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# ANNEXATION

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## FINANCIAL FEASIBILITY REPORT

	Dwelling Units/ Square Footage	Average Taxable Amount	Ad Valorem Tax Revenue	Utility Capacity Fee	Impact Fees
<b>Per Unit</b>	1 unit	\$ 300,000.00	\$ 1,499.22	\$ 4,785.00	\$ 8,733.00
<b>Total</b>	35 units	\$ 10,500,000.00	\$ 52,472.70	\$ 167,475.00	\$ 305,655.00

### NOTES:

- i. Additional annual revenues to the City will result from the Communication Service Tax, Insurance Premium Taxes, Utility Service Taxes, Franchise Fees, Water and Sewer Fees, and other License and Permitting Fees.
  - ii. Number and value of residential units for the development is based upon conservative estimate at time of application submittal.
  - iii. Moreover, despite the potential for the Property to develop as either multi-family or single-family, multi-family was used in this report because it provides the most conservative revenue to the City.
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1. ***Estimate or range of property tax revenue as determined by the number of proposed residential units or square footage of commercial development. May be based upon project unit sales or similar development sales:*** Please see table above (including notes) with estimated property tax revenue to the City of Venice based upon construction of a 35-unit multifamily development.
  2. ***Revenue Implications or mitigation fees and expansion of utility system users per equivalent dwelling unit (EDU):*** Please see table above (including notes) with estimated Utility Capacity Fees and Impact Fees based upon construction of based upon construction of a 35-unit multifamily development.
  3. ***Description of infrastructure enhancements to transportation network, utility system, school and recreational facilities:*** The project will extend utility lines to the property and pay required impact fees to benefit municipal infrastructure.
  4. ***Discussion of potential pedestrian/bike access and connectivity, environmental set asides, and buffering to mitigate impacts to existing development:*** The development will provide adequate buffering and connectivity to enhance compatibility with the surrounding development.