

Name	Due
Water Booster Pump Station - Conceptual Design Schedule	
NTP	1/10/17
Preliminary Activities	
Kickoff Meeting and Site Visit	1/17/17
Obtain and Review Background Data	1/31/17
Booster Pump Station and Pipeline Review	2/7/17
Evaluation of Alternatives	
Booster Pump Station Data Review and Alternatives Development Workshop	3/7/17
Booster Pump Station Conceptual Design Report	
Draft Booster Pump Station Conceptual Design Report	4/4/17
Draft Booster Pump Station Conceptual Design Report Meeting	4/18/17
Final Booster Pump Station Conceptual Design Report	5/16/17

Edward Lavallee

From: Timothy Hochuli
Sent: Wednesday, January 11, 2017 4:13 PM
To: Edward Lavallee
Cc: Judy Gamel
Subject: Ajax Conceptual Design Schedule
Attachments: Ajax Booster Station Conceptual Design Schedule.pdf

Ed

To follow up on the meeting discussion this morning regarding the schedule for the Ajax property work, the work assignment for the booster station conceptual design is over at City Hall for signature. We expect to see it back any day now. Once we have it back and then process it with Finance we will be officially underway. The schedule once that happens is attached.

In addition to the booster station work, there are water transmission mains to size and route so it does take a while. I can provide the whole work assignment if needed.

Tim

Need to Report an Issue? SeeClickFix Venice Connect is available as an app for Android and iPhone. Select SeeClickFix from your app store on your device and choose Venice, Florida. There is also a link to the program on the city's website, www.venicegov.com, or go directly to SeeClickFix at <http://www.seeclickfix.com/Venice>

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CITY OF VENICE

Office of the City Manager

TO: Mayor & City Council

FROM: Ed Lavallee

DATE: 12-30-2016

RE: Ajax Property

MEMORANDUM

The Ajax property is a 39-acre parcel of undeveloped land located in the northeast section of the City. The City purchased thirty-four acres of land this year and in the conveyance of ownership the seller also included five additional acres that had been promised to the City from a previous land transaction. Multiple uses of the land have been suggested including: creation of a dog park, construction of pickle ball courts, provision of a boat launch access, reserve the site as open space/ passive park.

The City Utilities Department purchased the property for City use, and intends to build a pumping station on the site. That project will consume approximately six acres. For purposes of connecting the pumping station to the Utilities infrastructure, that structure will probably be constructed at the western end of the property. Residents of neighboring properties have recommended a dog park and pickle ball courts. The general tenor of conversations with neighbors is to avoid building loud noise-producing structures.

Attached is a graphic depiction of the Ajax site. Also attached is an e-mail sent to staff to solicit development recommendations. As noted in the staff memo, there are a few challenges to effective use of the property including: the necessity of accessing the site via a private road. Also to consider is the cost of supporting the on-going maintenance for any structural developments or improvements. Finally, since the Utilities Department paid for the parcel, the City General Fund is obligated to compensate the Utilities Department for any portion of the acreage not used for Utilities purposes. This cost as well as general maintenance costs will be included in future City asset management plans

Edward Lavallee

To: Timothy Hochuli; John Veneziano; Jeff Shrum; Roger Clark; Tom Mattmuller; Shawn Carvey; Linda Senne; Mark Cervasio; Alan Bullock; Kathleen Weeden; James Clinch; Bob Moroni; Lenox E. Bramble; Lorraine Anderson

Cc: Judy Gamel; Lori Stelzer; Dave Persson - Persson & Cohen; Jeffrey Bolen; Nancy Hurley; Chuck Speake; Frank O'Neill

Subject: Ajax Property

In the recent past, the City acquired 39 acres of property in the northeastern section of the City. The property, formerly owned by Michael Horan, is located east of Knights Trail- proximate to Titan Construction and Ajax Asphalt plant. It borders Gene Green Lane to the north, Toscana Isles to the south, and County-owned property to the east. The City purchase 34 acres and received an additional five acres – a residual benefit from a former pre-annexation agreement.

The property was purchased with funds from the Utilities Department, and is planned in part for construction of a Utilities pumping station. Initial estimates of the space requirements for this function approximates six acres. The Utilities Department will determine the best location on the parcel for this facility. The remainder of the property may be available for a variety of public or private uses. Suggested uses made by residents of the neighboring properties include: a dog park, pickle ball court, and open space park land. It has also been suggested that portions of the property might be leased out, or used for other municipal applications.

The purpose of this communication is to solicit your comments and recommendations for use of the Ajax property. In considering future uses the following facts may be helpful in guiding your recommendations:

Issues related to the Property:

- The City's General Operating budget is obligated to pay back the Utilities Department Enterprise fund the proportionate share of the purchase price of the property that will be used for purposes other than Utilities Department applications. The purchase price of the parcel approximated \$800,000.
- The purchased land is 34 acres. Six (6) acres (planned for Utilities Department use) represents 17.6% of the 34 acres.
- The General Fund (or other subsidizing fund) will owe the Utilities Department approximately \$659,000 for use of the remainder of the 34 acres
- Gene Green Lane is currently the only road accessing the parcel. The road is privately owned with an easement granted for public access
- The City parcel abuts industrial businesses that produce and deliver asphalt and concrete materials
- Residential neighbors to the south have expressed concern about industrial-type noise currently emanating from the area. The operating industrial businesses have voluntarily installed noise-mitigating improvements to reduce noise production on their respective sites, but have not totally satisfied the neighborhoods.

Issues related to the City budget:

- The City has not yet budgeted the \$659,000 cost to pay back the Utilities Department for the land purchase
- The City's Capital Asset Management plan is in development and will ultimately provide a cost of maintaining, preserving, improving, replacing, and/or sustaining all City capital assets.
- Any planned improvements for the Ajax site should include a future cost to maintain and sustain the improvements, as well as a suggested funding source
- Any park-related suggested uses of the site should include a reference to the City and/or county Master Parks plan and related budgetary implications

Edward Lavallee

To: Timothy Hochuli; John Veneziano; Jeff Shrum; Roger Clark; Tom Mattmuller; Shawn Carvey; Linda Senne; Mark Cervasio; Alan Bullock; Kathleen Weeden; James Clinch; Bob Moroni; Lenox E. Bramble; Lorraine Anderson

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Edward Lavallee

From: Jeff Shrum
Sent: Wednesday, December 28, 2016 10:13 AM
To: Edward Lavallee; Timothy Hochuli; John Veneziano; Roger Clark; Tom Mattmuller; Shawn Carvey; Linda Senne; Mark Cervasio; Alan Bullock; Kathleen Weeden; James Clinch; Bob Moroni; Lenox E. Bramble; Lorraine Anderson
Cc: Judy Gamel; Lori Stelzer; Dave Persson - Persson & Cohen; Jeffrey Bolen; Nancy Hurley; Chuck Speake; Frank O'Neill
Subject: RE: Ajax Property

All,

I do not really have a specific suggested use for the property but offer several things that should be considered when thinking about uses of the property:

1. The property still has a future land use (industrial Planning Area L). Note – this is currently being worked on in our Plan update and the proposal at this time is for a Governmental Future Land Use designation. This should be completed by May/June 2017 and is needed prior to any development/use of the property.
2. Zoning is PID (Planned Industrial Development) which will need to be changed prior to any development/use (zoning amendment will need to be filed and processed time required 4-5 months).
3. Access is via a shared easement (Gene Green Road) which begs the question of do we as a user have the ability to open it up for public use should we choose to put a use on the property for public access (parks)?
4. Heavy truck traffic will continue to increase as additional industrial uses come online in this area (Crush It, Expansion of Ajax, 700 Gene Green Road (new industrial facility in the works) north of ajax. This should be a significant issue for consideration of any parks/public uses for this area i.e. conflict of heavy truck traffic and pedestrian, bicycle, and public motorist on Gene Green Road.
5. Any City development of the site would prompt the question of: at what point does Gene Green Road need to be upgraded to City standards?
6. Any park/public use would have to coexist with existing industrial development around the property and for the parcel located within the boundaries of this site. In other words the park would surround an existing industrial use concrete silos for loading delivery vehicles. This uses has recently inquired about expansion to this use to add additional silos.

Upon review of my comments above, it would appear that a park/public use area would be one of the least desirable uses.

Jeff Shrum, AICP
Development Services Director
City of Venice
(941) 882-7431

From: Edward Lavallee
Sent: Wednesday, December 28, 2016 8:57 AM
To: Timothy Hochuli <THochuli@Venicegov.com>; John Veneziano <JVeneziano@Venicegov.com>; Jeff Shrum <JShrum@Venicegov.com>; Roger Clark <RClark@Venicegov.com>; Tom Mattmuller <TMattmuller@Venicegov.com>; Shawn Carvey <SCarvey@Venicegov.com>; Linda Senne <LSenne@Venicegov.com>; Mark Cervasio <MCervasio@Venicegov.com>; Alan Bullock <ABullock@Venicegov.com>; Kathleen Weeden <KWeeden@Venicegov.com>; James Clinch <JClinch@Venicegov.com>; Bob Moroni <BMoroni@Venicegov.com>; Lenox E. Bramble <LBramble@Venicegov.com>; Lorraine Anderson <LAnderson@Venicegov.com>
Cc: Judy Gamel <JGamel@Venicegov.com>; Lori Stelzer <LStelzer@Venicegov.com>; Dave Persson - Persson & Cohen



AJAX Site

0 200 400 600 Feet

City Boundary Parcels

N

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