

**Border Road Self Storage  
2114 Border Road**

**Complete Application For:  
Comprehensive Plan Amendment  
City of  
Venice, Florida**

**Prepared For:**

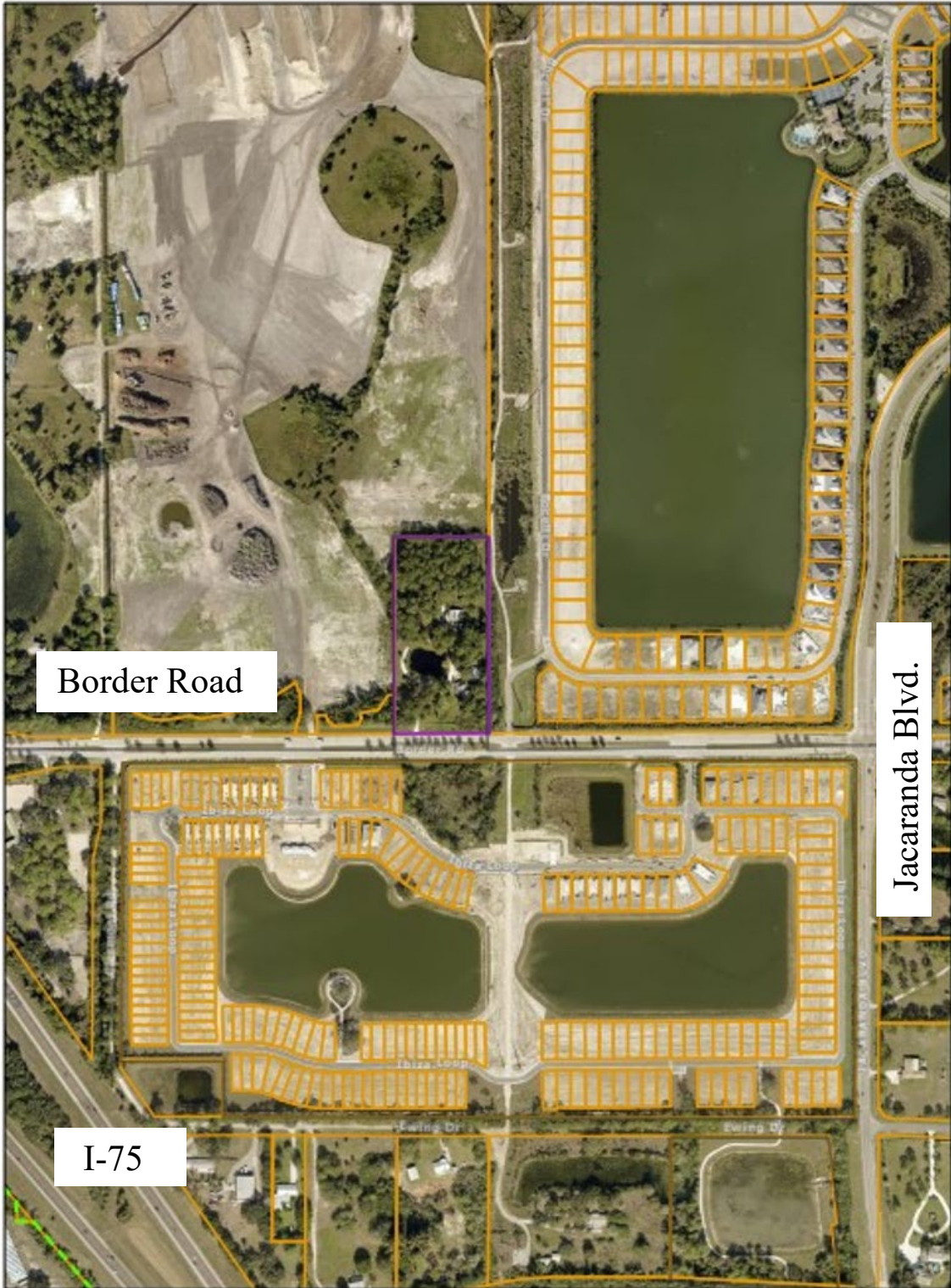
John and Teresa Eberling  
2114 Border Road  
Venice, Florida 34292-1613

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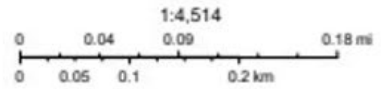
Revised March 28, 2023

Sarasota County Property Appraiser



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- Parcels
- Parcels \_ Change for 2023
- Parcels 2022



## OWNERSHIP AND PROJECT TEAM

<b>Owner:</b>	Teresa Eberling 2114 Border Road Venice Florida 34292-1613
<b>Contract Purchaser</b>	Dan Lussier, Strategic Management and Capital, LLC 4519 Glebe Farm Road, Sarasota, FL 34235
<b>Land Use Planner:</b>	Brian Lichterman, Vision Planning and Design 6912 White Willow Court, Sarasota, Florida 34243
<b>Land Advisor:</b>	Marty Black AICP ICMA-CM (ret.) 602 84 <sup>th</sup> Street NW, Palma Sola, FL 34209
<b>Attorney:</b>	Stephen K. Boone, Esq. Boone Law Firm 1001 Avenida del Circo Venice, FL 34285
<b>Architect:</b>	Ron Sivitz, Sivitz Innovative Designs 5571 Marquesas Circle, Sarasota, FL 34233
<b>Engineer</b>	Tim Roane, DMK Associates 421 Commercial Court Suite C Venice, FL 34292
<b>Environmental:</b>	Todd Hershfeld, Ardurra 1523 8 <sup>th</sup> Avenue West, Suite B, Palmetto, FL 34221

**BORDER ROAD SELF STORAGE  
COMPREHENSIVE PLAN AMENDMENT  
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# INTRODUCTION AND PARCEL INFORMATION

The subject property is located in Section 34, Township 38S, Range 19E in Sarasota County, Florida. The 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 (retail, office, industrial and manufacturing). The following three applications are a request for an Annexation, Small Area Comprehensive Plan Amendment and Rezoning with a Preliminary Site and Development Plan. If approved, the project will result in an architecturally designed Self Storage facility, nestled into the site, and screened by existing and supplemental landscaping. The proposed 214,000 Sq. Ft three story enclosed self-storage facility in two buildings.

The proposed Small Area Comprehensive Plan Amendment is a request to redesignate the subject parcel concurrently with the above Annexation from an existing County Future Land Use designation of Major Employment Center (MEC) to a City Future Land Use Plan designation of Commercial. The designation is consistent with the JPA/ILSBA. A concurrent rezoning from OUE-1 (Open Use Estate, 1 Dwelling Unit Per 5 Acres) to CM (Commercial) zoning district is proposed. As part of the CM rezoning, the Applicant is proposing a Preliminary Site and Development Plan for the proposed *Border Road Self Storage*. The proposed zoning designation to CM with a low intensity self-storage use provides for a step down in land use intensity and logical transition of uses, given the existing 170' FPL easement which exists along the entire eastern boundary. Furthermore, the City has already approved PUD developments to the west and north which have acknowledged through buffering, setbacks and a road within the approved PUD designs, the potential for a nonresidential land use on the Subject Parcel.

## Property Details

Parcel ID.:	0390003020
Address:	2114 Border Road, Venice Florida 34292-1613
Total Area.:	5.35 Acres +/-
Current Owner.:	Teresa Eberling
Current Jurisdiction:	Unincorporated Sarasota County
General Location.:	East of I-75 and north of Border Road and west of Jacaranda Boulevard
Current Land Use.:	Existing Single-Family Home
Current FLUP Des.	Major Employment Center (MEC)
Current Zoning.:	OUE-1 (Open Use Estate, 1 Dwelling Per 5 Acres)
Proposed FLUP Des.	Commercial
Proposed Zoning	CM (Commercial)



## **PURPOSE AND INTENT / REQUIRED APPLICATION FORMS**

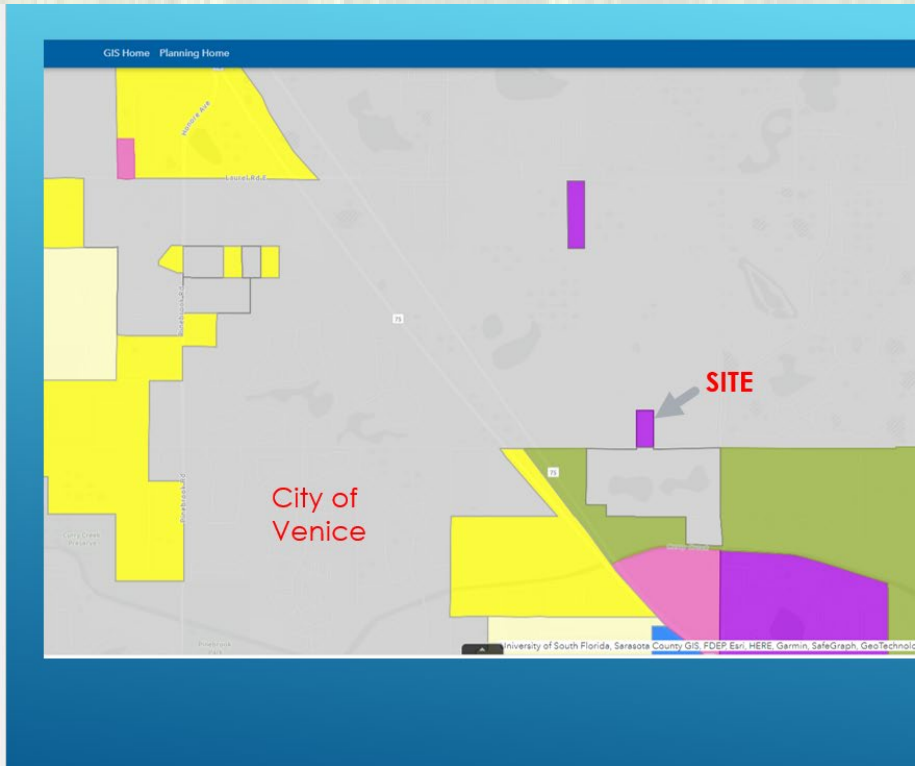
This Applicant is submitting this Small Area Comprehensive Plan Amendment of the subject property to a Comprehensive Plan compliant designation of Commercial and a rezoning to CM (Commercial). Included as part of the rezoning is a Preliminary Site and Development Plan showing a proposed 214,000 Sq. Ft storage facility in two buildings. The project as proposed has been designed consistent with the City's long-term vision and desire for a mixture of non-residential and residential uses near the Northeast Venice Neighborhood. The development of the *Border Road Self Storage* is consistent with the City's vision for mixed land uses in this area.

The following Comprehensive Plan Amendment application is a request as follows:

1. Small Scale Comprehensive Plan Amendment Application to redesignate from the County Future Land Use Plan Map designation of Major Employment Center (MEC) to a City designation of Commercial.

Included in this Small-Scale Comprehensive Plan Amendment (CPA) Application are all required signature pages and Authorization Letter which have been signed and notarized.

## CONSISTENCY WITH LOCAL DEVELOPMENT APPROVALS



Subject 5.35 Acre +/- Parcel is designated as Major Employment Center on the Sarasota County Future Land Use Map

### Existing Sarasota County Planning and Zoning Regulations

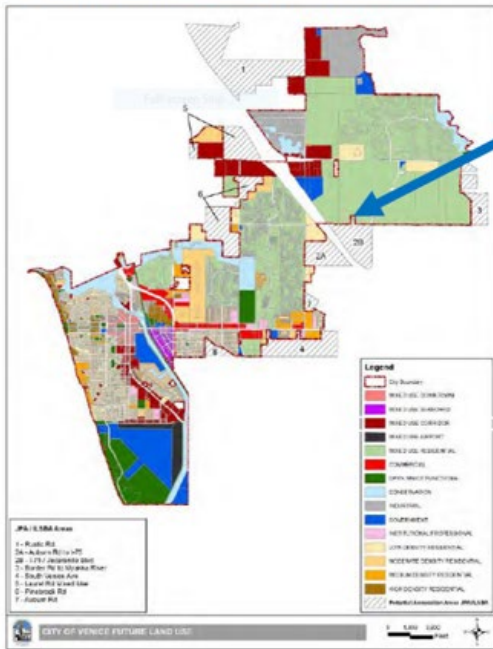
The subject parcel is currently designated on the Sarasota County Future Land Use Map as Major Employment Center (MEC). The Subject Parcel was historically included within a designated 1,700 Acre MEC area, before being annexed into the City of Venice. The property contains an existing single-family home occupied by the current Owner Ms. Theresa Eberling and her husband John. The site is currently zoned OUE-1 (Open Use Estate, 1 Dwelling Unit Per 5 Acres). The proposed Annexation is intended to implement the joint strategy by the City of Venice and Sarasota County through the adopted joint adoption of (JPA/ILSBA Area No. 2B.), to annex this property into the City of Venice.

The proposed Comprehensive Plan Amendment request is from MEC to Commercial and a proposed rezoning to CM (Commercial). A discussion demonstrating consistency with various elements of the City Comprehensive Plan and compliance with the City's Land Development Regulations are contained throughout this narrative.





Figure (Map) LU-1: Future Land Use Map (see full size map for additional detail and information)



## Future Land Use Plan Designation

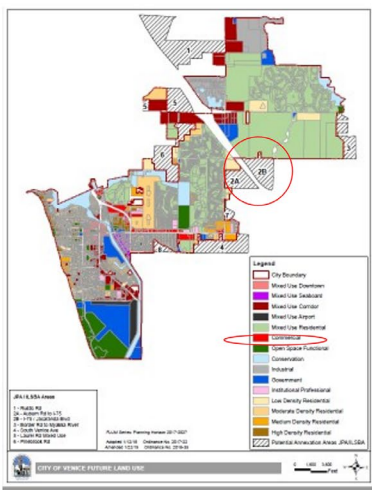
The Subject Parcel is located in Planning Area 2B of the Joint Planning and Interlocal Service Boundary Agreement (JPA/ISBA) and is Proposed to be Designated Mixed Use Residential on the City of Venice Comprehensive Plan Future Land Use Map

A Mixed-Use Residential Designation Allows for up to 10 % a Variety of Non Residential Land Uses

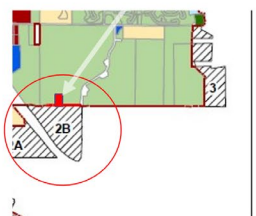
Section III - ELEMENTS - LAND USE

## City of Venice Planning and Zoning

The subject parcel is proposed to be designated Commercial on the City of Venice Comprehensive Plan Future Land Use Map. The Commercial land use designation is discussed in the following section.



Site



If the proposed Annexation is approved, the subject Property would be designated Commercial on the City of Venice Future Land Use Map

The adopted City Future Land Use Map designates the area surrounding the subject area as Mixed Use Residential (MUR). A MUR land use designation allows for up to 10% commercial uses. The Subject

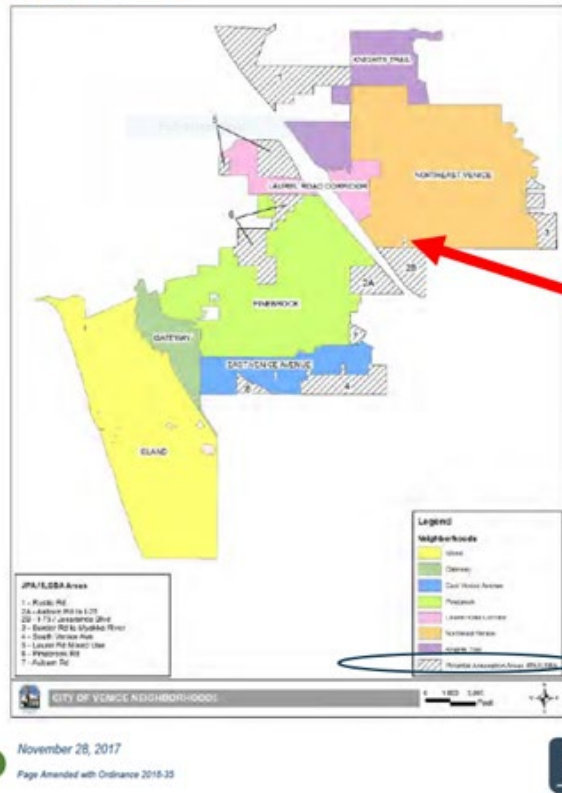
Parcel represents 9.36 % of the 175 Acre Annexation Area 2B. In this instance, all of the other 175 Acres within JPA/ILSBA 2B. have since been rezoned for PUD. This is the only other parcel that could request a nonresidential land use in Area 2B. The Applicant is requesting a FLUP designation of Commercial.

As indicated in the chart below as contained in the adopted City Comprehensive Plan, Area 2B, of the adopted JPA/ILSBA allows for a variety of mixed uses including Residential, Retail, Office Space, Industrial and Manufacturing. The area designated as Subarea No. 2: 13 units per acre are calculated on a gross acreage basis. It also provides for a FAR of 2.0. The proposed 214,000 Sq. Ft. Self Storage building contains a Floor Area Ratio of 1.8.

JPA/ILSBA	Development Standards			
	Uses	Density	Intensity	Open Space Requirements
Rustic Road Neighborhood (JPA/ILSBA Area No. 1) 489 Acres	<ul style="list-style-type: none"> <li>Residential</li> <li>Retail</li> <li>Office Space</li> <li>Industrial</li> <li>Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>Subarea No. 1: 5 to 9 units per acre, calculated on a gross acreage basis</li> <li>Subarea No. 2: Up to 5 units per acre, calculated on a gross acreage basis</li> </ul>	<ul style="list-style-type: none"> <li>Up to 50% of the acreage non-residential</li> <li>Shall not exceed a Floor Area Ratio of 2.0 for the gross acreage.</li> <li>Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet commercial space, gross acreage.</li> </ul>	<ul style="list-style-type: none"> <li>At least 34.2 gross acres shall be conservation/open space</li> </ul>
Auburn Road to I-75 Neighborhood (JPA/ILSBA Area No. 2a) 176 Acres	<ul style="list-style-type: none"> <li>Residential</li> <li>Retail</li> <li>Office Space</li> <li>Commercial</li> <li>Equestrian uses in Subarea No. 2</li> </ul>	<ul style="list-style-type: none"> <li>Up to 3 units per acre, calculated on a gross acreage basis</li> </ul>	<ul style="list-style-type: none"> <li>Up to 10% of the acreage non-residential</li> <li>Shall not exceed a Floor Area Ratio of 0.25 for the gross acreage.</li> <li>Conversion between residential and accessory non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 4,000 square feet accessory non-residential space, gross acreage</li> </ul>	<ul style="list-style-type: none"> <li>At least 7.4 gross acres shall be conservation/open space</li> </ul>
I-75 / Jacaranda Boulevard Sector (JPA/ILSBA Area No. 2b) 175 Acres	<ul style="list-style-type: none"> <li>Residential</li> <li>Retail</li> <li>Office space</li> <li>Industrial</li> <li>Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>Subarea No. 1: 9 units per acre, calculated on a gross acreage basis.</li> <li>Subarea No. 2: 13 units per acre, calculated on a gross acreage basis.</li> <li>Subarea No. 3: 18 units per acre, calculated on a gross acreage basis.</li> </ul>	<ul style="list-style-type: none"> <li>Up to 10% of the acreage non-residential</li> <li>Shall not exceed a Floor Area Ratio of 2.0 for the gross acreage.</li> <li>Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet non-residential space, gross acreage</li> </ul>	<ul style="list-style-type: none"> <li>At least 4.6 gross acres shall be conservation/open space</li> </ul>

Section III - ELEMENTS - LAND USE

Figure (Map) LU-1: Neighborhoods

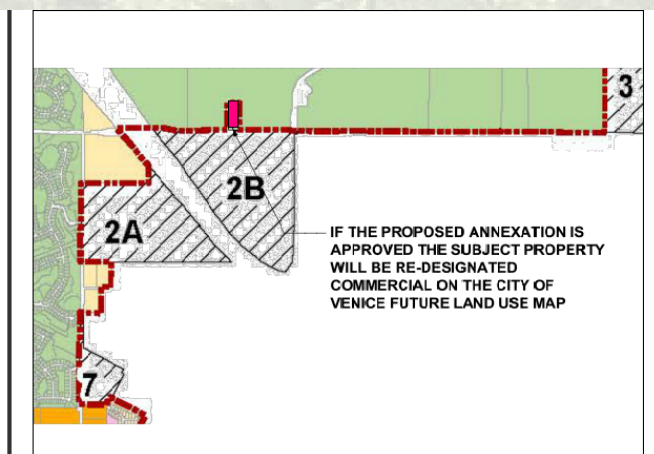


## NEIGHBORHOODS

The Subject Parcel is Surrounded by the Northeast Venice Neighborhood in the City of Venice Comprehensive Plan and allows Mixed Use Residential.

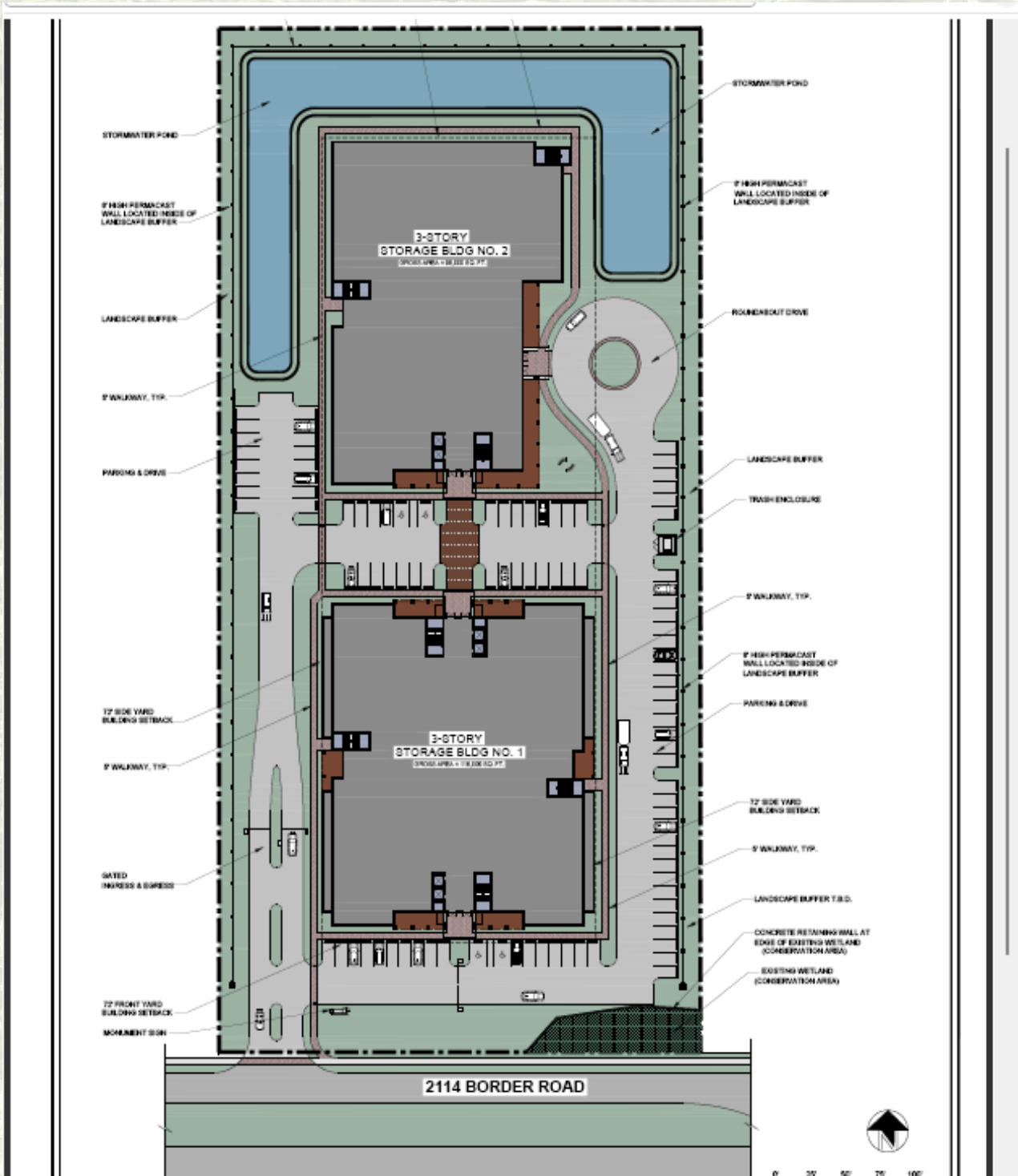
SITE

The adopted City Plan includes seven neighborhoods as contained in Strategy LU 1.1.1. The most logical neighborhood for the subject parcel if only residential, would to be included in the Northeast Venice Neighborhood. However, the Applicant is proposing a Future Land Use designation of Commercial and a rezoning to CM to allow the proposed *Border Road Self Storage*. This low intensity use will provide a self-storage facility designed to meet the City’s intent of providing mixed use development serving the Northeast Venice Neighborhood Planning Area. The CM standards and supporting application materials provide for a high standard of development and minimize the impacts to any adjoining land uses. Upon successful annexation and Comprehensive Plan Amendment, the property would be located within the Commercial Future Land Use Designation.



# PROPOSED BORDER ROAD SELF STORAGE

## Proffered Preliminary Site and Development Plan



Included as part of the proposed Rezoning Application is a proffered Preliminary Site and Development Plan. The proposed *Border Road Self Storage* development requires an Annexation, Small-Scale Comprehensive Plan Amendment and concurrent Rezone Petition. The proposed Self Storage will consist of two (2) free standing buildings with a total of 214,000 Sq. Ft. of climate controlled self-storage. The buildings will contain the following elements as required by the City Land Development Regulations.

The following list is just a few of the major elements of the proposed self-storage complex including:

- All buildings will be architecturally designed to conform to the Venice Historic Precedent
- Height of all structures will be a maximum of 35' to ensure land use compatibility.
- More than 28 % open space will be provided.
- Built in security monitoring and lighting.
- Compatible land use adjacent to a 170-foot FPL Easement
- Extensive perimeter landscaping buffers along the ROW frontage along Border Road and a 50-foot front yard building setback along Border Road and 15-foot perimeter landscape area with a required .30 opacity landscape buffers on all other areas to the west, north and east.
- Internal pedestrian sidewalk system linking to existing sidewalks along Border Road

The proposed two storage buildings will be accessible from one main entrance off Border Road, providing right in/right/out access. The proposed Preliminary Site and Development Plan is reflective of how the property is proposed to be developed in the future, consistent with an approved Rezone Petition from OUE-1 to CM (Commercial). The overall vision of the site is demonstrating the long-term goal of creating a 214,000 Sq. Ft. self-storage in two buildings to satisfy the needs for self-storage for the thousands of new homes in this area east of I-75. The *Border Road Self Storage* will be conveniently located and close to where users live. Over time, the location will result in a significant amount of reduced travel time by users, and therefore reduced impact on the overall roadway network. The City of Venice is currently experiencing a historically strong demand for new housing, and this property is well positioned to satisfy the ongoing strong demand for self-storage in this area.

The Applicant held two neighborhood workshops on October 12, 2022 and a second on November 30, 2022. A copy of the proposed ad to the newspaper and the postcards sent to all owners within 250 feet. The full packet from the workshop has been added to the materials submitted to the City.

## **COMPATABILITY**

Border Road is a newly constructed and modern Minor Collector Roadway with a planted median and will be able to accommodate the deminimus amount of vehicle traffic expected from a 214,000 Sq. Ft. self-storage facility. Much of the two proposed self-storage buildings will be screened by existing vegetation, retained within the perimeter buffers. The portion of the rear building along the northern property line will contain the proposed stormwater pond serving as a compatible transition into the future multifamily and single-family neighborhood. The rear building will only be seen from Border Road and even then, will be behind a 6' wall and a 170' FPL easement along the entire property line. Furthermore, the entire site will be located behind a 6' wall, as shown in the attached photograph.



This 6' wall represents the proposed wall along the western, northern and eastern perimeters of the site

An example of the type of wall being proposed is as shown above. The proposed use of the Subject Parcel as self-storage will make an excellent neighbor adjacent to a 170' FPL easement to the east. Any impacts from this project on any adjacent land uses will be minimal. Self-Storage will also serve as an ideal non-intensive land use to serve as a transition between the previously approved PUDs surrounding the site which contains both single and multi-family developments. To further ensure compatibility, the Applicant is committing to a building height of 35' to ensure compatibility.

Along the western and northern boundaries of the Subject Parcel is an approved development referred to as the GCCF Planned Unit Development approved by the City in 2019. The approved Master Plan as shown on the attached exhibit illustrates the area to the west is primarily designated as open space, so there will be no incompatibility. The area to the north is shown as a roadway separating future Multi-family/Single family homes. The subject parcel contains a unique attribute of being adjacent to a 170' FPL easement containing a major electrical distribution line serving the area. A proposed 6' wall and the 170' FPL easement will serve as a built-in separation buffer from any of the future residential areas of the Milano Development to the east. Along the south side of Border Road is the Palencia Development approved by the City of Venice as PUD with a Binding Master Plan. The property directly across from the Subject Parcel is an existing wetland proposed to be retained.

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## **RESPONSES AS REQUIRED IN THE APPLICATION FORM FOR COMPREHENSIVE PLAN AMENDMENT**

As part of the city application Forms for Comprehensive Plan Amendment there are a series of questions the Applicant must address. The following sections contain those questions and the Applicant responses.

### **C. The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II**

**Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character of the community is enhances.**

### **Addressing specific question in City Application for each of the applications**

**Also, these following questions related to the proposed Comprehensive Plan Map Amendments:**

1.5.2. Specific Application Requirements A. Any person, board, agency or their authorized representative affected by the city's Comprehensive Plan may apply to amend the plan text. An application to amend the future land use plan map may only be filed by the City Council, Planning Commission, staff, or an owner of property, or their designated agent, subject to the amendment. At minimum, the application shall require, as part of or in addition to the requirements set out in Section 1.2: 1. All data, maps, and text required to meet the submittal requirements for a Comprehensive Plan amendment as defined in F.S. § 163.3177. Data, maps, and text must be provided in strikethrough/underline format and in an editable electronic format.

The map and data contained in these applications are contained in the application map series. The requested data and maps are labeled to addresses all the required data, maps, and text required to meet the submittal requirements for a Comprehensive Plan Amendment as defined in F.S. § 163.3177.

**2. Applicant responses to F.S. § 163.3177(6)(a)(2), F.S. § 163.3177(6)(a)(8), and F.S. § 163.3177(6)(a)(9).**

**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.**

*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.**

*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.**

*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 of the subject parcel.*

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

*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.*

**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.**

*Not Applicable*

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

*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.**

*Not Applicable*

**h. The discouragement of urban sprawl.**

*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.**

*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.**

*Not Applicable.*

**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.**

*The subject parcel will be adequately serviced by existing and available public facilities, including roads, central water and sewer, Police and EMS services.*

**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.**

*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.*

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

*The subject 5.35 Acre Parcel is what is needed in order to develop a 214,000 Sq. Ft. Self Storage Facility on the site, and still comply with all other Land Development Regulations.*

**F.S. § 163.3177(6)(a)(9).**

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

**a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:**

**(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.**

*The land surrounding the Subject Parcel has already been approved for mixed use development through approval of PUD zoning surrounding the site. The proposed Annexation, Comprehensive Plan*

*Amendment and Rezoning is what will allow for continued mixed use development, consistent with the Mixed-Use Residential land use designation surrounding the site in the Comprehensive Plan.*

**(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.**

*This is not applicable, as the Subject Parcel is already within the City's Urban Service Area and is surrounded by existing and planned urban residential intensities. The parcel is also not located within a rural area.*

**(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.**

*The subject Annexation, Comprehensive Plan Amendment and Rezoning will not be promoting, allowing or designating urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. The City adopted Comprehensive Plan calls for Mixed Use Residential in this area and the CM zoning being proposed will be consistent with a mix of uses.*

**(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.**

*As part of the requested Annexation, Comprehensive Plan Amendment and Rezoning Applications, the Applicant submitted an Environmental Analysis with these applications indicating there were no impacts to natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

**(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.**

*As part of the requested Annexation, Comprehensive Plan Amendment and Rezoning Applications, there will be no impacts to adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

**(VI) Fails to maximize use of existing public facilities and services.**

*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.*

**(VII) Fails to maximize use of future public facilities and services.**

*Not Applicable.*

**(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.**

*The requested Annexation, Comprehensive Plan Amendment and Rezoning Applications will allow for land use patterns or timing which will not disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*

**(IX) Fails to provide a clear separation between rural and urban uses.**

*Since the requested Annexation, Comprehensive Plan Amendment and Rezoning Applications is an area that is already being developed with urban land uses and intensities.*

**(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.**

*The requested Annexation, Comprehensive Plan Amendment and Rezoning Applications will not discourage or inhibit infill development or the redevelopment of existing neighborhoods and communities.*

**(XI) Fails to encourage a functional mix of uses.**

*The requested Annexation, Comprehensive Plan Amendment and Rezoning Applications will most certainly encourage a functional mix of uses, which is otherwise predominantly single family residential.*

**(XII) Results in poor accessibility among linked or related land uses.**

*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.*

**(XIII) Results in the loss of significant amounts of functional open space.**

*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.*

**b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:**

**(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.**

*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.*

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

*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.**

*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.*

**(IV) Promotes conservation of water and energy.**

*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.**

*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.**

*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.**

*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.**

*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.*

**3. Narrative justification for the future land use map amendment and its consistency with the Comprehensive Plan.**

*The attached narrative as contained in this concurrent Annexation, Comprehensive Plan Amendment and Rezoning Application has provided an extensive narrative supporting why the Subject Parcel should be annexed into the City of Venice. The request is consistent with the adopted JPA/ILSBA and the Commercial land use designation being requested.*

**4. A transportation analysis of three planning periods consistent with Strategy TR 1.2.2.a (map amendments only).**

*Strategy TR 1.2.2.a – Comprehensive Plan Amendments indicates All proposed comprehensive plan amendments shall meet the current statutory requirements, including but not limited to F.S. 163.3177. Proposed amendments to the Future Land Use Element and/or Map shall include a transportation analysis of three planning periods:*

- 1) existing conditions,*
- 2) the first 5-year period occurring after the amendment adoption, and*
- 3) year 2030.*

*The analysis shall identify existing and projected levels of service with the proposed amendment. Projects necessary to ensure that the City's adopted level of service standards are achieved and maintained for the 5-year period and through 2030 must be identified as either funded or unfunded. The City shall*

consider the impacts to the adopted level of service standards when considering any proposed comprehensive plan amendment.

In this instance, the existing conditions of Border Road, is a two lane Minor Collector operating at a Level of Service C as indicated in the Comprehensive Plan Table TR-1. Border Road from Auburn Road to Jacaranda Boulevard had an AADT in 2015 of 2,700 vehicles per day.

Although no professional Transportation Study was prepared, self-storage facilities generate a relatively low amount of traffic. According to the **Institute of Transportation Engineers (ITE) Trip Generation Manual 7<sup>th</sup> Edition**, mini storage (ITE Land Use Code 151) will generate an ADT of 2.5 trips per every 1,000 square feet. The total proposed project would develop a self-storage facility with 214,000 Square Feet. However, the Gross Leasable Area would be closer to 171,000 GLA once common areas are removed. Even this figure of 427 vehicle trips per day seems excessive. The Applicant believes a more realistic traffic impact would be closer to 2.5 trips per 10,000 Sq. Ft which would generate 42 vehicle trips per day. Under either scenario, in comparison to the estimated 47 dwelling units that could be developed on the site, assuming approximately 10 trips per household per day, would equate to ten times more traffic impact on the roadway network.

Accordingly, even after the first 5-year period occurring after the amendment adoption, and through the year 2030, the amount of traffic impact generate over time will remain deminimus.

**5. Any additional information deemed necessary by the Zoning Administrator to conduct a full analysis of the impact of the proposed amendment on the Comprehensive Plan.**

*If requested, the Applicant will supply any additional information as may be needed.*

**6. Any amendment to create a new future land use designation shall be supported by additional data and analysis in accordance with F.S. § 163.3177. 1.5.3. Decision Criteria**

**A. The City shall consider the impacts to the adopted level of service standards when considering any proposed Comprehensive Plan amendment.**

*The typical low level of impacts associated with Self Storage will have deminimus impacts associated with all Level of Service standards including water and sewer impacts. Police/fire/EMS services. The request will also have no impact on schools, parks and recreation or other traditional community services.*

**B. The City shall consider the compatibility matrix in the Comprehensive Plan and its subsequent impact on possible implementing zoning designations.**

*Figure LU-8: FLU Compatibility Review Matrix indicates the a proposed Future Land Use Designation between Comm and Moderate Density Residential is potentially incompatible. However, in this instance when you take into consideration the adjacent 170'; FPL easement along the eastern side of the development and in comparison, of the approve3d PUD development surrounding the site, there will be no incompatibilities.*

**C. The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II**

## **Summary of Purpose and Intent**

Based upon the above, it demonstrates the proposed Comprehensive Plan Amendment will be consistent with the City Comprehensive Plan with respect to Future Land Use and Zoning. The proposed *Border Road Self Storage* will also be compatible with the surrounding area.

The following sections provide a discussion about the consistency of the proposed Comprehensive Plan Amendment with the fact the property is within the Urban Service Boundary: there are no significant environmental constraints; on-site storm water and drainage will be provided; there is availability of potable water from the City of Venice; wastewater treatment will be provided by Sarasota County; deminimus impact on traffic; and maintains satisfactory levels of service along Border Road

## **ENVIRONMENT**

The subject parcel contains no significant habitat. An environmental assessment of the subject parcel was prepared by the firm of Terracon Consultants Inc. Sarasota, FL dated November 19, 2021. A copy of their report is contained in the application.

Sarasota County in their review comments as contained in a letter to the City dated March 15, 2023 requested protection of a small wetland and its buffer as a Conservation area and a proposed mitigation strategy. The proposed Preliminary Site and Development Plan has been amended to address these items.

## **STORMWATER**

The three (3) aspects of stormwater management to be addressed at Major Site Plan review, Construction Plan review and Environmental Resource Permitting (ERP) review are: floodplain, stormwater quality and stormwater quantity. There is an existing surface water located on the property. An environmental site assessment of the property will be required to assess any impacts to habitat or listed species.

### **Floodplain**

Certain areas of the subject parcel are located within the limits of the 100-year floodplain. Encroachment into the 100-year floodplain will require equivalent offsetting floodplain compensation. Floodplain compensation is typically proven by providing equivalent flood plain storage volume on site, often referred to as “cup for cup” equivalent storage.

In lieu of providing equivalent storage, floodplain compensation through drainage modeling is acceptable to the Southwest Florida Water Management District (SWFWMD) and the City of Venice. Utilizing hydrologic/hydraulic modeling software (ICPR) a pre/post analysis of 100-year flood stages may be



conducted using the Roberts Bay Watershed model. The County’s current model is defined as the Existing Conditions Model or ECM. The ECM will be updated by incorporating existing conditions survey data and record drawing information to establish a Revised Existing Conditions Model or RECM. Using the RECM, the proposed design for the surface water management system is incorporated into the model to create the Proposed Conditions Model or PCM. The analysis of the 100-year, 24-hour peak flood stages will be prepared for the RECM and PCM. Peak flood stages will then be compared to demonstrate that the proposed project will not create adverse off-site impacts in the watershed.

## FEMA Flood Zone

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 12115C0332F (effective 11/04/2016) portions of the site are located in Flood Zone AE and X/X500. The Flood Zone X areas have 0.2% Annual Chance Flood Hazard, Areas of 0.1% Annual chance flood with average depth less than one foot or with drainage areas less than one square mile and is OUT of the Special Flood Hazard Area (SFHA). The Flood Zone AE areas are in the SFHA and have associated Base Flood Elevations (BFE) determined. The Base Flood Elevations identified is elevation 12.8 feet NAVD 88. A Letter of Map Revision (LOMR) may be filed with FEMA once construction of the site has elevated specific areas above the base flood elevation.

## Local Floodplain

The site is located within the Roberts Bay Watershed of Sarasota County. The property contains localized floodplain. Based on the most current available drainage model, the subject parcel is located within the following basins and have the associated 100-year/24-hour peak stage elevations (NAVD 88):

Roberts Bay Watershed ICPR Model (RB_NAVD88_20161101)		
Basin	Node	100-year/24-hour FWL
10922	10922	12.72

## Water Quality

Presumptive water quality criteria for SWFWMD include providing water quality treatment based on one-half inch (1/2”) of runoff or 1-inch (1”) of rainfall, whichever is greater. Water quality treatment will be provided on site in a wet detention or dry retention treatment system.

In addition to addressing presumptive SWFWMD criteria, the Florida Department of Environmental Protection (FDEP) has identified impaired surface waters within the State of Florida pursuant to Chapter 62-303.100 of the Florida Administrative Code (F.A.C). For waters that are classified as impaired by the FDEP, a net improvement analysis of the proposed water quality treatment system is required to demonstrate that the receiving water gains net improvement with respect to its designated impairment.

The site is listed on the FDEP Impaired Waters List through the FDEP website. The subject parcel is located within the Sarasota Bay - Peace - Myakka River, Group 3, which is nutrient impaired. The impairment is described as follows:

Group Name: Sarasota Bay – Peace - Myakka  
WBID: 2009C  
Object ID: 1477  
OGC Number: 16-0700  
Waterbody Name: Curry Creek (Freshwater Portion)  
Waterbody Type: Stream  
Waterbody Class: 3F  
Parameter Assessed: Nutrient (Macrophytes)

For the subject property, a net improvement analysis will be required as part of the submittal to the SWFWMD for an Environmental Resource Permit.

## Water Quantity

For the SWFWMD and the City of Venice, a peak discharge analysis of the 25-year, 24-hour storm event will be required to demonstrate the proposed off-site discharge rate is limited to existing conditions discharge rate. A peak stage analysis of the 100-year, 24-hour storm event will be required for establishing the minimum finished floor elevation and for flood control.

An Environmental Resource Permit (ERP) is required before beginning any construction activity that would affect wetlands, alter surface water flows, or contribute to water pollution. As authorized by Part IV of Chapter 373, Florida Statutes, the Southwest Florida Water Management District (SWFWMD) is responsible for permitting construction and operation of surface water management systems. The review process of an environmental resource permit application ensures that the permit will authorize activities or situations that are not harmful to the water resources or inconsistent with the public interest. An Individual ERP or modification to the existing permit will be required for development of this property. Design of the surface water management system shall be subject to the SWFWMD Environmental Resource Permit Applicant’s Handbook.

## TRAFFIC

The Applicant has prepared by two Transportation Analysis as part of the Proposed Comprehensive Plan Amendment and the Proposed Rezoning. No Transportation Study was prepared as part of the proposed Annexation. The transportation impact of the proposed Self Storage n Amendment would be considered de minimus. Even if a traffic operational analysis was performed, Border Road is a newly constructed and modern **Collector Roadway** and can certainly accommodate the small number of vehicle trips expected from a 214,000 Sq. Ft. self-storage facility. Should provide an estimate of ITE trip generation that would indicate less than 50 trips per peak hour based on size of facility.

## **UTILITIES**

### **Potable Water**

In accordance with the 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.

### **Wastewater**

In accordance with the JPA/ILSBA, wastewater collection and transmission will be provided by Sarasota County Utilities. For the proposed development, a lift station and force main extension/connection will be required to serve the property.

There is an existing 4” PVC force main located in the Border Road right-of-way. The force main was installed and placed into service for the Palencia subdivision. The force main is located on the south side of Border Road, just west of Jacaranda Boulevard and discharges to a gravity manhole on Jacaranda Boulevard, north of Border Road which flows to the County’s master lift station located adjacent to the Aria subdivision. The master lift station pumps wastewater flows to the Venice Eastside Water Reclamation Facility. Design of the proposed wastewater collection and transmission system will have to include analysis of the off-site master lift station as well as other online lift stations to determine if adequate wet well volume and pump/force main capacity are available or if potential upgrades are required.

## **SUMMARY**

In summary, the Applicant is proposing a concurrent Comprehensive Plan Amendment of the subject parcel. The Application is consistent with the Joint Planning and Interlocal Service Boundary Agreement (JPA/ISBA) previously adopted. The proposed Comprehensive Plan Amendment is a request to redesignate the subject parcel with a designation of Commercial.

In all respects the proposed Comprehensive Plan Amendment is consistent with all applicable goals, objective, and policies of the adopted Comprehensive Plan. It is respectfully requested approval be granted by both the City Planning Commission and City Commissioners.