

**BAKER TRUST EWING DRIVE
ANNEXATION APPLICATION NARRATIVE**

Narrative

This is a proposed annexation of the property at 2327 Ewing Drive, Venice, Florida (Tax Parcel 0399090002) for proposed residential development on one parcel off Ewing Drive near the intersection with Jacaranda Boulevard.

The property is described as LOT 278 NORTH VENICE FARMS ACCORDING TO THE PLAT THEREOF FILED AND RECORDED AMONG THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA IN PLAT BOOK 2 PAGE 203 and contains approximately 7.43 acres (+/-) acres and is located at 2327 Ewing Drive, Venice, Florida (Tax Parcel 0399090002) in Sarasota County, Florida. The general area is reflective of a mix of primarily commercial, retail, office and higher intensity multifamily and single family uses. The proposed annexation is consistent with the Joint Planning Agreement between the City of Venice and Sarasota County that designates this parcel for 13 dwelling units per acre as part of Area 2B, Subarea 2.

A concurrent rezoning to RMF-3 and a small-scale Comprehensive Plan amendment to Medium Density Residential of the entire site is proposed.

The existing site has been previously disturbed during the course of its use with a home and accessory uses. The existing home on the site contains the following:

Living Units: 1

Bedrooms: 2

Bathrooms: 1

Year Built: 1978

Gross Area: 2,528 sqft

The Baker Trust Ewing Drive annexation, small scale Comprehensive Plan amendment and rezoning complements the existing land use patterns through an appropriate mix of land uses, land use intensities, and buffering and implementation of the City's adopted Comprehensive Plan and land development regulations.