

CONTRACT NO. 2020-490
BCC APPROVED 8/26/2020

AMENDMENT NO. 5 TO THE AMENDED AND
RESTATED JOINT PLANNING AND INTERLOCAL
SERVICE BOUNDARY AGREEMENT BETWEEN THE
CITY OF VENICE AND SARASOTA COUNTY

This Amendment is made and entered into this 18th day of November 2020, by and between the City of Venice, a municipal corporation organized and existing under the laws of the State of Florida (the "City") and Sarasota County, a charter county and political subdivision of the State of Florida (the "County").

WHEREAS, the City and County are the parties to a Joint Planning and Interlocal Service Boundary Agreement dated January 9, 2007 (the "Original JPA"), which was amended on November 12, 2008, amended and restated on October 26, 2010 and further amended on March 13, 2012, July 10, 2012, and May 22, 2018 (collectively, the "JPA/ILSBA"); and

WHEREAS, the City and County have agreed to amend the JPA/ILSBA to remove the three Sub-Areas and the percentages of residential and non-residential development that could be permitted in each Sub-Area, and to remove the Connector Road that has been identified within Area 5; and

WHEREAS, the development of a hospital adjacent to Area 5 is changing the development patterns within the entire portion of Area 5 on Laurel Road; and

WHEREAS, allowing certain non-residential uses and an increased density in Area 5 will promote a more logical and efficient growth of the area.

NOW, THEREFORE, in consideration of the mutual covenants contained within the JPA/ILSBA and this Amendment No. 5, the City and County agree as follows:

1. Subparagraph 6.B. (6) is hereby amended to read as follows:

Area 5 – Laurel Road Mixed Use Neighborhood: As a gateway into central and southern Sarasota County, this area shall be a transitional zone consisting of a mix of land uses that are supportive of medical and professional-related uses, and residential uses that are well linked internally. Non-residential development in this Area shall consist of Office/Professional and Institutional uses, and commercial uses. The square footage of non-residential uses allowed shall not exceed a 2.0 FAR. Residential land uses for this area shall not exceed a maximum of 13 units per acre calculated on a gross acreage basis. The land use adopted in the Venice Comprehensive Plan for this area is a maximum of 8 units per acre, calculated on a gross acreage basis. For Subarea 1 (north of the proposed connection between Laurel Road and the proposed Honore Avenue extension), up to 33% nonresidential acreage shall be allowed. For Subarea 2 (south of the proposed connection between Laurel Road and the proposed Honore Avenue extension), up to 50% nonresidential acreage shall be allowed. For Subarea 3 (south of Laurel Road), up to 100% nonresidential acreage is allowed. The square footage of nonresidential uses allowed for each subarea shall not exceed a 2.0 FAR. Development shall be served by County water and sewer.

For properties located north of Laurel Road, in order to minimize impacts to adjacent residential development to the north and west, the following landscape buffers and minimum building setbacks shall be provided. Along the north boundary, a 15-foot wide landscape buffer containing 2 large, 4 medium/small trees and 25 shrubs per 100 lineal feet of buffer. Along Kings Way Drive, a 10-foot wide landscape buffer containing 2 large and 2 medium/small trees per 100 lineal feet of buffer. Large trees shall be a minimum of 10-feet in height with a 4-foot spread and 2-inch caliper trunk at time of planting, and medium/small trees shall be a minimum of 8-feet in height with a 3-foot spread and 1.5 inch caliper trunk at time of planting. Shrubs shall be a minimum of 20-inches in height at time of planting and shall be a species that reaches a minimum height of 24-inches within 12 months. Buildings of more than 1-story shall be set back a minimum of 35-feet from the north boundary and Kings Way Drive. If a single-family subdivision is constructed without an adjoining frontage or access road, the Kings Way Drive buffer shall expand to 15-feet and include a subdivision wall constructed of masonry or other similar hard surface with a decorative finish such as stucco. The wall shall be a minimum of 5-feet and a maximum of 6-feet in height with an additional 18-inches permitted for architectural elements such as finials. The wall shall be set back from the street a minimum of 10-feet and all required landscaping located on the street side of the wall.

Internal capture, east/west connectivity within the Area, and the limitation of access points onto Laurel Road and Honore Avenue shall be the focus of transportation improvements, and will require close coordination between both parties, as well as with the Florida Department of Transportation.

2. Exhibit B of the JPA/ILSBA ("City of Venice - Sarasota County Joint Planning Agreement Matrix") is hereby amended to read as follows:

Location	Approx. Acreage	Existing County Future Land Use	Maximum Allowable Density per City of Venice	Transportation	Water & Sewer	Environmental	Timing of Infrastructure Availability (Years)
#5 Laurel Road Mixed Use	296	County Moderate Density Residential, Medium Density Residential, and Office/Multi-Family Residential	8 <u>13</u> du./ac.	<u>Maintain Consistency with Pinebrook/Honore Road extension. Ensure internal capture and interconnectivity between County and City approved developments. Limit road cuts onto Laurel Road and Honore Avenue per County and FDOT access standards.</u>	County Water & Sewer	No issues Identified	1-15

3. The Laurel Road Mixed Use Neighborhood Area Map is hereby amended to remove Subareas 1, 2, and 3 as follows:

Venice JPA Area 5



In Witness Whereof, the County of Sarasota, Florida has caused this Amendment No. 5 to the JPA/ILSBA to be executed by its Commission Chair and affixed its official seal, attested by its Clerk, pursuant to Authorization of by the Sarasota Board of County Commissioners, and the City of Venice, Florida has caused this Amendment to be executed by its Mayor and affixed its official seal, attested by its Clerk, pursuant to authorization by the Venice City Council, on the day and year indicated above.

City Council
City of Venice, Florida

By

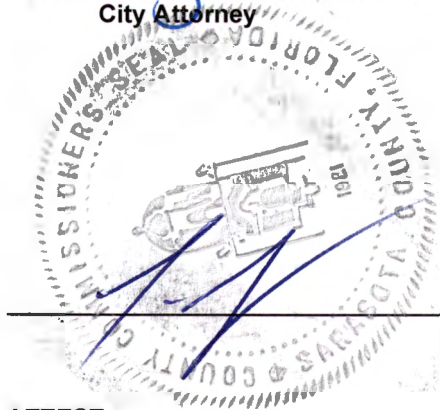
Mayor

ATTEST:

City Clerk

Approved as to Form and Execution

By: [Signature]
City Attorney



Board of County Commissioners Sarasota County,
Florida,

By
Chair

ATTEST:

[Signature]
Deputy Clerk

Approved as to Form and Execution

By: [Signature]
County Attorney