

**Exhibit B-1**  
**City of Venice - Sarasota County**  
**Joint Planning Agreement Matrix**

<b>EXPECTED POTENTIAL VOLUNTARY ANNEXATION (Green Areas on Exhibit A)</b>							
<b>Location</b>	<b>Acreage</b>	<b>Existing County Future Land Use</b>	<b>Land Uses To Be Determined by the City of Venice *</b>	<b>Transportation</b>	<b>Water and Sewer</b>	<b>Environmental</b>	<b>Timing of Infrastructure Availability (Years)</b>
<b># 1</b> (Knights Trail Park Area)	488.5	County Semi-Rural	Mid-Range Intensity Residential, Industrial / Commercial, Conservation	Intersection Improvements on Knight's Trail	City Water and Sewer	No Issues Identified	6 - 15
<b>#2A</b> (Auburn Road to I - 75)	176.1	County Moderate Density Residential	Low Intensity Residential, Conservation	No Issues Identified	West of I-75, City Water and Sewer	No Issues Identified	1 - 10
<b>#2B</b> (I -75 to Jacaranda Blvd.)	175.4	County Semi-Rural, Commercial	Mixed Use, Conservation, Industrial	Require ROW Dedication for Jacaranda Blvd.	East of I-75, City Water and County Sewer	No Issues Identified	1 - 10
<b>#3</b> (Border Road to Myakka Corridor)	628.5	County Semi-Rural	Low Intensity Residential, Conservation	Extend Jackson Road from Border Road to Laurel Road as two-lane facility	City water and County Sewer	City will support purchase or require conservation easement along River	6 - 20
<b>#4</b> (VGRC Extension)	52	County Semi-Rural	Low Intensity Residential, Conservation	No Issues	City water and County Sewer	City will support purchase or require conservation easement along River	1 - 5
<b>#5</b> (South Venice Avenue Corridor)	238.7	Commercial, Medium Density Residential	Mid-Range Intensity Residential, Mixed Use, Conservation	Potential Neighborhood Roadway Interconnection to Hatchett Creek Road	City Water and Sewer. Evaluate Interconnections	No Issues Identified	1 - 10
<b>#6</b> (Laurel Road)	295.7	County Moderate Density Residential, Medium Density Residential, Mixed Use	Mixed Use, Conservation	Maintain Consistency with Pinebrook / Honore Road Extension	County Water and Sewer	No Issues Identified	1 - 15

NOTE: Area 6 and 7 size clarifications made Nov. 12, 2008.

**EXPECTED POTENTIAL VOLUNTARY ANNEXATION (Green Areas on Exhibit A)**

Location	Acreage	Existing County Future Land Use	Land Uses To Be Determined by the City of Venice *	Transportation	Water and Sewer	Environmental	Timing of Infrastructure Availability (Years)
#7 (Pinebrook Road Area)	231.7	County Moderate Density Residential	Low and Mid Range Intensity Residential	ROW for future four-laning of Pinebrook. Note: environmental and FCT funding issues with going in after the fact and running road further south. However, there is not a need for improvement given current traffic volumes.	City Water and Sewer	No Issues Identified	1 - 15
#8 (Auburn Road Curry Creek)	25.2	County Moderate Density Residential	Low to Mid-Range Intensity Residential, Conservation	No Issues Identified	City Water and Sewer	No Issues Identified	1 - 5
#9A (Border Road to Curry Creek)	306.7	County Major Employment Center, Semi-Rural	Mixed Use, Industrial	Maintain Interconnections with Grid Network	City Water, County Sewer	No Issues Identified	10 - 25
#9B Boarder Road to Curry Creek)	551.4	Semi-Rural	Low Intensity Residential, Conservation	Maintain Interconnections with Grid Network; Include the extension of Jackson Road	City Water, County Sewer	No Issues Identified	10 - 25
#10 (Venice Mineral Area)	249.9	County Semi- Rural	Industrial / Commercial, Mid-Range Intensity Residential, Conservation	No Issues Identified	City Water and Sewer	City will support purchase	6 - 15
#11 (Gulf Coast Blvd. enclave)	33	County Moderate Density Residential	No Change Anticipated	No Issues Identified	City Water and Sewer	No Issues Identified	N/A (existing)

\* **The following terms will have the following meanings:**  
 Low Intensity Residential: up to five units per gross acre.  
 Mid-Range Intensity Residential: Up to thirteen units per gross acre.  
 Mixed Use: up to 18 units per gross acre.  
 All other uses not identified are considered inappropriate land uses.

**EXISTING JOINT PLANNING STUDY (Red Hatched Areas on Exhibit A)**

Location	Acreage	Existing County Future Land Use	Expected Continuing County Future Land Uses	Transportation	Water and Sewer	Environmental	Timing of Infrastructure Availability (Years)
#12 (US 41 Bypass)	732.3	N / A	N / A	City and County support US 41 Bypass widening	City and County Water and Sewer within each respective jurisdiction	N / A within this JPA	N / A within this JPA

**POTENTIAL COORDINATION / COOPERATION AREA (NO ANNEXATION - Blue Areas on Exhibit A)**

<b>Location</b>	<b>Acreage</b>	<b>Existing County Future Land Use</b>	<b>Expected Continuing County Future Land Uses</b>	<b>Transportation</b>	<b>Water and Sewer</b>	<b>Environmental</b>	<b>Timing of Infrastructure Availability (Years)</b>
<b>#13</b> (Venice Acres)	273.8	Low Density Residential, Medium Density Residential	Low Density Residential, Medium Density Residential	No Issues Identified	County Water and Sewer	No Issues Identified	6 - 10
<b>#14</b> (Albee Farm East)	467.9	Low Density Residential, Moderate Density Residential	Low Density Residential, Moderate Density Residential	No Issues Identified	County Water and Sewer	No Issues Identified	1 - 10 water, 10 - 20 sewer
<b>#15</b> (Albee Farm West)	802.5	Low Density Residential, Moderate Density Residential, Medium Density Residential, Commercial	Low Density Residential, Moderate Density Residential, Medium Density Residential, Commercial	No Issues Identified	County Water and Sewer	No Issues Identified	1 - 10 water, 10 - 20 sewer
<b>#16</b> (South Venice)	1241.3	Moderate Density Residential, Commercial	Moderate Density Residential, Commercial	No Issues Identified	County Water and Sewer	Alligator Creek is an impaired water body requiring a basin management action plan.	1 - 10
<b>#17</b> (East Venice)	7417	Low Density Residential, Moderate Density Residential, Medium Density Residential, Commercial, Major Employment Center, Office - Multi-Family, Government Use	Low Density Residential, Moderate Density Residential, Medium Density Residential, Commercial, Major Employment Center, Office - Multi-Family, Government Use	No Issues Identified	County Water and Sewer	No Issues Identified	unable to determine
<b>#18</b> (2050 Village)	7517.5	Low Density Residential, Moderate Density Residential, Medium Density Residential, Commercial	Low Density Residential, Moderate Density Residential, Medium Density Residential, Commercial	No Issues Identified	County Water and Sewer	No Issues Identified	unable to determine

NOTE: Area 6 and 7 size clarifications made Nov. 12, 2008.