

## **Annexation Narrative**

The proposed voluntary annexation concerns the 10.12 +/- acre subject property located at 282 N. Auburn Road, Venice, FL 34292 (the “Property”). The Property is vacant and currently has a Sarasota County Future Land Use Designation of Moderate Density Residential and a Sarasota County Zoning Designation of OUE-1. It is contiguous to the City of Venice (the “City”), reasonably compact, and its annexation into the City boundaries will not result in the creation of enclaves.

The Property is also located within the Auburn Road Neighborhood (Area No. 7) of the Joint Planning Agreement/Interlocal Service Boundary Agreement between the City of Venice (the “City”) and Sarasota County, identifying it for potential annexation into the City as well as receiving utility service from City water and sewer (wastewater) facilities. The Auburn Road Neighborhood (Area No. 7) JPA/ILSBA designation covers 25 acres and sets forward the following parameters:

- Residential Use
- Density up to 5 units per acre, calculated on a gross area basis
- No non-residential intensity
- At least 2.7 gross acres (of the 25 acres) shall be conservation/open space
- Development to be served by City water and sewer (wastewater)

Associated Comprehensive Plan Amendment and Zoning Map Amendment applications have been submitted concurrently with this Annexation application. The proposed City Future Land Use Designation is Mixed Use Residential (MUR) and the proposed City Zoning Designation is Planned Unit Development (PUD). These designations are consistent with the Auburn Road Neighborhood (Area No. 7) JPA/ILSBA regulations established for the Property.

The following Level of Service Analysis is being provided:

- Water and Wastewater
  - The proposed single-family residential development is required to connect to City water and wastewater facilities. These facilities are existing along N. Auburn Road and are available for connection (see attached utility availability letter).
  - The following information represents an estimated daily water use for a single-family dwelling:
    - Per Capita Use x 15 GPD per person
    - 1.78 persons/du x 90 GPD per person = 160.2 GPD total per single-family dwelling
    - 160.2 GPD x 43 = 6,888.6 GPD total

- The impacts in potable water demand from the proposed residential development is not anticipated to be beyond the capacity limits of the City's infrastructure without significantly impacting the Level of Service standards.
  - Wastewater estimated daily usage is calculated as follows:
    - $1.78 \text{ persons/du} \times 162 \text{ GPD} = 288.36 \text{ GPD} \times 43 = 12,399.48 \text{ GPD demand}$
- The allowable density within the requested Future Land Use Designation of MUR is 1-5 du/acre. Based upon this density, the following calculation indicates the allowable residential units within the proposed development:
  - Maximum density:  $10.12 \text{ acres} \times 5 \text{ du/acre} = 50.6 \text{ du}$
  - Proposed density:  $10.12 \text{ acres} / 43 \text{ lots} = 4.25 \text{ du}$
  - The request is below the maximum density
- Stormwater
  - The proposed development includes an onsite stormwater management system designed to ensure effective drainage and environmental protection in accordance with local and State regulations. In accordance with the City's Comprehensive Plan, the post-development runoff may not exceed pre-development runoff for a 24-hour, 25-year storm event, unless an exception is granted by the City Engineer. The system will be finalized during the Preliminary Plat review process.
- Solid Waste
  - The City's Comprehensive Plan estimates the Level of Service standards for solid waste at a capacity of 6.8 pounds per capita per day and weekly residential solid waste collection.
  - $1.78 \text{ persons} \times 43 \text{ du} = 76.5 \text{ persons} \times 6.8 \text{ pounds} = 520.47 \text{ estimated pounds per day}$
  - This estimate indicates the new development will maintain the current Level of Service standards not anticipating significant impacts on the City's solid waste collection and processing infrastructure.
- Public Schools
  - The City shall require that all new residential developments be reviewed for school concurrency at the time of subdivision final plat or site plan. A school impact analysis has been submitted with the School District.
- Hurricane Shelter Space
  - If located within the CPA, including the CHHA shall mitigate the impact on shelter space demands based on the shelter space LOS standard of 20 SF per person seeking public shelter. The Property is not located within the CHHA area according to the City's Comprehensive Plan Map Figure OS-1.
- Revenue Estimates
  - The preliminary revenue estimates are based upon the following:
    - Taxable value: approximately \$110/SF approximate from nearby properties
    - City tax rate: \$13.50 per \$1,000 of assessed value or 13.5 mils per thousand
    - Utility Fees:

- Wastewater Capacity Fee: \$2,290 (3/4" meter)
- Water Capacity Fee: \$3,925 (3/4" meter)
- Impact Fees:
  - Fire: \$489.99/du
  - Law Enforcement: \$386.80/du
  - Solid Waste: \$422.08/du
  - General Government: \$493.34/du
  - Solid Waste: N/A