

### **Project Narrative: City Initiated Parcels**

The subject parcels are of varying acreages and locations within the city limits of Venice. These parcels have different future land use designations. The applicant in these requested amendments is the City of Venice. The applicant is seeking changes to the Future Land Use designations of multiple parcels within the City of Venice. This application is being put forth by the City in order to correct outdated land use categories for the subject properties that do not match the existing land uses. The proposed Comprehensive Plan Amendment seeks formally adopt the subject properties into the City of Venice 2017-2027 Comprehensive Plan.

The Comprehensive Plan Future Land Use Map designations proposed for these parcels, with the exception of the SHYD parcels, as explained below, will more accurately reflect the current uses of the properties. None of the proposed designations should bring incompatible development into those areas. In fact, with the exception of SHYD, the subject parcels are already developed and have had their current uses for some time.

SHYD parcels: City Council approved a Comprehensive Plan Amendment for the SHYD properties to the 2010 Comprehensive Plan on January 23, 2018. Due to issues with the timing of the City's Comprehensive Plan approval process with the state of Florida, the SHYD Comprehensive Plan Amendment petition did not change the subject properties' Future Land Use designations in the 2017-2027 Comprehensive Plan. This petition will amend the adopted 2017-2027 Comprehensive Plan to include the SHYD parcels and their approved designation.

#### **SHYD Timeline of Petitions/Approvals**

- November 4, 2016: Property owner applied for Comprehensive Plan Amendment to the 2010 Comprehensive Plan
- November 28, 2017: City Council approved the 2017-2027 Comprehensive Plan
- January 9, 2018: First reading of SHYD, LLC Comprehensive Plan Amendment before City Council
- January 12, 2018: End of DEO appeal period for the adoption of the 2017-2027 Comprehensive Plan
- January 23, 2018: Second reading of SHYD, LLC Comprehensive Plan Amendment, City Council approved