

COMPREHENSIVE PLAN
AMENDMENT PETITION
NO. 22-56CP
BORDER ROAD STORAGE

OWNER: DAN LUSSIER

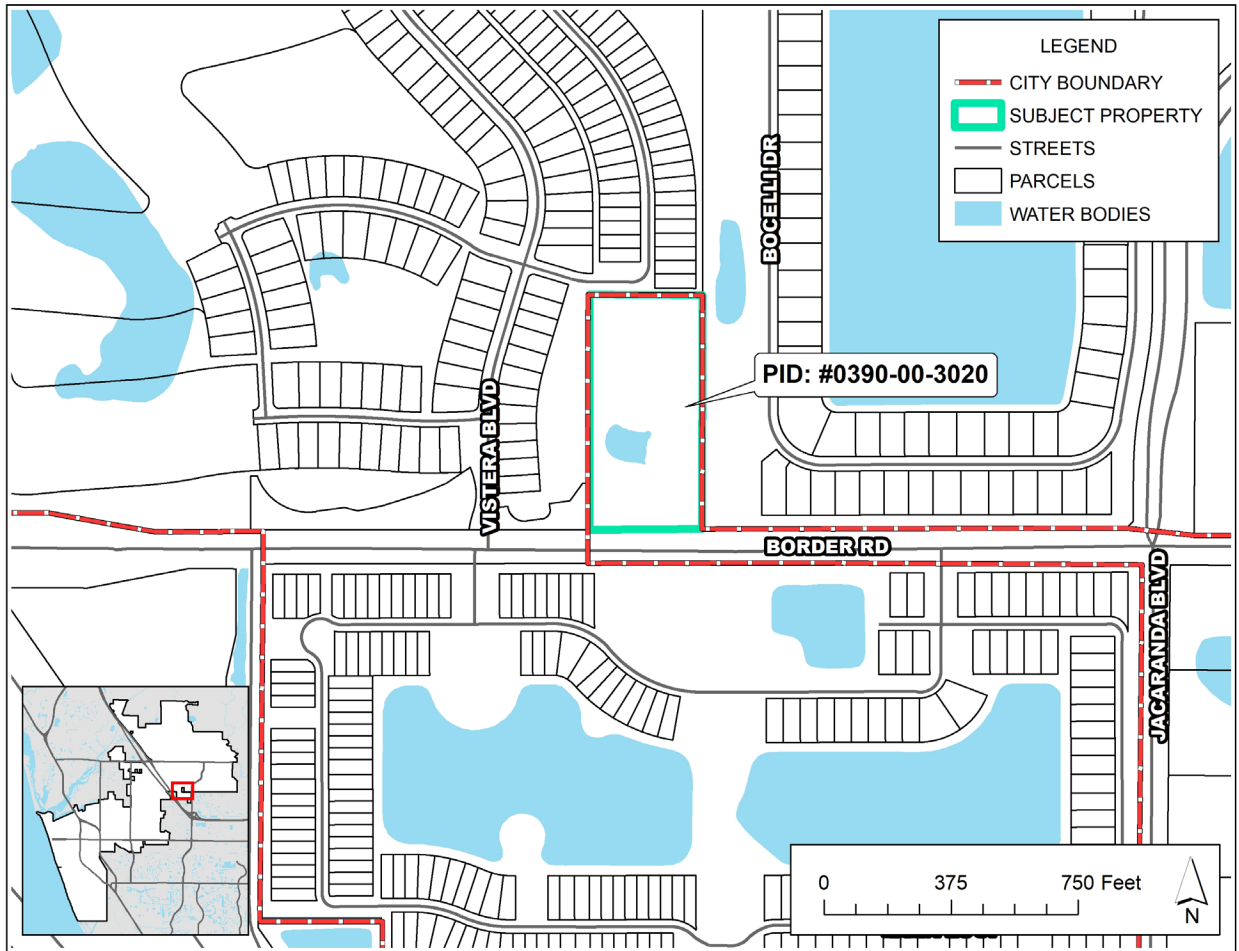
AGENT: BRIAN LICHTERMAN

GENERAL INFORMATION

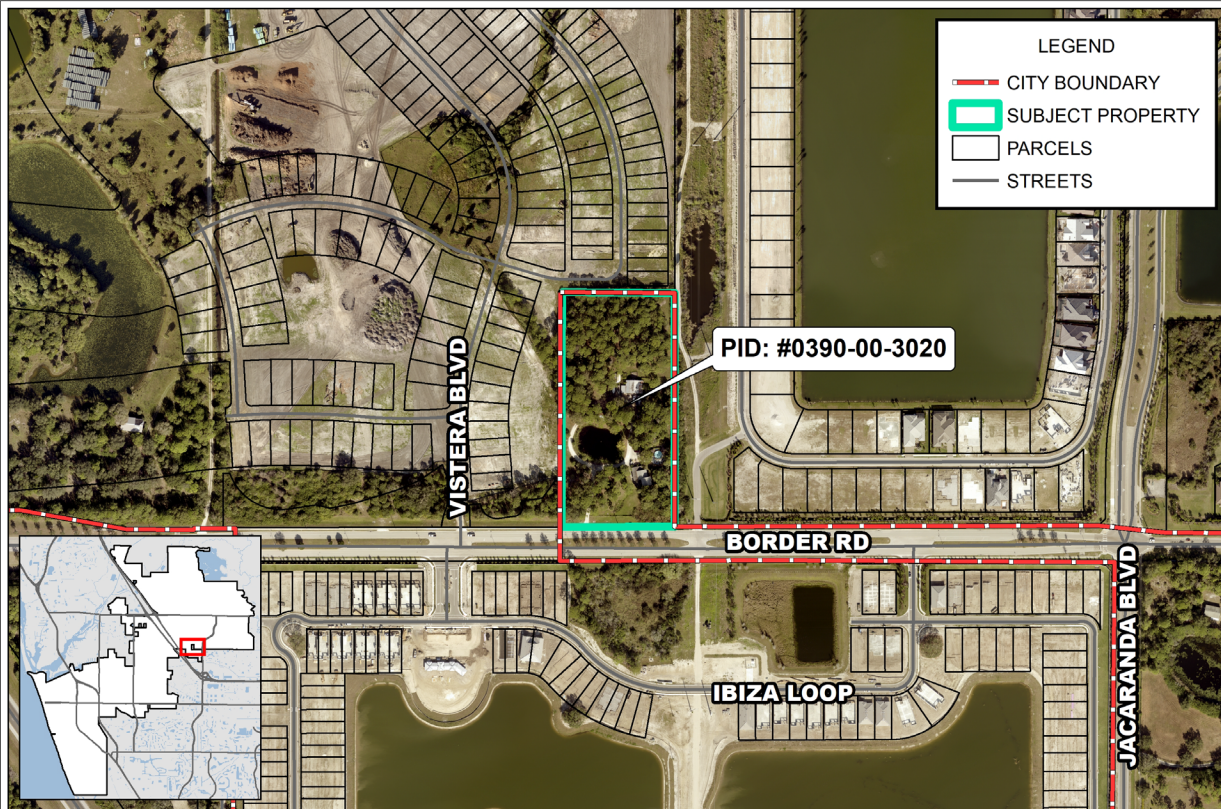
Address:	2114 Border Road
Request:	Assigning the Commercial (CM) Future Land Use to the subject property
Applicant:	Dan Lussier
Agent:	Brian Lichterman
Parcel ID:	0390003020
Parcel Size:	5.35 ± acres
Future Land Use:	Sarasota County Major Employment Center (MEC)
Zoning:	Sarasota County Open Use Estate 1 (OUE-1)
Comprehensive Plan Neighborhood:	Northeast Venice Neighborhood (Proposed)
Application Date:	September 9, 2022
Associated Petitions:	22-55AN and 22-57RZ

PROJECT DESCRIPTION

- PROPOSED FLU OF CM
- PROPOSED SELF STORAGE
- LOCATED NORTH OF BORDER ROAD,
WEST OF JACARANDA BOULEVARD AND
EAST OF I-75
- ASSOCIATED ANNEXATION PETITION 22-
55AN AND REZONING PETITION 22-
57RZ HAVE BEEN FILED CONCURRENTLY



LOCATION MAP

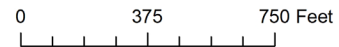


AERIAL MAP

BORDER ROAD STORAGE



SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DEPARTMENT



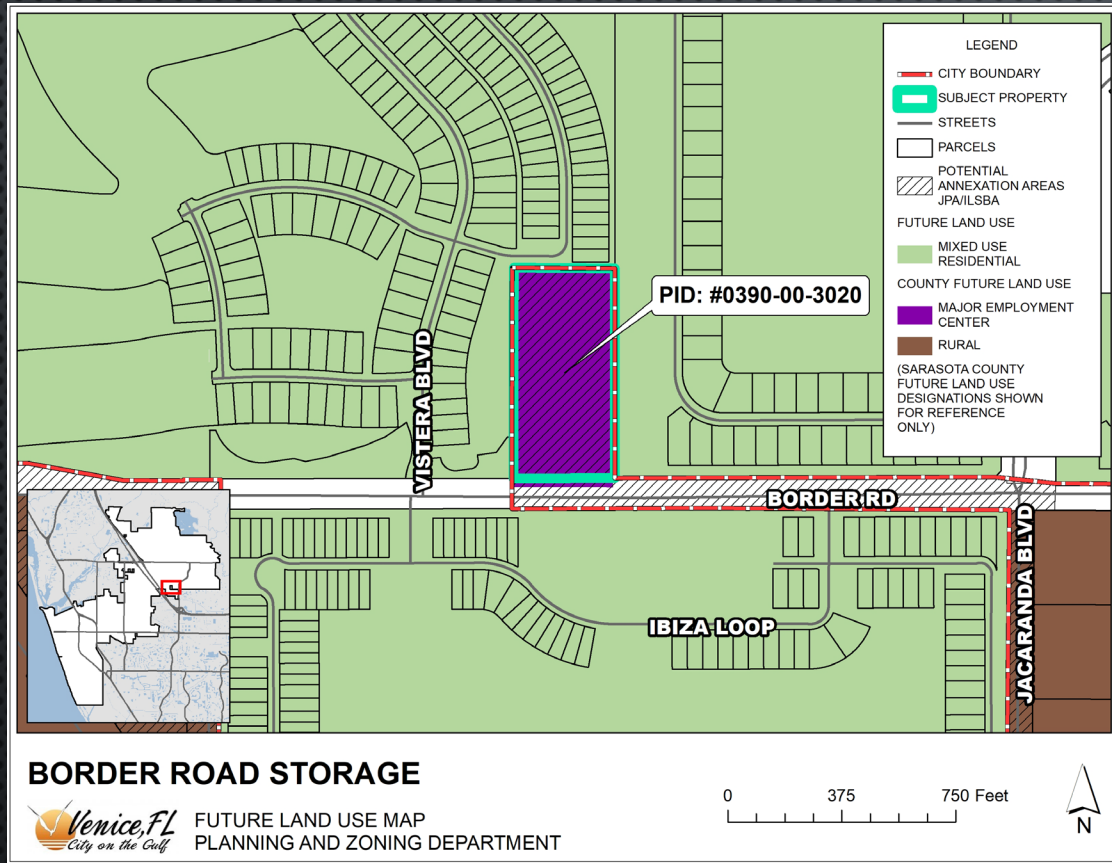
EXISTING CONDITIONS

SITE PHOTOS, ZONING
AND FUTURE LAND USE
MAPS, SURROUNDING
LAND USES

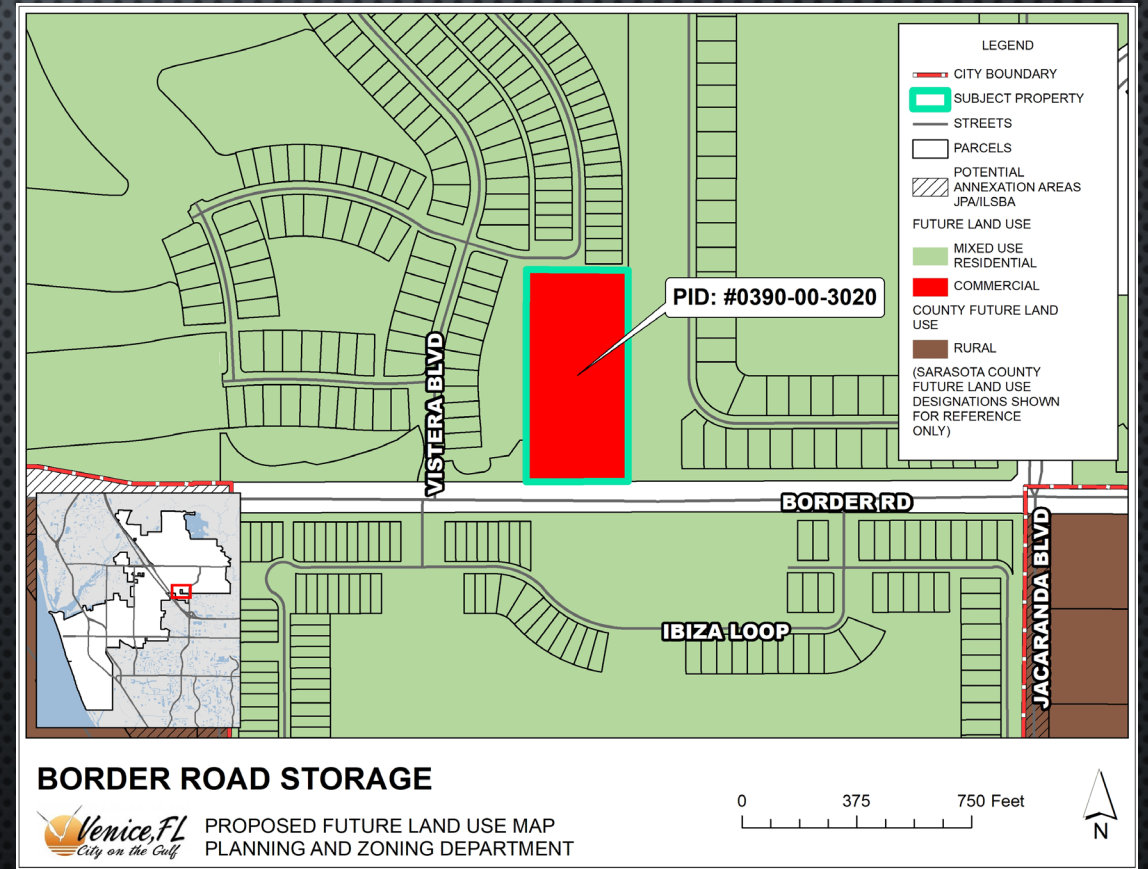


FUTURE LAND USE MAPS

EXISTING

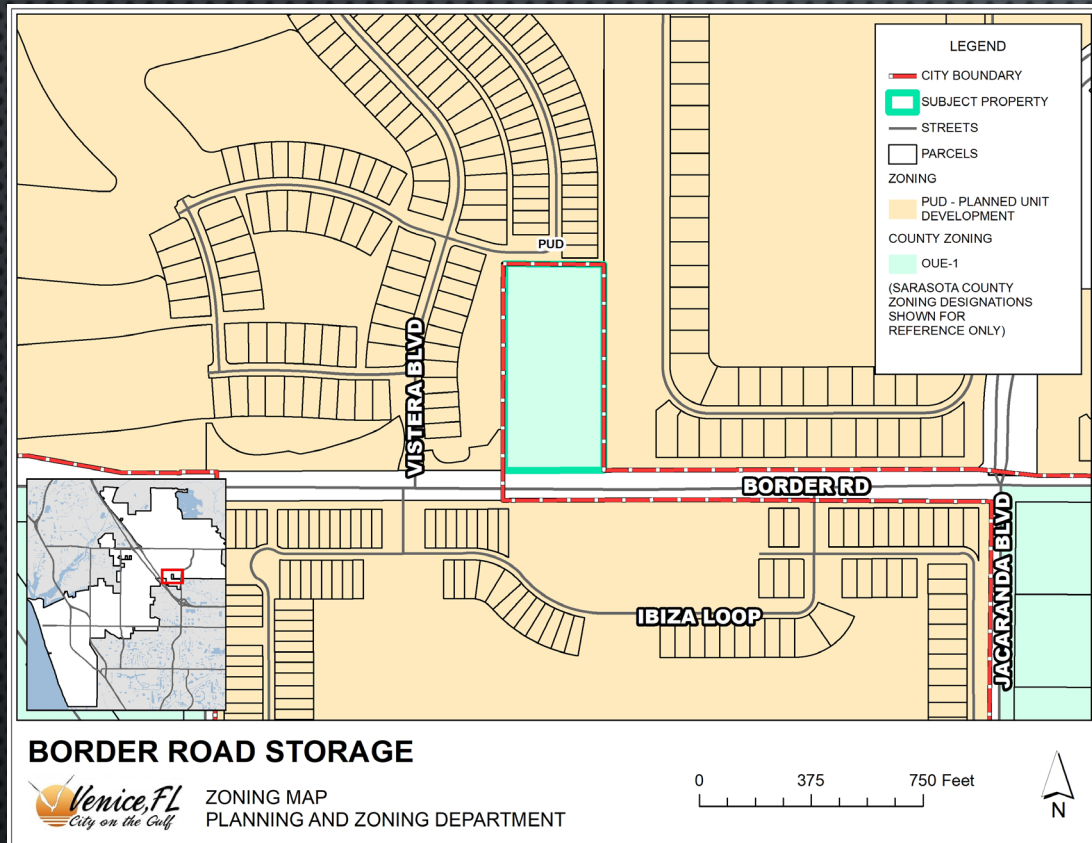


PROPOSED

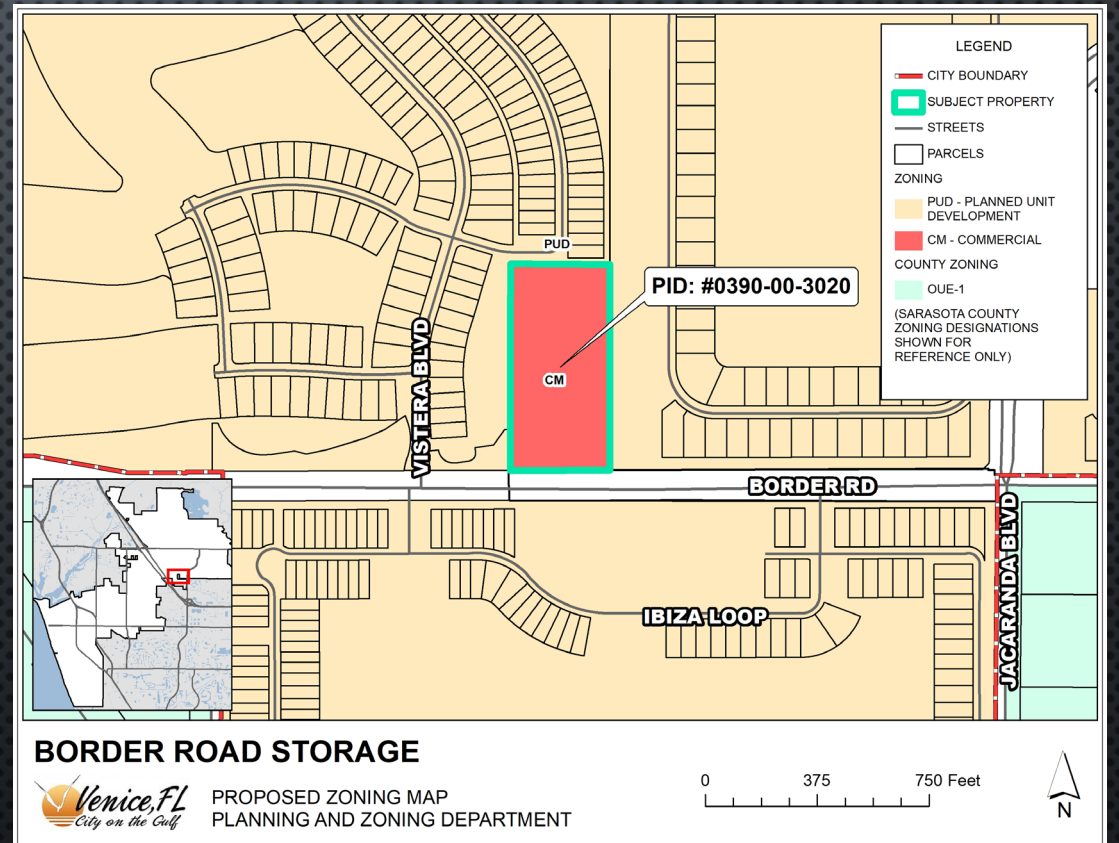


ZONING MAPS

EXISTING



PROPOSED



Surrounding Property Information

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Vistera	Planned Unit Development (PUD)	Mixed Use Residential (MUR)
South	Palencia	PUD	MUR
East	Aria	PUD	MUR
West	Vistera	PUD	MUR

PLANNING ANALYSIS

FLORIDA STATUTES,
COMPREHENSIVE PLAN,
LAND DEVELOPMENT
CODE

FLORIDA STATUTES

- SMALL-SCALE AMENDMENT
- APPLICANT RESPONSES TO SEC. 163.3177(6)(A)2 IN STAFF REPORT
- APPLICANT RESPONSES AND STAFF RESPONSES TO SEC. 163.3177(6)(A)8-9 IN STAFF REPORT

CONSISTENCY WITH THE COMPREHENSIVE PLAN

STRATEGY LU 1.2.8- COMPATIBILITY BETWEEN LAND USES. THE SURROUNDING LANDS ARE PART OF PLANNED UNIT DEVELOPMENTS WITH A FUTURE LAND USE DESIGNATION OF MIXED USE RESIDENTIAL (MUR).

Figure LU-9: FLU Compatibility Review Matrix for MUR

		Adjacent (Existing) FLU									
		LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
MUR		Presumed Compatible	Presumed Compatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Potentially Incompatible	Presumed Compatible	Presumed Compatible

Legend:
Presumed Compatible (Green)
Potentially Incompatible (Yellow)

STRATEGY LU 1.3.1- MIX OF USES. THE CITY SHALL PROMOTE A MIX OF USES INCLUDING A MIXTURE OF RESIDENTIAL AND NON-RESIDENTIAL USES (WHERE DESIRED BY THE COMMUNITY) OF VARYING DENSITIES, NON-RESIDENTIAL INTENSITIES, AND USES DESIGNED TO ENCOURAGE MULTIPLE MODES OF TRAVEL SUCH AS PEDESTRIAN ACTIVITIES, BICYCLE TRANSIT, LOW EMISSION VEHICLES/GOLF CARTS AND AUTOMOBILES.

LAND DEVELOPMENT CODE CONSISTENCY

- SECTION 87-1 .5 PROVIDES THE PROCEDURES AND DECISION CRITERIA FOR A COMPREHENSIVE PLAN AMENDMENT
- THIS PETITION WAS PROCESSED ACCORDING TO THAT SECTION
- DECISION CRITERIA INCLUDE:
 - COMPATIBILITY
 - LEVEL OF SERVICE ANALYSIS
 - COMPLIANCE WITH COMPREHENSIVE PLAN AND FLORIDA STATUTES

PLANNING COMMISSION REPORT AND RECOMMENDATION

UPON REVIEW OF THE PETITION, FLORIDA STATUTES, THE COMPREHENSIVE PLAN, LAND DEVELOPMENT CODE, STAFF REPORT AND ANALYSIS, AND TESTIMONY PROVIDED DURING THE PUBLIC HEARING, THERE IS SUFFICIENT INFORMATION ON THE RECORD TO FOR PLANNING COMMISSION TO MAKE A RECOMMENDATION TO CITY COUNCIL ON COMPREHENSIVE PLAN AMENDMENT PETITION No. 22-56CP.