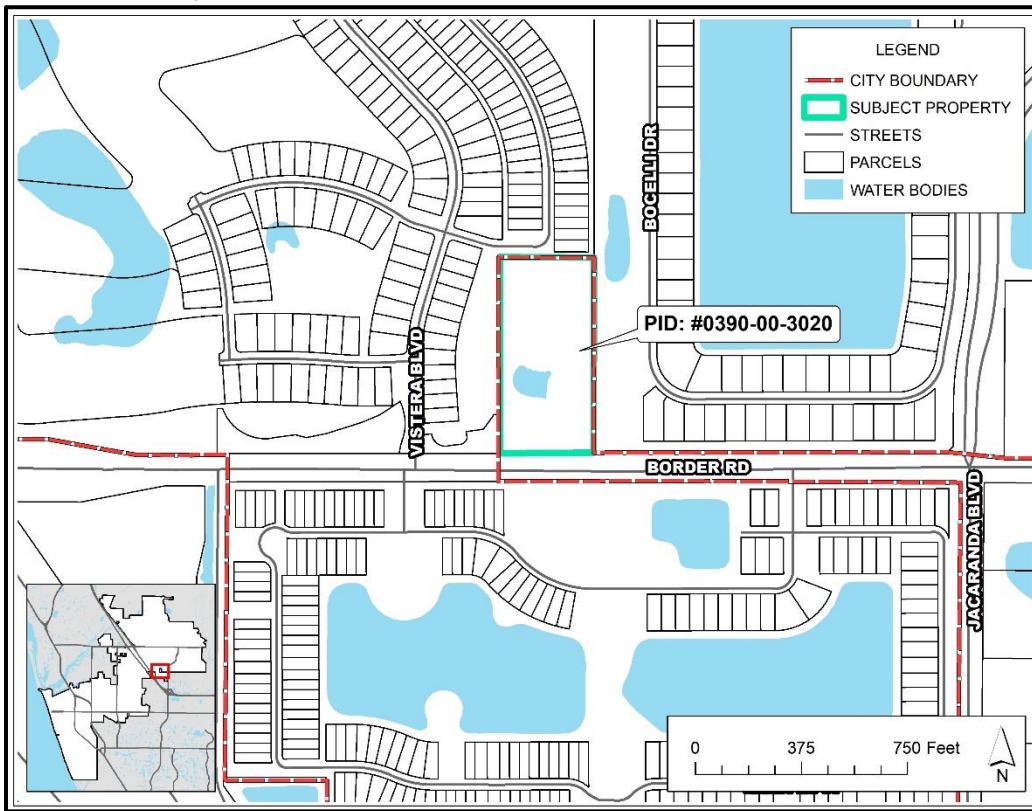


22-56CP BORDER ROAD STORAGE

Staff Report



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

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

The subject property contains a single parcel of land totaling 5.35 acres, more or less. The parcel is situated north of Border Road, west of Jacaranda Boulevard and east of I-75. The subject property is contiguous on all four sides with the existing limits of the City of Venice. The subject property is located in Planning Area 2B of the adopted Joint Planning and Interlocal Service Boundary Agreement (JPA/ISBA). A copy of the Agreement is contained in the application materials. More specifically the property is located at 2114 Border Road, Venice, Florida 34292. The JPA/ILSBA designates the subject property for annexation to the City and allows for a range of uses, including residential development up to 13 dwelling units per acre and non-residential (including retail, office, industrial and manufacturing). This Comprehensive Plan request, if approved, would give the property a Future Land Use designation of Commercial, consistent with the Commercial zoning district requested through Zoning Map Amendment Petition No. 22-57RZ.

Site Photographs

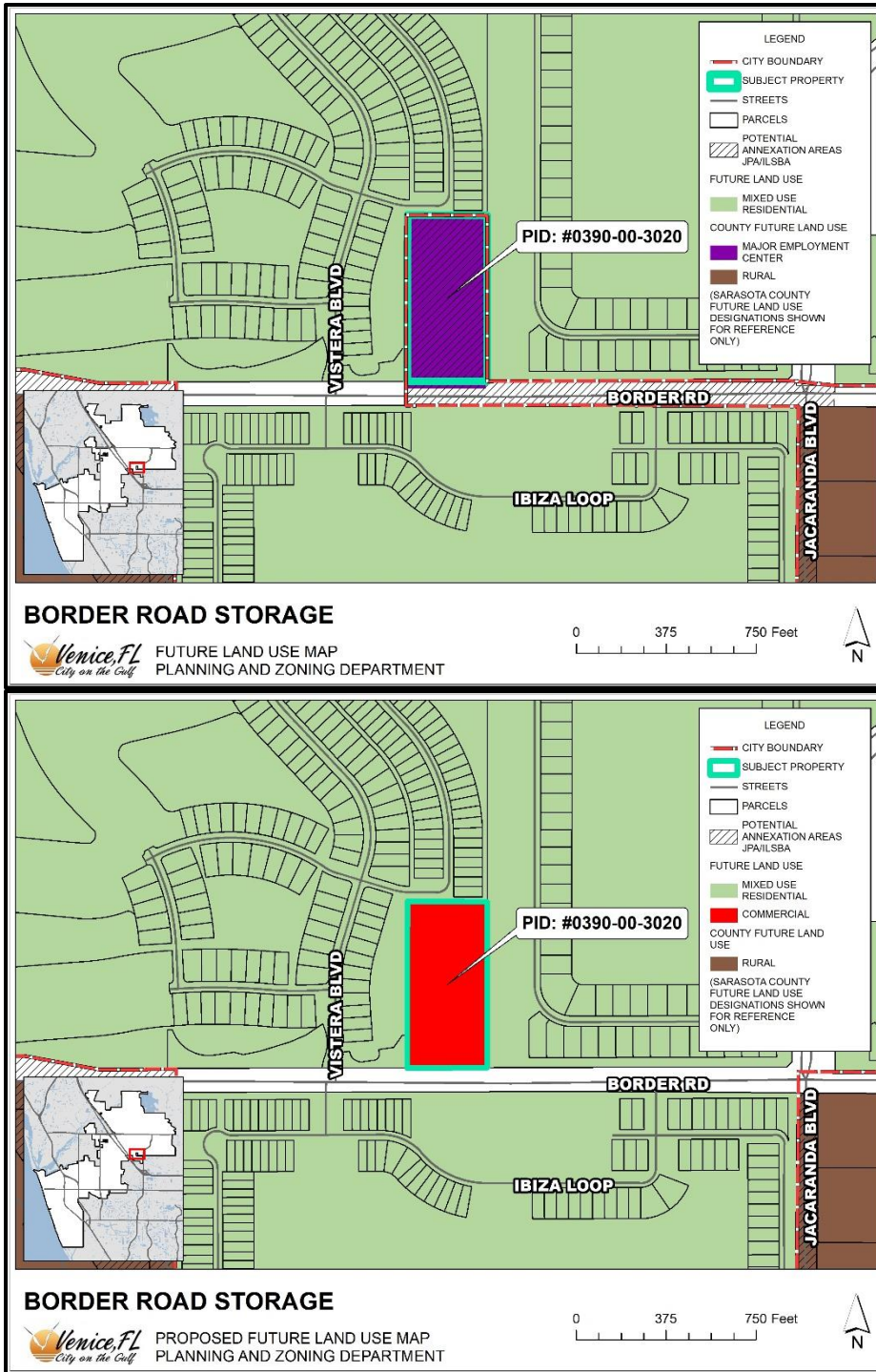


View from Border Road facing North

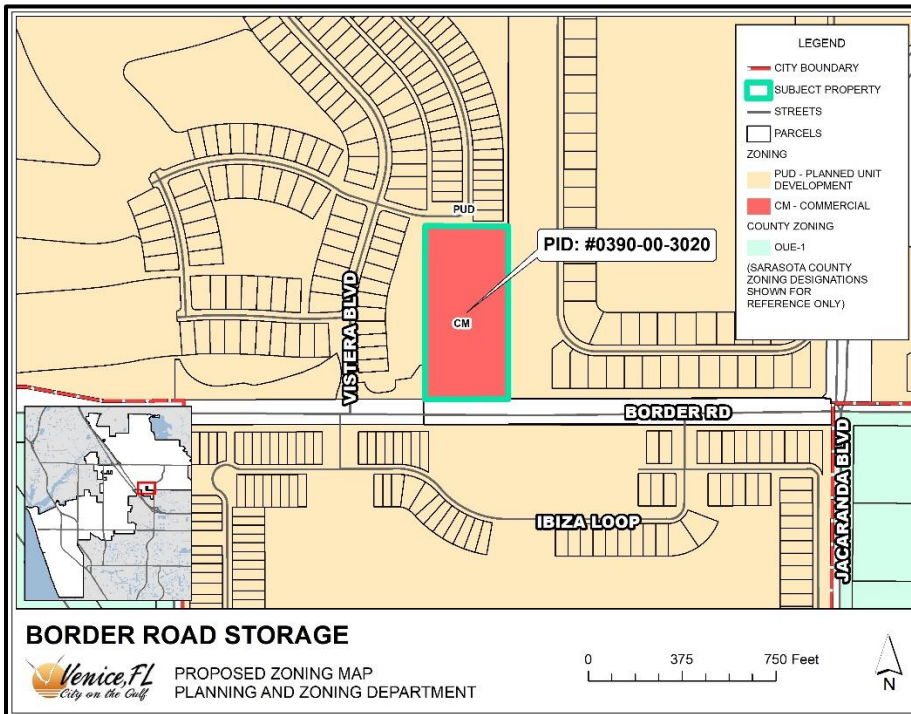
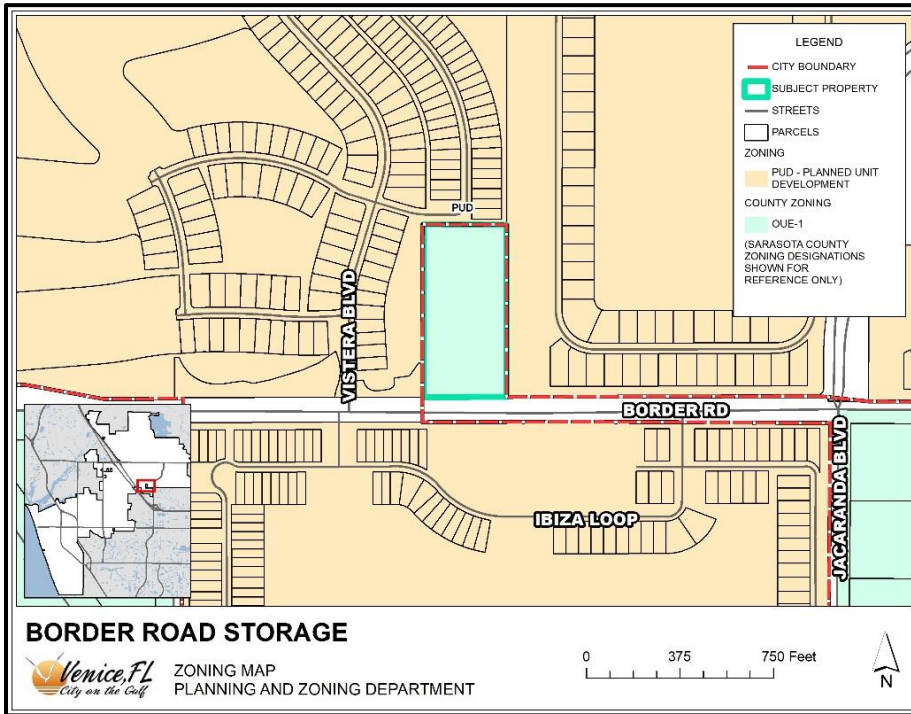
Zoning and Future Land Use

The subject property currently has a Sarasota County Future Land Use designation of Major Employment Center (MEC) and a Sarasota County zoning designation of Open Use Estate 1 (OUE-1). The Subject Property is located within Area 2B of the JPA/ILSBA.

Existing and Proposed Future Land Use Map



Existing and Proposed Zoning Map



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

II. PLANNING ANALYSIS

Compliance with the Land Development Code

Section 87, 1.5.3 of the Land Development Code directs Planning Commission and City Council in their consideration of a Comprehensive Plan Amendment application. The Code includes the following decision criteria:

- The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.*
- The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.*
- The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II.*

Consistency with the Comprehensive Plan

This petition seeks to apply a Commercial Future Land Use designation to the subject property, which is located in the Northeast Neighborhood.

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

Potentially Incompatible

MUR and Commercial are classified as “potentially incompatible” in Figure LU-9 (above). However, MUR allows limited commercial uses within the designation, and the Plan provides some guidance on mitigation of potential incompatibilities for adjacent designations.. The Comprehensive Plan states “An application to amend the Future Land Use designation (map) of a particular property shall demonstrate to the City Council’s approval, upon recommendation by the Planning Commission, how potential incompatibilities are addressed. Options to address potential incompatibilities include but

are not limited to a reduction in density and or intensity, reduction or stepping down of building heights, increased setbacks, increased buffering and opacity standards.”

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.

The size of the subject property indicates that the proposed Comprehensive Plan Amendment will be processed through the State’s small-scale amendment review process. This will require a recommendation from the Planning Commission to City Council. City Council will then hold two readings of the ordinance. After the second reading, which is also an adoption hearing, the results of that hearing will be sent to the State for approval. Applicant provided responses to Florida Statutes:

F.S. § 163.3177(6)(a)(2)

2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

a. The amount of land required to accommodate anticipated growth.

Applicant Response: *Guidance on how much land is required to accommodate anticipated growth has already been decided in part by the adopted JPA/ILSBA which determined a maximum of 10% of the area could be in nonresidential development. The subject 5.35 Acres +/- will allow for a 214,000 Sq. Ft. of Self Storage within two buildings and will be only one of two self-storage facilities located within the entire eastern portion of the City east of I-75. The other Self Storage facility is located to the north on Laurel Road near the I-75 Interchange.*

b. The projected permanent and seasonal population of the area.

Applicant Response: *The proposed 214,000 Sq. Ft. facility will be able to supply the demand for Self-Storage generated from the projected permanent and seasonal population of the area.*

c. The character of undeveloped land.

Applicant Response: *The character of this area is suburban residential, and Self-Storage will allow an opportunity for some mixed-land use in the area, which is otherwise almost exclusively residential in character. Virtually all of the undeveloped lands surrounding the subject parcel are already approved for residential uses consistent with the PUD approvals already obtained. The character of this area is already highly influenced by the 170’ FPL easement occurring along the entire eastern boundary. Otherwise, there are no limitations to the site being developed as proposed.*

d. The availability of water supplies, public facilities, and services.

Applicant Response: *In accordance with the adopted JPA/ILSBA, the potable water supplier for the subject property is the City of Venice Utilities. There is an existing 12” potable water main located on the north side of Border Road. At a minimum, a single tap into the existing 12” water main would be required to serve the subject property to meet City fire flow requirements of 1,000 gallons per minute with a 20-psi residual pressure. There is an existing fire hydrant located on Border Road at the southwest corner of the property. Otherwise, all other public facilities and services are already available at this site.*

e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.

Applicant Response: *Not Applicable*

f. The compatibility of uses on lands adjacent to or closely proximate to military installations.

Applicant Response: *Not Applicable*

g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.

Applicant Response: *Not Applicable*

h. The discouragement of urban sprawl.

Applicant Response: *The Subject Parcel is clearly within the area of urban development within the City of Venice.*

i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

Applicant Response: *The proposed Self Storage will create a number of short-term jobs related to the use of local Planning and Engineering professionals, local General Contractors and continuing employment of maintenance and caretakers of the facility. Allowing an opportunity for mixed-land use in the area, as opposed to exclusive residential land uses, will serve to strengthen the community's diversity and economy with mixed land uses.*

j. The need to modify land uses and development patterns within antiquated subdivisions.

Applicant Response: *Not Applicable.*

F.S. § 163.3177(6)(a)(8)

8. Future land use map amendments shall be based upon the following analyses:

a. An analysis of the availability of facilities and services.

Applicant Response: *The requested Annexation, Comprehensive Plan Amendment and Rezoning Applications will support the ability to use existing public facilities and services which are already available to the site. The subject parcel already has access to existing central water and available capacity that is immediately available to the site along Border Road. Likewise, available sewer lines with capacity are available directly across from the site on Border Road. Border Road is a modern minor arterial roadway with sidewalks and easily has the capacity to support low impact use such as self-storage. The area is part of the Urban Service Area of the City of Venice and has access to the full range of urban services including police, fire, EMT parks, hospitals etc. The real benefit of a low impact use such as self-storage is the demand and impact on any of these services is very low.*

b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

Applicant Response: *The Applicant has submitted a professionally prepared Environmental Analysis of the Subject Parcel including a review of the undeveloped land, soils, topography, natural resources. There are no known historical or archaeological resources on the site and the location of the site within an area where the City has encouraged urban type developments, will not have an adverse impact on natural resources and ecosystems.*

c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

Applicant Response: *The proposed development is the only remaining land within the 175 acres of the JPA/ILSBA that would be available for mixed use development consistent with the Comprehensive Plan.*

F.S. § 163.3177(6)(a)(9)

9. The future land use element and any amendments to the future land use element shall discourage the proliferation of urban sprawl.

Subsection (a) provides nine indicators related to discouraging the proliferation of urban sprawl, and subsection (b) states that if four or more indicators are achieved, the plan amendment is confirmed to discourage urban sprawl. The applicant provided responses to all indicators, as follows:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Applicant Response: *The Applicant has submitted a professionally prepared Environmental Analysis of the Subject Parcel including a review of the undeveloped land, soils, topography, natural resources. There are no known historical or archaeological resources on the site and the location of the site within an area where the City has encouraged urban type developments, will not have an adverse impact on natural resources and ecosystems.*

Staff Comment: Applicant provided an environmental narrative dated July 2021. No substantial changes to the site have been documented since the report. In the narrative it is recommended that 90 days prior to construction and land clearing the project should have a site assessment to ensure no occupied gopher tortoise burrows are within the project areas, as suitable habitat was observed on neighboring property.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Applicant Response: *The requested Annexation, Comprehensive Plan Amendment and Rezoning Applications will support the ability to use existing public facilities and services which are already available to the site.*

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Applicant Response: *The requested Annexation, Comprehensive Plan Amendment and Rezoning Applications will contain sidewalks linking to the existing sidewalk on Border Road. Therefore, the development will promote accessibility among linked or related land uses. This in turn helps to promote walkable and connected communities and provides for compact development and a mix of uses at densities and intensities, to support multimodal transportation systems.*

Staff Response: Preliminary Site Plan provided with the applications shows that connectively to the existing side walk system will be provided.

(IV) Promotes conservation of water and energy.

Applicant Response: *The requested Annexation, Comprehensive Plan Amendment and Rezoning Applications will promote conservation of water and energy because Self Storage is a significantly small consumer of water and energy than up to 48 dwelling units that could otherwise be constructed on this site.*

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Applicant Response: *The requested Annexation, Comprehensive Plan Amendment and Rezoning Applications will not be removing any areas that would adversely impact the preservation of agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Applicant Response: *The requested Annexation, Comprehensive Plan Amendment and Rezoning Applications is a small 5.35 Acre parcel and approximately 28% open space is being retained. Therefore, there will not be a loss of significant amounts of functional open space. However, there will be no impact on public open space and recreation needs.*

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Applicant Response: *The intent of the adopted City of Venice Comprehensive Plan is to promote mixed use developments. The requested Annexation, Comprehensive Plan Amendment and Rezoning Applications demonstrates how the proposed development will help contribute to a balance of land uses based upon the thousands of new residential developments in the surrounding area that will demand the services provided by self-storage.*

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Applicant Response: *The intent of the adopted City of Venice Comprehensive Plan is to promote mixed use developments. The requested Annexation, Comprehensive Plan Amendment and Rezoning Applications demonstrates the location of the development in an area surrounded by residential developments and will not contribute to sprawl.*

Conclusions/Findings of Fact: *Staff has provided analysis of the proposed Comprehensive Plan Amendment regarding consistency with the Comprehensive Plan, the Land Development Code, and other relevant city ordinances, resolutions or agreements. In addition, analysis has been provided by staff regarding compliance with the applicable requirements of Chapter 163 Florida Statutes. The analysis provided should be taken into consideration regarding determination on the proposed Comprehensive Plan Amendment.*

III. CONCLUSION

Planning Commission Report and Action

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.