



**FROM:** Josh Law, Planner  
**DEPT:** Planning and Zoning  
**TO:** Kelly Michaels, City Clerk  
**DATE:** March 26, 2024  
**RE:** Cash Deposit in Lieu of sidewalk construction – Storsafe self-storage Site and Development Plan Petition No. 23-71SP

**SUBJECT:** Cash Deposit in Lieu of sidewalk construction for Council Action 23-71SP

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This is the first redevelopment project in the Seaboard area and is located at the corner of Warfield Avenue South and Camion Street. The property has historically been used for a variety of indoor and outdoor storage. The approved Site and Development Plan is to construct an approximately one story, 32,518 square foot indoor storage building in addition to updating the access, parking, and architectural design of the existing building on site. The property is accessed at three existing locations: Calle Del Sol, Warfield Avenue and Camion Street. The applicant has proposed decorative photos to adorn the exterior building walls. In working with the applicant, the staff recommended using historical photos that tell the history of the seaboard area. The applicant agreed and the proposed photos are shown on the architectural elevations.

The subject site and development plan was heard by Planning Commission on March 5, 2024 and was approved 6-1. The Planning Commission recommended approval of the Cash Deposit in Lieu of sidewalk construction 5-2.

**Request from Applicant for cash deposit in lieu**

As part of the Site and Development plan, the construction of sidewalks are required. Pursuant to Ch.87.Sec.3.4.2.E.1, a request can be made for a cash deposit in lieu of actual sidewalk construction.

***Ch.87.Sec.3.4.2. Sidewalks***

*Cash Deposit in Lieu of Construction.*

- 1. Where determined that circumstances exist (including planned future reconstruction of a street or the existence of a major surface drainage system), which make the immediate construction of a sidewalk impractical, the owner or developer may propose a cash deposit in lieu of equivalent sidewalk construction for the roadway frontage. Such proposals shall be based upon design, permitting, and construction estimates and shall be reviewed by City staff and provided with a recommendation of the Planning Commission to City Council for a final decision.*
- 2. All such sidewalk deposits shall be held in a special sidewalk fund which may be used by the City for construction of new sidewalks (but not maintenance of existing sidewalks) at any needed location in the City.*

The applicant believes the anticipated future infrastructure improvements in the Seaboard area

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are likely to result in the need to tear out the required sidewalks, and therefore a cash deposit in lieu would better suit the City's needs, until the extent of future infrastructure improvements are fully understood.

**Staff Response**

The Planning and Zoning department prefers that a sidewalk be constructed at this location instead of a cash deposit in lieu due to potential unforeseen complications regarding utility infrastructure and timing of area redevelopment.


The City Engineer is not able to evaluate whether the 3,000 dollars estimate for resolution of utility conflicts is sufficient and the City's Engineering department prefers that a sidewalk be constructed at this location rather than a cash deposit in lieu.

The cash deposit in lieu estimate submitted by the applicant is in the table below. The City's Engineering department agrees with the applicant's estimate other than the miscellaneous section highlighted in yellow.

**Applicants Estimate**

Storsafe of Venice - Self Storage Expansion		Project # : 2023.133		
132 Warfield Avenue Venice, FL				
DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL
<b>Permitting</b>				
ROW Use - Other Permit Fee	1	EA	\$226.28	\$226.28
<b>Erosion Control</b>				
Silt Fence, Install and Maintain, Remove	300	LF	\$4.80	\$1,440.00
<b>Clearing and Grubbing Land</b>				
Clear & grub includes removal and haulaway of tree stumps, remove trees & stumps up to 6" dia. & chip and remove stumps	0.04	AC	\$9,730.00	\$396.71
<b>Sidewalks</b>				
Sidewalk, 4" w/WWF, broom finish, 3000 psi (no base)	1776	SF	\$11.08	\$19,678.08
Handicap Ramp (4000 psi), 6' wide	3	EA	\$1,050.00	\$3,150.00
Tactile Warning Surfacing Tiles S.F.	36	SF	\$31.50	\$1,134.00
<b>Pavement Markings</b>				
Stripe bar, white, 12' wide (crosswalk)	40	LF	\$3.16	\$126.40
<b>Miscellaneous</b>				
Resolution of Utility Conflicts (Allowance)	1	EA	\$3,000.00	\$3,000.00
<b>Total</b>				<b>\$29,151.47</b>
10% Contingency				\$2,915.15
<b>TOTAL ESTIMATED VALUE:</b>				<b>\$32,066.61</b>

Notes:  
This Cost Estimate is based on RSMMeans **Site Work & Landscape Costs Data**, 42nd Annual Edition, 2023 and/or City of Venice staff direction. It is subject to change based on final site design and actual contractor bid.



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**Christopher Thompson, P.E.**

**Council Action**

Council Determination for approval or denial of Cash Deposit in Lieu of Sidewalk Construction.

**Planning & Zoning Department**

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