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January 15, 2020

HAND-DELIVERY AND ELECTRONIC MAIL

Edward F. Lavallee
City Manager
401 West Venice Avenue
Venice, FL 34285

Re: Amendment to JPA/ILSBA – Parcel No.'s 0387-12-0001 and 0387-12-0002

Dear Mr. Lavallee:

As you may be aware, we represent the property owners of the above-referenced parcels (the "Property").

The Property is located within the Pinebrook Road Neighborhood ("Area No. 6") of the Amended and Restated Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA) between the City of Venice and Sarasota County.

By and through this letter, and on behalf of our clients, we hereby request to amend the JPA/ILSBA for the purpose of allowing office, professional and institutional uses in Area No. 6, with such uses limited to the Property. Please find enclosed our proposed amendment in redline format.

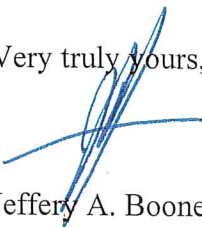
We look forward to discussing this matter with you once you have had the chance to review the enclosure.

Edward F. Lavallee, City Manager
January 15, 2020
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If you have any questions or wish to discuss this matter further, please do not hesitate to contact us.

Kind regards.

Very truly yours,



Jeffery A. Boone

JAB

Encl.

cc: Jeff Shrum, AICP - *via email*
Kelly Fernandez, Esq. - *via email*

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JPA/ILSBA AMENDMENT

PROPOSED AMENDMENTS TO AMENDED AND RESTATED JPA/ILSBA

The property owners of the two parcels (see attached aerial) located in Sarasota County with the Parcel Identification Numbers of 0387-12-0001 and 0387-12-0002 (the "Property"), desire to amend the JPA/ILSBA as it relates to the Property. The Property is located in Area No. 6 of the JPA/ILSBA, which presently does not allow for nonresidential uses. Through the amendment proposed below, the property owners request that nonresidential uses be permitted in Area No. 6, with such uses therein limited to the Property.

Therefore, the property owners propose the following amendment to the Amended and Restated JPA/ILSBA as detailed in the below redline format:

1. Section 6. B. (7) of page A-10 shall be amended as follows:

Area 6 – Pinebrook Road Neighborhood: The land use adopted in the Venice Comprehensive Plan for this Area is a maximum of 3 units per acre, calculated on a gross acreage basis. Nonresidential uses shall not be permitted in this Area, except for office, professional and institutional uses limited to Parcel Identification Numbers 0387-12-0001 and 0387-12-0002. The square footage of any such office, professional and institutional uses shall not exceed a FAR of 2.0. Development shall be served by City water and sewer. The Party with jurisdiction over the development application shall require dedication of right of way for future four-laning of Pinebrook Road if the City and County agree that such an improvement is necessary. The improvement shall be constructed, with appropriate contributions from the developer, consistent with the standards in the County land development regulations.