



23-27AN

Oaks at Venice

OWNER: DOUGLAS G. ANDREWS

AGENT: ANNETTE BOONE, ESQ.

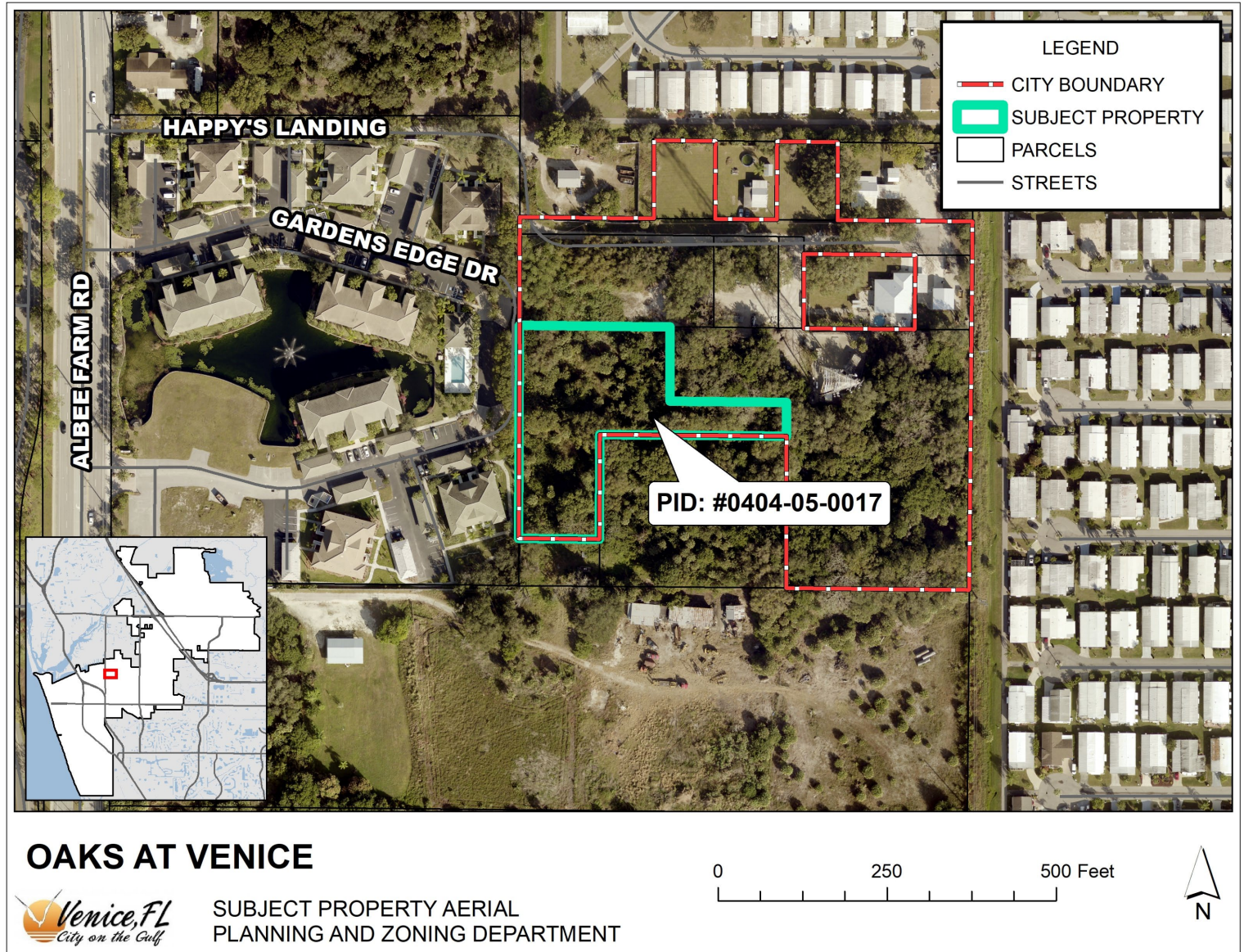
General Information

Address:	Unaddressed enclave east of Albee Farm Road
Request:	Annexation of 1.43 ± acres into the City's jurisdiction
Applicant:	The Oaks at Venice, LLC
Owner:	Douglas G. Andrews
Agent:	Annette Boone, Boone Law Firm
Parcel ID:	0404050017
Parcel Size:	1.43 ± acres
Future Land Use:	Sarasota County Low Density Residential
Zoning:	Sarasota County Open Use Estate 2
Comprehensive Plan Neighborhood:	Pinebrook Avenue
Application Date:	April 19, 2023
Associated Petitions:	23-28CP, 23-29RZ

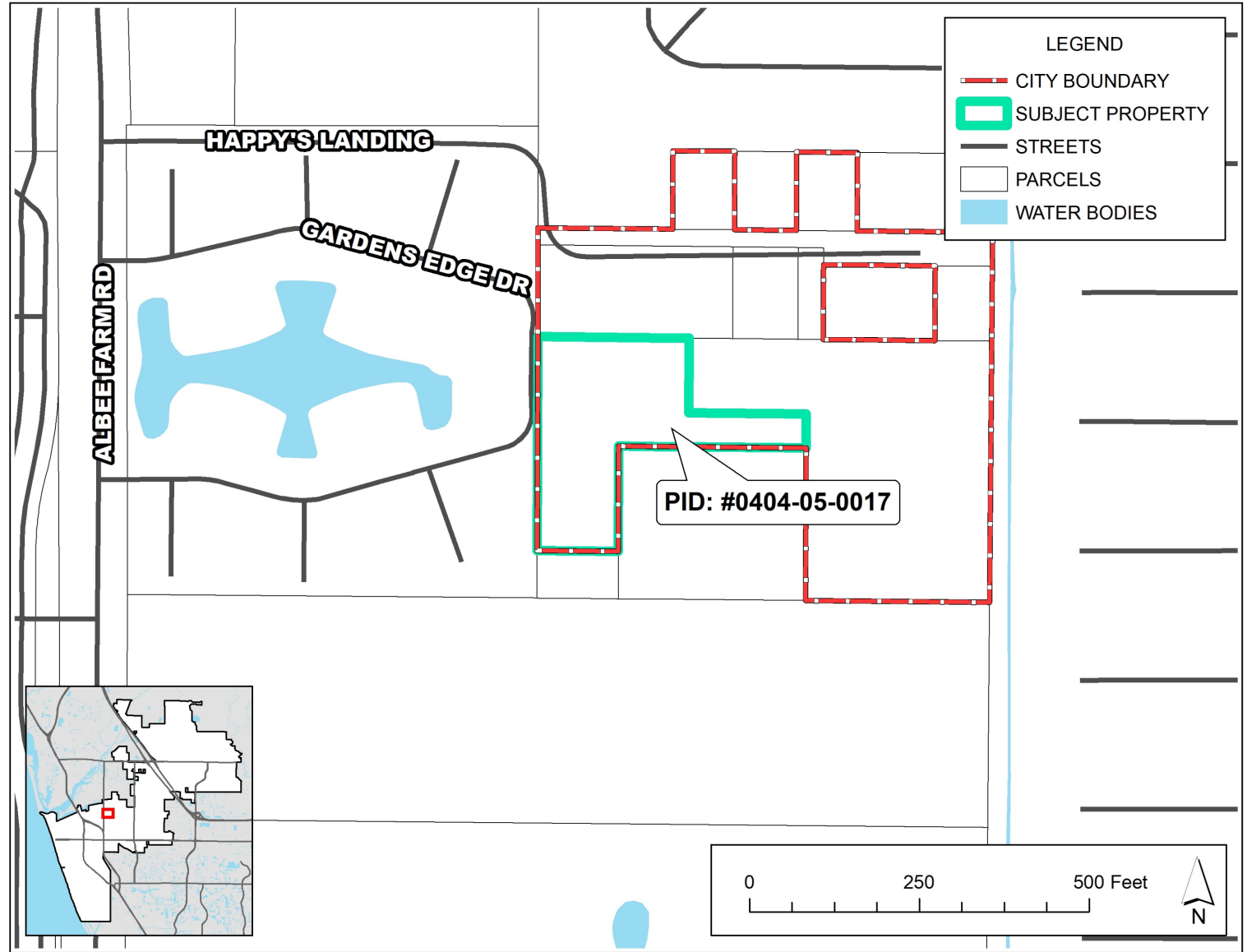
Project Description

- Annexing 1.43 acres designated as an enclave
 - Applicant intends to develop a multifamily project
- Associated Comprehensive Plan Petition 23-28CP and Rezoning Petition 23-29RZ filed concurrently

Aerial Map

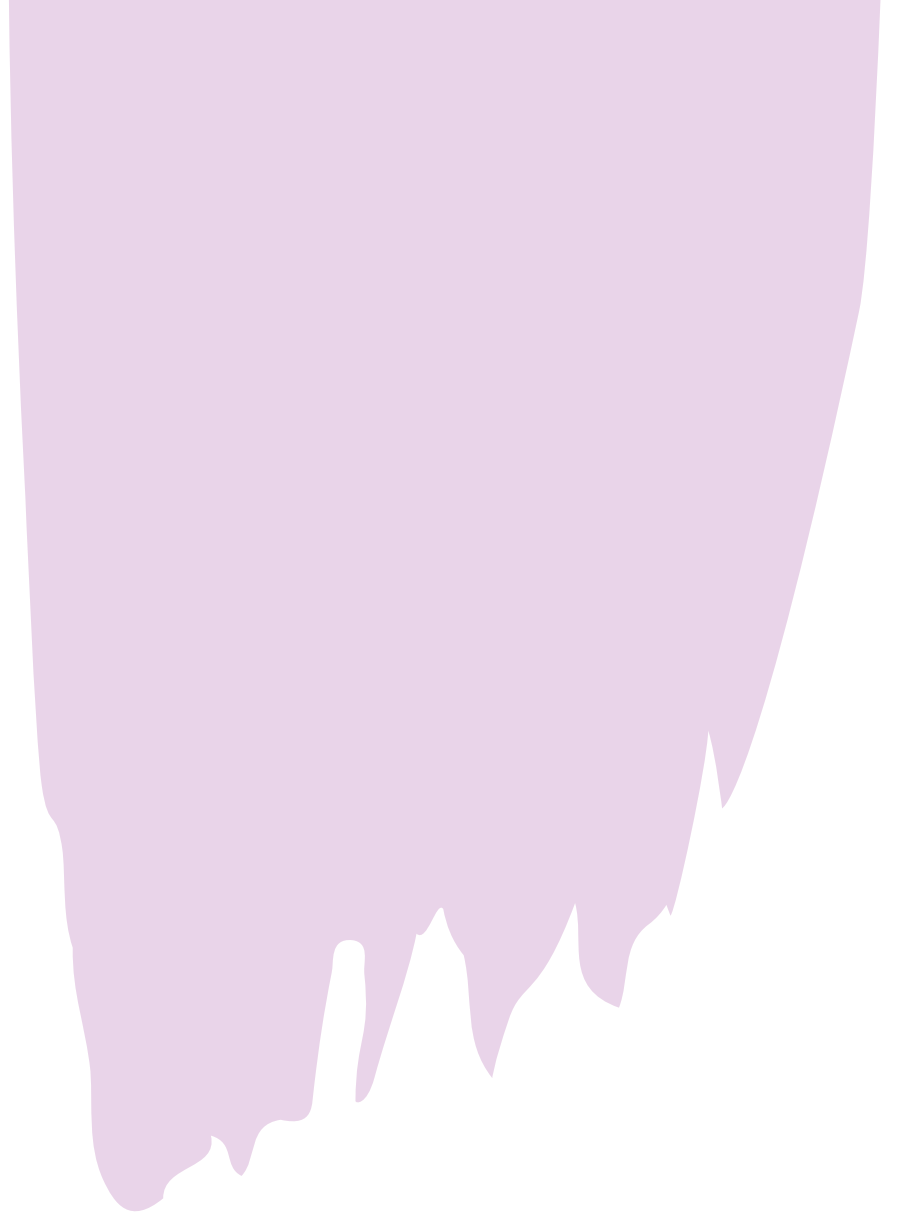


Location Map

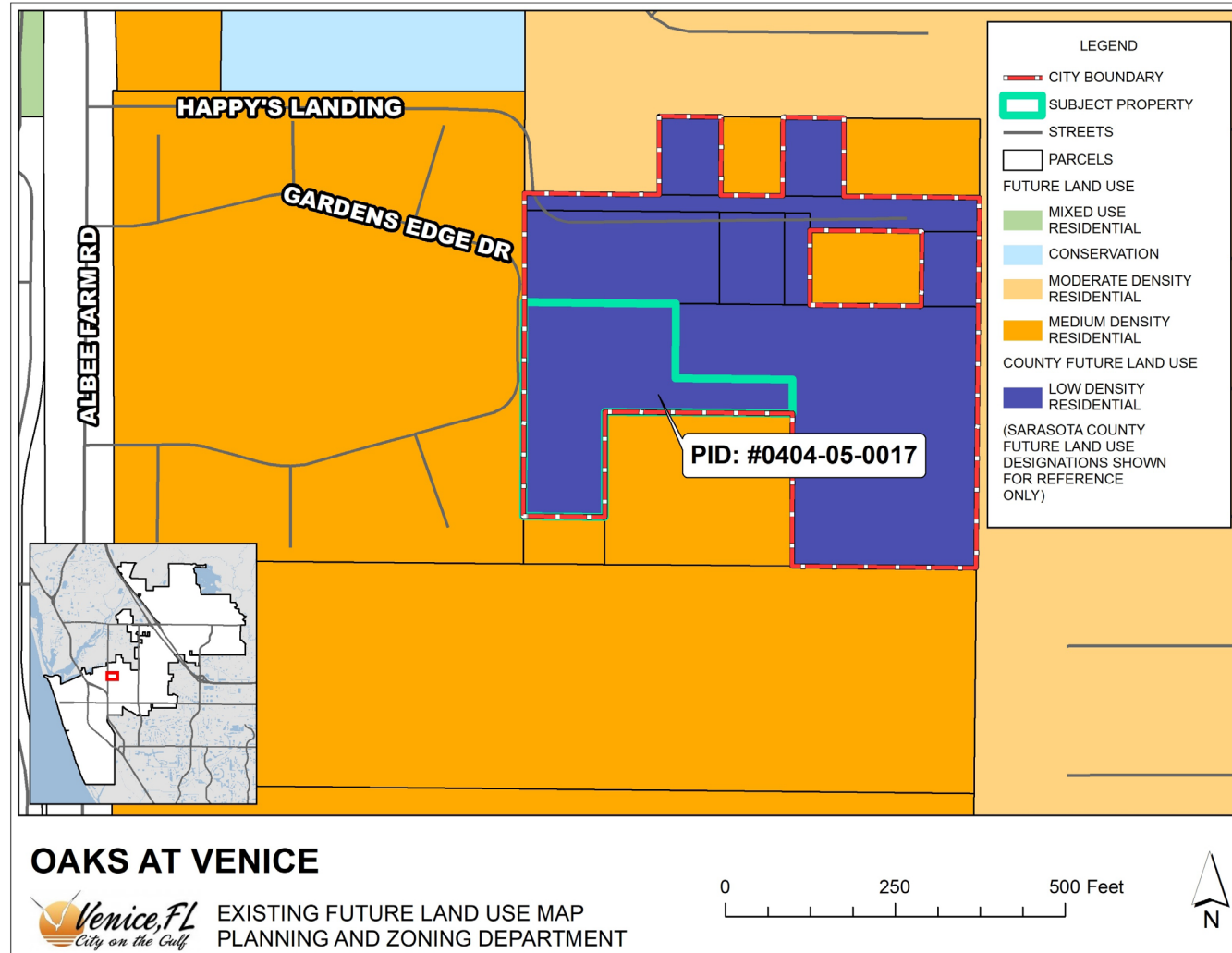


Existing Conditions

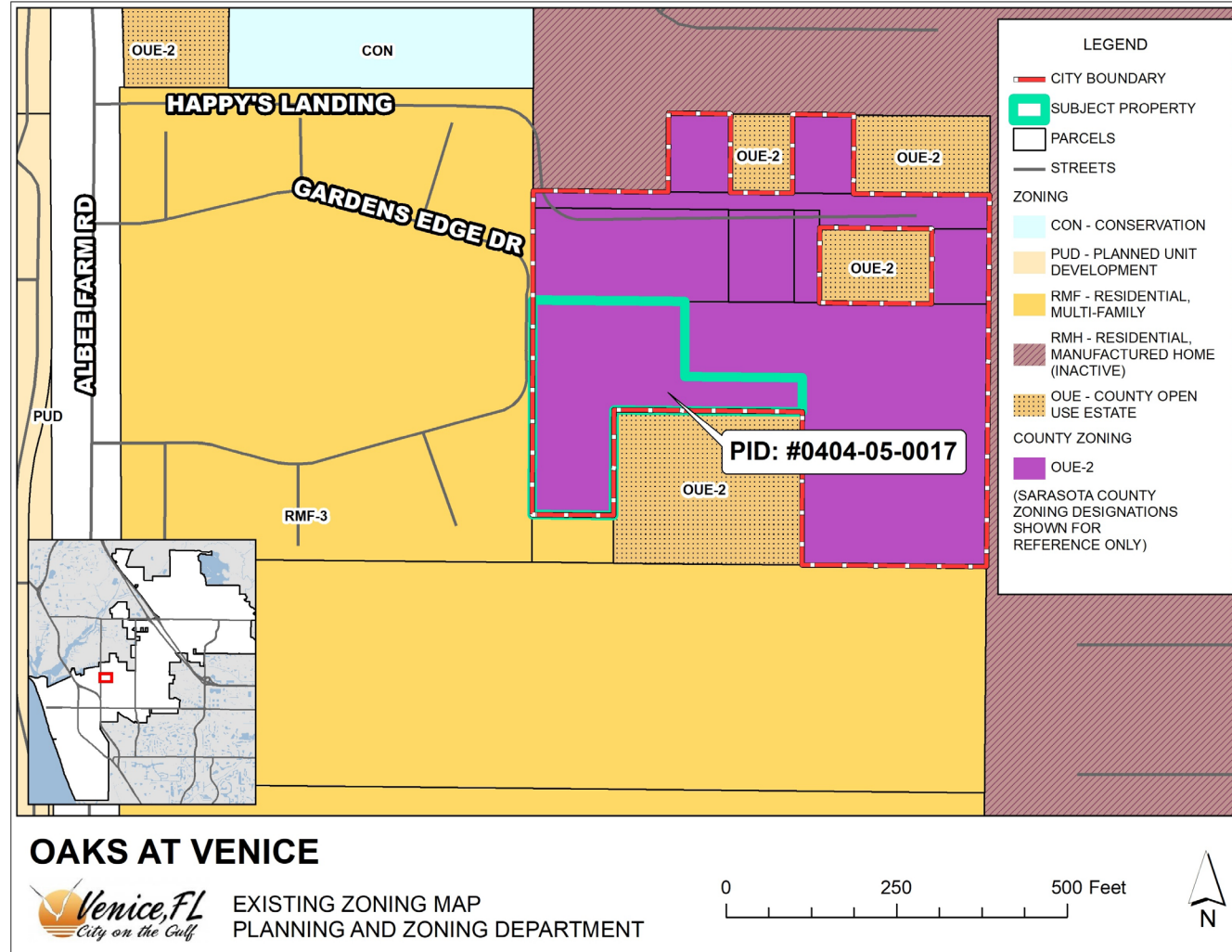
FUTURE LAND USE MAP, ZONING
MAP, SITE PHOTOS, SURROUNDING
LAND USES



Future Land Use Map



Zoning Map



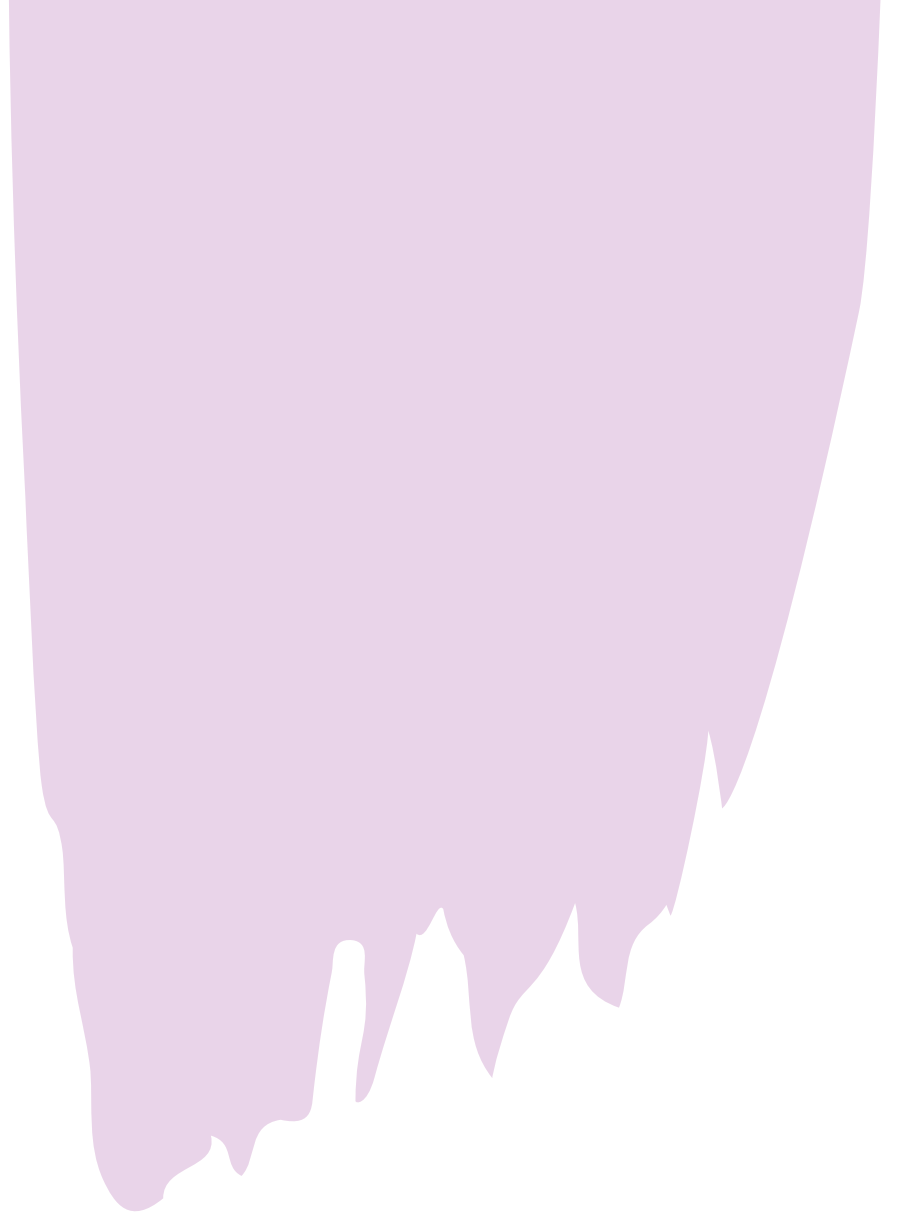


Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential	Sarasota County Open Use Estate 2 (OUE-2)	Sarasota County Low Density Residential
South	Residential	OUE-2 & City of Venice Residential Multi-Family 3 (RMF-3)	Sarasota County and City of Venice Medium Density Residential
East	Residential	OUE-2	Sarasota County Low Density Residential
West	Residential	RMF-3	City of Venice Medium Density Residential

Planning Analysis

COMPREHENSIVE PLAN
CONSISTENCY, LAND DEVELOPMENT
CODE COMPLIANCE,
CONCURRENCY/MOBILITY



Consistency with the Comprehensive Plan

- The Comprehensive Plan includes the JPA/ILSBA
- The property is not contained within a JPA area
 - No density/intensity limits or other requirements that would apply
- The JPA/ILSBA indicates that the City may annex lands as long as the land is contiguous to the municipal boundaries of the City, as defined in Chapter 171, Florida Statutes. The area to be annexed should also be compact.
 - The subject property is reasonably compact and is itself an enclave, which would be resolved through annexation
- The current FLU is a Sarasota County designation
 - No existing uses on the property that would be nonconforming with either the existing or proposed FLU designation

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):

- Analysis has been provided to determine consistency with the Chapters 163 and 171 of the Florida Statutes, the Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA) between the City and County. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code

- The City's LDC in Code Section 87-1.4.2 provides instruction regarding annexation of land, indicating that in order to approve a petition for annexation, the Planning Commission and City Council must find that an application for annexation demonstrates:
 1. Consistency with state statute regarding annexation;
 2. Contiguosness and compactness of the property;
 3. That the annexation does not create an enclave;
 4. That the property is included in the annexation areas of the JPA/ILSBA or has been determined to be an existing enclave;
 5. That the property has access to a public right-of-way; and
 6. That a pre-annexation agreement addresses existing uses and any other relevant matters has been executed.

Pre-Annexation Agreement

Heard initially on
August 22

Continued to
September 12

Continued again
to October 10

Must be approved
before Council
takes action on
this petition

Conclusions / Findings of Fact (Compliance with the Land Development Code):

- The subject petition complies with all applicable Land Development Code requirements.

Conclusion

- Upon review of the petition, Florida Statutes, the Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for Planning Commission to make a recommendation to City Council on Annexation Petition No. 23-27AN.