

22-57RZ BORDER ROAD STORAGE

Staff Report



GENERAL INFORMATION

Address:	2114 Border Road
Request:	To rezone subject property from Sarasota County Open Use Estate-1 (OUE-1) to City of Venice Commercial
Applicant:	Dan Lussier
Agent:	Brian Lichterman
Parcel ID:	0390003020
Parcel Size:	5.35 ± acres
Existing Future Land Use:	Sarasota County Major Employment Center (MEC)
Proposed Future Land Use:	Commercial
Existing Zoning:	Sarasota County Open Use Estate 1 (OUE-1)
Proposed Zoning:	Commercial
Comprehensive Plan Neighborhood:	Northeast Venice Neighborhood (Proposed)
Application Date:	September 9, 2022
Associated Petitions:	22-55AN and 22-56CP

I. PROJECT DESCRIPTION AND EXISTING CONDITIONS

The subject property is located at 2114 Border Road. 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 property contains an existing single-family home and is currently zoned OUE-1 (Open Use Estate, 1 Dwelling Unit Per 5 Acres).

The proposed zoning map amendment is part of a three-part application including a request for an Annexation (23-55AN) and a Comprehensive Plan Amendment (23-56CP).

Site Photographs

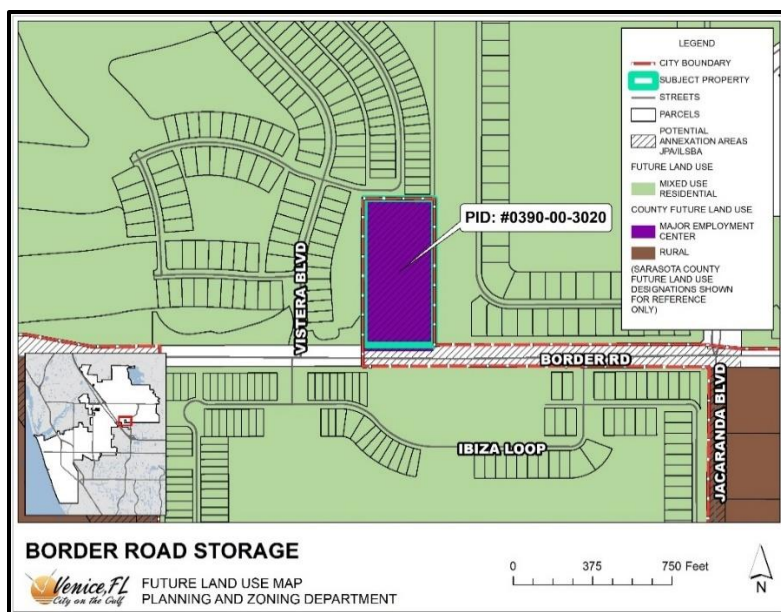


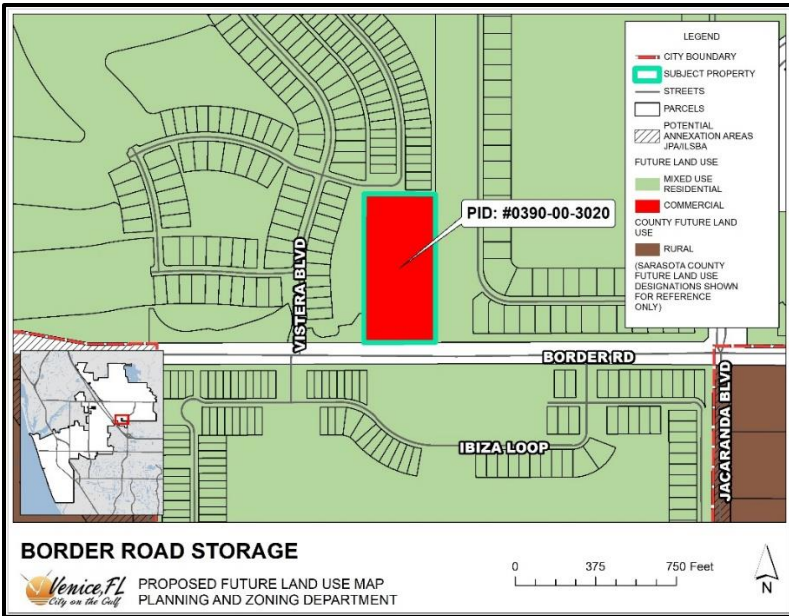
View from Border Road facing North

Zoning and Future Land Use

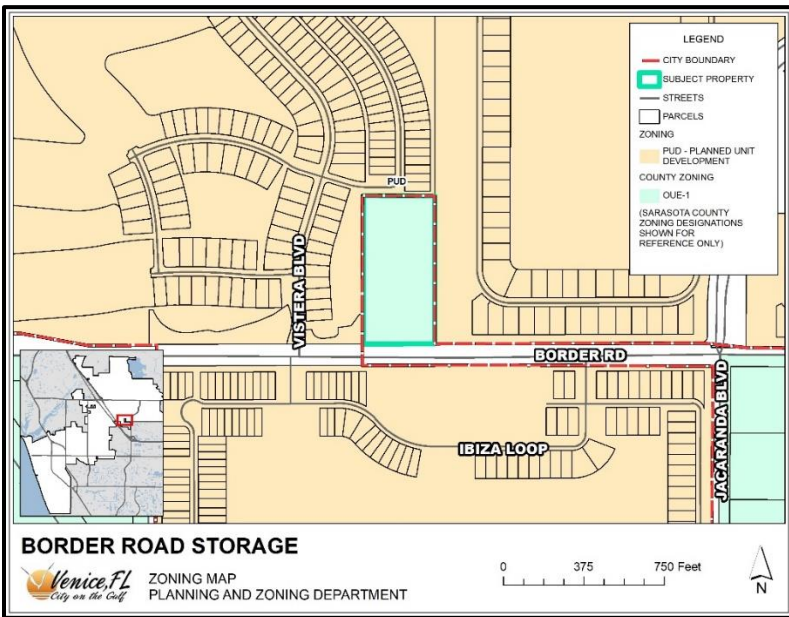
The subject property currently has a Sarasota County Future Land Use (FLU) designation of Major Employment Center (MEC) and a Sarasota County Zoning designation of Open Use Estate 1 (OUE-1). The proposed City FLU is Commercial and the proposed City zoning is Commercial. All are depicted on the maps below.

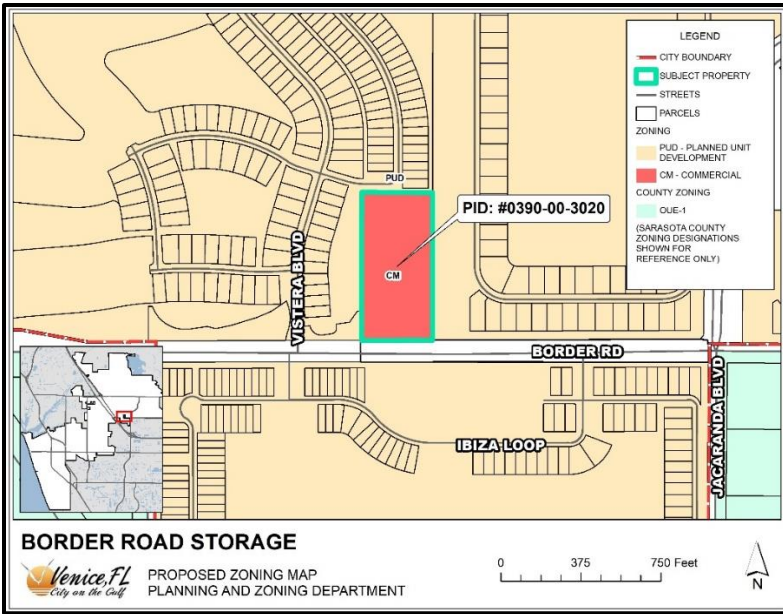
Existing and Proposed Future Land Use Map





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
South	Palencia	Planned Unit Development (PUD)	Mixed Use Residential
East	Aria	Planned Unit Development (PUD)	Mixed Use Residential
West	Vistera	Planned Unit Development (PUD)	Mixed Use Residential

II. PLANNING ANALYSIS

In this section of the report, analysis of the subject zoning map amendment petition evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City’s Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.



Consistency with City’s Comprehensive Plan

This petition seeks to apply Commercial Zoning to the subject property, which is located in the Northeast Neighborhood.

Strategy LU 1.2.8- Compatibility Between Land Uses. The concurrent Comprehensive Plan Amendment would redesignate the property from MEC to Commercial with the proposed Zoning being Commercial. The surrounding properties 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

	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 proposed project is within the Northeast neighborhood, which allows for a mix of uses, though strategies in the Comprehensive Plan are focused on uses internal to the Mixed-Use Residential designation. For development adjacent to the MUR designation, the proposed project is in support of the overall land use strategy LU 1.3.1-Mix of Uses.

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.

Comprehensive Plan Inconsistencies

No inconsistencies have been identified with this proposal.

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan)

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Commercial land use designation, strategies found in the Northeast Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code (LDC)

The subject petition has been processed with the procedural requirements contained in Ch. 87, Sec. 1.7.4 of the Land Development Code (LDC). In addition, the petition has been reviewed by the City’s Technical Review Committee and no issues regarding compliance with the LDC were identified.

1. Whether the amendment is compatible with the existing development pattern and the zoning of nearby properties.

Applicant Response: *The existing land use pattern along Border Road is currently primarily residential in character despite the area being primarily designated in the City plan as Mixed Use Residential. The proposed Border Road Rezoning complements the existing land use patterns through an appropriate mix of land uses, land use intensities, and buffering and implementation of the City’s adopted Comprehensive Plan and land development regulations.*

2. Changes in land use or conditions upon which the original zoning designation was based.

Applicant Response: *The subject site is subject to a pre-annexation agreement that requires rezoning of the property from its legacy County zoning of OUE-1 to a city approved zoning classification. In addition, there has*

been a substantial change in the existing land use pattern and approved development patterns along Border Road since the properties were annexed into the City.

3. Consistency with all applicable elements of the Comprehensive Plan.

Applicant Response: *The proposed low impact intensity of proposed development within Border Road Rezoning is consistent with and implements the standards of the City's adopted Comprehensive Plan.*

4. Conflicts with existing or planned public improvements.

Applicant Response: *No conflicts with existing or planned public improvements have been identified. The proposed low intensity self-storage use permitted in the CM zoning will be a low intensity use permitted under the proposed CM zoning and will be consistent with the other approved single family and multifamily and non-residential uses approved within PUDs along Border Road.*

5. Availability of public facilities, analyzed for the proposed development (if any) or maximum development potential, and based upon a consideration of the following factors:

- a. Impact on the traffic characteristics related to the site.

Applicant Response: *We have limiting site access to one access point to Border Road at a location to minimize adverse impacts to existing development and to be consistent with other planned development in the area.*

- b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are affected.

Applicant Responses:

(i) Infrastructure Preliminary provisions have been made for streets, water, wastewater, stormwater and solid waste as required by the City of Venice Land Development Code. Water BORDER ROAD REZONING Decision Criteria (Section 1.7.4) Page 2 of 3 and wastewater infrastructure is presently available at the property by extension of facilities along Border Road. At present, the City's water and wastewater infrastructure has capacity to serve the project.

(ii) Water service sufficient to serve the project will be provided by the City of Venice by connection to an existing 12" water main on the north side of Border Road. 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 site. Wastewater service 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. will be provided by construction of onsite lift stations which will pump to an existing City of Venice 6" force main on Knight's Trail Road.

(iii) Stormwater will be detained and treated onsite prior to discharge into the appropriate connecting systems. The finish floor elevations of the structures shall be based on the engineering principal of providing adequate flood protection based on the site drainage system.

- c. Impact on public facilities currently planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.

Applicant Response: *There will be a de minimus impact on any public facilities to the site.*

6. Effect on health, safety and welfare of the neighborhood and City.

Applicant Response: *The existing natural and manmade features that surround the property includes a large 170' FPL easement along the eastern side of the property. To the south is a preserved wetland area. To the north and west is an approved PUD that has built in buffers to accommodate the site which had a Major Employment Center*

designation on the County Future Land Use Plan Map when these developments were approved by the City. No adverse impact would be expected from a low impact use such as self-storage on any surrounding developments.

7. Conformance with all applicable requirements of this LDR.

Applicant Response: *Development within the Border Road Self Storage will meet the screening and separation standards of the City for sources of light, noise, mechanical equipment, reuse areas, delivery and storage areas, as well as landscaping, buffers and other design standards of the City's LDR's. Off-street parking and loading areas will be designed and constructed with the standards of the City.*

8. Potential expansion of adjacent zoning districts.

Applicant Response: *The proposed rezoning of the subject property reflects the City's identified implementing zoning for mixed uses as contained the adopted Comprehensive Plan and Future Land Use Map and the applicant has relied upon the City's approval of these designations in moving forward with its development petitions.*

Staff Response: The implementing district of Commercial is the most appropriate fit for the proposed use and Future Land Use designation.

9. Findings of the Environmental Assessment Report, consistent with Chapter 89.

Applicant Response: *The environmental assessment prepared by Ardurra in July 2021 and submitted with the application confirmed that the property is suitable for low intensity commercial development and that the property contains limited regulated environmental features. Approximately 99% (5.21 acres) of the project site is classified as upland habitats, most of which is designated as residential low density, open land, pine flatwoods and water. Overall, the site contains a total of 0.15 acres of wetlands in the southeast corner identified as Wetland Scrub. Tat the request of Sarasota County, this area is proposed to be preserved as a conservation area.*

Staff Response: 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.

10. Any other applicable matters pursuant to this LDR, the Comprehensive Plan or applicable law

Applicant Response: *Additional details regarding internal traffic flow, proposed placement of structures, and location and type of municipal amenities will be provided as part of subsequent site and development plan. The subsequent site and development plan will also include demonstration of compliance with the applicable development intensity, design and architectural standards of the City.*

Staff Response: A Site and Development Plan must be submitted for this proposed project, once the application is received a TRC review will be conducted and the petition will move through the formal process.

Conclusions / Findings of Fact (Compliance with the Land Development Code):

The subject petition complies with all applicable Land Development Code requirements.

Concurrency/Transportation Mobility

No development is being proposed through this request. Transportation impacts will be determined at the point of Site & Development Plan.

Conclusions/Findings of Fact (Concurrency/Transportation Mobility):

A traffic study was submitted and was deemed compliant by the City's Transportation consultant. No issues were identified within that report and a more detailed transportation analysis will be provided at the time of Site and Development Plan submittal.

III. CONCLUSION

Planning Commission Report and Action

Upon review of the petition, the Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 23-57RZ.