

ANNEXATION  
PETITION 22-55AN  
BORDER ROAD STORAGE

OWNER: DAN LUSSIER

AGENT: BRIAN LICHTERMAN

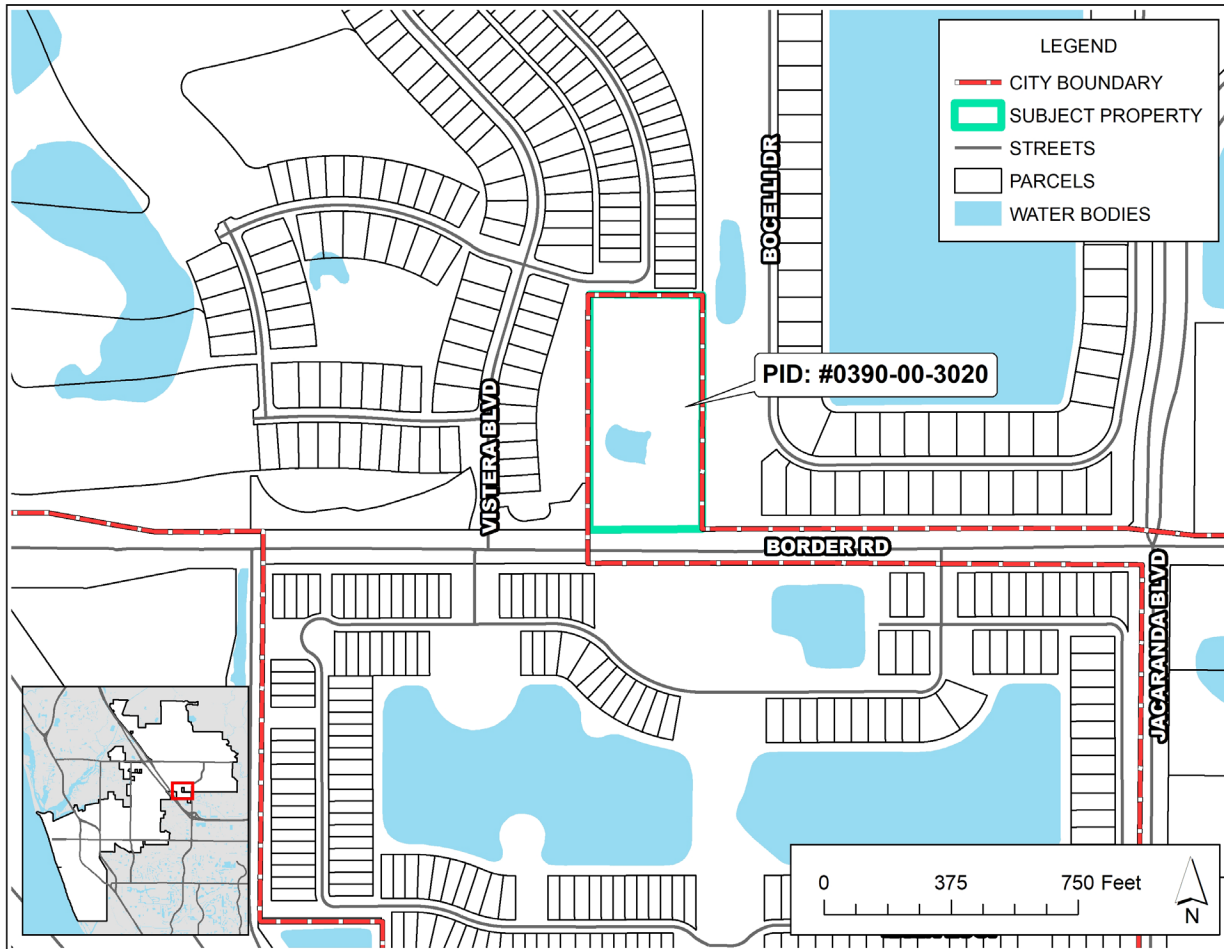
# GENERAL INFORMATION

<b>Address:</b>	2114 Border Road
<b>Request:</b>	Annexation of 5.35 ± acres into the City's jurisdiction
<b>Applicant:</b>	Dan Lussier
<b>Agent:</b>	Brian Lichterman
<b>Parcel ID:</b>	0390003020
<b>Parcel Size:</b>	5.35 ± acres
<b>Future Land Use:</b>	Sarasota County Major Employment Center (MEC)
<b>Zoning:</b>	Sarasota County Open Use Estate 1 (OUE-1)
<b>Comprehensive Plan Neighborhood:</b>	Northeast Venice Neighborhood (Proposed)
<b>Application Date:</b>	September 14, 2022
<b>Associated Petitions:</b>	22-56CP and 22-57RZ



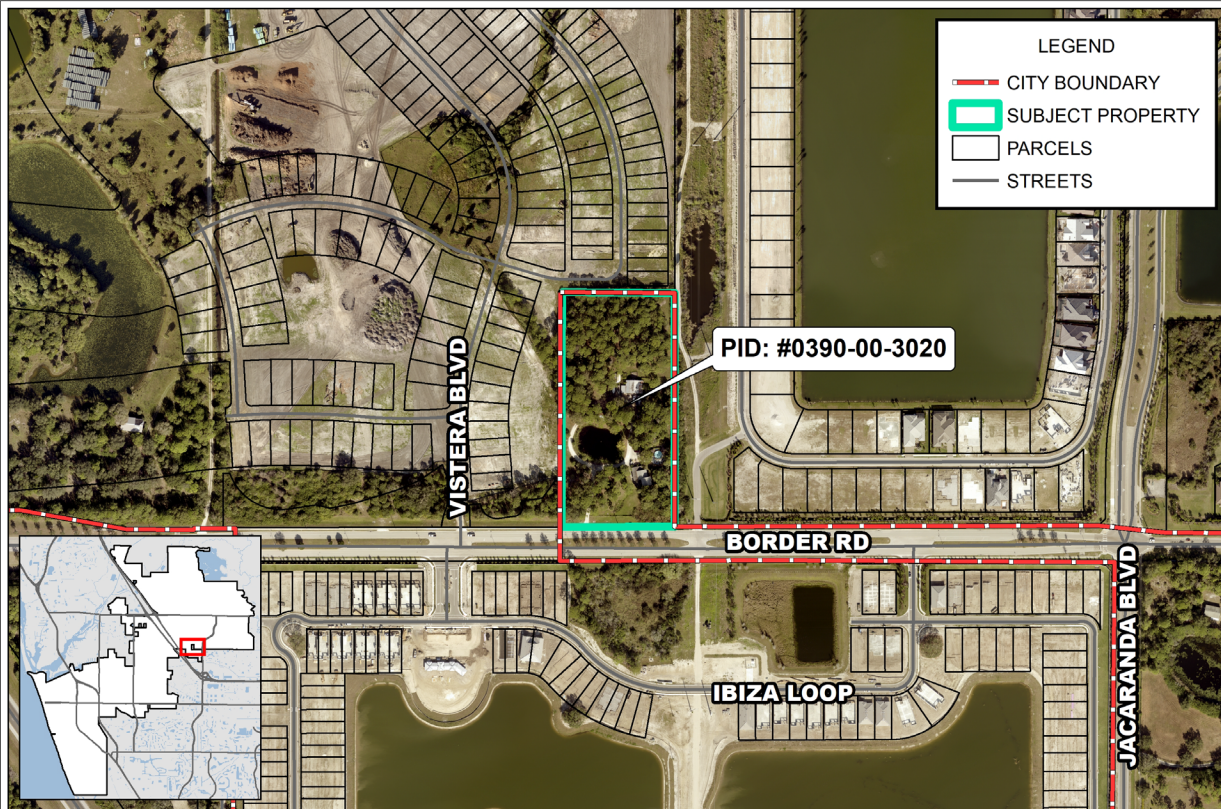
# PROJECT DESCRIPTION

- PROPOSED SELF STORAGE
- LOCATED NORTH OF BORDER ROAD,  
WEST OF JACARANDA BOULEVARD AND  
EAST OF I-75
- AREA 2B OF THE JPA/ISBA
- ASSOCIATED COMPREHENSIVE PLAN  
PETITION 22-56CP AND REZONING  
PETITION 22-57RZ HAVE BEEN FILED  
CONCURRENTLY



# LOCATION MAP



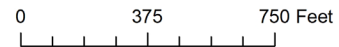


# AERIAL MAP

## BORDER ROAD STORAGE



SUBJECT PROPERTY AERIAL  
PLANNING AND ZONING DEPARTMENT





# EXISTING CONDITIONS

SITE PHOTOS, ZONING  
AND FUTURE LAND USE  
MAPS, SURROUNDING  
LAND USES

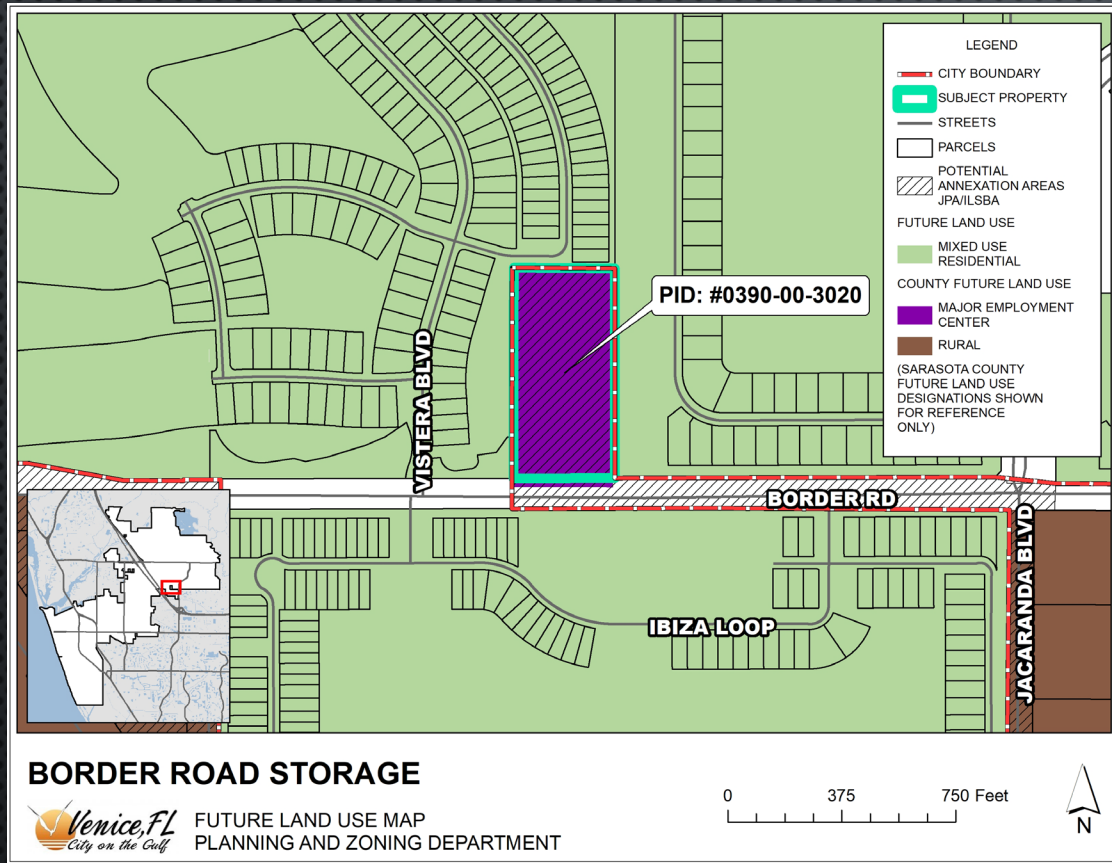




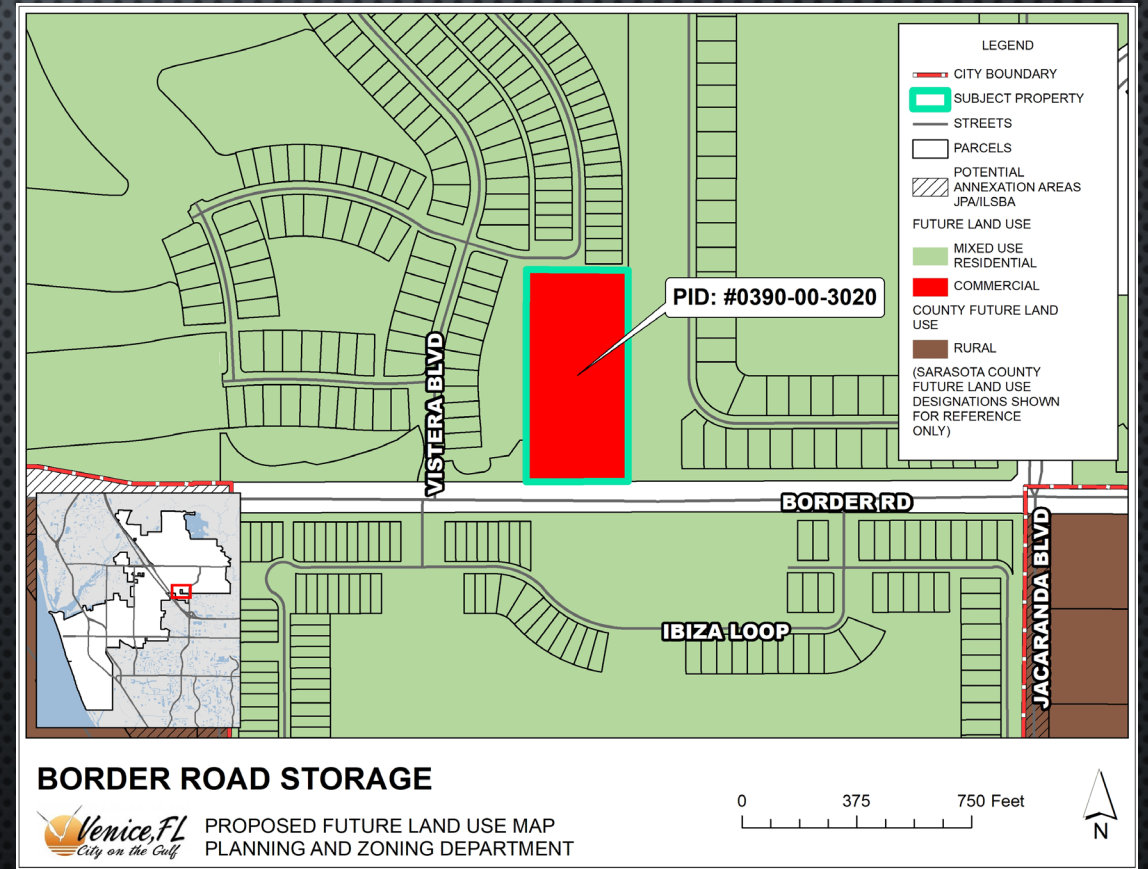


# FUTURE LAND USE MAPS

## EXISTING



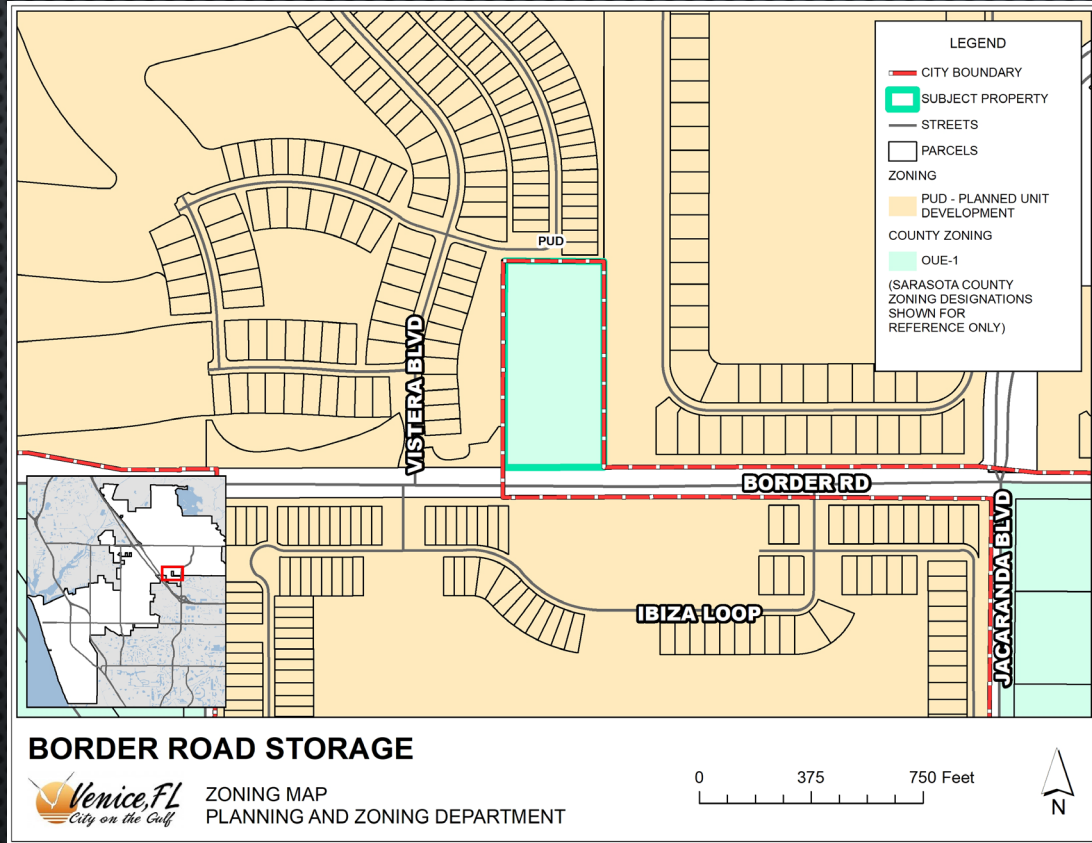
## PROPOSED



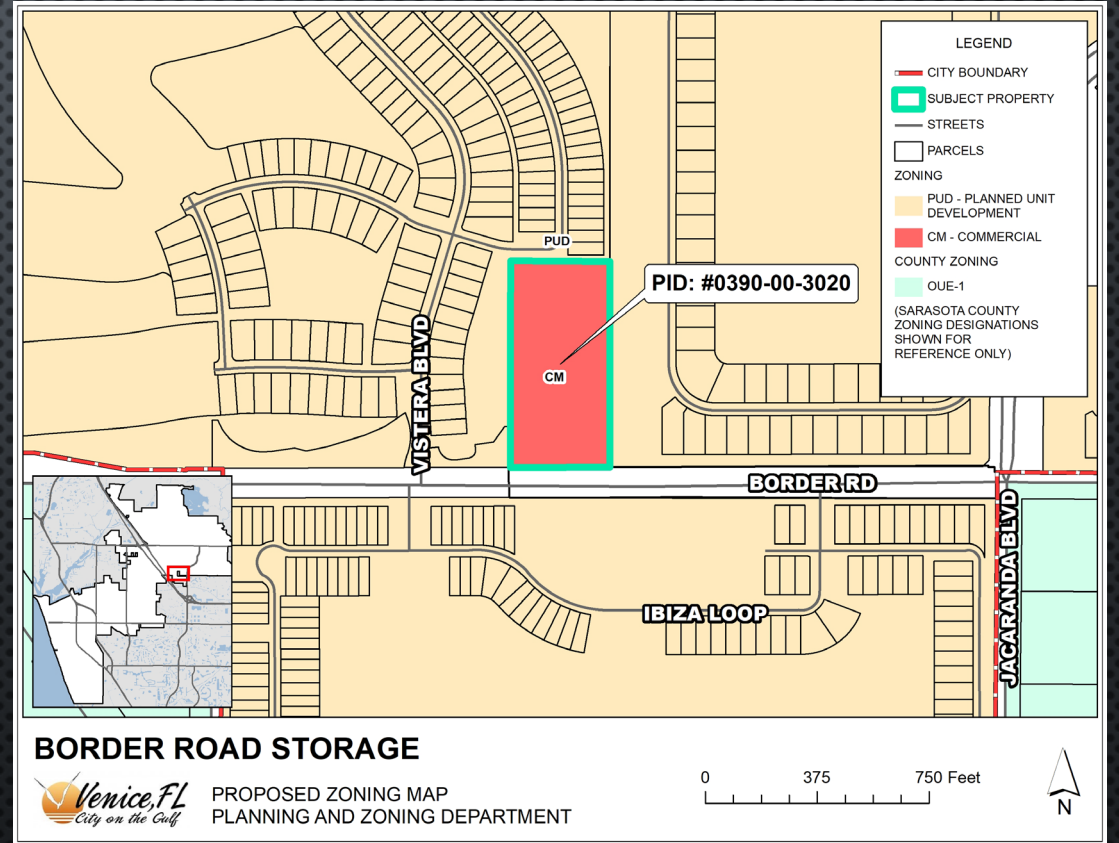


# ZONING MAPS

## EXISTING



## PROPOSED



## 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



# PLANNING ANALYSIS

FLORIDA STATUTES,  
COMPREHENSIVE PLAN,  
LAND DEVELOPMENT  
CODE

# CHAPTERS 163 AND 171, FLORIDA STATUTES

- PROVIDES FOR THE ADOPTION OF JOINT PLANNING AGREEMENTS AND INTERLOCAL SERVICE BOUNDARIES
- THE JPA/ILSBA:
  - IDENTIFIES LANDS THAT ARE LOGICAL CANDIDATES FOR FUTURE ANNEXATIONS,
  - DEFINES THE APPROPRIATE LAND USES AND INFRASTRUCTURE NEEDS AND PROVIDERS,
  - ENSURES PROTECTION OF NATURAL RESOURCES, AND
  - ESTABLISHES PROCEDURES FOR TIMELY REVIEW AND PROCESSING OF DEVELOPMENT PROPOSALS
- CONSISTENT WITH THESE STATUTES, THE JPA/ILSBA PROVIDES PROCEDURE FOR ANNEXATION OF LAND INTO THE CITY



- (3) Area 2B- 1-75 to Jacaranda Boulevard: The land use adopted in the Venice Comprehensive Plan for Subarea 1 (north of Ewing Drive) is a maximum of 9 units per acre, calculated on a gross acreage basis. The land use adopted for Subarea 2 (south of Ewing Drive and north of Curry Creek) is 13 units per acre, calculated on a gross acreage basis. The land use adopted for Subarea 3 (south of Curry Creek) is 18 units per acre, calculated on a gross acreage basis. Up to 50% of the acreage in this sector will be allowable for nonresidential (retail, office space, industrial and manufacturing) uses. The total square footage of nonresidential uses allowed in this Area shall not exceed a 2.0 FAR. Development shall be served by City water and County sewer. The Party with jurisdiction over the development application shall require that right of way be dedicated by the developer for improvements to Jacaranda Boulevard and be completed with appropriate contributions from the developer consistent with the standards in the County's land development regulations.

# COMPREHENSIVE PLAN CONSISTENCY JPA AREA 2B

- JPA/ILSBA IS INCORPORATED IN THE COMPREHENSIVE PLAN
- REQUIRES LAND CONSIDERED FOR ANNEXATION TO BE CONTIGUOUS AND COMPACT
  - BOUNDED ON ALL SIDES BY CITY JURISDICTION
  - ONE RECTANGULAR PARCEL





City of Venice

Map F.U.M-17  
1-70/Journalville Sector  
(PAVLESA Area No. 2B)

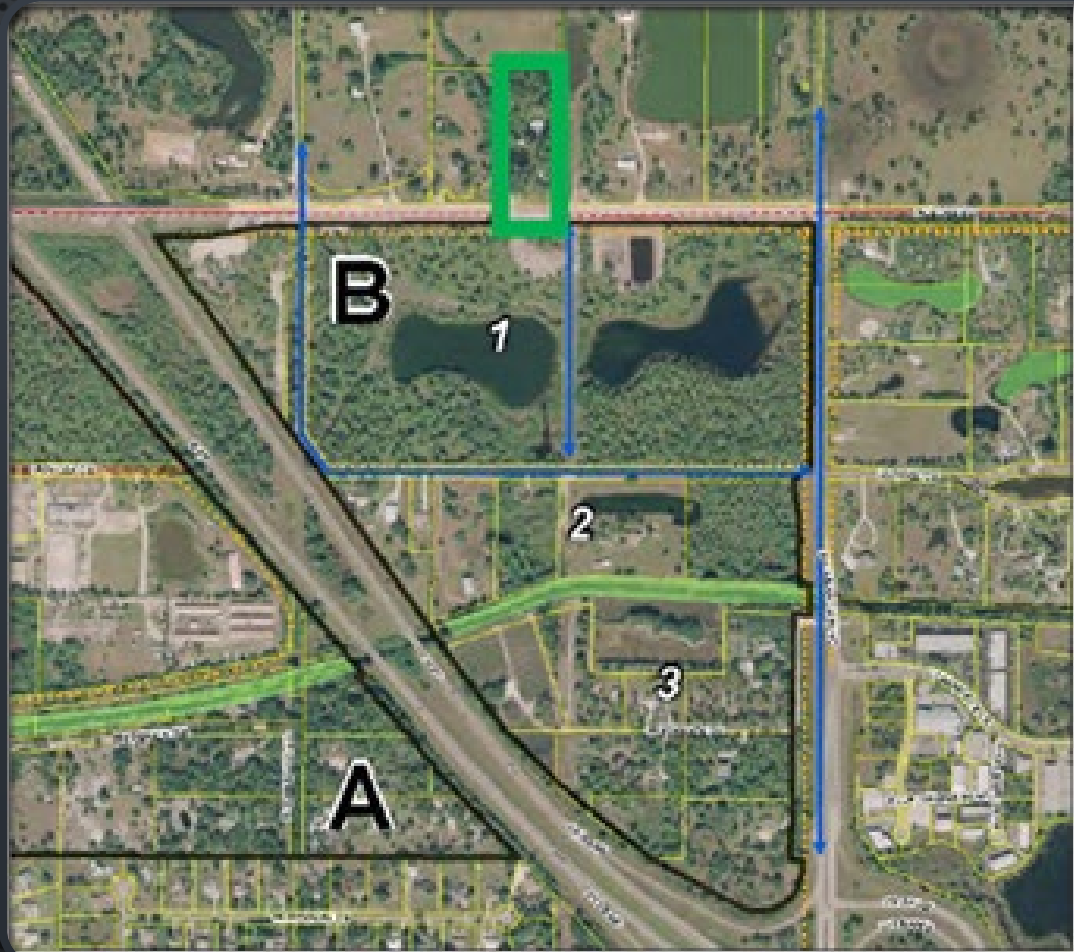
- JPA Planning Area
- Venice City Limits, 2011
- Florida

- Utility Corridor\*
  - Greenway/Open Space\*
  - Pedestrian/Bicycle Connectivity\*
- \*Conceptual features based on 2014 Maps, April 2017

Map File: M017\_1621 and 1622; File Path: M017\_1621 and 1622  
Map Date: 03/17/2017 File Path: 1621 and 1622; 1621 and 1622.mxd

City of Venice Comprehensive Plan  
adopted 04/22/12 / 2016 Am. 2016-18  
2017 Plan, City of Venice 16-18A

Source: City of Venice GIS, 2014; City of Venice  
Planning & Zoning Department, 2017



# JPA AREA 2B MAP



# LAND DEVELOPMENT CODE CONSISTENCY

- SECTION 87-1.4.3 STATES THAT IN ORDER TO APPROVE A PETITION FOR ANNEXATION, THE PLANNING COMMISSION AND CITY COUNCIL MUST FIND THAT THE APPLICATION DEMONSTRATES:
  - CONSISTENCY WITH STATE STATUTE REGARDING ANNEXATION;
  - CONTIGUOUSNESS AND COMPACTNESS OF THE PROPERTY;
  - THAT THE ANNEXATION DOES NOT CREATE AN ENCLAVE;
  - THAT THE PROPERTY IS INCLUDED IN THE ANNEXATION AREAS OF THE JPA/ILSBA OR HAS BEEN DETERMINED TO BE AN EXISTING ENCLAVE;
  - THAT THE PROPERTY HAS ACCESS TO A PUBLIC RIGHT-OF-WAY; AND
  - THAT A PRE-ANNEXATION AGREEMENT ADDRESSES EXISTING USES AND ANY OTHER RELEVANT MATTERS HAS BEEN EXECUTED.



# PROVISION OF SERVICES



JPA/ILSBA INDICATES  
CITY OF VENICE  
WATER AND COUNTY  
SEWER FOR AREA 2B



TRC HAS REVIEWED THE  
PETITION AND DEEMED IT  
COMPLIANT



FURTHER EVALUATION WILL  
OCCUR WITH SUBSEQUENT  
DEVELOPMENT PROPOSALS



# PLANNING COMMISSION REPORT AND RECOMMENDATION

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 MAKE A RECOMMENDATION ON ANNEXATION PETITION NO. 22-55AN.