



SARASOTA COUNTY

"Dedicated to Quality Service"

April 22, 2020

Jeff Shrum, AICP
Development Services Director
City of Venice, FL
401 West Venice Avenue
Venice, FL 34285

RE: JPA Area 6 – Proposed JPA Amendment, Annexation, Comprehensive Plan Amendment and Rezone

Dear Mr. Shrum,

The City of Venice recently forwarded several applications relating to Area 6 – Pinebrook Road Neighborhood, of the Joint Planning/Interlocal Service Boundary Agreement (JPA) between Sarasota County and the City of Venice. The first application received was for an amendment to Area 6 to allow for Office, Professional and Institutional uses in what had been previously a completely residential-based neighborhood in the JPA. Specifically, the amendment would apply to two parcels located near the intersection of Pinebrook Road and Curry Lane. Subsequently, and not in a bundled packet, the County received applications and support documents for annexation, a proposed comprehensive plan amendment, and a proposed rezone for the two parcels.

It is understood that these proposed changes are being driven by the development of the new Sarasota Memorial Hospital north of and adjacent to these properties, in this rapidly changing area of the County. Sarasota County staff has reviewed each of the applications and offers the following comments for your consideration.

A. Proposed Amendment to the Joint Planning/Interlocal Service Boundary Agreement

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.

B. Proposed Annexation of Parcels 0387-12-0001 & 0387-12-0002

1. The County would prefer to see the entire district annexed rather than just the two parcels as proposed, but annexation on a parcel by parcel basis is not prohibited in the JPA.
2. This annexation would also appear to create two potential enclaves in the area. First is a triangular parcel (0385-09-0002) located directly across Pinebrook Road from the two proposed annexation parcels and appears to be a Sarasota County stormwater facility. The second area is a finger-like projection that is now created due to the annexation of these two parcels on Curry Lane, which leaves a pattern of City properties sandwiching County properties along and on both sides of Curry Lane as well as R and F Ranch Road to the south. This also brings into question service provision in this area as noted in comment 3 in Section A, above. Please address the potential creation of enclaves in this area and, again, please clarify service provision in an area with parcels governed by two jurisdictions.

C. Proposed Comprehensive Plan Amendment and Rezone

The proposed amendment would apply a “Institutional and Professional” Future Land Use Map designation and an “Office, Professional & Institutional (OPI)” zoning designation to the two parcels in order to allow for the development of primarily medical office uses supportive to the adjacent Sarasota Memorial Hospital campus.

1. The County would prefer to have the entirety of Curry Lane included as part of this amendment, but that is not a requirement of the JPA.
2. The County would like to receive copies of the 21 different maps/figures proposed for revision as part of the Comprehensive Plan amendment prior to the public hearing phase to ensure that they are correct and consistent with the Sarasota County Comprehensive Plan.
3. The proposed comprehensive plan amendment, as well as the JPA amendment propose a 2.0 maximum FAR for these properties. However, the proposed rezone notes that the OPI zoning would limit development on the properties to a maximum intensity of a 0.5 FAR. Please explain the reasoning for providing a maximum 2.0 FAR on these properties in the JPA if it is already limited by zoning. What would the impact of a 2.0 FAR be on the adjacent residential properties on Curry Lane and across Pinebrook?

We thank you for the opportunity to review these applications and look forward to working with the City to address any outstanding concerns related to our review. If you have any questions, please feel free to contact us at any time.

Sincerely,

Michele Norton



Michele Norton
Planning and Zoning Division Manager