
ZONING MAP AMENDMENT

PROJECT NARRATIVE

Oaks at Venice

The subject property consists of two adjacent parcels at unaddressed locations situated east of Albee Farm Road in Nokomis, Sarasota County, Florida, as more specifically identified by parcel identification numbers 0404-05-017 (“Parcel 1”) and 0404-05-0003 (“Parcel 2”), (Parcel 1 and Parcel 2 referred to together as the “Property”). Parcel 1 is 1.43 (+/-) acres and Parcel 2 is 1.38 (+/-) acres; together the Property totals approximately 2.81 acres.

Parcel 1 is currently located in unincorporated Sarasota County and is subject to concurrently filed Annexation and Comprehensive Plan Amendment applications. Parcel 1 currently has the Sarasota County zoning designation of OUE-2 and Sarasota County FLU designation of Low Density Residential; however, its concurrent Annexation application seeks incorporation into City jurisdiction and its concurrent Comprehensive Plan Amendment application seeks the Medium Density Residential FLU designation. Parcel 2 currently has the County zoning designation of OUE-2 and City FLU designation of Medium Density Residential.

Through this Zoning Map Amendment, the Applicant is proposing to amend Parcel 1 and Parcel 2’s zoning designation to RMF-3. The Applicant is ultimately seeking to develop the Property together with three (3) other adjacent/connecting parcels, all of which presently have the RMF-3 zoning designation and Medium Density Residential FLU designation, as a multi-family residential project. This Zoning Map Amendment application along with the concurrently filed Annexation and Comprehensive Plan Amendment applications would provide all five of these parcels with the same FLU and zoning designations.

As specified requested in the Zoning Map Amendment application document, the Applicant’s responses to the decision criteria of Section 1.7.4 of Ch. 87 of the City’s code has been set forth in a separate document.

The proposed zoning designation of RMF-3 is compatible with the surrounding neighborhood and area in which the Property is located, and thereby compliant with all such considerations under the Comprehensive Plan and LDR. The proposed zoning designation of RMF-3 is otherwise compliant with the City Land Development Regulations (LDRs), applicable provisions of the Florida Statutes, the City Comprehensive Plan, and all other relevant City ordinances, codes, and resolutions.