

## Justification for the Zoning Map Amendment

The primary justification for the Zoning Map Amendment is related to the Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA), adopted by the City and the County in October 2010. This agreement was intended to address this parcel which otherwise would be an isolated island of land within Sarasota County, surrounded by the City of Venice. The JPA/ILSBA specifically called for this property to be allowed for a maximum of 9 units per acre and up to 50% of the acreage in this sector to be allowable for nonresidential (retail, office space, industrial and manufacturing use). The JPA/ILSBA also calls for this area to be served by City water. It is this provision of the JPA/ILSBA requiring the property be served by City water which results in a further justification for the amendment to the Future Land Use Amendment. Without the ability to obtain City water, it would not be possible to develop the site under the Sarasota County Future Land Use Plan designation of Major Employment Center (MEC). Although the County designation of MEC would allow significantly higher intensive land uses, which otherwise would include a self-storage facility, the use would require the need for centralized potable water system, particularly to maintain adequate pressure in the water lines to allow the facility to be sprinkler protected. Therefore, the need for City water is what is further driving the Applicant to propose a Future Land Use Plan Amendment to Mixed Use Residential (MUR) Future Land Use designation. The MUR designation allows for an allowable rezoning to CM (Commercial) and is a designation consistent with the intent by the City to encourage mixed uses in this area. Accordingly, in addition to the Future Land Use Amendment to MUR, the concurrent Zoning Map Amendment from OUE-1 to CM (Commercial) with a Binding Site and Development Concept Plan is needed and is what is also consistent with the City Comprehensive Plan.