



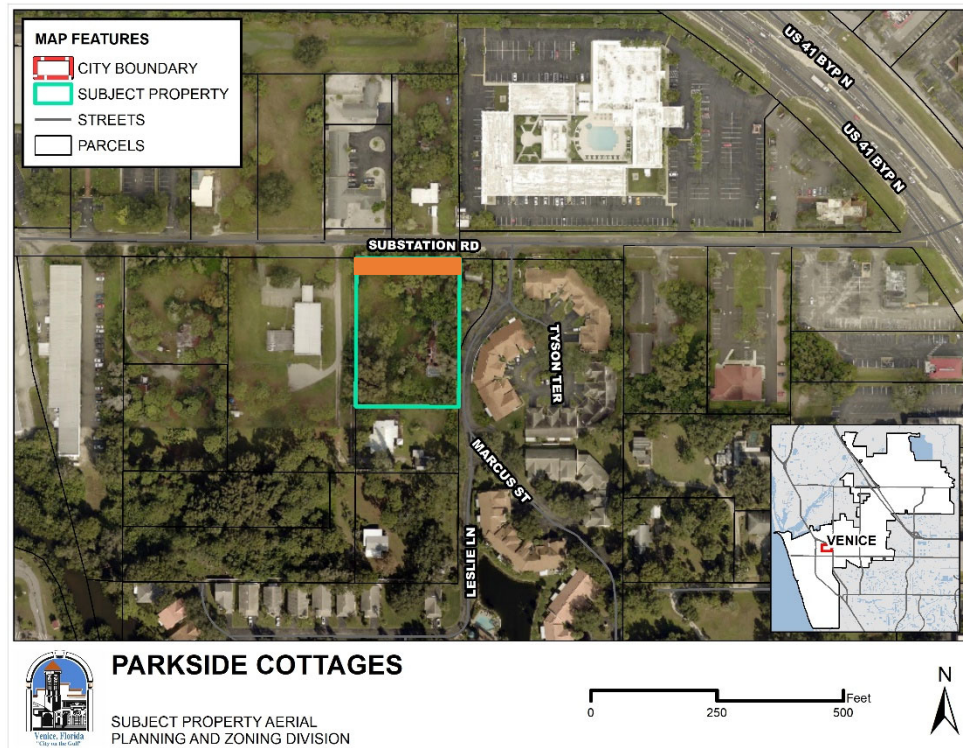
## City of Venice Planning and Zoning Division

**To:** City Council  
**From:** Nicole Tremblay, Planner  
**Date:** July 17, 2020  
**RE:** Funds in Lieu of Constructed Sidewalk  
Site and Development Plan Petition No. 19-46SP, Parkside Cottages

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The subject site and development plan was heard by Planning Commission on June 16, 2020 and was approved with stipulations. The site and development plan includes ten cottages and an existing single family home, with associated parking, landscaping, refuse collection, stormwater facilities, and recreation areas.

The site of this project is on Substation Road, which is privately owned and maintained. A sidewalk is required by Section 86-520(a) along this property's frontage on Substation Road. However, this road has an inconsistent pattern of ownership, in which some properties end at the centerline of the road and others at the lot line, making the determination of how to improve and maintain it a difficult one. Further, the City would not be able to take ownership of Substation Road unless it was reconstructed to City standards. Below is an aerial map of the property; the area where the sidewalk would be required is highlighted in orange.



Due to the complex ownership situation, the applicant has opted to provide the equivalent cost of their required sidewalk for the City's dedicated fund, to be used at any location deemed necessary by the City for new construction of a sidewalk. An estimate of cost for a sidewalk along Substation Road has been provided by a qualified engineer and confirmed by the City's Engineering Department, pursuant to Section 86-520(b) for cash deposits in lieu of sidewalks. This estimate is attached; the estimated cost comes to \$3,487.50. Based on Sec. 86-520(b), Planning Commission approved the applicant's request to not construct a sidewalk along Substation Road. City Council will need to approve this amount for deposit. The text of this section reads as follows:

*(b) Cash deposit in lieu of construction. Where the planning commission determines that circumstances exist, such as the planned future reconstruction of a street or the existence of a major surface drainage system, which make the immediate construction of an otherwise beneficial or useful sidewalk or portion thereof impractical within a reasonable time after completion of the project, the owner or developer may, in lieu of construction of such sidewalk or portion thereof, deposit with the city a sum of money established by the city council to represent the cost of constructing such sidewalk or portion thereof. 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.*

Professional Engineering Resources, Inc.

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Engineering, Planning, Permitting

April 14, 2020

Ms. Nicole Tremblay  
Planner  
City of Venice  
401 West Venice Avenue  
Venice, Fl. 34285

RE: Parkside Cottages  
COV TRC March 27, 2020 Comments PEER  
Job No.: 18-24072

Dear Ms. Tremblay:

The cost of the proposed sidewalk along Substation Road adjacent to the property is \$3,487.50.

Thank you for your expeditious attention and cooperation.

Sincerely,



Paul V. Sherma, P.E.

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