
ANNEXATION

PROJECT NARRATIVE

Laurel Road Assemblage East

The subject property consists of three (3) adjacent parcels with the addresses of 1101 Twin Laurel Blvd. (“Parcel 1”), 1099 Twin Laurel Blvd. (“Parcel 2”), and 2399 Laurel Road E. (“Parcel 3”), all located in Nokomis, Sarasota County, Florida 34275 (collectively referred to as the “Property”). The Property totals 10.95 (+/-) acres.

The Property is suitable for annexation pursuant to Ch. 171, Florida Statutes, and the City’s Comprehensive Plan, as evidenced by the following:

- The Property is identified in the JPA/ILSBA as a potential annexation area and is specifically located within the Laurel Road Mixed Use (Area No. 5) thereof.
- The Property is contiguous to the City of Venice, reasonably compact, and its annexation into City boundaries will not result in the creation of enclaves.
- Upon the City’s preparation and delivery of the required Petition for Annexation, the owner of the Property will execute same.
- Pursuant to City procedure, the Applicant and/or owner of the Property will negotiate and enter into a Pre-Annexation Agreement with the City.
- The Applicant has filed with this Annexation application concurrent Comprehensive Plan Amendment (“CPA”) and Zoning Map Amendment (“ZMA”) applications. The concurrently filed CPA application will seek to amend the City’s Future Land Use (“FLU”) Map so that the Property may have an appropriate City FLU designation following its annexation.
- Following a methodology meeting with the City, the Applicant will prepare and provide a transportation analysis for the Property.

The Property satisfies Policy 8.2 of the City’s Comprehensive Plan, as detailed below with the Applicant’s responses provided in **blue bold text**:

Policy 8.2 Land Use Compatibility Review Procedures.

Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

A. Land use density and intensity.

- B. Building heights and setbacks.
- C. Character or type of use proposed.
- D. Site and architectural mitigation design techniques.

In response to items A.-D.: The considerations set forth in items A.-D. are not all materially applicable to the annexation stage; however, the proposed annexation complies with the JPA/ILSBA and Comprehensive Plan, and therefore development of the Property will proceed in a manner that ensures compatibility with the existing neighborhood. All such considerations will be further evaluated and appropriately addressed at the time of rezoning and development plan proposal.

Considerations for determining compatibility shall include, but are not limited to, the following:

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
- G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

In response to items E.-H.: Again, the considerations set forth in items E.-H. are not all materially applicable to the annexation stage; however, the proposed annexation complies with the JPA/ILSBA and Comprehensive Plan, and therefore development of the Property will proceed in a manner that ensures compatibility with the existing neighborhood. All such considerations will be further evaluated and appropriately addressed at the time of rezoning and development plan proposal.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

- I. Providing open space, perimeter buffers, landscaping and berms.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
- K. Locating road access to minimize adverse impacts.
- L. Adjusting building setbacks to transition between different uses.
- M. Applying step-down or tiered building heights to transition between different uses.
- N. Lowering density or intensity of land uses to transition between different uses.

In response to items I.-N.: Again, the considerations set forth in items I.-N. are not all materially applicable to the annexation stage; however, the proposed annexation complies with the JPA/ILSBA and Comprehensive Plan, and therefore development of the Property will proceed in a manner that ensures compatibility with the existing neighborhood. All such considerations will be further evaluated and appropriately addressed at the time of rezoning and development plan proposal.