

***Joint Planning and Interlocal Service  
Boundary Agreement Amendment 3  
Comprehensive Plan Amendment Petition  
No. 19-23CP***

**Project Owner and Agent:**

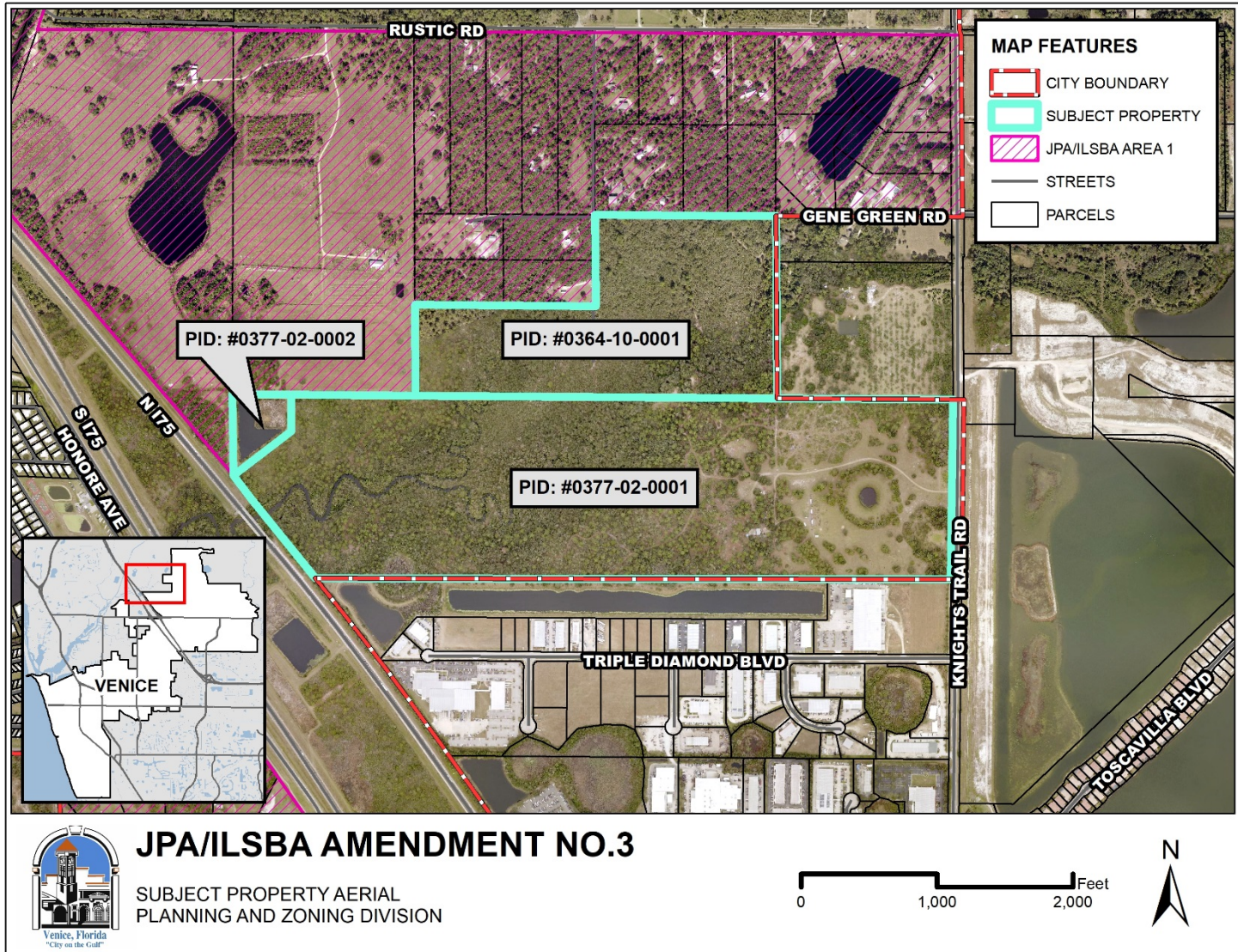
**Applicant:** Rustic Road Partners, LLC

**Agent:** Jeffery Boone, Esq., Boone Law Firm



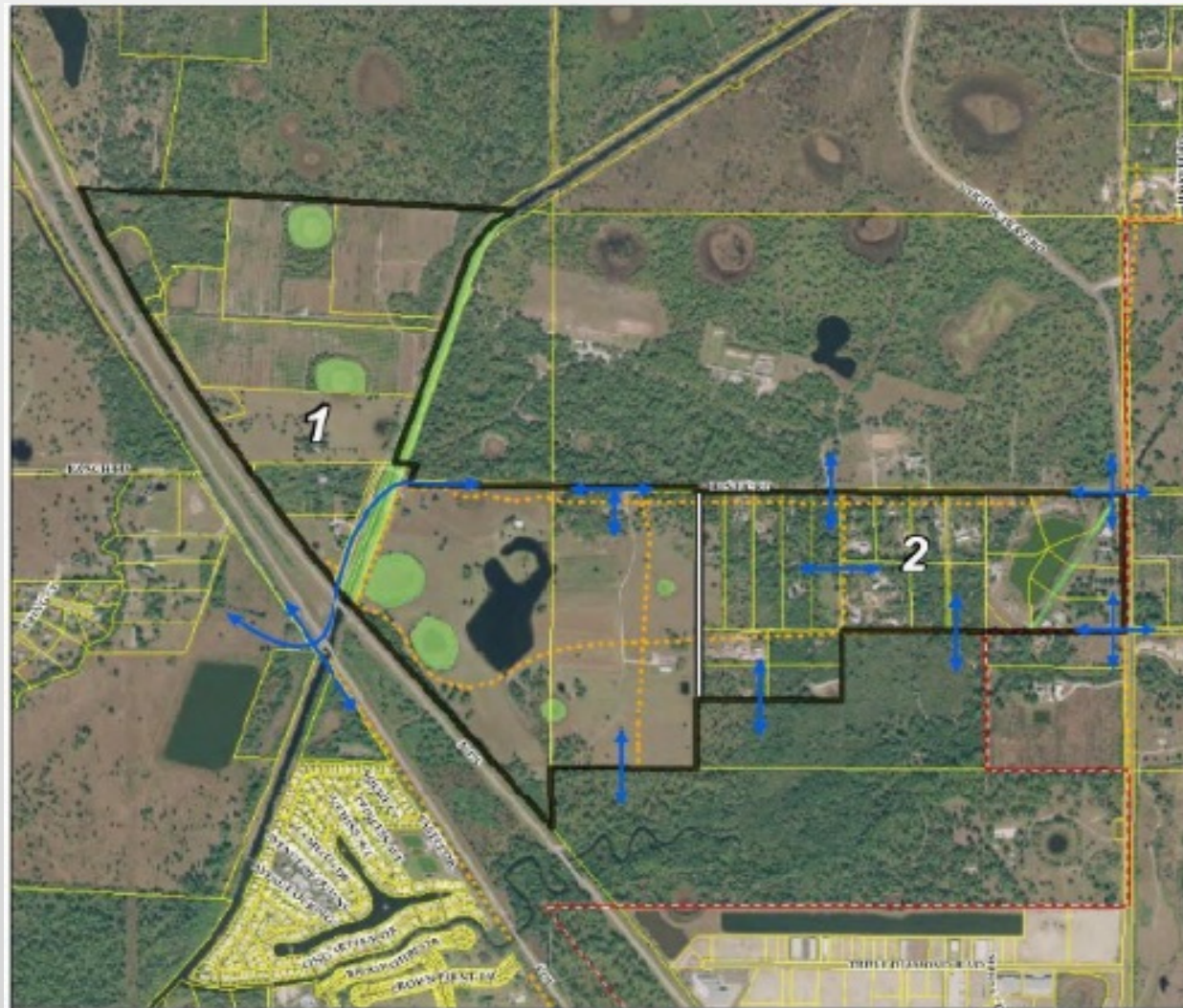
*We serve with PRIDE*

# Aerial Photograph





# JPA Area 1



**City of Venice**

Map FLUM-15  
Rustic Road Neighborhood  
(JPA/LSBA Area No. 1)

- Joint Planning Area
- Venice City Limits, 2010
- Parcels
- Subarea Delineation

- Utility Corridor\*
- Conservation/Open Space\*
- Pedestrian/Vehicular Connectivity\*

\*Conceptual features based on JPA Maps, April 2007.

FOR FULL POLICY LANGUAGE, PLEASE SEE POLICY 16.1 AND POLICY 16.2 OF THE FUTURE LAND USE & DESIGN ELEMENT.

City of Venice Comprehensive Plan  
Adopted 6/6/07 (Ord. No. 240-06)  
AMD No. City of Venice 30-1ER

Source: City of Venice (2007), City of Venice  
Planning & Zoning Department, 2007.



0 0.05 0.1 0.2 0.3 Miles

WADETRIM

# Amendment to the Comprehensive Plan

- Provides for the addition of JPA/ILSBA Amendment 3 to be added to Section V Appendix of the Comprehensive Plan
- Revision of all associated text, figures, maps, and tables to reflect the added properties.

Page	Type	Notes / Changes
22	Figure LU-1	JPA Boundary
23	Figure LU-2	JPA Boundary 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
67	Figure TR-8	JPA Boundary

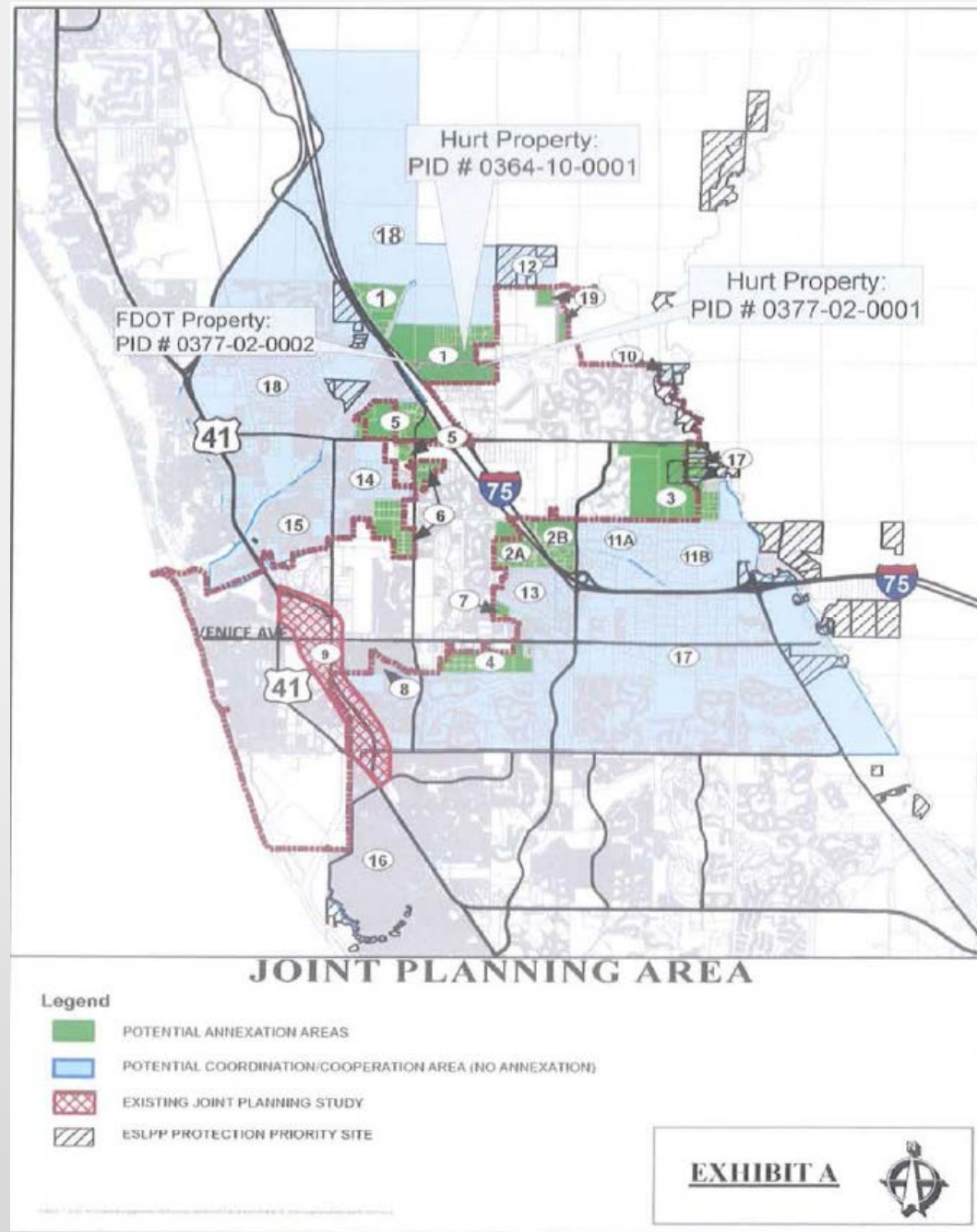
85	Figure OS-1	JPA Boundary
86	Figure OS-2	JPA Boundary
163	Figure LU-LR-1	JPA Boundary
164	Figure LU-LR-2	JPA Boundary
165	Figure LU-LR-3	JPA Boundary
167	Figure	JPA Boundary
172	Figure LU-NE-1	JPA Boundary
173	Figure LU-NE-2	JPA Boundary
174	Figure LU-NE-3	JPA Boundary
175	Figure LU-NE-4	JPA Boundary
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

# JPA/ILSBA Amendment 3

Area 1-Rustic Road Neighborhood: The land use adopted in the Venice Comprehensive Plan for Subarea 1 (area abutting 1-75 and extending approximately 0.73 mile northward and approximately 0.60 mile eastward of the intersection of 1-75 and Cow Pen Slough, and the 218.46 +/- acres of property north of the Triple Diamond Commerce Park (comprised of Parcel Nos. 0377-02-0002, 0364-10-0001, and 0377-02-0001 is 5 to 9 units per acre, calculated on a gross area basis. The land use adopted for Subarea 2 (area abutting Knights Trail Road and extending approximately 0.75 mile westward of Knights Trail Road) is up to 5 units per acre. Up to 50% of the acreage in Area 1 will be allowable for nonresidential (retail, office space, industrial and manufacturing) uses. The total square footage of non-residential uses allowed in this area shall not exceed a floor area ratio (FAR) of 2.0. Development shall be served by City water and sewer. Given environmental corridors along the creeks on properties 0364-10-0001 and 0377-02-0001, the parties agree to apply section 10.L. relating to establishing and maintaining wildlife corridors during processes outlined in this Joint Planning Agreement. An environmental/habitat assessment will be required at the time of rezone or development approval stage to identify appropriate habitat protection. The Party with jurisdiction over the development application will require transportation improvements to the intersection of Knights Trail and Rustic Lane to meet County standards and to be provided by the developer. For future expansion of Knights Trail Road, the Party with jurisdiction over the development application will require the reservation of necessary Right-of-Way (ROW) consistent with County roadway standards for a four-lane roadway.



# JPA



# JPA/ILSBA Matrix

Location	Acreage	Existing County Future Land Use	Land Uses to be Determined by the City of Venice		Transportation	Water/Sewer	Environmental	Timing of Infrastructure Availability (years)
#1(Rustic Road)	<u>489708</u>	County <del>Semi-Rural</del> <u>Rural</u>	Subarea 1: 5 to 9 du/ac. Subarea 2: 2 to 5 du/ac.		Intersection Improvements on Knights Trail, <u>Reserve ROW for future expansion of Knights Trail Road consistent with County standards for 4- lane roadways.</u>	City Water & Sewer	<del>No Issues Identified</del> <u>See Section 6.B.(1)</u>	<u>61</u> -15

## **Planning Commission Determination:**

*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.*