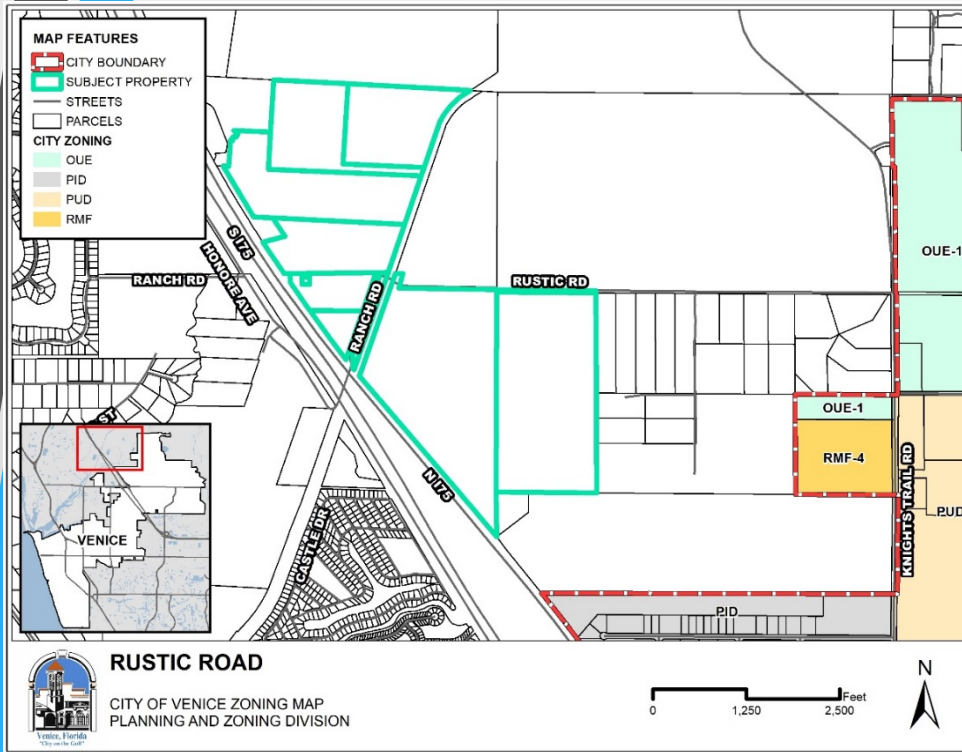
Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	Agricultural and Public Conservation/Preservation	Sarasota County OUR and OUE-1	Sarasota County Public Conservation/Preservation and Rural
East	Agricultural, Residential and Gun Range	Sarasota County GU and OUE-1	Sarasota County Public Conservation/Preservation and Rural
South	I-75 and Agricultural	Sarasota County OUE-1	Sarasota County Rural
West	I-75 and Agricultural	Sarasota County OUE-1	Sarasota County Moderate Density Residential

Future Land Use Map

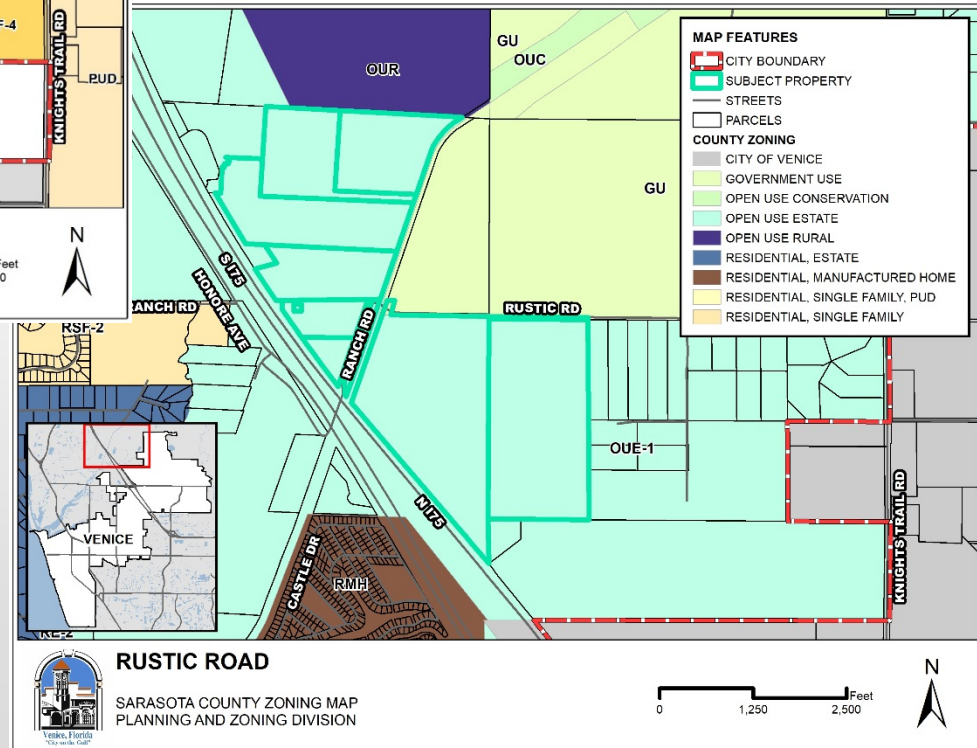


Existing Zoning Map

City of Venice



Sarasota County



Coordination with Sarasota County

- Property is located within JPA Area 1 and eligible for annexation
- City shall notice the County of any annexation within 20 days of the application
 - Application date: November 9, 2018
 - County notified: November 16, 2018
- JPA provides the following language:
 - *County will not challenge, administratively, judicially, or otherwise, any annexations by the City that annex lands within the Potential Annexation Areas unless the annexed property is not contiguous, as defined in Chapter 171, Florida Statutes, to a City boundary, not compact, or cannot be adequately and reasonably served by police and fire services, or is inconsistent with this Agreement.*

Financial Feasibility Analysis

FINANCIAL FEASIBILITY-RUSTIC ROAD ANNEXATION

	Units	Avg Taxable\$	Ad Valorem Per Unit	Utility Fees Per Unit	Impact Fees Per Unit
SF	700	\$ 300,000.00	\$ 1,283.40	\$ 7,729.00	\$ 11,738.00
MF	300	\$ 200,000.00	\$ 945.60	\$ 3,445.00	\$ 7,681.00
Total SF			\$ 898,380.00	\$ 5,410,300.00	\$ 8,216,600.00
Total MF			\$ 283,680.00	\$ 1,033,500.00	\$ 2,304,300.00
Total Annual Ad Valorem			\$ 1,182,060.00		
Total Utility Connection Fees				\$ 6,443,800.00	
Total Impact Fees					\$ 10,520,900.00

Additional Annual Revenues to the City will result from Communication Service Tax, Insurance Premium Taxes, Utility Service Taxes, Franchise Fees, Water and Sewer Fees, and other License and Permitting Fees

Planning Analysis

Consistency with Chapters 163 and 171 Florida Statutes:

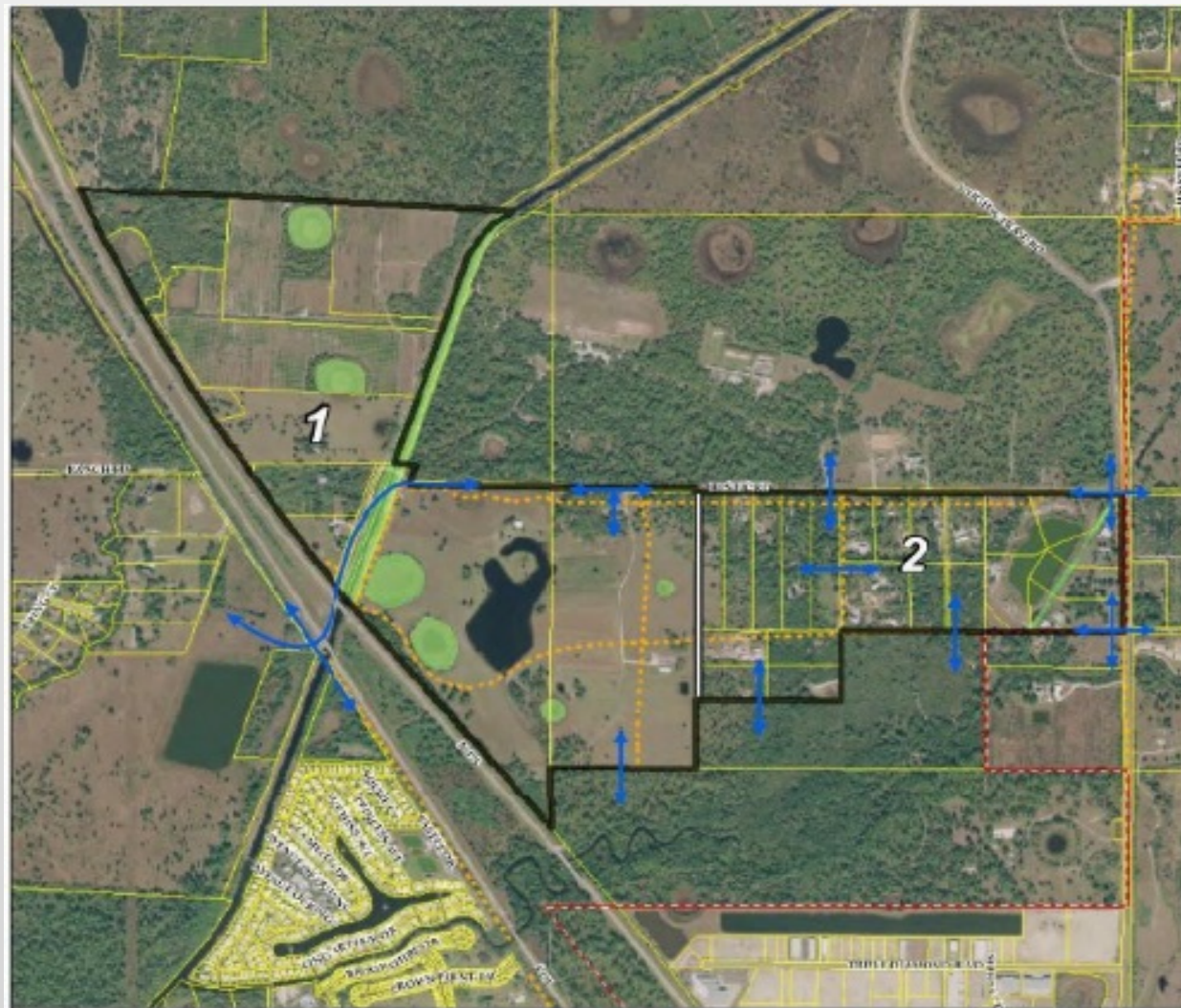
- Subsection 163.3171(3) F.S. provides for the adoption of joint planning agreements to allow counties and municipalities to exercise jointly the powers granted under the Community Planning Act and Chapter 171, F.S.
- The City and County executed the JPA/ILSBA originally in 2007 and have agreed to amendments of the document multiple times with the most recent amendment at the end of 2018.
- Consistent with the identified statutes, the JPA/ILSBA provides the procedure for coordination of the annexation of land into the City.

Planning Analysis

Comprehensive Plan Consistency:

- The JPA/ILSBA in the Comprehensive Plan guides the process of annexation.
 - Property proposed for annexation must be “contiguous” and “compact”.
 - “Contiguous” means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality.
 - “Compact” *means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns. Any annexation proceeding in any county in the state shall be designed in such a manner as to ensure that the area will be reasonably compact.*

JPA Area 1



City of Venice

Map FLUM-15
Rustic Road Neighborhood
(JPA/LSBA Area No. 1)



Joint Planning Area

Venice City Limits, 2010

Parcels

== Subarea Delineation

- Utility Corridor*

Conservation/Open Space*

→ Pedestrian/Vehicular Connectivity*

^aConceptual features based on JPA Maps, April 2007.

FOR FULL POLICY LANGUAGE, PLEASE SEE POLICY 18.1 AND POLICY 18.2 OF THE FUTURE LAND USE & DESIGN ELEMENT.

City of Venice Comprehensive Plan
Adopted 06/01/2011 ORD No. 240-08
AMD No. City of Venice 30-HER

Source: City of Venice (2010); City of Venice Planning & Zoning Department, 2013.



JPA Area 1

Uses	Density	Intensity	Open Space Requirements
<ul style="list-style-type: none"> Residential Retail Office Space Industrial Manufacturing 	<p><u>Subarea No. 1:</u> 5-9 units per acre, calculated on a gross acreage basis.</p> <p><u>Subarea No. 2:</u> Up to 5 units per acre, calculated on a gross acreage basis.</p>	<ul style="list-style-type: none"> Up to 50% of the acreage non-residential Shall not exceed a Floor Area Ratio of 2.0 for the gross acreage Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet commercial space, gross acreage. 	<p>At least 34.2 gross acres shall be conservation / open space.</p>

Planning Analysis

Comprehensive Plan Consistency

- Knights Trail Neighborhood
 - **LU-4.1.1 Transitional Language:** Policy 8.2 Land Use Compatibility
 - Land use density and intensity
 - Building heights and setbacks
 - Character or type of use proposed
 - Site and architectural mitigation design techniques
 - Considerations to determine compatibility
 - 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 non-conforming 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

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.

Planning Analysis

Consistency with the Land Development Code

- City Council shall certify the proposal for annexation (including any proposed collateral agreement in that regard) to the Planning Commission.
 - Planning Commission shall consider the proposal in relation to its established comprehensive plan for city-wide development and control or by applying such other criteria as may have been established under its own rules and procedures.
 - Planning Commission shall recertify the proposal to the City Council with its recommendation for approval, rejection or modification in whole or in part.

Provision of Services

The following review agencies have reviewed the following public facilities: water, sewer, solid waste, stormwater/drainage and transportation.

Finding of Fact (service provision):

Based on the TRC review and analysis, if the property is approved for annexation, evaluation of provision of services will take place with each subsequent development petition to ensure the adopted levels of service are maintained.



Planning Commission Determination:

Upon review of the petition and associated documents, State Statute, 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 take action of Annexation Petition No. 18-02AN.