

25-54SP VENICE EQ TANK

SITE AND DEVELOPMENT PLAN AMENDMENT

GENERAL INFORMATION

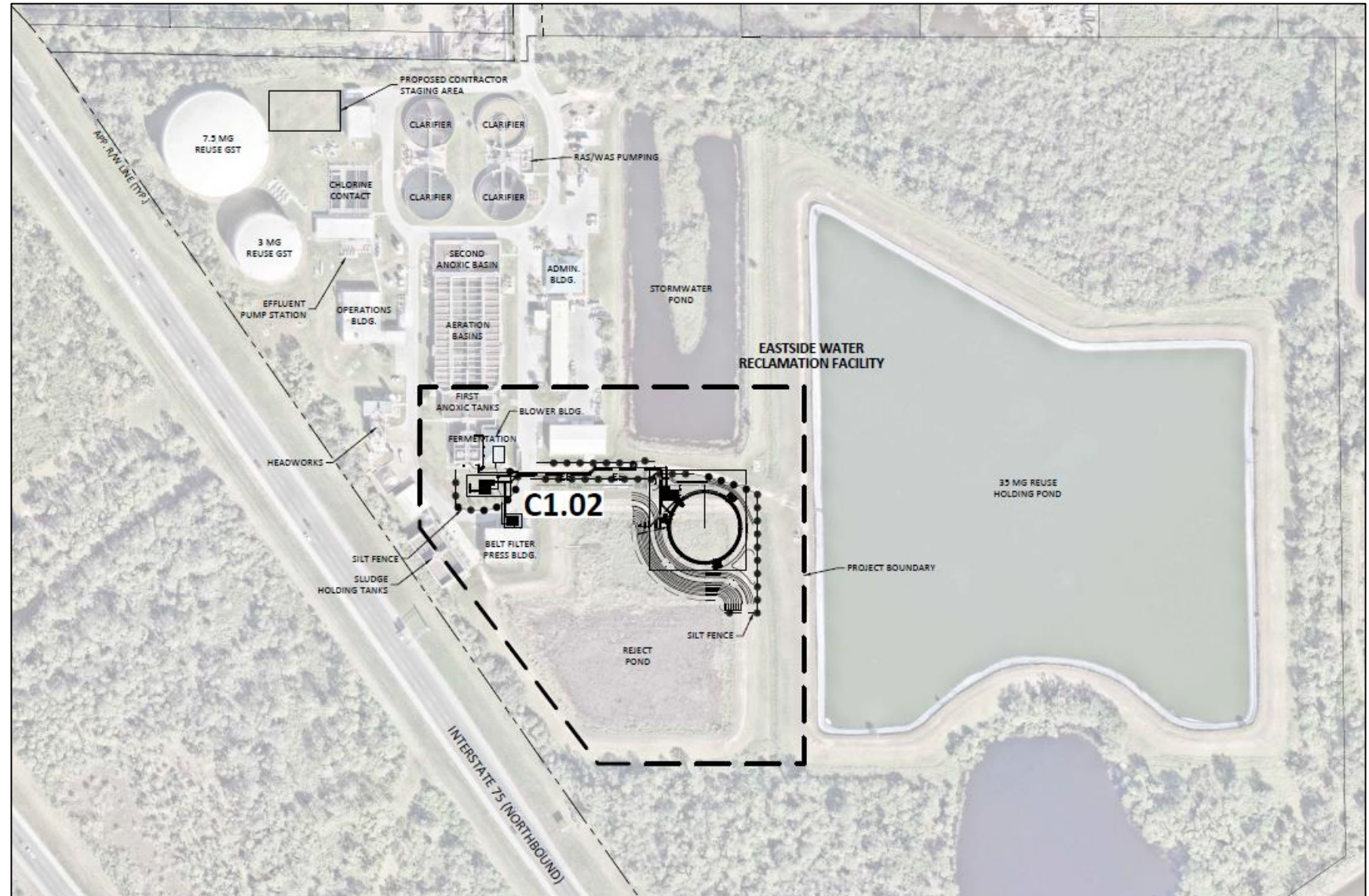
Address:	3510 East Laurel Road
Request:	Construction of an equalization tank at the Water Reclamation Facility
Owner:	City of Venice
Agent:	Loc Truong, PE, Ardurra
Parcel ID:	0389002112
Parcel Size:	71.96 ± acres
Future Land Use:	Government
Zoning:	Government
Comprehensive Plan Neighborhood:	Laurel Road



PROJECT DESCRIPTION

- Proposal to add equalizer tank to the City's Water Reclamation Facility
 - Purpose is to balance flow by acting as storage when necessary and releasing at a controlled rate
- Improvement to City's utilities infrastructure, not expected to impact surrounding properties
- Internal to existing facility, not located near any other uses
 - Closest neighboring property is I-75
- No new parking or access points needed

PROPOSED PLAN



EXAMPLE PHOTO

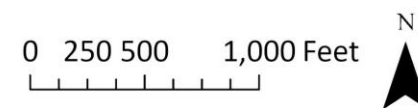




AERIAL MAP



Venice EQ Tank
Aerial Map





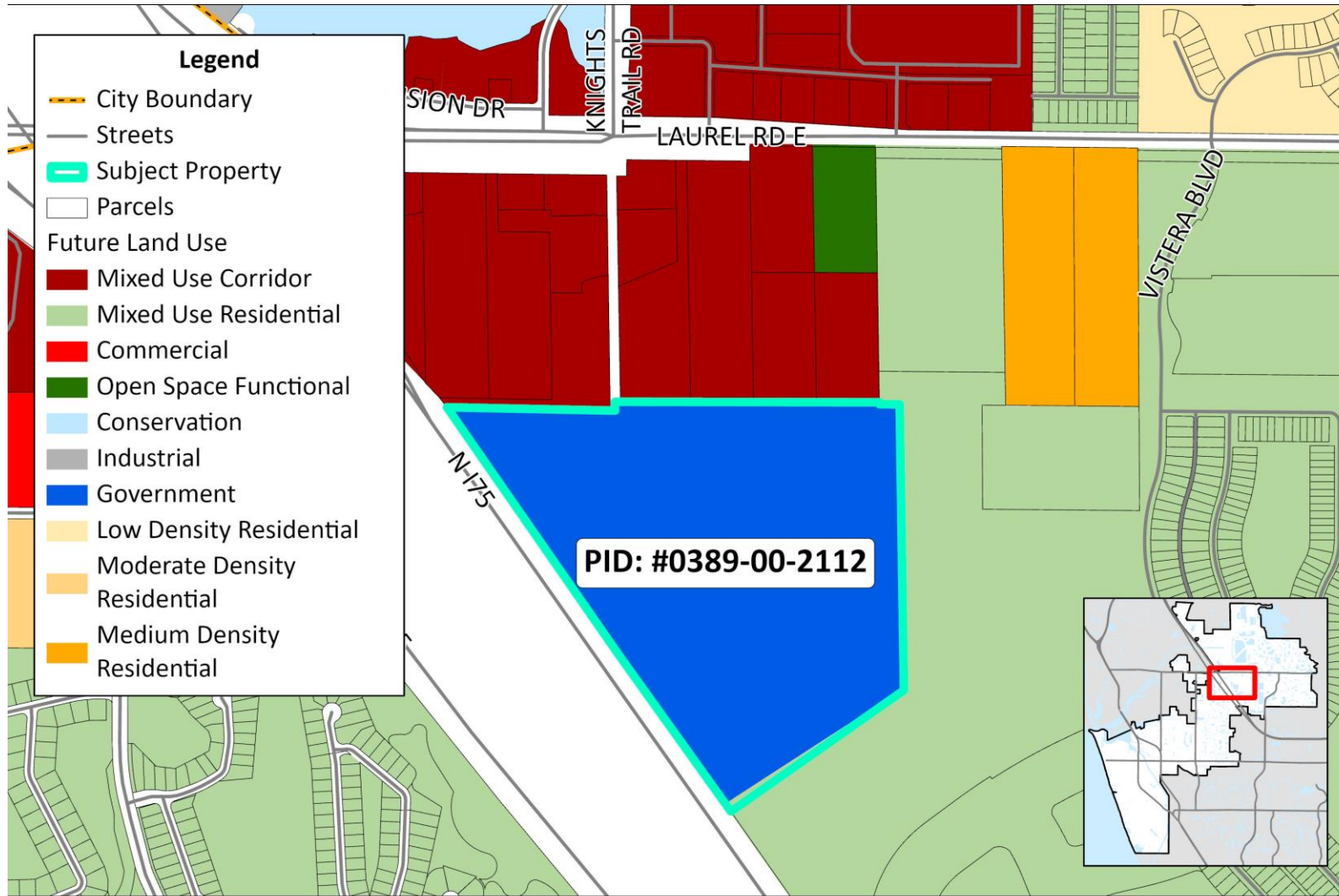
EXISTING CONDITIONS

SITE
PHOTOGRAPHS,
FUTURE LAND
USE MAP, ZONING
MAP,
SURROUNDING
LAND USES



SITE PHOTOGRAPHS





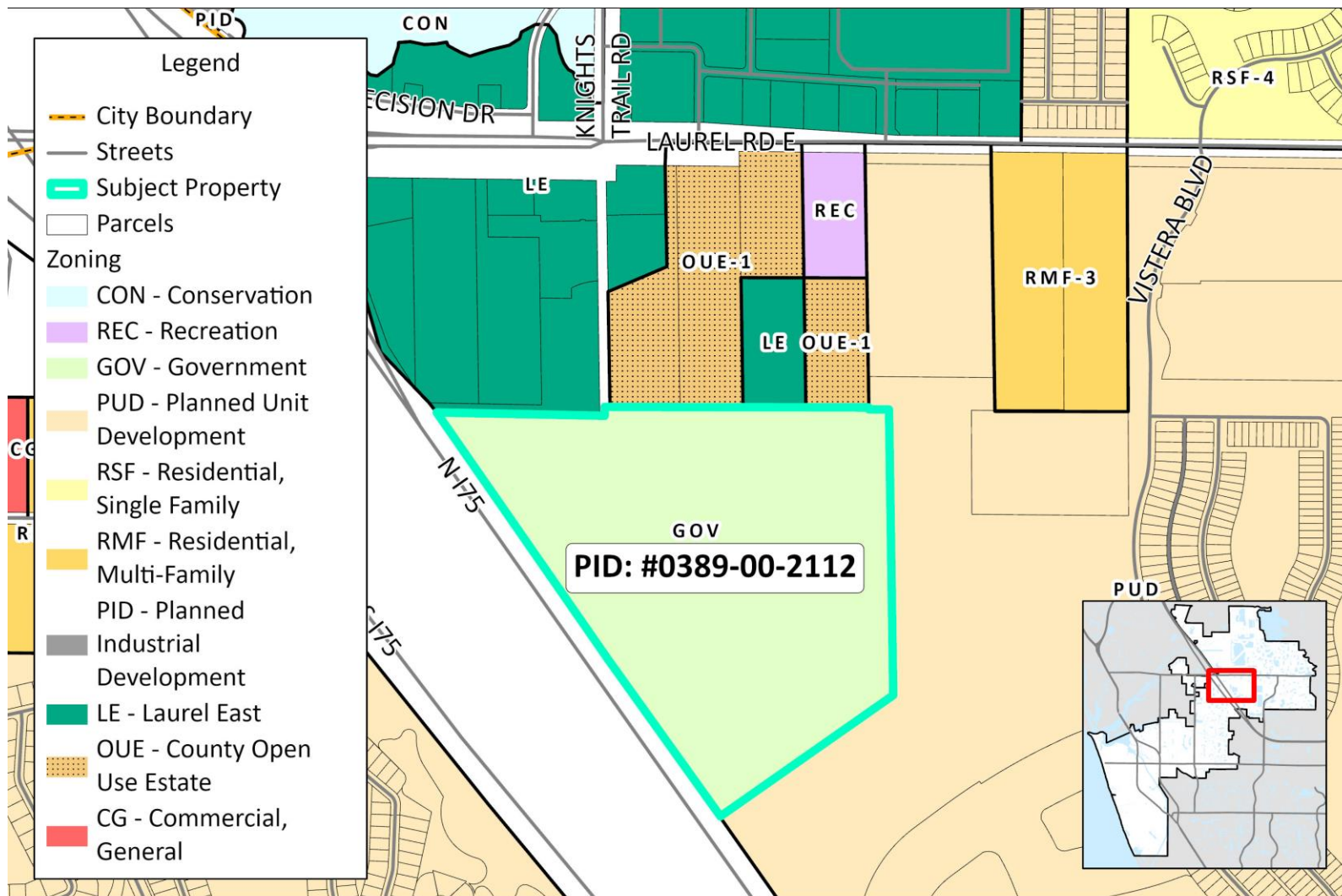
FUTURE LAND USE MAP



Venice EQ Tank
Future Land Use Map

0 250 500 1,000 Feet





ZONING MAP



Venice EQ Tank
Zoning Map

0 250 500 1,000 Feet





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 I	Mixed Use Corridor
South	Vistera	Planned Unit Development (PUD)	Mixed Use Residential (MUR)
East	Vistera	PUD	MUR
West	Interstate 75	N/A	N/A



PLANNING ANALYSIS

COMPREHENSIVE
PLAN, LAND
DEVELOPMENT
CODE,
CONCURRENCY/
MOBILITY



CONSISTENCY WITH THE COMPREHENSIVE PLAN

- *Strategy LU 1.2.4.d – Government.*
Provides for government uses
- Mentions that water and wastewater treatment plans require significant mitigation techniques
- This facility is already established and EQ tank is internal to the site
- No additional mitigation is proposed

CONCLUSIONS/FINDINGS OF FACT (COMPREHENSIVE PLAN):

- Analysis has been provided to determine consistency with Land Use Element strategies, 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

- Processed according to the procedural requirements for a site and development plan
- Reviewed by the Technical Review Committee and no issues were identified
- Proposal is consistent with Government uses and zoning standards
 - Height: 31'3"
 - Setbacks: all sides >100'

I.10.C DECISION CRITERIA

1. Compliance with all applicable elements of the Comprehensive Plan;
2. Compatibility, consistent with Section 4 of this LDR;
3. General layout of the development including streets, access points, and onsite mobility;
4. General layout of drainage on the property;
5. Adequacy of recreation and open spaces uses;
6. General site arrangement, amenities, convenience, and appearance; and
7. Other standards including, but not limited to, architectural requirements as may be required.

CONCLUSION

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- Upon review of the petition 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 to take action on Site and Development Plan Amendment Petition No. 25-54SP.
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