

Border Road Self Storage 2114 Border Road

Complete Application For:
Annexation
Into the City of
Venice, Florida

Prepared For:
John and Teresa Eberling
2114 Border Road
Venice, Florida 34292-1613

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Revised April 3, 2023

Sarasota County Property Appraiser



8/6/2022, 1:10:27 PM

- Parcels
- Parcels _ Change for 2023
- Parcels 2022

1:4,514
0 0.04 0.09 0.18 mi
0 0.05 0.1 0.2 km

OWNERSHIP AND PROJECT TEAM

Owner:	Teresa Eberling 2114 Border Road Venice Florida 34292-1613
Contract Purchaser	Dan Lussier, Strategic Management and Capital, LLC 4519 Glebe Farm Road, Sarasota, FL 34235
Land Use Planner:	Brian Lichterman, Vision Planning and Design 6912 White Willow Court, Sarasota, Florida 34243
Land Advisor:	Marty Black AICP ICMA-CM (ret.) 602 84 th Street NW, Palma Sola, FL 34209
Attorney:	Stephen K. Boone, Esq. Boone Law Firm 1001 Avenida del Circo Venice, FL 34285
Architect:	Ron Sivitz, Sivitz Innovative Designs 5571 Marquesas Circle, Sarasota, Fl 34233
Engineer	Tim Roane, DMK Associates 421 Commercial Court Suite C Venice, Fl 34292
Environmental:	Todd Hershfeld, Ardurra 1523 8 th Avenue West, Suite B, Palmetto, FL 34221

**BORDER ROAD SELF STORAGE
APPLICATION FOR ANNEXATION**

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INTRODUCTION AND PARCEL INFORMATION

The subject property is located in Section 34, Township 38S, Range 19E in Sarasota County, Florida. The property contains a single parcel of land totaling 5.35 acres, more or less. The parcel is situated north of Border Road, west of Jacaranda Boulevard and east of I-75. The subject property is contiguous on all four sides with the existing limits of the City of Venice. The subject property is located in Planning Area 2B of the adopted Joint Planning and Interlocal Service Boundary Agreement (JPA/ISBA). A copy of the Agreement is contained in the application materials. More specifically the property is located at 2114 Border Road, Venice, Florida 34292.

The JPA/ILSBA designates the subject property for annexation to the City and allows for a range of uses including residential development up to 13 dwelling units per acre, and non-residential (retail, office, industrial and manufacturing). The following Annexation request if approved, would allow the property to be redesignated on the City of Venice Comprehensive Plan as Commercial.

The proposed Annexation is a request to annex the property from Sarasota County consistent with the adopted JPA/ILSBA discussed further in this application.

Property Details

Parcel ID.:	0390003020
Address:	2114 Border Road, Venice Florida 34292-1613
Total Area.:	5.35 Acres +/-
Current Owner.:	Teresa Eberling
Current Jurisdiction:	Unincorporated Sarasota County
General Location.:	East of I-75 and north of Border Road and west of Jacaranda Boulevard
Current Land Use.:	Existing Single-Family Home
Current FLUP Des.	Major Employment Center (MEC)
Current Zoning.:	OUE-1 (Open Use Estate, 1 Dwelling Per 5 Acres)
Proposed FLUP Des.	Commercial
Proposed Zoning	CM (Commercial)



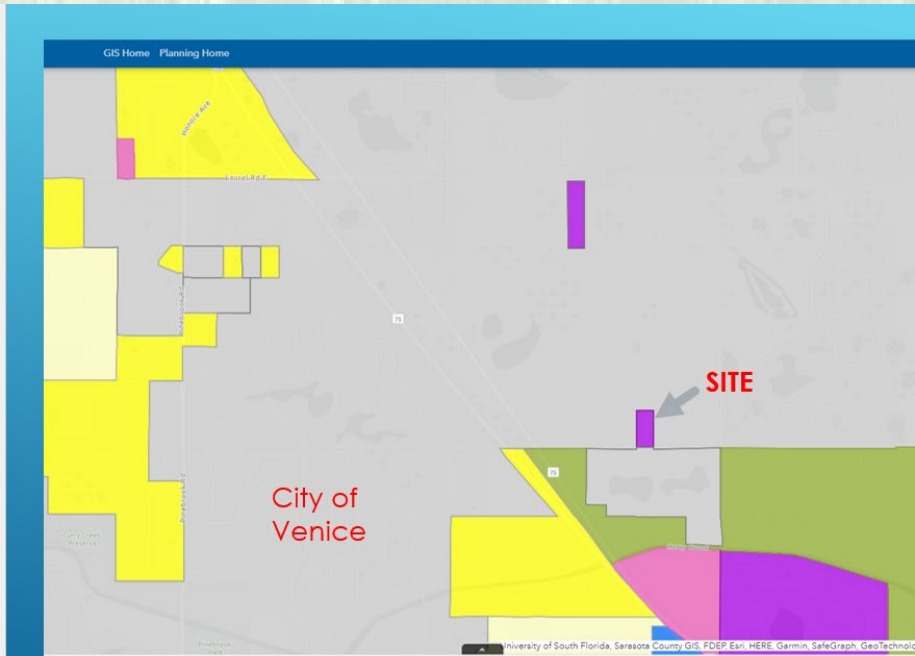
The Applicant is submitting an Annexation request consistent with the City's vision for mixed land uses in this area as discussed in the JPA/ILSBA.

The following application is a request as follows:

1. Annexation request, consistent with the Subject Property being located within (JPA/ILSBA Area No. 2B.) adopted by the City of Venice and Sarasota County on October 13, 2010.

Included in this Annexation Application, are all required signature pages and Authorization Letter which have been signed and notarized forms identified in the attachments.

CONSISTENCY WITH LOCAL DEVELOPMENT APPROVALS



Subject 5.35 Acre +/- Parcel is designated as Major Employment Center on the Sarasota County Future Land Use Map

Existing Sarasota County Planning and Zoning Regulations

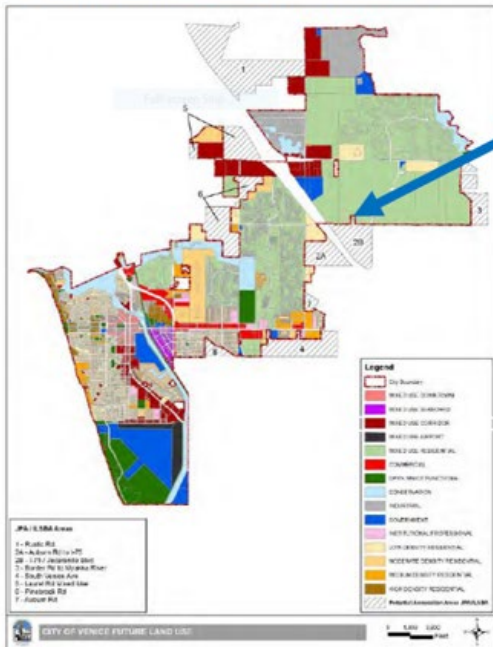
The subject parcel is currently designated on the Sarasota County Future Land Use Map as Major Employment Center (MEC). The Subject Parcel was historically included within a designated 1,700 Acre MEC area, before being annexed into the City of Venice. The property contains an existing single-family home occupied by the current Owner Ms. Theresa Eberling and her husband John. The site is currently zoned OUE-1 (Open Use Estate, 1 Dwelling Unit Per 5 Acres). The proposed Annexation is intended to implement the joint strategy by the City of Venice and Sarasota County through the adopted joint adoption of (JPA/ILSBA Area No. 2B.), to annex this property into the City of Venice.

The proposed Annexation demonstrates consistency with various elements of the City Comprehensive Plan and compliance with the City's Land Development Regulations.



The Subject Property was included in the amended and Restated Joint Planning and Interlocal Service Boundary Agreement entered into the 26th day of October 2010 by and between the City of Venice, a municipal corporation organized and existing under the laws of the State of Florida and Sarasota County, a charter county and political subdivision of the State of Florida. A complete copy of the Joint Planning Area/Interlocal Service Boundary Agreement (JPA/ILSBA) is contained in the application materials. The area which included the subject 5.35 Acres +/- is referred to as Area 2B, which is identified in the I-75 to Jacaranda Boulevard Sector (JPA/ILSBA) Area No. 2B) 175 Acres. The JPA/ISLB adopted between the City of Vernice and Sarasota County provides for the Subject 5.35 Acres +/- to be annexed into the City and the designation allows for a range of uses including commercial uses and residential development up to 13 dwelling units per acre.

Figure (Map) LU-1: Future Land Use Map (see full size map for additional detail and information)



Future Land Use Plan Designation

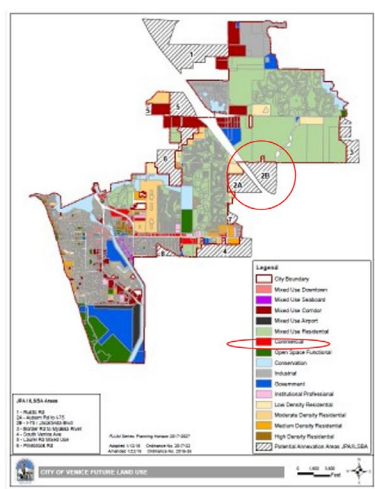
The Subject Parcel Is located in Planning Area 2B of the Joint Planning and Interlocal Service Boundary Agreement (JPA/ISBA) and is Proposed to be Designated Mixed Use Residential on the City of Venice Comprehensive Plan Future Land Use Map

A Mixed-Use Residential Designation Allows for up to 10 % a Variety of Non Residential Land Uses

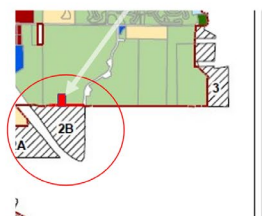
Section III - ELEMENTS - LAND USE

City of Venice Planning and Zoning

The subject parcel is proposed to be designated COMM. on the City of Venice Comprehensive Plan Future Land Use Map. The Commercial land use designation is discussed in the following section.



Site



If the proposed Annexation is approved, the subject Property would be designated Commercial on the City of Venice Future Land Use Map

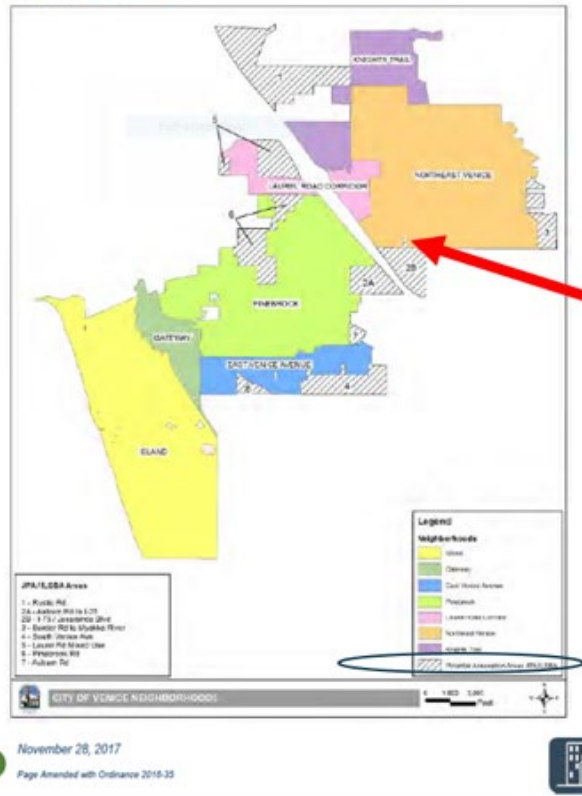
The adopted City Future Land Use Map designates the area surrounding the subject area as Mixed Use Residential (MUR). A MUR land use designation allows for up to 10% commercial uses. The Subject

Parcel represents 9.36 % of the 175 Acre Annexation Area 2B. In this instance, all of the other 175 Acres within JPA/ILSBA 2B, have since been rezoned for PUD. This is the only other parcel that could request a nonresidential land use in Area 2B. The Applicant is requesting a FLUP designation of Commercial.

As indicated in the chart below as contained in the adopted City Comprehensive Plan, Area 2B, of the adopted JPA/ILSBA allows for a variety of mixed uses including Residential, Retail, Office Space, Industrial and Manufacturing. The area designated as Subarea No. 2: 13 units per acre are calculated on a gross acreage basis. It also provides for a FAR of 2.0. The proposed 214,000 Sq. Ft. Self Storage building contains a Floor Area Ratio of 1.8.

JPA/ILSBA	Development Standards			
	Uses	Density	Intensity	Open Space Requirements
Rustic Road Neighborhood (JPA/ILSBA Area No. 1) 489 Acres	- Residential - Retail - Office Space - Industrial - Manufacturing	<u>Subarea No. 1:</u> 5 to 9 units per acre, calculated on a gross acreage basis <u>Subarea No. 2:</u> Up to 5 units per acre, calculated on a gross acreage basis	- Up to 50% of the acreage non-residential - Shall not exceed a Floor Area Ratio of 2.0 for the gross acreage. - Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet commercial space, gross acreage.	At least 34.2 gross acres shall be conservation/open space
Auburn Road to I-75 Neighborhood (JPA/ILSBA Area No. 2a) 176 Acres	- Residential - Retail - Office Space - Commercial - Equestrian uses in Subarea No. 2	Up to 3 units per acre, calculated on a gross acreage basis	- Up to 10% of the acreage non-residential - Shall not exceed a Floor Area Ratio of 0.25 for the gross acreage. - Conversion between residential and accessory non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 4,000 square feet accessory non-residential space, gross acreage	At least 7.4 gross acres shall be conservation/open space
I-75 / Jacaranda Boulevard Sector (JPA/ILSBA Area No. 2b) 175 Acres	- Residential - Retail - Office space - Industrial - Manufacturing	<u>Subarea No. 1:</u> 9 units per acre, calculated on a gross acreage basis. <u>Subarea No. 2:</u> 13 units per acre, calculated on a gross acreage basis. <u>Subarea No. 3:</u> 18 units per acre, calculated on a gross acreage basis.	- Up to 10% of the acreage non-residential - Shall not exceed a Floor Area Ratio of 2.0 for the gross acreage. - Conversion between residential and non-residential land uses may be made on an equivalent dwelling unit basis of 1 dwelling unit per 2,000 square feet non-residential space, gross acreage	At least 4.6 gross acres shall be conservation/open space

Figure (Map) LU-1: Neighborhoods

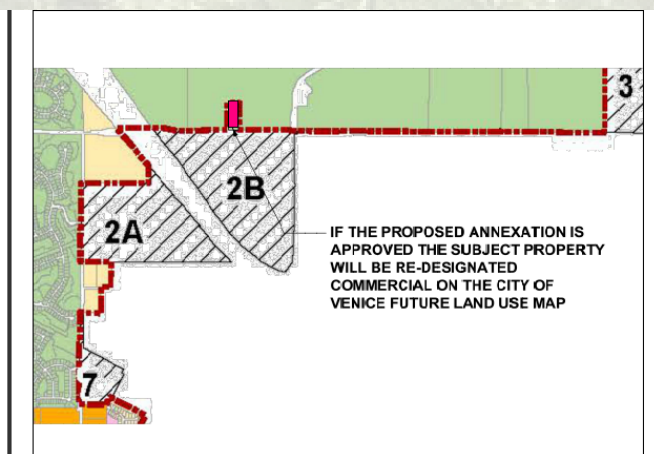


NEIGHBORHOODS

The Subject Parcel is Surrounded by the Northeast Venice Neighborhood in the City of Venice Comprehensive Plan and allows Mixed Use Residential.

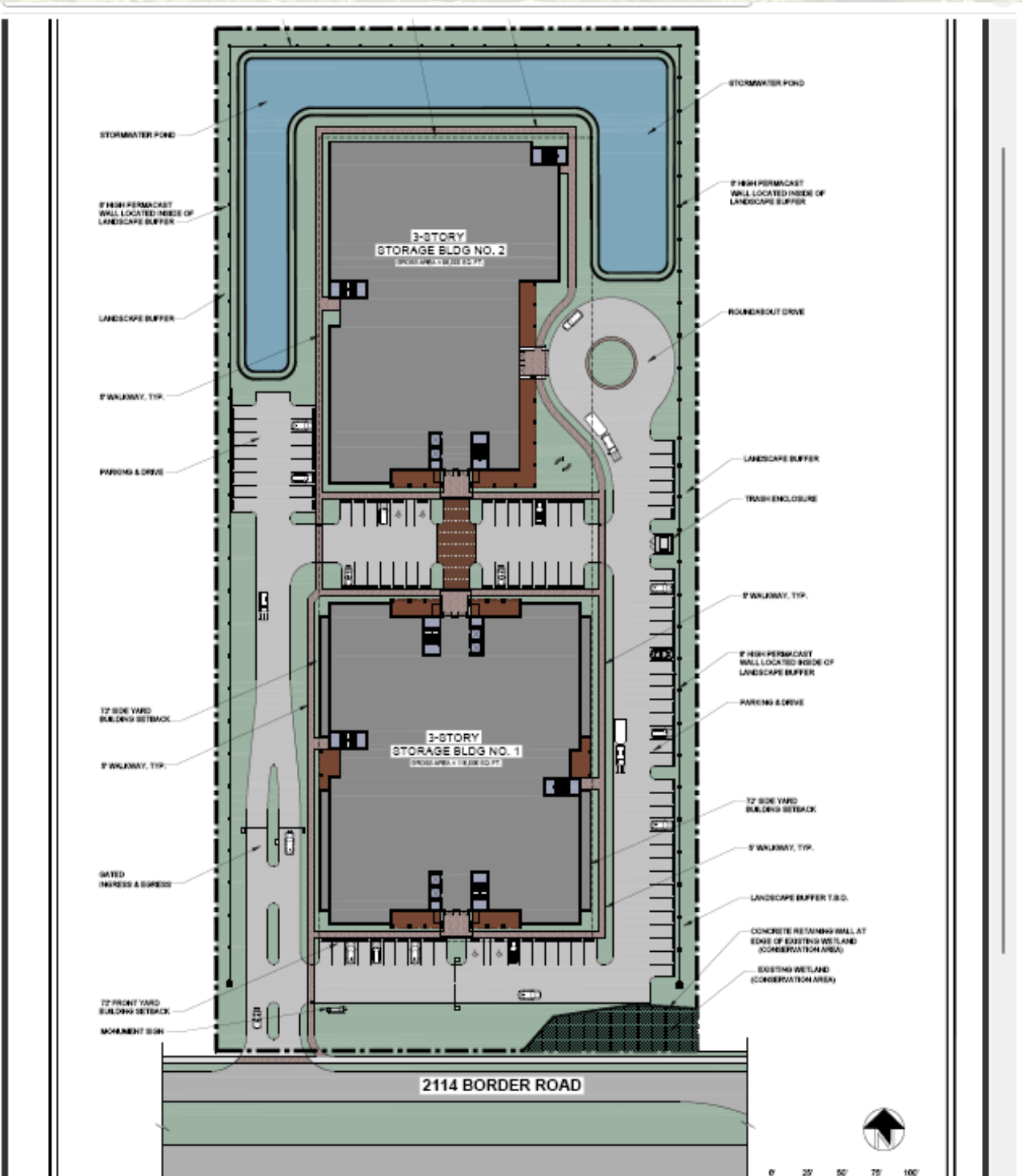
SITE

The adopted City Plan includes seven neighborhoods as contained in Strategy LU 1.1.1. The most logical neighborhood for the subject parcel if only residential, would to be included in the Northeast Venice Neighborhood. However, the Applicant is proposing a Future Land Use designation of Commercial and a rezoning to CM to allow the proposed *Border Road Self Storage*. This low intensity use will provide a self-storage facility designed to meet the City's intent of providing mixed use development serving the Northeast Venice Neighborhood Planning Area. The CM standards and supporting application materials provide for a high standard of development and minimize the impacts to any adjoining land uses. Upon successful annexation and Comprehensive Plan Amendment, the property would be located within the Commercial Future Land Use Designation.



PROPOSED BORDER ROAD SELF STORAGE

Proffered Preliminary Site and Development Plan



The Applicant held two neighborhood workshops on October 12, 2022 and a second on November 30, 2022. A copy of the proposed ad to the newspaper and the postcards sent to all owners within 250 feet. The full packet from the workshop has been added to the materials submitted to the City.

RESPONSES AS REQUIRED IN THE APPLICATION FORM FOR ANNEXATION, COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT

As part of the city application Forms for Annexation, there are a series of questions the Applicant must address. The following sections contain those questions and the Applicant responses.

C. The application must be found in compliance with all other applicable elements in the Comprehensive Plan and F.S. Ch. 163, Part II

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character of the community is enhances.

Addressing specific question in City Application for each of the applications

Add responses to these criteria from city code on annexations:1.4.3. Decision Criteria

A. Applications for annexation must demonstrate:

1. Consistency with state statute regarding annexation.

The Applicant has demonstrated consistency with F.S. § 163.3177(6)(a)(2), F.S. § 163.3177(6)(a)(8), and F.S. § 163.3177(6)(a)(9) as addressed in comments found later in this section of the application.

2. Contiguousness and compactness of the property.

The subject 5.35 Acres +/- is the only parcel included within Area 2B of the adopted JPA/ILSBA boundary. The Subject Parcel is the only missing parcel in the City Jurisdiction on the north side of Border Road between I-75 and Jacaranda Boulevard. Inclusion of the Subject Parcel into the City Limits will eliminate an isolated island of land within Sarasota County surrounded by the boundaries of the City of Venice.

3. That the annexation does not create an enclave;

The Annexation of the subject 5.35 Acres +/- will serve to eliminate an enclave that has previously been recognized by both the City and Sarasota County. This was the intent the adoption of the JPA/ILSBA which included the Subject Parcel as Area 2B, to have this parcel be incorporated into the City of Venice. A map showing the annexation graphically on the City Future Land Use Map if the subject parcel is

annexed is included in this application. The subject parcel is an isolated island surrounded by the City Limits on all sides in the area of Border Road between I-75 and Jacaranda Boulevard. To incorporate this parcel into the City Limits will serve to eliminate an isolated 5.35 Acres +/- island of land within Sarasota County surrounded by the boundaries of the City of Venice.

4. That the property is included in the annexation areas of the JPA/ILSBA or has been determined to be an existing enclave.

The Subject 5.35 Acres +/- was included within area 2B of the JPA/ILSBA boundary as contained in the application submitted. To incorporate this parcel will eliminate an isolated enclave of land within Sarasota County, totally surrounded by the boundaries of the City of Venice.

5. That the property has access to a public right-of-way; and

The Boundary and Topographic Survey of the Subject 5.35 Acres +/- as contained in the application illustrating the subject parcel has legal access to Border Road Right of Way (a public road).

6. That a pre-annexation agreement addresses existing uses and any other relevant matters has been executed

Please see the executed pre-annexation agreement as contained in the application materials.

Responses to Comprehensive Plan Policy 8.2 as evaluated below.

The proposed zoning and proposed use of Self Storage provides for a reasonable transition of uses given the existing. FPL easement which exists along the entire approximately 683' along the entire eastern boundary of the Subject Parcel.

Also, these following questions related to the proposed Comprehensive Plan Map Amendments:

1.5.2. Specific Application Requirements A. Any person, board, agency or their authorized representative affected by the city's Comprehensive Plan may apply to amend the plan text. An application to amend the future land use plan map may only be filed by the City Council, Planning Commission, staff, or an owner of property, or their designated agent, subject to the amendment. At minimum, the application shall require, as part of or in addition to the requirements set out in Section 1.2: 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.

The map and data contained in these applications are contained in the application map series. The requested data and maps are labeled to addresses all the required data, maps, and text required to meet the submittal requirements for a Comprehensive Plan Amendment as defined in F.S. § 163.3177.

2. Applicant responses to F.S. § 163.3177(6)(a)(2), F.S. § 163.3177(6)(a)(8), and F.S. § 163.3177(6)(a)(9).



2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

a. The amount of land required to accommodate anticipated growth.

Guidance on how much land is required to accommodate anticipated growth has already been decided in part by the adopted JPA/ILSBA which determined a maximum of 10% of the area could be in nonresidential development. The subject 5.35 Acres +/- will allow for a 214,000 Sq. Ft. of Self Storage within two buildings and will be only one of two self-storage facilities located within the entire eastern portion of the City east of I-75. The other Self Storage facility is located to the north on Laurel Road near the I-75 Interchange.

b. The projected permanent and seasonal population of the area.

The proposed 214,000 Sq. Ft. facility will be able to supply the demand for Self Storage generated from the projected permanent and seasonal population of the area.

c. The character of undeveloped land.

The character of this area is suburban residential, and Self-Storage will allow an opportunity for some mixed-land use in the area, which is otherwise almost exclusively residential in character. Virtually all of the undeveloped lands surrounding the subject parcel are already approved for residential uses consistent with the PUD approvals already obtained. The character of this area is already highly influenced by the 170' FPL easement occurring along the entire eastern boundary of the subject parcel.

d. The availability of water supplies, public facilities, and services.

In accordance with the adopted JPA/ILSBA, the potable water supplier for the subject property is the City of Venice Utilities. There is an existing 12" potable water main located on the north side of Border road. At a minimum, a single tap into the existing 12" water main would be required to serve the subject property to meet City fire flow requirements of 1,000 gallons per minute with a 20-psi residual pressure. There is an existing fire hydrant located on Border Road at the southwest corner of the property.

e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.

Not Applicable

f. The compatibility of uses on lands adjacent to or closely proximate to military installations.

Not Applicable

g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.

Not Applicable

h. The discouragement of urban sprawl.

The Subject Parcel is clearly within the area of urban development within the City of Venice.

i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

The proposed Self Storage will create a number of short-term jobs related to the use of local Planning and Engineering professionals, local General Contractors and continuing employment of maintenance and caretakers of the facility. Allowing an opportunity for mixed-land use in the area, as opposed to exclusive residential land uses, will serve to strengthen the community's diversity and economy with mixed land uses.

j. The need to modify land uses and development patterns within antiquated subdivisions.

Not Applicable.

Summary of Purpose and Intent

Based upon the above, it demonstrates the proposed Annexation will be consistent with the City Comprehensive Plan with respect to Future Land Use and Zoning. The proposed *Border Road Self Storage* will also be compatible with the surrounding area.

The following sections provide a discussion about the consistency of the proposed Annexation with the fact the property is within the Urban Service Boundary: there are no significant environmental constraints; on-site storm water and drainage will be provided; there is availability of potable water from the City of Venice; wastewater treatment will be provided by Sarasota County; de minimus impact on traffic; and maintains satisfactory levels of service along Border Road

ENVIRONMENT

The subject parcel contains no significant habitat. An environmental assessment of the subject parcel was prepared by the firm of Terracon Consultants Inc. Sarasota, FL dated November 19, 2021. A copy of their report is contained in the application.

Sarasota County in their review comments as contained in a letter to the City dated March 15, 2023 requested protection of a small wetland and its buffer as a Conservation area and a proposed mitigation strategy. The proposed Preliminary Site and Development Plan has been amended to address these items.

STORMWATER

The three (3) aspects of stormwater management to be addressed at Major Site Plan review, Construction Plan review and Environmental Resource Permitting (ERP) review are: floodplain, stormwater quality and stormwater quantity. There is an existing surface water located on the property. An environmental site assessment of the property will be required to assess any impacts to habitat or listed species.

Floodplain

Certain areas of the subject parcel are located within the limits of the 100-year floodplain. Encroachment into the 100-year floodplain will require equivalent offsetting floodplain compensation. Floodplain compensation is typically proven by providing equivalent flood plain storage volume on site, often referred to as “cup for cup” equivalent storage.

In lieu of providing equivalent storage, floodplain compensation through drainage modeling is acceptable to the Southwest Florida Water Management District (SWFWMD) and the City of Venice. Utilizing hydrologic/hydraulic modeling software (ICPR) a pre/post analysis of 100-year flood stages may be conducted using the Roberts Bay Watershed model. The County’s current model is defined as the Existing Conditions Model or ECM. The ECM will be updated by incorporating existing conditions survey data and record drawing information to establish a Revised Existing Conditions Model or RECM. Using the RECM, the proposed design for the surface water management system is incorporated into the model to create the Proposed Conditions Model or PCM. The analysis of the 100-year, 24-hour peak flood stages will be prepared for the RECM and PCM. Peak flood stages will then be compared to demonstrate that the proposed project will not create adverse off-site impacts in the watershed.

FEMA Flood Zone

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 12115C0332F (effective 11/04/2016) portions of the site are located in Flood Zone AE and X/X500. The Flood Zone X areas have 0.2% Annual Chance Flood Hazard, Areas of 0.1% Annual chance flood with average depth less than one foot or with drainage areas less than one square mile and is OUT of the Special Flood Hazard Area (SFHA). The Flood Zone AE areas are in the SFHA and have associated Base Flood Elevations (BFE) determined. The Base Flood Elevations identified is elevation 12.8 feet NAVD 88. A Letter of Map Revision (LOMR) may be filed with FEMA once construction of the site has elevated specific areas above the base flood elevation.

Local Floodplain

The site is located within the Roberts Bay Watershed of Sarasota County. The property contains localized floodplain. Based on the most current available drainage model, the subject parcel is located within the following basins and have the associated 100-year/24-hour peak stage elevations (NAVD 88):

Roberts Bay Watershed ICPR Model (RB_NAVD88_20161101)		
Basin	Node	100-year/24-hour FWL
10922	10922	12.72

Water Quality

Presumptive water quality criteria for SWFWMD include providing water quality treatment based on one-half inch (1/2") of runoff or 1-inch (1") of rainfall, whichever is greater. Water quality treatment will be provided on site in a wet detention or dry retention treatment system.

In addition to addressing presumptive SWFWMD criteria, the Florida Department of Environmental Protection (FDEP) has identified impaired surface waters within the State of Florida pursuant to Chapter 62-303.100 of the Florida Administrative Code (F.A.C). For waters that are classified as impaired by the FDEP, a net improvement analysis of the proposed water quality treatment system is required to demonstrate that the receiving water gains net improvement with respect to its designated impairment.

The site is listed on the FDEP Impaired Waters List through the FDEP website. The subject parcel is located within the Sarasota Bay - Peace - Myakka River, Group 3, which is nutrient impaired. The impairment is described as follows:

Group Name: Sarasota Bay – Peace - Myakka
 WBID: 2009C
 Object ID: 1477
 OGC Number: 16-0700
 Waterbody Name: Curry Creek (Freshwater Portion)
 Waterbody Type: Stream
 Waterbody Class: 3F
 Parameter Assessed: Nutrient (Macrophytes)

For the subject property, a net improvement analysis will be required as part of the submittal to the SWFWMD for an Environmental Resource Permit.

Water Quantity

For the SWFWMD and the City of Venice, a peak discharge analysis of the 25-year, 24-hour storm event will be required to demonstrate the proposed off-site discharge rate is limited to existing conditions discharge rate. A peak stage analysis of the 100-year, 24-hour storm event will be required for establishing the minimum finished floor elevation and for flood control.

An Environmental Resource Permit (ERP) is required before beginning any construction activity that would affect wetlands, alter surface water flows, or contribute to water pollution. As authorized by Part IV of Chapter 373, Florida Statutes, the Southwest Florida Water Management District (SWFWMD) is

responsible for permitting construction and operation of surface water management systems. The review process of an environmental resource permit application ensures that the permit will authorize activities or situations that are not harmful to the water resources or inconsistent with the public interest. An Individual ERP or modification to the existing permit will be required for development of this property. Design of the surface water management system shall be subject to the SWFWMD Environmental Resource Permit Applicant's Handbook.

TRAFFIC

The Applicant has prepared by two Transportation Analysis as part of the Proposed Comprehensive Plan Amendment and the Proposed Rezoning. No Transportation Study was prepared as part of the proposed Annexation. The transportation impact of the proposed Self Storage n Amendment would be considered de minimus. Even if a traffic operational analysis was performed, Border Road is a newly constructed and modern Collector Roadway and can certainly accommodate the small number of vehicle trips expected from a 214,000 Sq. Ft. self-storage facility. Should provide an estimate of ITE trip generation that would indicate less than 50 trips per peak hour based on size of facility.

UTILITIES

Potable Water

In accordance with the JPA/ILSBA, the potable water supplier for the subject property is the City of Venice Utilities. There is an existing 12" potable water main located on the north side of Border road. At a minimum, a single tap into the existing 12" water main would be required to serve the subject property to meet City fire flow requirements of 1,000 gallons per minute with a 20-psi residual pressure. There is an existing fire hydrant located on Border Road at the southwest corner of the property.

Wastewater

In accordance with the JPA/ILSBA, wastewater collection and transmission will be provided by Sarasota County Utilities. For the proposed development, a lift station and force main extension/connection will be required to serve the property.

There is an existing 4" PVC force main located in the Border Road right-of-way. The force main was installed and placed into service for the Palencia subdivision. The force main is located on the south side of Border Road, just west of Jacaranda Boulevard and discharges to a gravity manhole on Jacaranda Boulevard, north of Border Road which flows to the County's master lift station located adjacent to the Aria subdivision. The master lift station pumps wastewater flows to the Venice Eastside Water Reclamation Facility. Design of the proposed wastewater collection and transmission system will have to include analysis of the off-site master lift station as well as other online lift stations to determine if

adequate wet well volume and pump/force main capacity are available or if potential upgrades are required.

SUMMARY

In summary, the Applicant is proposing an Annexation of the subject parcel. The Annexation Application is consistent with the Joint Planning and Interlocal Service Boundary Agreement (JPA/ISBA) previously adopted. In all respects the proposed Annexation is consistent with all applicable goals, objective, and policies of the adopted Comprehensive Plan. It is respectfully requested approval be granted by both the City Planning Commission and City Commissioners.