

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	5	5	0	189	8,015,045	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
	2,731	2,246,830	13,576	9,422	76,079,070	39,774
ROW	101			887		
Total City Boundary	2,832			10,304		

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
994		4,968
273		3,554
621		3,475
49		0
84		756
67		422
127		0
4,307		21,169
214		1,348
541		4,869
568		0
<u>10,083</u>	<u>81,703,657</u>	42,973
887		
<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	5	2.0	0%	100%	0	214,000	214,000

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

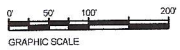
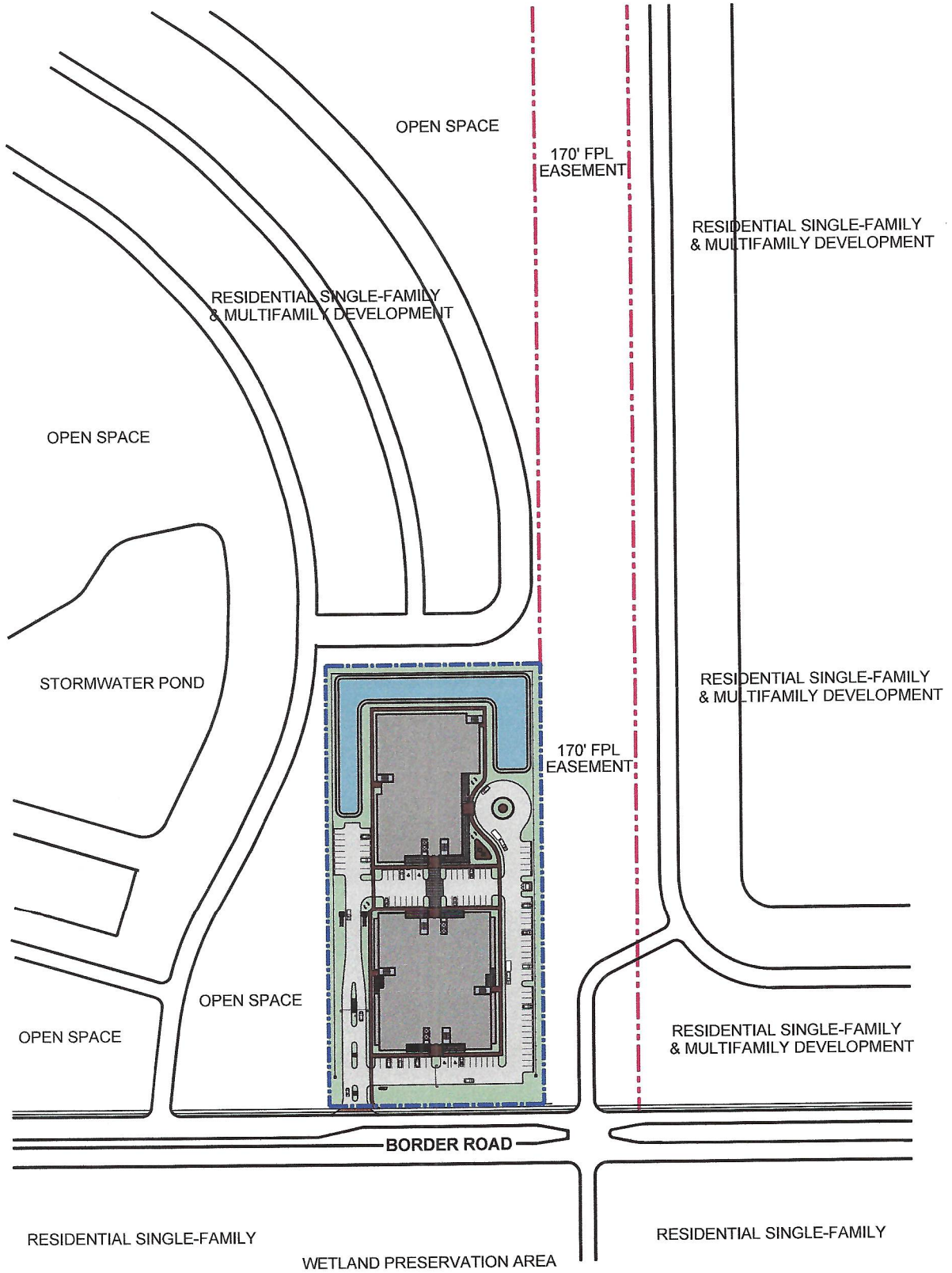
2A

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	

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