

PROPERTY ADDRESS: 2114 BORDER ROAD, VENICE FL 34292
PARCEL ID NO.: 0390002020
PROPERTY AREA: APPROX. 233.80 SQ. FT = 5.37 +/- ACRES
EXISTING LAND USE: RESIDENTIAL SINGLE-FAMILY
EXISTING FUTURE LAND USE: OFFICE & SELF STORAGE FACILITY
EXISTING ZONING: SARASOTA COUNTY OUE-1 (OPEN USE ESTATE)
PROPOSED ANEXATION OF PROPERTY TO THE CITY OF VENICE
PROPOSED REZONING REQUIRED: (TO BE DETERMINED)
PROPOSED USE: SELF STORAGE FACILITY
PROPOSED AREA FOR SELF STORAGE USE:
3-STORY SELF STORAGE BUILDING NO. 1: 116,400 SQ. FT.
3-STORY SELF STORAGE BUILDING NO. 2: 98,400 SQ. FT.
TOTAL COMBINED SELF STORAGE AREA: 214,800 SQ. FT.

EXISTING UTILITIES: WELL AND SEPTIC
PROPOSED UTILITIES, WATER: CITY OF VENICE
PROPOSED UTILITIES, SEWER: SARASOTA COUNTY
FLOOD ZONE: 'AE' AND 'X'
PROPOSED BUILDING HEIGHT: 35 FEET

PROPOSED PARKING: 1 PARKING SPACE PER 2,000 SQ. FT.
SELF STORAGE BUILDING NO. 1: 59 SPACES REQUIRED
SELF STORAGE BUILDING NO. 2: 49 SPACES REQUIRED
TOTAL PARKING SPACES PROVIDED: 107 PARKING SPACES

REQUIRED BUILDING SETBACKS:

FRONT SETBACK: 75 FEET
REAR SETBACK: 75 FEET
EAST SIDE SETBACK: 75 FEET (2 X BUILDING HEIGHT OF 35')
WEST SIDE SETBACK: 75 FEET (2 X BUILDING HEIGHT OF 35')

PROPOSED BUILDING COVERAGE: 34.9%
(81,600 +/- SQ. FT. = APPROX. 1.87 +/- ACRES)

PARKING, DRIVE & WALKS COVERAGE: 24.7%
(57,761 +/- SQ. FT. = APPROX. 1.18 +/- ACRES)

TOTAL IMPERVIOUS COVERAGE: APPROX. 59.6%
(APPROX. 141,430 SQ. FT. = 3.24 +/- ACRES)

OPEN SPACE: APPROX. 28.2% (not incl. stormwater)
(65,939 +/- SQ. FT. = APPROX. 1.51 +/- ACRES)

STORMWATER RETENTION: APPROX. 12.1%
(APPROX. 28,500 SQ. FT., 0.65 +/- ACRES)

