



# COMPREHENSIVE PLAN AMENDMENT STAFF REPORT JOINT PLANNING AND INTERLOCAL SERVICE BOUNDARY AGREEMENT AMENDMENT NO. 3

May 7, 2019

19-23CP

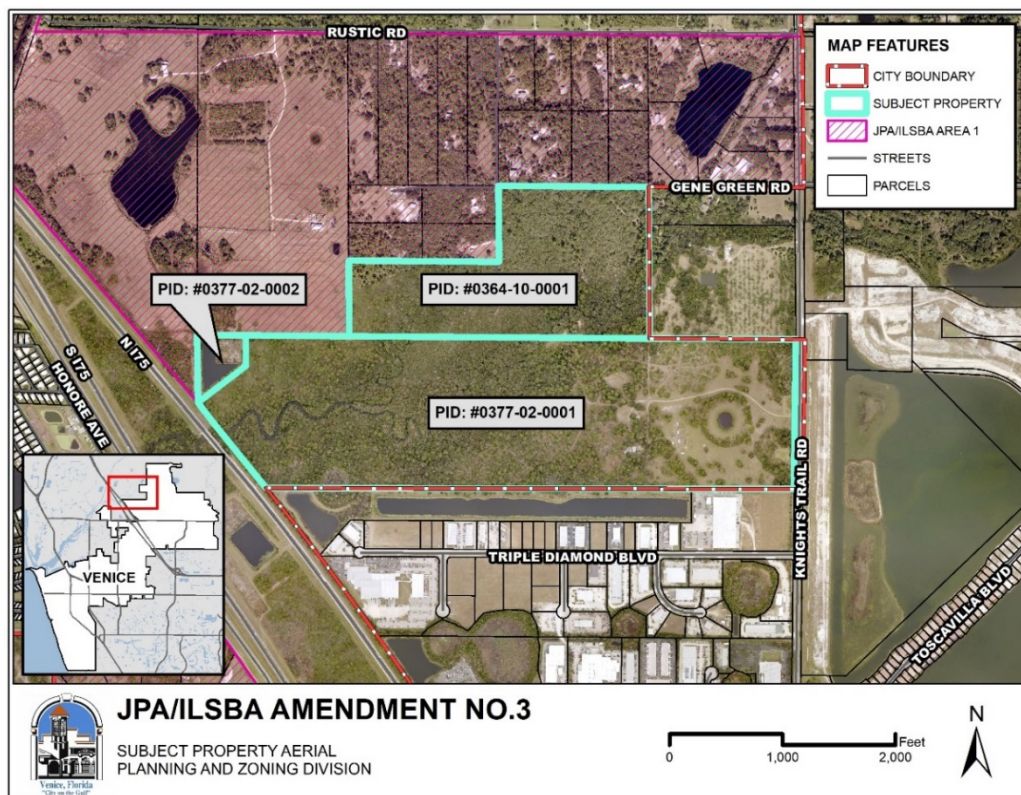
**PETITION NO.:** 19-23CP (applied for in Petition No. 18-02CP)  
**PROPOSED AMENDMENT** Proposed amendment to include Amendment 3 to the Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA) into the City's Comprehensive Plan.

## GENERAL DATA

*Agent:* Jeffery Boone, Esq., Boone Law Firm  
*Applicant* Rustic Road Partners, LLC

## I. DESCRIPTION

The JPA/ILSBA is an agreement between the City and the County that facilitates the annexation of “potential annexation areas” into the City, the establishment of service providers in order to eliminate potential redundancies, and provides for coordination between the two jurisdictions in areas of mutual consideration, typically along the shared boundaries. The JPA/ILSBA was initially executed by both parties in 2007 and has been amended multiple times. The latest amendment to the agreement was executed on October 9, 2018 and involved the Hurt Knights Trail Property comprised of two properties with PID's 0364-10-0001 and 0377-02-0001 and also including property owned by FDOT with PID 0377-02-0002 as depicted on the map below.



The purpose for the latest revision to the agreement was to include the Hurt Knights Trail Property in Area 1 of the JPA/ILSBA known as the Rustic Road Neighborhood in order for the property to be eligible for annexation into the City. The City has received Annexation Petition No. 18-01AN and has processed and reviewed the application in preparation for consideration in a public hearing by both Planning Commission and City Council.

In addition to the inclusion of the Hurt Knights Trail Property in JPA Area 1, additional text changes were agreed to by the City and County for Area 1 specifically related to this property. The changes are indicated in the attached Exhibit A that contains the entire amendment.

It is clear that the bulk of the text changes relate directly to the two parcels of the Hurt Knights Trail property, mainly regarding environmental aspects of the site. The new language reinforces the application of Section 10.L. of the JPA/ILSBA for these two properties in order to confirm maintenance of wildlife corridors. It also provides a requirement for environmental/habitat assessment at the time of rezone or development approval. Finally, language was added in order to require necessary right-of-way for the potential future expansion of Knights Trail Road.

## II. PROCEDURE

Due to the fact that the amendment includes text revisions to the associated document that is part of the appendix of the Comprehensive Plan, basically a text change, Section 163.3187 indicates the proposed comprehensive plan amendment will be processed through the States expedited review process. This will require recommendation by Planning Commission to City Council and then Council will hold a transmittal hearing. Upon approval, the amendment will be transmitted to the State Department of Economic Opportunity (DEO) for review prior to final adoption by City Council.

## III. AMENDMENT TO THE COMPREHENSIVE PLAN

- A. The addition of JPA/ILSBA Amendment 3 to Section V Appendix of the Comprehensive Plan will be accomplished. As indicated earlier, the inclusion of the subject amendment in the City's Comprehensive Plan will make the Hurt Knights Trail property as described and depicted on page 1 of this report eligible for annexation into the City.
- B. All associated text, figures, maps, and tables to reflect the added properties will be revised consistent with JPA/ILSBA Amendment 3. The City of Venice 2017-2027 Comprehensive Plan was developed to maximize a user friendly approach for all users. As part of this approach, the Plan provides the same information included in tables, figures, and text to provide clarity and consistency throughout the document. As a result, any changes to this information requires that all subsequent information (tables, figures, and text) within the Plan also be updated. The following is a complete listing of all changes to the Plan as a result of JPA Amendment 3.

| Page | Type         | Notes / Changes                                       |
|------|--------------|-------------------------------------------------------|
| 22   | Figure LU-1  | JPA Boundary                                          |
| 23   | Figure LU-2  | JPA Boundary<br>Title needs to be LU-2 (typo as LU-1) |
| 39   | Figure LU-11 | JPA Boundary                                          |
| 40   | Figure LU-12 | JPA Boundary                                          |
| 45   | Table        | Acreage needs to change for JPA 1                     |
| 51   | Figure TR-1  | JPA Boundary                                          |
| 55   | Figure TR-2  | JPA Boundary                                          |
| 57   | Figure TR-3  | JPA Boundary                                          |
| 59   | Figure TR-4  | JPA Boundary                                          |
| 62   | Figure TR-5  | JPA Boundary                                          |

| <b>Page</b>  | <b>Type</b>    | <b>Notes / Changes</b>   |
|--------------|----------------|--------------------------|
| 67           | Figure TR-8    | JPA Boundary             |
| 85           | Figure OS-1    | JPA Boundary             |
| 86           | Figure OS-2    | JPA Boundary             |
| 163          | Figure LU-LR-1 | JPA Boundary             |
| 164          | Figure LU-LR-2 | JPA Boundary             |
| 165          | Figure LU-LR-3 | JPA Boundary             |
| 167          | Figure         | JPA Boundary             |
| 172          | Figure LU-NE-1 | JPA Boundary             |
| 173          | Figure LU-NE-2 | JPA Boundary             |
| 174          | Figure LU-NE-3 | JPA Boundary             |
| 175          | Figure LU-NE-4 | JPA Boundary             |
| 177          | Figure         | JPA Boundary             |
| 182          | Figure LU-KT-1 | JPA Boundary             |
| 183          | Figure LU-KT-2 | JPA Boundary             |
| Appendix TOC | Text           | Insert amended JPA pages |
| Appendix     | Text           | Insert amended JPA       |

#### **IV. PLANNING COMMISSION RECOMMENDATION**

Pursuant to Section 86-33(7), the Planning Commission, sitting as the local planning agency, shall hold an advertised public hearing on a proposed comprehensive plan amendment to review the amendment and provide recommendations to city council. Due to the fact that the proposed amendment is limited to the inclusion of the already approved JPA Amendment 3 into the Comprehensive Plan, staff analysis was limited and believes Planning Commission has competent and substantial evidence to support a recommendation to City Council.