

# VISION PLANNING & DESIGN, LLC

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May 8, 2023

Ms. Brittany Smith, Planner  
City of Venice Planning  
401 West Venice Avenue  
Venice, Florida 34285

**RE: Response to TRC Comments for Border Road Storage – Petition No. 22-56CP**

Dear Brittany,

Please find attached the following TRC responses as contained in your letter of April 27, 2023:

**Planning REQUIRED REVISIONS (Comprehensive Plan):**

1. All data, maps, and text required to meet the submittal requirements for a Comprehensive Plan amendment as defined in F.S. § 163.3177. Data, maps, and text must be provided in strikethrough/underline format and in an editable electronic format. Chapter 87-1.5.2.A.1

**Applicant Response:** Please see attached document with all excerpts from the City Comprehensive Plan which has shown modifications of the subject 5.35 Acres +/- as Commercial within the Northeast Neighborhood.

**Resubmittal #1 for Border Road Storage – Petition No. 22-55AN**

**REQUIRED REVISIONS:**

1. Please include an Ownership and Encumbrance (O&E) Property Information Report for each property owner (this is a required item for us to pass to the Clerk's office fore moving the pre-annexation forward in process).

**Applicant Response:** This information has previously been submitted.

2. Please provide maps of the proposed parcel to be annexed that show the future land use and zoning of adjacent properties.

**Applicant Response:** Please see attached graphics.

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

VISION PLANNING & DESIGN



BRIAN LICHTERMAN, PA

cc: Attachments

# COMPREHENSIVE PLAN AMENDMENT

## STRIKETHROUGH/UNDERLINE REVISIONS

The following strikethrough/underline revisions to the text of the Comprehensive Plan are required, as detailed below:

### 1. Section IV- Elements – Northeast Neighborhood – Future Land Use Table (page 168)

The proposed Comprehensive Plan Amendment seeks to provide the Property, upon its annexation into the City, with a FLU designation of Commercial. As the Property is located within the Northeast Venice Neighborhood, the following changes to this neighborhood's Future Land Use Table calculations are necessitated, as detailed below:

- ***Acreage Columns*** – because the Property is approximately 5 acres, the acreage column should be adjusted to increase the Commercial cells to 189, column totals before ROW, and Total City Boundary cells calculation to 10,304. We are not certain as to how the ROW calculation should be adjusted, if at all.
- ***Intensity Columns*** – because the Property is 5 acres and the Commercial FLU category permits up to 2.0 floor-area ratio area-wide, the intensity columns should be adjusted to increase the calculations for the Commercial cells to 8,014,045 and column totals to 76,079,070.

### Future Land Use

| Northeast Venice               |              |                  |         | City-Wide     |                   |         |
|--------------------------------|--------------|------------------|---------|---------------|-------------------|---------|
| FLU                            | Acreages     | Intensity        | Density | Acreages      | Intensity         | Density |
| COMMERCIAL                     | <u>5</u>     | <u>5</u>         | 0       | <u>189</u>    | <u>8,015,045</u>  | 0       |
| CONSERVATION                   | 0            | 0                | 0       | 608           | 0                 | 0       |
| GOVERNMENT                     | 4            | 0                | 0       | 634           | 0                 | 0       |
| HIGH DENSITY RESIDENTIAL       | 0            | 0                | 0       | 134           | 0                 | 2,412   |
| INDUSTRIAL                     | 0            | 0                | 0       | 523           | 45,563,760        | 0       |
| INSTITUTIONAL PROFESSIONAL     | 0            | 0                | 0       | 96            | 2,090,880         | 0       |
| LOW DENSITY RESIDENTIAL        | 131          | 0                | 655     | 1,021         | 0                 | 5,105   |
| MEDIUM DENSITY RESIDENTIAL     | 2            | 0                | 26      | 244           | 0                 | 3,172   |
| MIXED USE CORRIDOR             | 0            | 0                | 0       | 621           | 11,194,920        | 3,475   |
| <i>Areas of Unique Concern</i> |              |                  |         | 49            |                   | 0       |
| MIXED USE DOWNTOWN             | 0            | 0                | 0       | 84            | 1,902,701         | 756     |
| MIXED USE SEABOARD             | 0            | 0                | 0       | 67            | 1,970,001         | 422     |
| MIXED USE AIRPORT              | 0            | 0                | 0       | 127           | 1,936,242         | 0       |
| MIXED USE RESIDENTIAL          | 2,579        | 2,246,825        | 12,895  | 3,909         | 3,405,521         | 19,545  |
| MODERATE DENSITY RESIDENTIAL   | 0            | 0                | 0       | 543           | 0                 | 4,887   |
| OPEN SPACE FUNCTIONAL          | 10           | 0                | 0       | 568           | 0                 | 0       |
|                                | <u>2,731</u> | <u>2,246,830</u> | 13,576  | 9,422         | <u>76,079,070</u> | 39,774  |
| ROW                            | 101          |                  |         | 887           |                   |         |
| Total City Boundary            | <u>2,832</u> |                  |         | <u>10,304</u> |                   |         |

## 2. Section IV – Elements – “City-Wide” Column of each Neighborhood Future Land Use Tables

As shown below, the underlined sections of the “City-Wide” column of every Neighborhood FLU Table shall be revised in accordance with the calculations as explained above.

| City-Wide     |                   |         |
|---------------|-------------------|---------|
| Acreages      | Intensity         | Density |
| 194           | <u>8,015,050</u>  | 0       |
| 608           | 0                 | 0       |
| 634           | 0                 | 0       |
| 134           | 0                 | 2,412   |
| 523           | 45,563,760        | 0       |
| 145           | 0                 | 0       |
| 994           | 0                 | 4,968   |
| 273           | 0                 | 3,554   |
| 621           | 0                 | 3,475   |
| 49            | 0                 | 0       |
| 84            | 0                 | 756     |
| 67            | 0                 | 422     |
| 127           | 0                 | 0       |
| 4,307         | 0                 | 21,169  |
| 214           | 0                 | 1,348   |
| 541           | 0                 | 4,869   |
| 568           | 0                 | 0       |
| <u>10,083</u> | <u>81,703,652</u> | 42,973  |
| 887           | 0                 | 0       |
| <u>10965</u>  |                   |         |

## 3. Section IV- Elements – Northeast Neighborhood – Strategy LU-NE 1.1.1.1 - Commercial (page 169)

The underlined sections and figures below should be revised to add the additional 5 acres of COM proposed through this application.

### Land Use

#### Strategy LU-NE 1.1.1 - Mixed Use Residential

The MUR within the Northeast Neighborhood comprises approximately 2,579 acres generally including residential areas east of I-75 and along Laurel Rd (see mixed use descriptions in the Future Land Use Element). The following shall apply for the MUR designation.

- A. The minimum residential density is 1 0; the maximum residential density is 5 0 dwelling units (DUs) per gross acre. The range of dwelling units permitted in the MUR is

|     | Number of Acres | DUs per Acre (Max) | Minimum Development % | Maximum Development % | Minimum DUs | Maximum DUs | Existing as of 01/01/17 |
|-----|-----------------|--------------------|-----------------------|-----------------------|-------------|-------------|-------------------------|
| MUR | 2,579           | 5                  | 95%                   | 100%                  | 12,250      | 12,895      | 1,403                   |

- B. The maximum non-residential intensity for the overall area is calculated based on a FAR of 0.40 (designation-wide); 0.5 (for individual sites). The range of square footage permitted in the MUR is:

|     | Number of Acres | Area Wide FAR | Minimum Development % | Maximum Development % | Minimum Square Feet | Maximum Square Feet | Existing as of 01/01/17 |
|-----|-----------------|---------------|-----------------------|-----------------------|---------------------|---------------------|-------------------------|
| MUR | 2,579           | 0.40          | 0%                    | 5%                    | 0                   | 2,246,825           | 26,939                  |

### Strategy LU-NE 1.1.1.1 - Commercial

The COM within the Northeast Neighborhood comprises approximately 5 acres of commercial east of I-75 along Border Road. The following shall apply for the COM designation.

- A. The maximum non-residential intensity for the overall area is calculated based on an FAR of 2.0 (for individual sites). The range of square footage permitted in the COM is:

|     | Number of Acres | Area Wide FAR | Minimum development % | Maximum development % | Minimum Square Feet | Maximum Square Feet | Existing as of 00/00/23 |
|-----|-----------------|---------------|-----------------------|-----------------------|---------------------|---------------------|-------------------------|
| COM | <u>5</u>        | <u>2.0</u>    | <u>0%</u>             | <u>100%</u>           | <u>0</u>            | <u>214,000</u>      | <u>214,000</u>          |



#### **4. Section IV- Elements – Northeast Neighborhood (page 167)**

The figures highlighted in yellow below should be adjusted to accurately account for the additional 5 acres added to the Northeast Neighborhood.

##### **Existing Land Use & Development**

The Northeast Neighborhood encompasses approximately 2,832 acres (gross acreage) or approximately 27.5 percent of the total City size (area) including roads/rights-of-way. Based upon information obtained in 2016 from the Sarasota County Property Appraisers Office and updated in 2023 based upon the proposed 5 acre Border Road annexation,, there are approximately:

1,647 residential units (single family detached, single family attached, multifamily/condominiums) and 281,423 square feet of non-residential uses (commercial, office, civic, professional)

#### **5. Figures and Maps**

The figures and maps identified by name and page number below should, as applicable, be updated to reflect the Property as annexed and with the FLU designation of COM.

1. (Map) LU-1: Neighborhoods – page 22
2. (Map) LU-2: Future Land Use Map – page 23
3. (Map) LU-11: Coastal High Hazard Area Identified – page 39
4. (Map) LU-12: Coastal High Hazard Area FLU – page 40
5. (Map) TR-1: Functional Classification – page 51
6. (Map) TR-2: Existing (2015) Roadway Level of Service – page 55
7. (Map) TR-3: Existing Pedestrian Level of Service – page 57
8. (Map) TR-4: Existing Bicycle Level of Service – page 59
9. (Map) TR-5: Existing Transit Level of Service – page 62
10. (Map) TR-8: Possible Complete Street Map – page 67
11. (Map) OS-1: Coastal High Hazard Area (CHHA) – page 85
12. (Map) OS-2: Coastal High Hazard Area with Future Land Use – page 86
13. (Map) LU-PB Aerial 147
14. (Map) LU-PB-1: Aerial – page 152
15. (Map) LU-PB-2: Future Land Use Map – page 153
16. (Map) LU-PB-3: Coastal High Hazard Area – page 154
17. (Map) LU-PB-4: Coastal High Hazard Area identified (w/ FLU) – page 155
18. (Map) LU-LR-3: Coastal High Hazard Area – page 165
19. (Map) LU-LR-4: Coastal High Hazard Area identified (w/ FLU) – page 166
20. (Map) LU- NE -1: Aerial – page 167
21. (Map) LU-NE-2: Future Land Use Map Aerial – page 172
22. (Map) LU-NE Future Land Use Map - page 173
23. Map FLUM-1 City of Venice 2030 Future Land Use Map – page A30
24. Map FLUM 14 - page A44
25. Map FLUM-20 – page A45



MIXED-USE RESIDENTIAL

BORDER ROAD

IF THE PROPOSED  
ANNEXATION IS APPROVED,  
THE SUBJECT PARCEL  
WOULD BE DESIGNATED  
COMMERCIAL ON THE CITY  
OF VENICE FUTURE LAND  
USE MAP

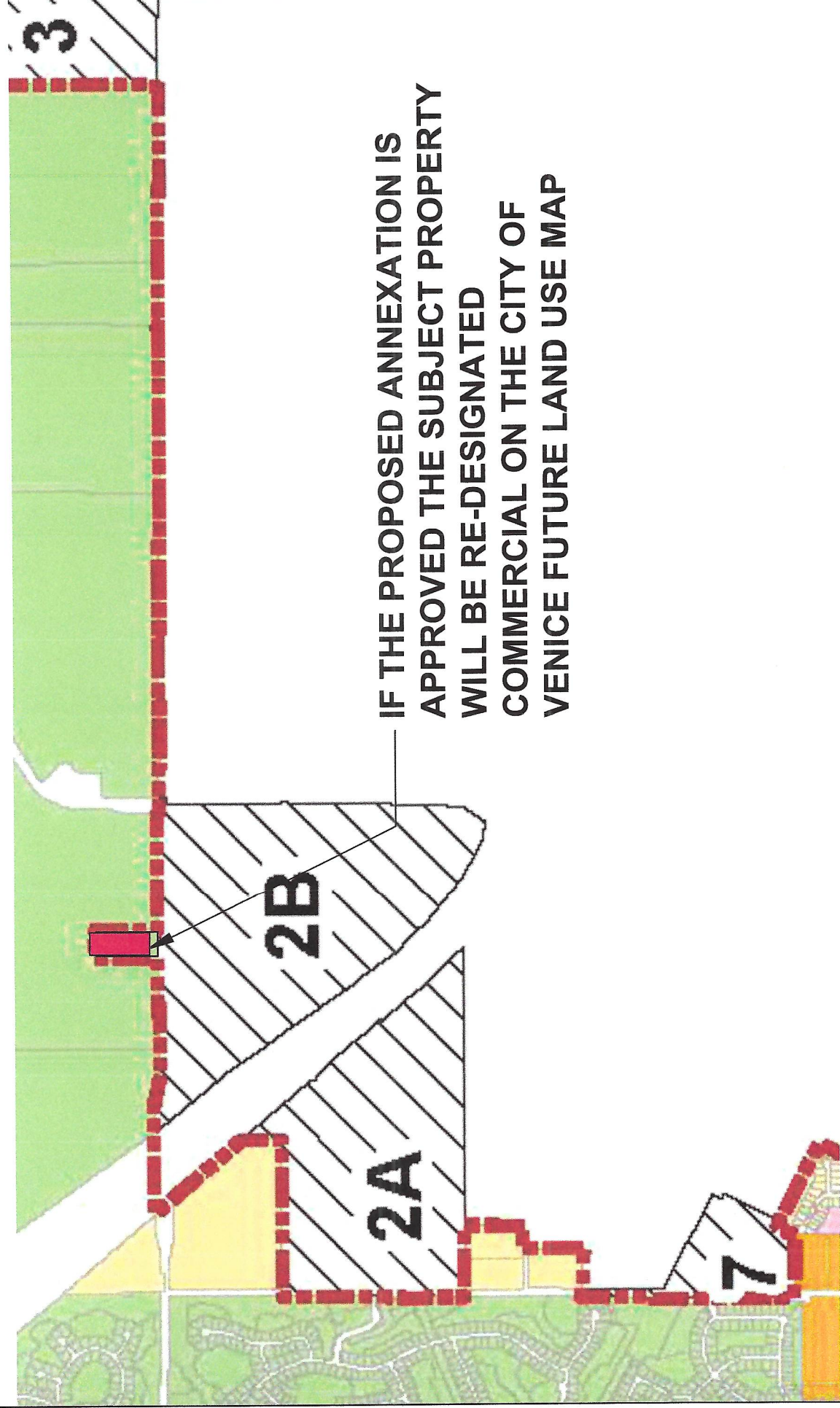
2B

2A

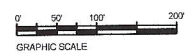
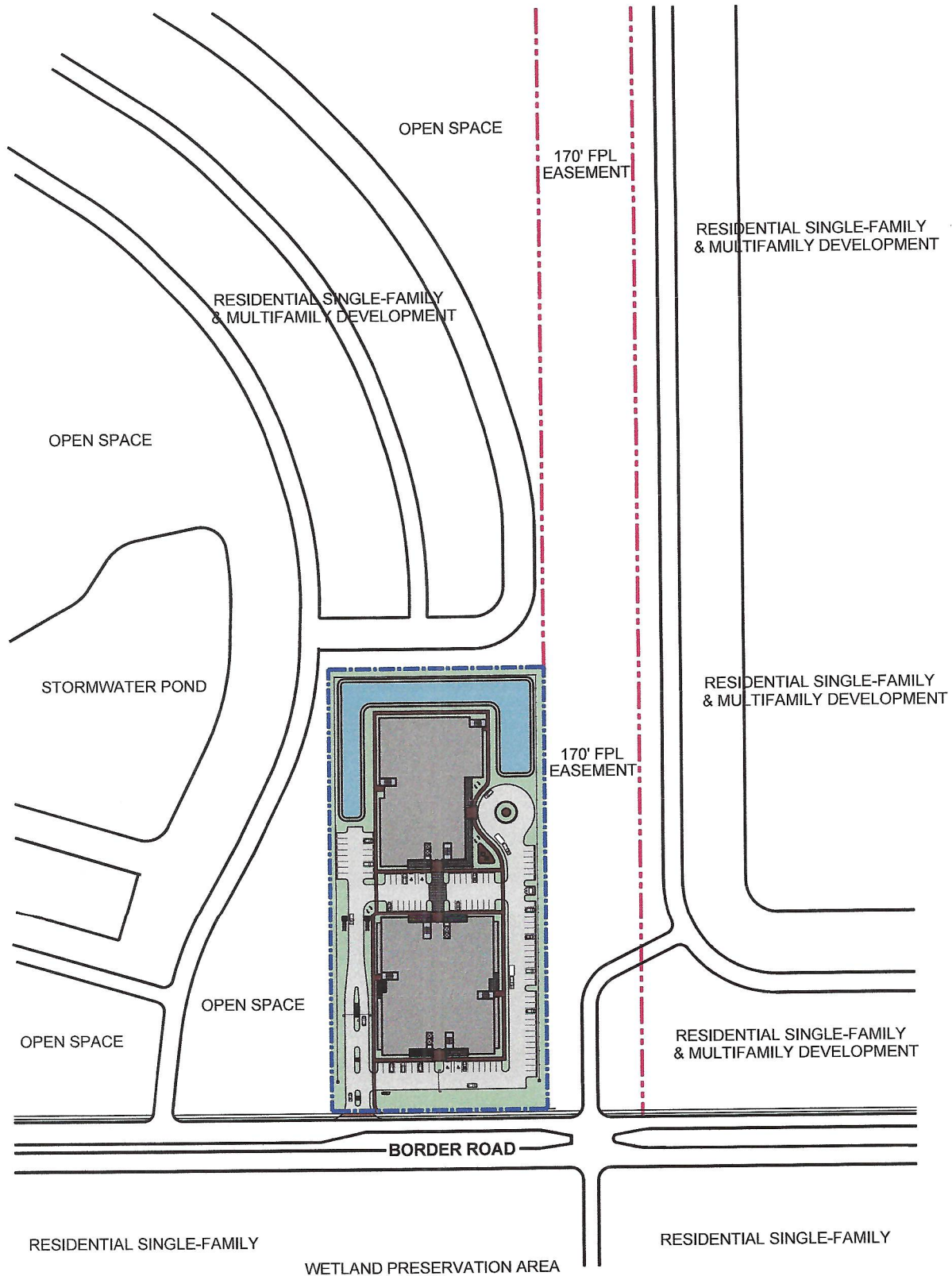
Portion of Page 173 from the City of Venice Comprehensive Plan 2017-2027

Section IV - ELEMENTS - NORTHEAST VENICE FUTURE LAND USE





IF THE PROPOSED ANNEXATION IS  
APPROVED THE SUBJECT PROPERTY  
WILL BE RE-DESIGNATED  
COMMERCIAL ON THE CITY OF  
VENICE FUTURE LAND USE MAP



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#### APPROVED ADJACENT PUD DEVELOPMENTS

A-4

|           |           |
|-----------|-----------|
| job       | 2227      |
| dwn       | R. SIVITZ |
| date      | 09-14-22  |
| revisions |           |

**BORDER ROAD SELF STORAGE**  
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