



**CITY OF VENICE
DEVELOPMENT SERVICES DEPARTMENT**

MEMO/STAFF REPORT

TO: Mayor / City Council

FROM: Jeff Shrum, Development Services Director

SUBJECT: Sarasota County Initiated Joint Planning and Interlocal Service Boundary Agreement (JPA/ISBLA) Amendment No. 5 – JPA Area #5

DATE: October 29, 2020

Associated Documents:

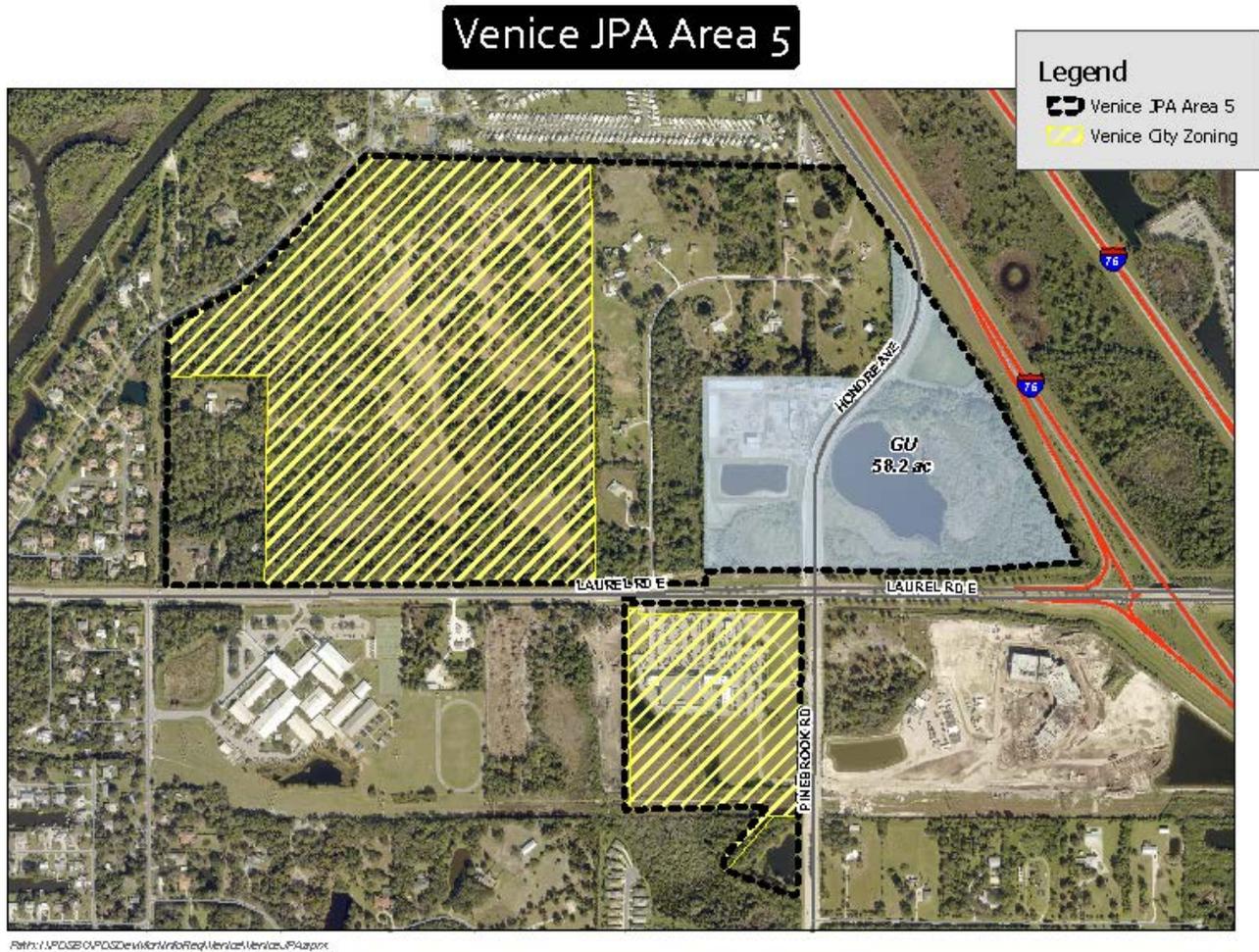
- Sarasota County Signed Amendment No. 5 Dated August 26, 2020
- City of Venice Resolution Approving Amendment No. 5.
- Letter: County Commission Chairman to City Manager dated November 5, 2019

Background:

The City initiated Amendment No. 4 to the Joint Planning and Interlocal Service Boundary Agreement (JPA/ISLBA) to address properties that are part of JPA Area #6 lying south of the Sarasota Memorial Hospital (SMH) site and east of Pinebrook road. Approved by Sarasota County at their August 26, 2020 meeting, this amendment addressed the demand for the transition of County and City properties proximate to SMH to provide opportunity for land use and development types to serve, support, and enhance the hospital.

Also at their August 26, 2020 meeting, Sarasota County approved a County initiated JPA amendment No. 5. Similar to the City's initiated JPA Amendment No. 4 which addressed properties in proximity to the SMH site to the south, this County initiated JPA Amendment No. 5 addresses those properties in proximity to the SMH site to the north and west, comprising the properties located in JPA Area #5 (see map below).

Map JPA Area 5:



Proposed Sarasota County JPA Amendment No. 5:

In their agenda item analysis for this JPA Amendment to the County Commission, County staff provided a detailed analysis of the background, purpose and intent, and specifics of what is proposed in JPA Amendment No. 5. City staff agrees with their analysis and an excerpt from their agenda item background analysis that explains their proposed JPA Amendment is provided in italics below:

Excerpt: County Agenda Item, Staff Background Analysis for JPA Amendment #5 Dated August 26, 2020:

Much like the Pinebrook Road Neighborhood (Area 6) noted above, Area 5 is seeing an increase in development opportunities related to the overall growth in the Laurel Road area, including the new hospital campus. However, amendments are necessary to promote the mixed-use development that this neighborhood was envisioned for as the JPA was developed.

In the original JPA, this Neighborhood was identified as Area 6 - Laurel Road. The identified potential future land uses for this area were "Mixed Use" and "Conservation." Identified coordinated transportation improvements focused on the extension of the Honore/Pinebrook corridor, and the future provision of water and sewer service would be provided by Sarasota County.

In the Amended and Restated JPA, adopted in 2012, this Neighborhood was now identified as Area 5 – Laurel Road Mixed Use Neighborhood. In recognition of the development potential for this Area, it went from a simplistic statement of potential uses, to a more complex breakup of the

Neighborhood into three sub-districts, primarily based around the extension of Honore Avenue and an envisioned connector roadway looping north and east to connect Laurel Road with the extended Honore Avenue. Potential land uses were identified in each of the Sub-Areas and were given in basic residential and non-residential percentages with Sub-Area 1 allowing up to 33% non-residential development, Sub-Area 2 allowing up to 50% non-residential development, and Sub-Area 3 (south of Laurel Road) up to 100% non-residential development. Square footages for non-residential development were set at a maximum 2.0 Floor Area Ratio (FAR). The maximum residential density identified in the Venice Comprehensive Plan would be up to 8 dwelling units per acre. The transportation focus continued to be on the Honore/Pinebrook extension, and water and sewer was still to be provided by Sarasota County.

As time has passed and development in the area has increased, the complexity of the utilization of Sub-Areas, based upon a conceptual roadway system and land use allocation by percentages, was not easy to work with, potentially restricting the true development potential of this area.

The discussions and decisions relating to the development of a Sheriff's support facility on property within Sub-Area 2 highlighted the complexity of dealing with basic land use percentages, as the 52.8 acre government use site consumed the majority of the non-residential percentage of 33% within the Sub-Area. The remainder of the non-residential was consumed by the County's approval of the Twin Laurel Surgery Center in 2018.

In fact, beyond the discussion relating to the Sheriff's support facility, the County's approval of the Twin Laurel Surgery Center is a harbinger of things to come for this area, and the need to re-address this section of the JPA to provide for a better mix of land uses at this community gateway. The Twin Laurel Surgery Center recognized that the impending development of Sarasota Memorial Hospital would create a new vision for this district with supporting medical services, as well as other supporting non-residential and residential development, nearby to the hospital campus.

Amendment No. 5 to the JPA proposes to revise the provisions of Area 5 – Laurel Road Mixed Use Neighborhood to make this section of the JPA easier to interpret and to promote future land uses that encourage a mix of uses that are cognizant of the development trends in the area, and the areas importance as a gateway into southern Sarasota County.

The proposed changes to Area 5 include removal of the three Sub-Areas and the residential and non-residential development percentages that had been prescribed for each Sub-Area. Removal of the development percentages will facilitate a mixed-use district consisting of professional, institutional, and commercial uses, as well as residential uses. Removal of percentages by land use type also removes conflicts such as what occurred when development of the Sheriffs facility consumed the majority of the non-residential uses that were allowed in the former Sub-Area 2.

For residential uses, the maximum density has been increased to a maximum of 13 du/acre from the previous 8 du/acre. The residential density increase would be supportive of live-work, and multi-family opportunities near the hospital, nearby industrial facilities, and the interstate interchange. Non-residential uses remain capped at a 2.0 Floor Area Ratio (FAR).

In terms of transportation, the conceptual connector road between Laurel Road and Honore Avenue that had aided in defining the three Sub-Areas has been removed. This amendment proposes coordinated internal capture and east/west connectivity, while limiting the number of access points onto Laurel Road and Honore Avenue, as well as close coordination with the Florida Department of Transportation.

Another significant change includes a requirement to meet specific County buffering standards for developments on the northern and western edges of Area No. 5 in order to mitigate the impacts of future development on adjacent properties.

There are no foreseen environmental issues, and water and sewer will continue to be provided by Sarasota County.

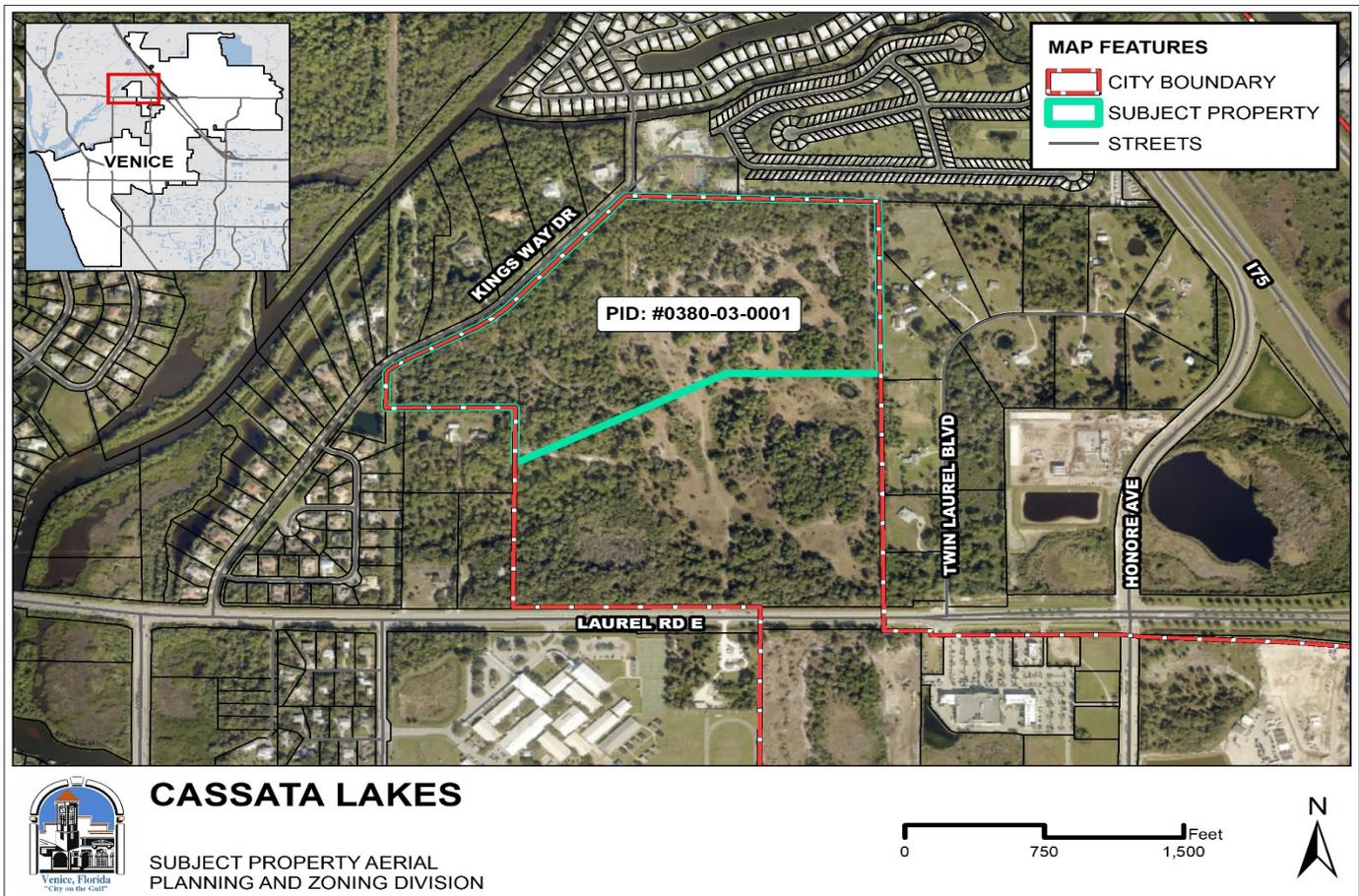
Consistency with the Comprehensive Plan:

The proposed JPA Amendment is consistent with the future land use designations for properties in this JPA Area #5 consisting of Moderate Density Residential and Mixed Use Corridor designations. Further, the amendment promotes the mixed use character of the Laurel Road Neighborhood, consistent with Strategy LU-LR 1.1.1., of the comprehensive plan. The proposed Floor Area Ratio (FAR) of the JPA Amendment provides a maximum of 2.0 FAR while the City’s comprehensive plan does limit the FAR for the Mixed Use Corridor to 1.0 for single sites and 0.50 for the entire MUC area. While consistent, it is noted that the City is more stringent on this standard than the JPA Amendment would allow.

Proposed JPA Amendment #5: Applicability to Pending Development

On June 22, 2016 the City received a land use petition (formally accepted on July 1, 2020), for a preliminary plat for property located within the City and in the northern portion of JPA Area 5 which is the subject area for this JPA Amendment (see location map below). The Petition No. 20-29PP Cassata Lakes, is currently still being processed. For clarification, as this preliminary plat petition was submitted prior to the anticipated adoption date of this JPA Amendment (November 17, 2020), should JPA Amendment #5 be approved, petition No. 20-29PP Cassata Lakes Preliminary Plat, would not be subject to the new standards contained within this JPA Amendment.

Petition No. 20-29PP Cassata Lakes Preliminary Plat Aerial Location Map:



Additional Actions: Should this JPA Amendment be approved, City staff will initiate a Comprehensive Plan amendment to incorporate both Amendment #4 (already approved by the City and County) and this proposed amendment No. 5 into the City’s Comprehensive Plan.