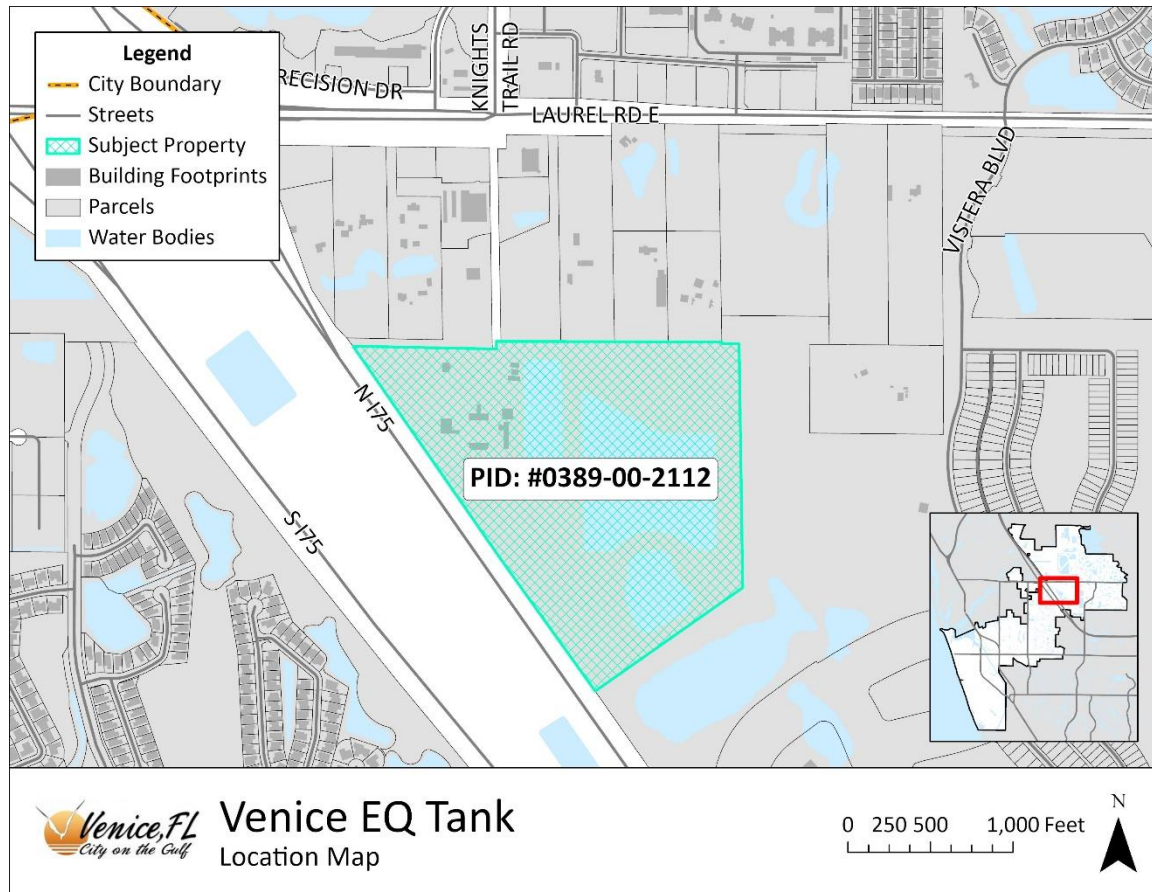


25-54SP – Venice EQ Tank

Site and Development Plan Amendment Petition

Staff Report



GENERAL INFORMATION

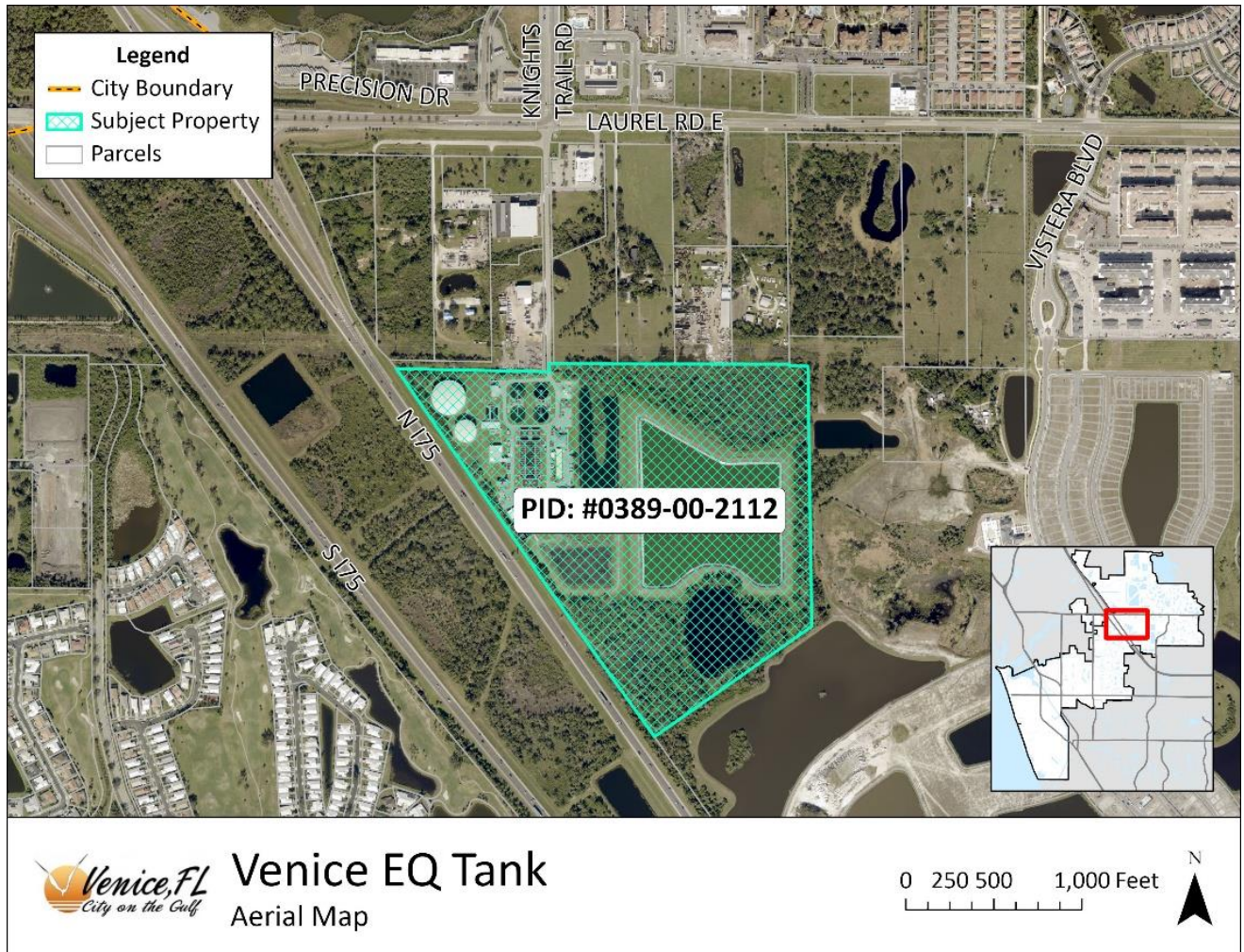
Address:	3510 East Laurel Road
Request:	Construction of an equalization tank at the Water Reclamation Facility
Owner:	City of Venice
Agent:	Loc Truong, PE, Ardurra
Parcel ID:	0389002112
Parcel Size:	71.96 ± acres
Future Land Use:	Government
Current Zoning:	Government
Comprehensive Plan Neighborhood:	Laurel Road
Application Date:	August 8, 2025

I. PROJECT DESCRIPTION

The proposed site and development plan amendment would add an equalizer tank to the City's Water Reclamation Facility located on Laurel Road. The purpose of this tank is to balance the flow of water by acting as storage when necessary and releasing at a controlled rate. This is an improvement to the City's utilities infrastructure and is not expected to impact surrounding properties. It is internal to the existing facility and not located near any other uses. The closest neighboring property is Interstate 75. No parking or access points will need to be added as a result of this tank installation.

II. EXISTING CONDITIONS

Aerial Map

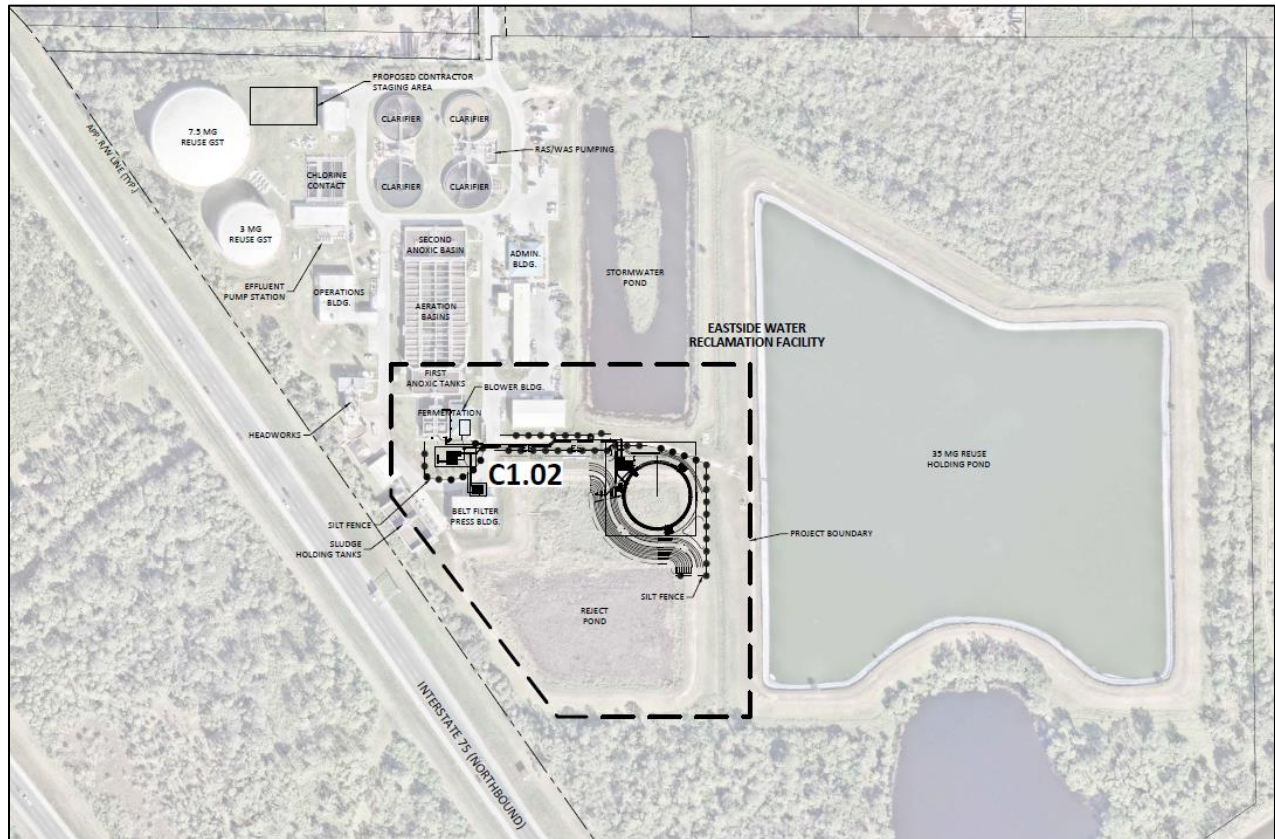


Site Photographs

View from the access drive south of Laurel Road



Site Plan



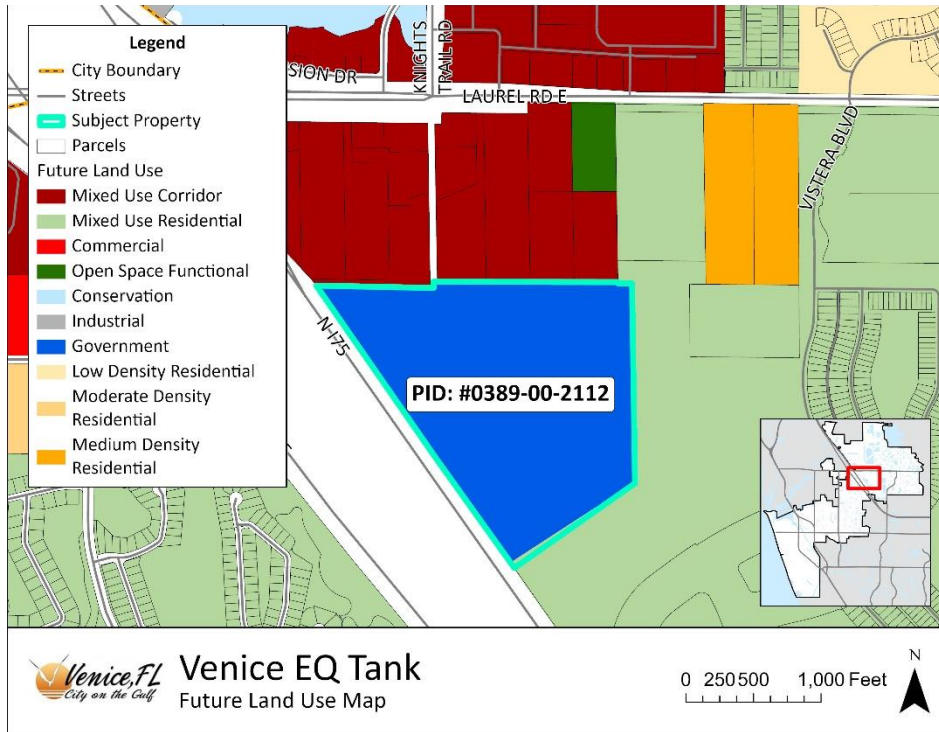
Example Photo of EQ Tank



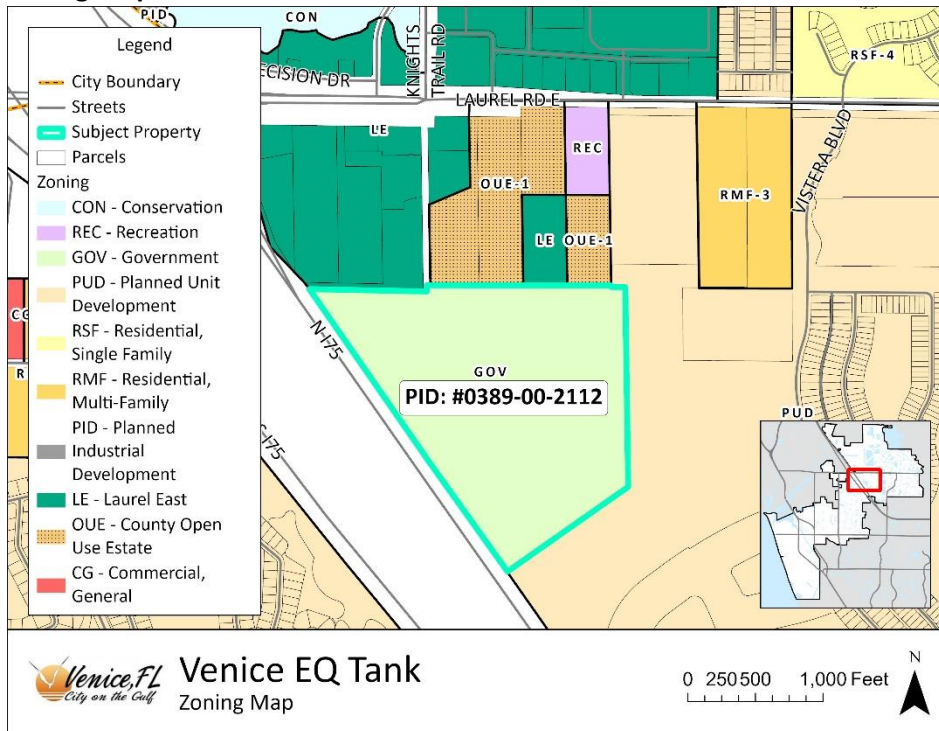
Future Land Use and Zoning

The Future Land Use designation for the subject property is Government and the zoning district is also Government.

Future Land Use Map



Zoning Map



Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential, small-scale industrial, approval for pool supply company	Laurel East/Open Use Estate 1	Mixed Use Corridor
South	Vistera	Planned Unit Development (PUD)	Mixed Use Residential (MUR)
East	Vistera	PUD	MUR
West	Interstate 75	N/A	N/A

III. PLANNING ANALYSIS

In this section of the report, analysis of the subject Site and Development Plan Amendment evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City's Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

Consistency with the Comprehensive Plan

Strategy LU 1.2.4.d – Government. This strategy provides for government uses and mentions that water and wastewater treatment plans require significant mitigation techniques to ensure compatibility. This facility is already established, however, and the equalization tank is internal to the site, so no additional mitigation is proposed.

Conclusions/Findings of Fact (Consistency with the Comprehensive Plan):

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Government future land use designation, strategies found in the Laurel Road Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code

Comparison of Government Development Standards and Proposed Site and Development Plan

Standard	Requirement	Proposed Site Plan
Height (max)	35'	31'3"
Setbacks (min)	Front: 20' Rear: 8' Side: 10'	Front:>100' Rear: >100' Side: >100'

Site and Development Plan Decision Criteria (Sec. 87-1.9.4)

Site and Development Plan applications require a review of 1.9.4 *Decision Criteria*, by which the Commission shall be guided in its decision to approve, approve with conditions, or deny. These criteria are reproduced below along with applicant responses and staff comments.

In reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or to deny by the following considerations:

1. Compliance with all applicable elements of the Comprehensive Plan;

Applicant Response: The proposed work is within the Water Reclamation Facility property and considered an upgrade to infrastructure. The equalization tank is designed to balance flows and loads at the WRF by acting as a buffer system in the treatment process; accumulating and storing wastewater when the flow rate is high and releasing it slowly at a controlled rate. This ensures downstream processes receive a constant flow.

2. Compatibility consistent with Section 4 of this LDR;

Applicant Response: No buffer screening for noise and lighting is proposed as the proposed work is not expected to increase the noise and lighting beyond what the WRF typically produces. Additionally, the proposed work site is greater than 500 LF from any of the properties boundaries. The equalization tank will have an approximate height of 31'-3".

3. General layout of the development including access points, and onsite mobility;

Applicant Response: Please see PDF "5.Site Plan" in the original submittal for the site layout. There is no proposed modification to the road and the work is not expected to impact onsite mobility on property as each treatment process has multiple access points from the road that runs through the site.

4. General layout of off-street parking and off-street loading facilities;

Applicant Response: Please see PDF "5.Site Plan" in the original submittal. The proposed work is not expected to impact off-street parking and loading facilities as all work will be completed within the Water Reclamation Facility property.

5. General layout of drainage on the property;

Applicant Response: The proposed installation is not expected to impact the existing onsite drainage as the total increase in impervious area for the site is 0.13%, which was considered exempt from an Environmental Resources Permit (ERP) under Section 373.406(6) of the Florida Statutes by the Florida Department of Environmental Protection (FDEP). Please see PDF "5a.ERP Exemption" for the exemption approval from FDEP.

6. Adequacy of recreation and open spaces;

Applicant Response: Not applicable, the property is not intended for recreational use as it is an active Water Reclamation Facility.

7. General site arrangement, amenities, convenience, and appearance; and

Applicant Response: Please see PDF "5.Site Plan" in the original submittal for the site arrangement. The proposed installation is not expected to impact convenience accessing the site itself or the individual treatment processes. Please see JPG "4a.Tank Render" for an example of the proposed tank's appearance. As stated in Item 6, the site is not intended for recreational use so no amenities are included.

8. Other standards, including but not limited to, architectural requirements as may be required.

Applicant Response: The proposed installation meets the applicable standards for FDEP Rule 62-620. Please see PDF “5b.FDEP Minor Mod” for the approved FDEP Minor Modification Permit.

Summary Staff Comment:

The proposed project is intended to improve the City’s Water Reclamation Facility process and does not impact site access, buffering, or parking, and it does not change the uses on the property. The addition is internal to the site, closest to the Interstate and far south of the facility’s access on Laurel Road.

Conclusions/Findings of Fact (Compliance with the Land Development Code):

The subject petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

Concurrency/Mobility

This project adds to public facilities capacity, rather than drawing from it, and therefore no concurrency analysis was required. The project also does not add trips to the Water Reclamation Facility, and no traffic impacts are anticipated.

Conclusions/Findings of Fact (Concurrency/Mobility):

No issues were identified by the Technical Review Committee regarding the Site and Development Plan Amendment request.

IV. CONCLUSION

Planning Commission Report and Action

Upon review of the petitions and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Plan Amendment Petition No. 25-54SP.