
ANNEXATION

PROJECT NARRATIVE

The subject property consists of a (+/-) 5-acre parcel, identified by PID # 0412-08-0002, and located with frontage along the south-side of E. Venice Avenue between Colebrook Ct. and S. Auburn Rd. (the “Property”). The Property is bordered on its north by E. Venice Avenue; on its east by two City parcels zoned OPI, one of which is vacant, and the other of which has a warehouse onsite; on its south by Kunze Rd.; and, on its west by City property zoned RMF-2/VG with a proposed single-family development under City review.

The Applicant is submitting a concurrent Comprehensive Plan Amendment and Zoning Map Amendment application along with this Annexation application and Petition for Annexation.

The Property is a vacant parcel with a County zoning and Future Land Use (“FLU”) designation of OUE-1 and Medium Density Residential, respectively. The Property is located within the South Venice Neighborhood (Area No. 4) of the JPA/ILSBA, as incorporated into and identified within the Comprehensive Plan. The Applicant is proposing the City Future Land Use (“FLU”) designation of Moderate Density Residential to allow for the RMF-2 zoning designation thereon. As the JPA/ILSBA caps residential development for the Property, the requested and approved zoning designation shall stipulate and be limited to a maximum density accordingly.

The Applicant anticipates developing the Property for residential use that would support and complement the surrounding neighborhood.

The proposed Annexation is consistent with the City’s Comprehensive Plan and Policy 8.2 thereunder, as demonstrated here below:

1. *The proposed annexation is supported by and consistent with Comprehensive Plan Section V – Appendices Policies 17.1 and 17.2.*

- Located within JPA/ILSBA Potential Annexation Area 4—South Venice Avenue Neighborhood—the Property is eligible for annexation by the City in connection with the Applicant’s petition for annexation.
- The Property complies with Ch. 171, Florida Statutes, and satisfies the criteria for voluntary annexation under Sec. 171.044, F.S. The Property is contiguous to the City of Venice, is reasonably compact, and does not result in the creation of new or expanded enclaves.

2. *The proposed annexation is consistent with Comprehensive Plan Land Use Policy 8.2.*

Policy 8.2 (stylized in *italic*) with our analysis (stylized in **bold**) is set forth below:

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.

The proposed annexation does not establish a land use density or intensity; however, the proposed annexation complies with the criteria and process set forth under to the JPA/ILSBA and Comprehensive Plan, both of which seek to facilitate compatibility of land use density and intensity.

B. Building heights and setbacks.

The proposed annexation does not establish building heights or setbacks; this criteria will be established through the Property's zoning designation, which will be compatible with the existing neighborhood.

C. Character or type of use proposed.

The proposed annexation does not establish a land use; however, the proposed annexation complies with the criteria and process set forth under to the JPA/ILSBA and Comprehensive Plan, both of which seek to facilitate compatibility between land uses.

D. Site and architectural mitigation design techniques.

The annexation process does not encompass site and architectural design; therefore, Site and architectural mitigation design techniques, if necessary, will be established through the Preliminary Plat or Site & Development Plan review and approval processes.

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.*

The proposed annexation does not establish a land use, and therefore compatibility will be properly evaluated at the time of Rezoning and/or Site & Development Plan review. However, the proposed annexation complies with the criteria and process set forth under the JPA/ILSBA and Comprehensive Plan, both of which seek to facilitate compatibility.

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.*

The proposed annexation does not create any potential incompatibility; however, potential incompatibility that could arise through development of the Property, if any, shall appropriately be addressed at the time of Rezoning and/or Preliminary Plat or Site & Development Plan review.