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April 20, 2018

VIA HAND DELIVERY

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

Re: Joint Planning Agreement Amendment – Parcel No.'s 0377020001 and
0364100001

Dear Mr. Lavallee:

As you may be aware, we represent the property owner of the above-referenced parcels which are in close proximity to the Rustic Road Neighborhood ("Area 1") of the Joint Planning Agreement entered into by the City of Venice and Sarasota County.

By virtue of this letter, and on behalf of our client, we hereby request to amend the Joint Planning Agreement to add the above-referenced parcels to Area 1. Attached please find our proposal in redline format.

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

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 and *hardcopy*
Dave Persson, Esq. - Via email
Kelly Fernandez, Esq. - Via email

6. Land Use, Infrastructure and Environmental Agreements for Potential Annexation Areas.

B. Agreements on parcels. The matrix set forth as Exhibit B and the following provisions are applicable to the land uses, water and sewer provider, timing of likely infrastructure availability, transportation improvements and environmental considerations of the areas within the JPA whether they are annexed by the City or are developed within the unincorporated area of the County:

- (1) Area 1 – Rustic Road Neighborhood: The land use adopted in the Venice Comprehensive Plan for Subarea 1 (area abutting I-75 and extending approximately 0.73 mile northward and approximately 0.60 mile eastward of the intersection of I-75 and Cow Pen Slough, and the 214.14 +/- acres of the property north of the Triple Diamond Commerce Park comprised of Parcel No.'s 0377020001 and 0364100001) is 5 to 9 units per acre, calculated on a gross area basis. The land use adopted for Subarea 2 (area abutting Knights Trail Road and extending approximately 0.75 mile westward of Knights Trail Road) is up to 5 units per acre. Up to 50% of the acreage in Area 1 will be allowable for nonresidential (retail, office, space, industrial and manufacturing) uses. The total square footage of non-residential uses allowed in this area shall not exceed a floor area ratio (FAR) of 2.0. Development shall be served by City water and sewer. The Party with jurisdiction over the development application will require transportation improvements to the intersection of Knight's Trail and Rustic Lane to meet County standards and to be provided by the developer.