



City of Venice
Planning & Zoning Division
MEMORANDUM

To: City Council
Edward Lavalley, City Manager

From: Jeff Shrum, AICP, Development Services Director

Date: May 19, 2020

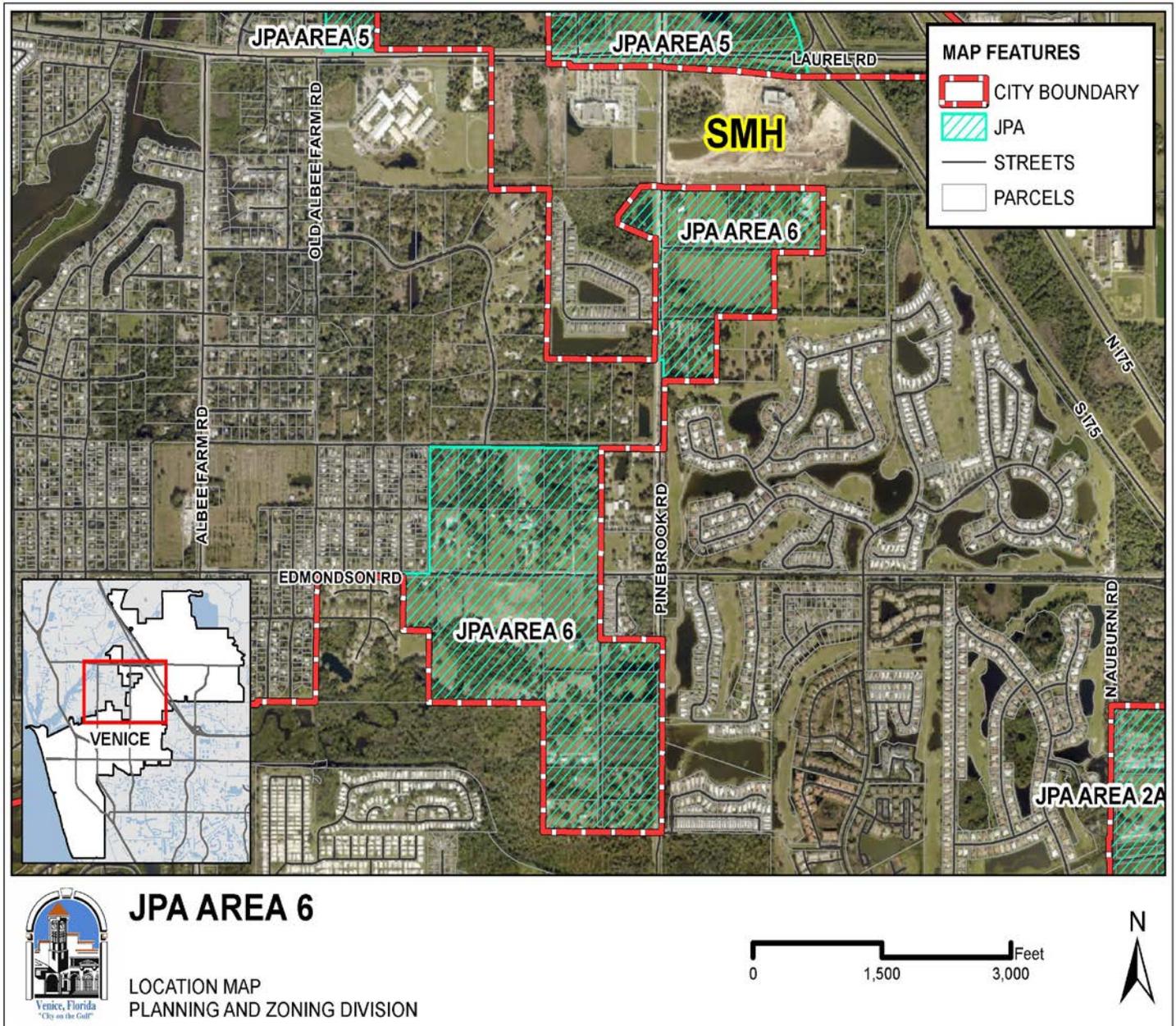
Re: **Staff Report/Background Amendment #4: Amended and Restated Joint Planning and Interlocal Service Boundary Agreement (JPA) – Area #6 Pinebrook Road Neighborhood**

As you may know, the Joint Planning and Interlocal Service Boundary Agreement, often referred to as the “JPA”, is the agreement between the City of Venice and Sarasota County which identifies specific properties which the City may annex. Further, the JPA has other primary functions including: 1) to establish basic land uses of JPA Areas and their agreed upon density and/or intensity and 2) to identify jurisdiction of water and sewer services. This agreement is typically amended via resolution and requires approval from both the City of Venice and Sarasota County Board of County Commissioners.

On January 15, 2020, the City received a request to amend the JPA from the Boone Law firm representing property owners of two parcels of land along Curry Lane located within JPA Area #6 (see attached requested amendment documents from the Boone Law firm). Their request is for the City to initiate an amendment to the JPA for Area #6 specifically to allow office, professional, and institutional uses on two specific properties within this area at a Floor Area Ratio (FAR) of 2.0. Subsequently, the Boone Law Firm request as forwarded to Sarasota County (see included agenda item letter from City Manager Ed Lavalee to County Administrator Jonathan Lewis dated February 24, 2020) for review. Sarasota County comments were received (see letter from Michelle Norton dated April 22, 202) for the JPA amendment as part of overall comments on subsequent annexation and comprehensive plan amendments. The comments related specifically to the JPA amendment from Sarasota County staff in response to the Boone Law firm proposed amendment to the JPA Area #6 are as follows:

- “1. The County would prefer to see the amendment apply to all of the parcels located along Curry Lane rather than just the two parcels as proposed, but amendments and annexations on a parcel by parcel basis are not prohibited in the JPA.*
- 2. Although the application for the JPA amendment does provide proposed new text in a strike/underline format for Section 6. B. (7) of the JPA, the application did not include revisions to “Exhibit B – City of Venice – Sarasota County Joint Planning Agreement Matrix.” Please provide an updated Exhibit B as part of this amendment packet.*
- 3. Although JPA Exhibits A and B address the provision of water and sewer utilities, which would be provided by the City, they do not address other services such as the provision of solid waste services. Considering that not all parcels on Curry Lane are a part of this proposed amendment, please summarize the overall provision of services to these two parcels, as well as the other parcels on Curry Lane when annexed into the City.”*

In consideration of the County staff comments, it is important to keep in mind one important factor influencing this entire NE Venice geographic area...the construction of Sarasota Memorial's Hospital at the southeast corner of Laurel and Pinebrook road adjacent to JPA Area #6 to the north as shown on the map below:



Further emphasizing the impact/influence of the SMH hospital construction, staff is currently in discussions with Sarasota County staff about other amendments to the JPA for Area #5 (north of Laurel Road) to accommodate uses associated with and intended to serve the needs of a hospital. Staff has also had several meetings with land owners and potential buyers/developers of land around the hospital site (inclusive of properties located with JPA Area #6) for development of associated medical offices to residential uses including single and multi-family uses, all intended to compliment or serve the hospital. However, in review of the current JPA language for Area #6, it does not afford opportunities for associated medical offices or afford opportunity for multi-family development (beyond 3 units per acre).

As a result and in concurrence with County staff comments, considering a more comprehensive revision to the JPA to address all properties within the JPA and immediately south of the hospital site in one JPA amendment rather than a property by property approach makes sense. The proposed amendment also adds the opportunity for Institutional-Professional land uses and multi-family development to coincide with the City’s Comprehensive Plan, Medium Density Residential land use having a maximum density of 13 units per acre. Specifically, the staff proposed amendment to JPA Area #6 is as follows (strikethrough and underline format where underline is new proposed text):

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 for all properties West of Pinebrook Road and 13 units per acre for all properties East of Pinebrook Road, calculated on a gross acreage basis. Nonresidential uses shall not be permitted in this Area, except Institutional-Professional uses are permitted for all properties East of Pinebrook Road. The square footage of any such Institutional-Professional uses shall not exceed a FAR of 0.5. Development shall be served by City water and sewer. The Party having jurisdiction over the development application shall require dedication of right of way for the 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.

POTENTIAL ANNEXATION AREAS (GREEN AREAS ON EXHIBIT A)							
Location	Acreage	Existing County Future Land Use	Maximum Allowable Density per City of Venice Comprehensive Plan	Transportation	Water and Sewer	Environmental	Timing of Infrastructure Availability (Years)
#6 (Pinebrook Road Area)	232	County Moderate Density Residential	3 DU/Acre <u>West of Pinebrook Road, Properties East of Pinebrook Road: 13 DU/Acre or Institutional-Professional Land Uses are permitted at a maximum of 0.50 FAR.</u>	ROW for future four-laning of Pinebrook. Note: FCT environmental and funding issues with going in after-the-fact and running road further south. However, there is not a need for improvement given current traffic volumes.	City Water and Sewer	No Issues Identified	1-15

The associated resolution includes the proposed amendment as indicated in this staff report. All associated documentation and the request submitted for a JPA amendment by the Boone law firm is also included in the agenda for your review as well. If approved, the amendment will be forwarded to Sarasota County for consideration and shall not be effective unless approved by both the City of Venice and Sarasota County.