



Border Road Storage Planning Commission Public Hearing

**PROPOSED ANNEXATION No. 22-55AN FROM SARASOTA
COUNTY MAJOR EMPLOYMENT CENTER (MEC) TO
NORTHEAST VENICE NEIGHBORHOOD (PROPOSED)**

September 5, 2023



TEAM MEMBERS

Brian Lichterman, P.A., Vision Planning & Design, LLC

Ron Sivitz, Sivitz Innovative Designs

Elizabeth Rodriquez, Libby Traffic

Marty Black, Land and P-3 Advisors

Todd Hershfeld, Kimley Horn, Environmental Consulting

APPLICANT

Mr. Dan Lussier, Contract Purchaser

PROPOSED MAJOR PROJECT COMPONENTS:

- **Request Parcel Size – Approximately 5.35 Acres +/-**
- **Annexation Consistent with Joint Planning Area Agreement**
- **Proposed Comprehensive Plan Amendment from Major Employment Center to Commercial**
- **Proposed Rezone Petition From OUE-1 Open Use Estate, 1 Dwelling Unit Per 5 Acres) to COM (Commercial)**
- **Located within the Urban Service Area**
- **Annexation Consistent with Joint Planning Area Agreement**
- **Adequate Water Service is Available & Future Sewer Will be available and Capacity on the Area Arterial Road Network is available to Support the Proposed Future Development**
- **Approximately 28% Open Space Is Provided Including the Preservation Of An Existing Wetland Area Located on the Southeast Corner of the property**



Property Location Map

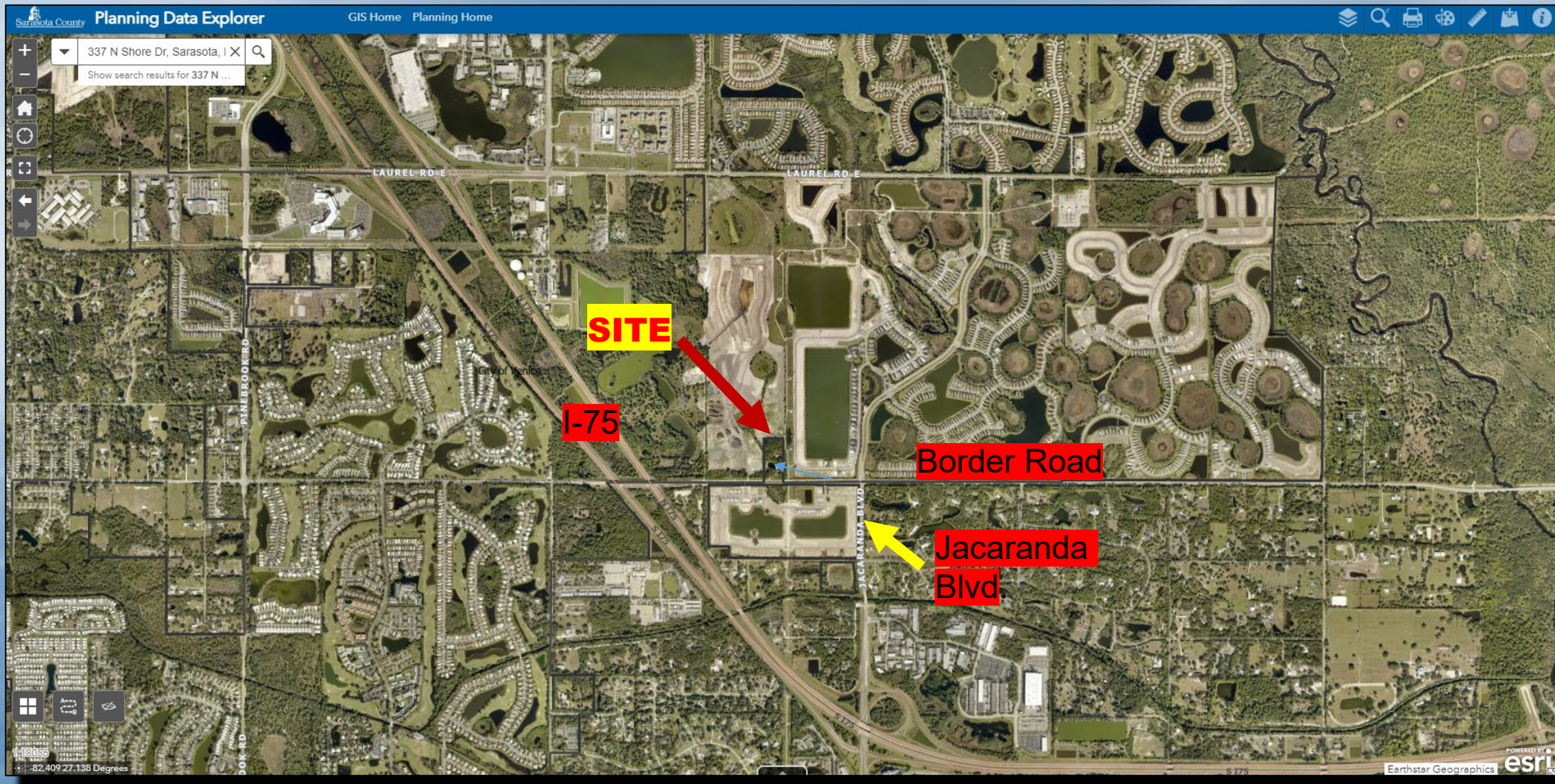


Subject Parcel Is Located North of Border Road & West of Jacaranda Blvd. Venice, Florida



NORTH

Areawide Aerial of the Border Road Area



Enlarged Aerial of Subject 5.35 Acre Site



ANNEXATION

- **Parcel is contiguous on all four sides with the existing limits of the City of Venice**
- **Located Within Area 2B of the Adopted Joint Planning and Interlocal Service Boundary Agreement (JPA/ISBA)**
- **JPA/ILSBA Allows for development up to 13 DUA and Non Residential (Retail, office, Industrial and Manufacturing)**
- **Consistent with the City's annexation process and is financially feasible**
- **Consistent with all Florida Statutes for Annexations**
- **Preannexation Agreement was approved by the City Council on June 13, 2023**

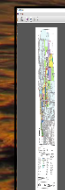
**Subject
Property**

JPA/ILSBA Area No. 2B Map (subject property highlighted in green)



Any Questions?

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Planning Commission Public Hearing**



**Vision Planning &
Design, LLC**