
ANNEXATION

PROJECT NARRATIVE

Oaks at Venice

The subject property is an approximately 1.43-acre parcel situated at an unaddressed location east of Albee Farm Road in Nokomis, Sarasota County, Florida, as more specifically identified by parcel identification number 0404-05-017 (the “Property”). Although the Property is not identified in the JPA/ILSBA, it is a County enclave and therefore eligible for annexation pursuant to Chapter 171 of the Florida Statutes.

This application is submitted to the City as a voluntary request pursuant to Section 171.044, Fla. Stat. The Applicant has filed with this Annexation application concurrent Comprehensive Plan Amendment (“CPA”) and Zoning Map Amendment (“ZMA”) applications, which respectively seek the Future Land Use (“FLU”) designation of Medium Density Residential and Zoning designation of RMF-3. The Property is vacant and undeveloped; therefore, there will be no non-conforming uses to address in connection with the annexation of the Property into the City. The property owner seeks annexation of the Property for a future multi-family residential development together with four (4) adjacent parcels, all of which are already located within the City of Venice.

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

- The owner of the Property has authorized its agent to file this application for the purpose of petitioning the City of Venice to annex the Property into the City.
- The Property is located in unincorporated Sarasota County and is a County enclave.
- 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 seeks to amend the City’s FLU Map so that the Property may have an appropriate City FLU designation following its annexation.

- The concurrently filed ZMA application seeks to amend the City’s Zoning Map so that the Property may have an appropriate City land use designation following its annexation.
- The CPA and ZMA applications together will allow for the Property to be developed for urban purposes pursuant to Sec. 171.043, Fla. Stat.
- Following a methodology meeting with the City, the Applicant will prepare and provide a transportation analysis for the Property.

The potential impacts to the City or applicable County public facilities are as follows:

- *For the existing use of the Property:*
 - None.
- *For the proposed development:*
 - There is no development proposed through this Annexation application.
- *For the maximum potential development permissible under the proposed future land use and zoning designations:*
 - Concurrent Comprehensive Plan Amendment and Zoning Map Amendment (Rezoning) applications have been filed with this Annexation application, which propose the respective future land use (“FLU”) and zoning designations of Medium Density Residential and RMF-3. RMF-3 permits up to 13 dwelling units per acre. Therefore, the maximum potential development based solely upon the maximum density permitted under RMF-3 would total 18.59 dwelling units. However, such figure does not take into consideration a specific site and development plan and the limiting factors associated with same such as site constraints, stormwater, parking, buffering, setbacks, etc.; therefore, the actual development potential would likely be less than the 18.59 dwelling-unit figure.
- *For the potential increase in demand for public facilities against the current facility capacities and/or future year capacity of anticipated buildout of property:*
 - Public facilities are available to serve the Property. To the degree that there is any impact in the form of increased demand for public facilities, impact fees would be paid to mitigate any such impact. Moreover, please see the Revenue Estimates document submitted as part of this application for a conservative estimate of other revenues that would result from the Property’s annexation and a future development on site.