

1.2.C.8 Land Use Compatibility Analysis

- a. Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

- i. Land use density and intensity. The site for the proposed work is zoned for governmental use per the Sarasota County Property Appraiser. The land use density and intensity are not expected to change.

Building heights and setbacks. The location of the equalization tank is within the building placement (setbacks) listed in the Venice, Florida – Code of Ordinances, Development Code (Front (st): 20', Side: 8' and rear: 20'). The proposed equalization tank is located, in relation to the property's boundaries, as follows:

- Approximately 825 LF from the northern property boundary
- Approximately 1,100 LF from the east property boundary
- Approximately 780 LF from the south property boundary
- Approximately 525 LF from the west property boundary

The equalization tank will have an approximate height of 31'-3", which is within the building height limit listed in the Venice, Florida – Code of Ordinances, Development Code (35').

- ii. Character or type of use proposed. The proposed work will be governmental use in accordance with the properties listed zoning. The equalization tank will be used to store screened raw sewage.
- iii. Site and architectural mitigation design techniques. There is no work proposed that requires a mitigation design technique. No vegetation is planned to be removed and there was no work completed by an architect in association with this project.

It should be noted that proposed site work is in accordance with the Florida Department of Environmental Protection (FDEP) Rule 62-620.

- b. Considerations for determining compatibility shall include, but are not limited to, the following:

- i. Protection of single-family neighborhoods from the intrusion of incompatible uses. The proposed work will be within Water Reclamation Facility property which is not residential/commercial. Additionally, the proposed use is compatible with the existing use. Please refer to item ai. for the building setbacks from the property boundary.
- ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses. The proposed equalization tank will be used to store screened raw sewage that is currently being received by the Venice Eastside Water Reclamation Facility; as such, the proposed use is compatible with the existing use.
- iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan. The site does not have incompatibilities with existing uses and the property is not residential/commercial so the current Comprehensive Plan does not apply to this installation.

- iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses. [Densities and intensities of existing uses are not expected to change as stated in item i.](#)