



MEMORANDUM TO VENICE CITY COUNCIL

THROUGH CHARTER OFFICER: Edward Lavalley, City Manager

E-SIGN:

FROM: Ashlee Castle, Assistance Director of Public Works

DEPARTMENT: Public Works

DATE: 5/27/225

MEETING DATE: June 10, 2025

SUBJECT / TOPIC: Solid Waste, Recycling and Fleet Facility Relocation

Approval of Commercial Contract for 1280 US HWY 41 Bypass South

BACKGROUND INFORMATION:

The City of Venice has been working for over 20 years to plan and implement strategies for the enhancement and redevelopment of the Seaboard District. This ongoing initiative has played a prominent role in the city's Comprehensive Plans and Annual Strategic Plans for many years. A primary step in this long-term program has been the relocation of the existing Solid Waste, Recycling, & Fleet Maintenance operations from 221 S. Seaboard Avenue to a more suitable location that meets the needs of all operations.

City staff have made consistent efforts to identify a suitable site for these operations but have faced several challenges, including a limited supply of appropriately zoned land, difficulty finding a location that allows for continued efficient service to city residents and fleet operations, community opposition near potential sites, and escalating commercial land and construction costs. After years of searching, the City entered into an agreement to acquire eight (8) acres on Knights Trail in March 2024. This potential property purchase was negotiated with the current property owner; however, it was dependent upon final platting of the property in order to acquire the parcel. The city is still awaiting the preliminary plat submittal for this parcel and therefore no design or permitting work has begun. Due to these delays, the completion of a new Solid Waste and Fleet facility at the Knights Trail location would take a minimum of three to four years and is dependent upon the completion of common infrastructure from the property owner.

Given the projected timeline for completing a new facility, Public Works Management staff have continued to explore alternative land and building options that would allow for more expedited relocation. One such opportunity is a commercial property located at 1280 US Highway 41 Bypass South, Venice, FL 34285. This building was fully renovated in 2023 to function as a pre-owned vehicle mega center, with upgrades that include office space, vehicle storage, and fleet operation areas. Due to these recent improvements, the facility presents an almost "turnkey" solution for relocating Solid Waste, Recycling, and Fleet operations, requiring only minimal modifications before becoming operational.

Purchasing the property located at 1280 US Highway 41 Bypass South would result in significant time and cost savings for the City. The proposed purchase price is \$11,800,000, with an additional \$1,000,000 requested to cover immediate improvements necessary for operational readiness,

bringing the total initial investment to \$12,800,000. Compared to the originally allocated budget of \$18,842,500 for land acquisition, design, and new construction, this represents a potential savings of \$6,042,500. Since the facility is nearly move-in ready, the expected timeline for full operational use could be reduced from three to four years down to just six to twelve months.

The final negotiated purchase price of \$11,800,000 also includes a range of personal property items valued between \$200,000 and \$250,000. These items consist of office suite furniture, vehicle lifts and other fleet maintenance equipment. The average of the two appraised market values was calculated to be \$11,600,000 and the original listing price for the property was \$12,000,000.

This potential time savings is very important because the City's existing Solid Waste and Fleet Facility, located at 221 Seaboard Avenue, has an active petroleum contamination issue recorded as FDEP Facility ID #58/8520702. This contamination issue was established on September 30, 1990, and the contamination is due to an old underground fuel storage tank that has since been removed. In 2015, the City installed a remediation system that performed partial cleanup of the ground water, however additional physical removal of the contaminated soil is required to fully remediate this issue. The contamination is actively being monitored in partnership with FDEP and Sarasota County, to ensure the contamination does not migrate offsite. The city is currently in compliance with all monitoring requirements, but the relocation of solid waste and fleet operations will allow the city to perform the final remediation work and fully close the site with the State.

Purchasing a newly renovated Solid Waste and Fleet Facility is a critical investment in the efficiency, safety, and sustainability of municipal operations. A modernized facility ensures that waste management services can be carried out more effectively, with updated infrastructure that meets current environmental and regulatory standards. It also enhances the working conditions for employees by providing safer, more functional spaces and equipment. In addition, such a facility can support long-term cost savings through improved energy efficiency and reduced maintenance needs. By securing a recently renovated site, the city positions itself to better serve the community's growing needs while maintaining responsible stewardship of public resources. This agreement will allow the city to move forward with the relocation of Solid Waste and Fleet in a timely manner, begin the remediation process at the existing Seaboard property, and provide significant cost savings to the overall project.

The funding associated with the relocation will be shared between the Solid Waste Enterprise Fund #470, General Government Impact Fees Fund #313, and the One-Cent Sales Tax Fund #110.

SUPPORTS STRATEGIC PLAN: Goal Four: Upgrade and Maintain City Infrastructure and Facilities

COUNCIL ACTION REQUESTED: Approval of the Agreement for Sale and Purchase of a 4.97 Acre parcel located at 1280 US Highway 41 Bypass South for \$11,800,000, plus closing costs.

Attachments:

Exhibit "A" – Commercial Contract

Exhibit "B" – First Addendum to Commercial Contract

Exhibit "C" - Appraisal Report #1 – prepared by Bass Fletcher & Associates, Inc.

Exhibit "D" - Appraisal Report #2 – prepared by ValueNet, Inc.

Exhibit "E" – Proposed Location Map

Exhibit "F" - Proposed Ariel Map
Exhibit "G" – Public Advertisement

Cc:

Linda Senne, Finance Director
James Clinch, Assistant City Manager

Yes	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Document(s) Reviewed for ADA compliance (required if for agenda posting)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	City Attorney Reviewed/Approval
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Risk Management Review
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Finance Department Review/Approval
		Funds Availability (account number): Solid Waste Fund, General Government Impact Fee Fund, and One-Cent Sales Tax Fund.