



# **Border Road Storage City Commission Public Hearing**

**PROPOSED COMPREHENSIVE PLAN AMENDMENT No. 22-56CP FROM MAJOR  
EMPLOYMENT CENTER TO COMMERCIAL (CM) FUTURE LAND USE DESIGNATION**

**October 10, 2023**



# **TEAM MEMBERS**

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**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





# Rendering of Elevated View From Visterra Residential Community

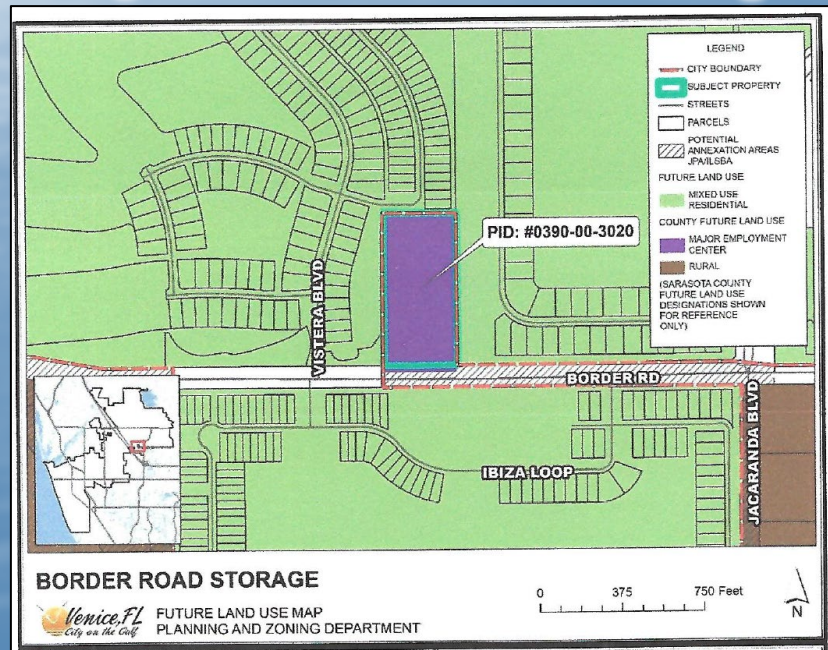




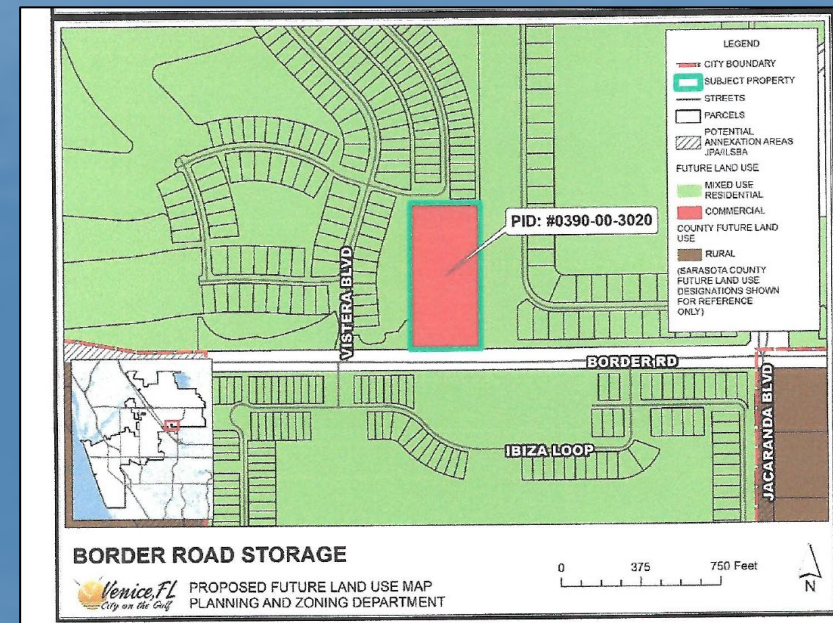
# COMPREHENSIVE PLAN AMENDMENT

- 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)
- Existing Sarasota County Future Land Use designation is Major Employment Center (MEC)
- If CPA is approved, would give the property a Future Land Use designation of Commercial
- Consistent with City Comprehensive Plan Policies for Compatibility and Mix of Uses
- Consistent with Florida Statutes related to availability of facilities and services

## Existing Future Land Use Designation



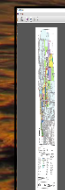
## Proposed Future Land Use Designation





**Any Questions?**

**“Border Road Storage ”  
Planning Commission Public Hearing**



**Vision Planning &  
Design, LLC**