



CITY OF VENICE

PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285

(941) 486-2626 ext. 7434

www.venicegov.com

ZONING MAP AMENDMENT APPLICATION

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will not be reviewed and will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-47 for submittal requirements.

Project Name: CITY OF VENICE WATER UTILITY BOOSTER PUMP STATION (BPS)	
Brief Project Description: • City of Venice Water Utility Booster Pump Station (BPS) TO IMPROVE LEVEL OF SERVICE (LOS) • REZONING FROM P.I.D. TO G.U.	
Address/Location: Eastern Terminus of Gene Green Road	
Parcel Identification No.(s): 0365-00-1100	Parcel Size: 44.34 acres
Current Zoning Designation(s): Planned Industrial Development (PID) Proposed Zoning Designation(s): Government Use (GU)	
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	FLUM Designation(s): Government
Fees: <input type="checkbox"/> Application Fee \$3,055.22 <input type="checkbox"/> Review Fee \$1,050.63 A review fee shall be deposited to be drawn upon by the city as payment for costs, including but not limited to advertising and mailing expenses, professional services and reviews, and legal fees. If review fee funds fall below 25%, additional funds may be required for expenses. See Section 86-586(b-d) for complete code. *Extended technical review fee of \$1400 charged at third resubmittal. City Project – Fees Waived	
Applicant/Property Owner Name: The City of Venice c/o Mr. Javier A. Vargas, MPA	
Address: 401 West Venice Avenue, Venice, FL 34285	
Email: jvargas@venicegov.com	Phone: 486-2626
Design Professional or Attorney: Mark Adler, PE – George F. Young, Engineers	
Address: 10540 Portal Crossing, Bradenton, FL 34211	
Email: adler@georgefyoung.com	Phone: 747-2981
Authorized Agent (1 person to be the point of contact): Bruce E. Franklin, President, Land Resource Strategies, LLC	
Address: 1555 Fruitville Rd., Sarasota, FL 34236	
Email: bfranklin@srqplanning.com	Phone: 955-4800

Staff Use Only

Petition No.

Fee:

Application packages are reviewed for completeness. Collate all copies into three sets. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Large plans should be collated and folded to allow the bottom right corner visible. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted, and why it is not being submitted.

X Application: Must be signed by agent or applicant (3 copies)

X Narrative: Provide a document describing in detail the character and intended use of the development, and confirm consistency with all applicable elements of the City's Comprehensive Plan. (3 copies).

X Planning Commission Report: Per Code Section 86-47(f)(1), prepare a statement for each of the following considerations/ findings: a. Whether the proposed change is in conformity to the comprehensive plan; b. The existing land use pattern; c. Possible creation of an isolated district unrelated to adjacent and nearby districts; d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.; e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change; f. Whether changed or changing conditions make the passage of the proposed amendment necessary; g. Whether the proposed change will adversely influence living conditions in the neighborhood; h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety; i. Whether the proposed change will create a drainage problem; j. Whether the proposed change will seriously reduce light and air to adjacent areas; k. Whether the proposed change will adversely affect property values in the adjacent area; l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare; n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning; o. Whether the change suggested is out of scale with the needs of the neighborhood or the city; and p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use (1 copy).

X Location Map: A map or aerial that delineates every parcel included in rezone and indicate each parcels current & proposed zoning on the map in callouts (1 copy).

School Concurrency (RESIDENTIAL ONLY): School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy). N/A

X Agent Authorization Letter(s): A signed letter from each property owner, authorizing one individual, a single point of contact for staff (not a business) to submit an application and represent the owner throughout the application process. Clearly indicate the property parcel identification number(s) on each letter (1 copy for each property owner).

X Statement of Ownership and Control: Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser summaries or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity. Clearly indicate the property parcel identification number(s) on each deed (1 copy).

X Public Workshop Requirements: (Section 86-41) ☒ Newspaper advertisement ☒ Notice to property owners ☒ Sign-in sheet ☒ Written summary of public workshop ☒ Mailing List of Notified Parties (1 copy of each)

X Survey of the Property: Signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. (1 copy) **Date of Survey:** 2-10-20

X CD/Thumb Drive with Electronic Files: Provide PDF's of ALL documents, appropriately identified by name on one CD/ thumb drive. Submit each document or set of plans as one pdf- not each sheet in individual pdf's.

Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at the public hearing and will be contacted by staff regarding availability. By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name/Date/Signature:

BRUCE E. FRAHKLIN, 3/4/21

Applicant Name/Date/Signature:

JAVIER A. VARGAS, 3/2/21



May 24, 2021

Mr. Roger Clark, AICP
Planning Manager
City of Venice
401 West Venice Avenue
Venice, FL 34285

Re: City of Venice Water Utility Booster Pump Station (**BPS**) – Zoning Map Amendment/Rezoning from
Planned Industrial District (PID) to Government Use (GU); 21-06-RZ

Dear Roger;

I am writing as agent for the City of Venice, Owner of the 44.34 +/- acre property located at the eastern terminus of Gene Green Road (PID No. 0365-00-1100), to submit the above referenced Application for a Zoning Map Amendment/Rezone of the property from Planned Industrial Development (PID) to Government Use (GU). In conjunction with this application, the following are also being filed: 1.) A Special Exception for a Public Facility in the GU District pursuant to Section 86-110(e)(2) of the Land Development Code; and 2.) A Site and Development Plan Application, all to be approved by the Planning Commission and the City Council in order to construct the new proposed City of Venice Water Utility Booster Pump Station (BPS). The City currently owns and operates a Reverse Osmosis Water Treatment plant which serves approximately 23,000 residents from its location near the Intracoastal Waterway. Though the current system adequately distributes water to customers throughout the City, occasionally customers further east may experience lower pressures during peak demand times. In order to improve the Level of Service (LOS) the City is planning to construct the proposed BPS which will be located on the approximately 11 acre, northern 1/4 portion of the above referenced property adjacent to the Dona Bay Surface Water Storage Facility and the Miami Valley Concrete Plant.. The City acquired the property in 2016 with the intent of utilizing a portion of the property for the proposed BPS. These applications are submitted to implement that intent.

The proposed project will consist of one initial and one future 2 million gallon storage tanks, each 30 feet in height and a solar array field to provide electrical power, with access to the property from the terminus of

Gene Green Road as reflected on the Site Plan. The BPS will include a one-story building of approximately 7600 square feet utilization for which is as follows:

Functional Areas are as follows:

Group B Occupancy (4,310 SF) includes:

800 SF Training Room

250 SF Wastewater Control Room

250 SF Water Control Room

300 SF HVAC/Mechanical Room

250 SF Conference room

2 Restrooms

2 Locker rooms

Group F-1 Occupancy (3,360 SF) Includes:

2,100 SF Pump Room

165 SF Storage Room

300 SF Chemical Room

160 SF HVAC/Mechanical Room

330 SF Electrical Room

BUILDING NAME	Booster Pump Station
OCCUPANCY	Mixed use: B & F-1
ACTUAL FLOOR AREA	7670 SF Total B = 4310 SF F-1 = 3360 SF
ACTUAL HEIGHT	1 Story (20.33 ft)
TYPE OF CONSTRUCTION	Type II-B
ALLOWABLE AREA	COMPLIES WITH FLBC 508.4.2 SUM OF

RATIOS:

$$(4,310/23,000) + (3,360/15,000) = .42 < 1.0$$

DESIGN OCCUPANT LOAD 89 PERSONS

EXITS 8 EXITS PROVIDED

ALLOWABLE TRAVEL DISTANCE 300 FT (TYPICAL)
75 FT (ROOMS WITH ONE EXIT)

ADA ACCESSIBILITY YES (B OCCUPANY ONLY)
F-1 AREAS EXEMPT PER FLAC 203.5

FIRE SPRINKLERS NOT REQUIRED

OCCUPANCY SEPARATION 1-HOUR AROUND ROOMS 117 AND 118B.
ROOM 118B IS A CONTROL AREA PER FLBC TABLE 414.2.2.
ROOM 117 IS GENERAL STORAGE BUT FIRE RATING WILL ACCOMMODATE POTENTIAL FOR FUTURE CHEMICAL STORAGE.

REZONING

With respect to the Application for a Zoning Map Amendment/Rezoning the following applies (Land Development Code (Code) Section 86-47(f)(1)):

- a. Whether the proposed change is in conformity to the comprehensive plan.
Yes. The property is classified on the Future Land Use Map as Government which is implemented by the proposed Government Use (GU) Zoning District proposed.
- b. The existing land use pattern.
The property is zoned PID as it was utilized as a mining operation when the City acquired it in 2016. The property immediately adjacent to the proposed location of the BPS on the north is zoned PID and is an active mining operation. The property immediately adjacent on the west is also zoned PID and is an active concrete plant (Miami Valley). To the west of the southern portion of the City property is Toscana Isles a Residential Planned Unit Development (PUD) which is buffered by a 15 +/- foot high privacy wall. The property to the east is the Dona Bay Surface Water Storage facility/Borrow Pit zoned PID and the property to the south of the City property, (approximately 450 feet from the BPS to the golf course/buffer and 650 feet to the nearest residence) is the Venetian Golf and River Club PUD.
- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
No. The GU District can be anywhere in the City in order to provide essential government services and in this case one of the Building Occupancy categories is industrial. The proposed BPS is adjacent on three sides to existing PID zoning and is substantially buffered from residential zoning to the west and south. The southern approximately 3/4ths portion of the 44 acre City site south of the proposed BPS is, and will remain vacant, until such time as the City proposes any plans for development of the property which will be subject to Public Notice and Land Development procedures.
- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
No. The proposed BPS will actually increase/enhance the City Water Utility Level of Service (LOS) and does not affect the population density pattern which is regulated by existing zoning and Land Use policies of the Comprehensive Plan and the Land Development Code.

- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
Yes. The existing PID district is not an implementing zoning district for the existing Government Land Use Classification of the Comprehensive Plan, Future Land Use Map.
- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
Yes. The previous annexations and growth of the City eastward requires the construction of the proposed BPS to increase/enhance LOS for the eastern portion of the City which may be permitted by Special Exception in the GU District, as well as to render the Zoning of the property consistent with the future land use classification of the Comprehensive Plan.
- g. Whether the proposed change will adversely influence living conditions in the neighborhood.
No. The proposed rezoning to the GU District and the construction of the proposed BPS will not impact living conditions in either the Toscana Isles or the Venetian Golf and River Club residential communities. The proposed BPS will create virtually no noise and will be buffered by the Toscana Isles Privacy/Buffer Wall and the existing Miami Valley Concrete Plant on the west and a nine foot (9') landscaped berm/buffer to the south of the BPS portion of the site. The BPS will be like a tree falling in the forest that makes a noise nobody can hear. To the contrary of an adverse impact, the proposed BPS will enhance livability and potable water LOS standards for area neighborhoods.
- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
No. Refer to the description of functional utilization referenced above. There are, essentially, no traffic impacts.
- i. Whether the proposed change will create a drainage problem.
No. The proposed project has been designed to comply with all local and Water Management District stormwater regulations and is being designed through Inter-Governmental coordination with the Sarasota County Dona Bay Stormwater Management program. Refer to the Stormwater Management Report included with the Site and Development Application.
- j. Whether the proposed change will seriously reduce light and air to adjacent areas.
No.
- k. Whether the proposed change will adversely affect property values in the adjacent area.

No. On the contrary, the proposed change, which will permit construction of the proposed BPS, will effectively increase property values by increasing/enhancing City water supply LOS.

- i. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

No. It can be considered a catalyst.

- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

No. To the contrary, the proposed project will promote the general welfare of the City.

- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

The property could be sold by the City to the private sector for development of mining activities or other uses permitted by the existing PID zoning district if the City decides not to construct the proposed BPS. However, this would appear contrary to the purpose for which the property was acquired and would be inconsistent with the Comprehensive Plan.

- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
- To the contrary, the proposed zoning change which will permit the proposed BPS to accommodate the needs of the eastern neighborhoods and the Venice community.**

- p. Whether it is impossible to find other sites in the city in districts already permitting such use.
- Yes. To our knowledge, there is no other site in the City which could meet the engineering design requirements to provide the function of the proposed BPS which the City either owns or could acquire and rezone to GU and which would be as compatible with the surrounding area as the proposed site. A public utility is only permitted in the GU District and the City acquired this property in 2016 specifically to accommodate the proposed project.**

COMPREHENSIVE PLAN CONSISTENCY

With respect to consistency with the relevant components of the City of Venice Comprehensive Plan for all three (3) of the Applications submitted, the following applies:

As indicated, the City-owned property is classified Government on the Future Land Use Map of the Comprehensive Plan. The existing zoning of PID is inconsistent with that classification. The proposed rezoning to GU is consistent with the Land Use classification.

Strategy LU 1.2.8 - Compatibility Between Land Uses/Figure LU-8: FLU Compatibility Review Matrix.

Compatibility does not mean "the same as" rather it refers to the sensitivity of development proposals in maintaining the character of existing development. The existing Government Land Use classification is presumed compatible with the industrial classifications of properties to the north, east and west and which the Rezoning to GU memorializes. The proposed BPS is limited by the concurrent Site & Development Plan to the northern portion of the property. It will have no impact on the Residential PUDs to the west and the south. No development is proposed for the southern approximately 3/4ths of the City property which will remain vacant. Any future development would require public notice and application of appropriate Land Development Code procedures.

Vision LU - Land Development Code and Transition Issues.

Planning Areas - Figure LU-13: Planning Area Summary. The city-owned property is located in Planning Area 'L' - Gene Green Neighborhood. Maximum Building Height= N/A. Required Architectural Type= N/A.

Section III - Infrastructure. The City has identified key components of infrastructure including public facilities, services and utilities as well as staffing needed to provide these elements. The City shall focus on the location, quality and integration of infrastructure with its surrounding, and how they are maintained. Infrastructure is often viewed as an anchor and stabilizing force in community, providing necessary services to its residents. The City understands the need to optimize available resources, reduce costs and secure the capacity to support development and redevelopment efforts as well as maintain the service standards provided. In addition, it is important that the development operation and maintenance of these services and facilities be efficient, matching the City's needs with its financial and operational resources. This combined infrastructure element is intended to reinforce and progress the benefits of City of investments in...utilities...and other infrastructure within the community. The proposed BPS as supported by the three (3) Land Development Applications submitted herewith is consistent with this Intent as well as the following policies:

- **Vision IN 1 - The City will provide public infrastructure services that meet the needs of the current and future populations.**

- **Intent IN 1.1- Community Services**
- **Strategy IN - 1.1.1- Community Service Integration**
- **Strategy IN 1.1.2 - Government Designations.**
- **Strategy IN 1.1.3 - Facility and Property Inventory**
- **Strategy IN 1.1.4- Resource and Energy Efficient Practices**
- **Intent IN 1.2 -- Utility Services and Development Coordination**
- **Strategy IN 1.2.1- Utility Services - Defined**
- **Strategy IN 1.2.2 - Maintenance of Facilities**
- **Strategy IN 1.2.3 Development Expansions**
- **Strategy IN 1.2.6 - Utility Master Plans**
- **Strategy IN 1.2.7 - Utility Inventory**
- **Intent IN 1.3- Level of Service**
- **Strategy IN 1.3.1 Level of Service Standards. (1.) Potable Water**
- **Intent IN 1.4- Natural Resources Impact**
- **Strategy IN 1.4.1- Environmental Consideration**

Policy 8.2 Compatibility Review

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, **rezoning (21-06-RZ)**, conditional use, special exception, and site and development plan petitions:

- A. Land use density and intensity.

The proposed BPS will be located in the GU zone District adjacent to PID zoned and utilized property. As an essential service, this facility is compatible with adjacent Industrial uses and is buffered by distance and landscaping from the residential communities to the southwest and south and is therefore compatible.

B. Building heights and setbacks.

The total building height of 20.33 feet is compatible with the adjacent PID zone districts as well as Toscana Isles PUD to the west/southwest. The building setback is in excess of the 25 foot PID setback and is over 650 feet to the nearest residence in Venetian Golf and river Club PUD to the south which is buffered by a 9 foot landscape berm, as well.

C. Character or type of use proposed.

The BPS is an essential service, is quiet and is by definition compatible with the community it serves.

D. Site and architectural mitigation design techniques.

Even though the entire 44.34 acre site is being rezoned the proposed BPS is limited to the northerly ¼ of the property adjacent to existing industrial uses and is buffered from residential uses to the southwest and south.

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

E. Protection of single-family neighborhoods from the intrusion of incompatible Uses.

The proposed BPS is an essential service compatible with and buffered from Toscana Isles and Venetian Golf and river Club

F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

The proposed BPS is an essential service and is permitted by Special Exception in the GU District..

G. 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 proposed rezoning for the BPS is consistent with the Comprehensive Plan.

H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

The rezoning is to permit the BPS adjacent to existing industrial uses. (Refer to B. above).

Potential incompatibility shall be mitigated through techniques including, but not limited to:

Providing open space, perimeter buffers, landscaping and berms.

The rezoning to GU is not incompatible

J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

These issues are addressed in the accompanying Site & Development Plan Application.

K. Locating road access to minimize adverse impacts.

Access is provided at the terminus of Gene green Road in an industrial area.

L. Adjusting building setbacks to transition between different uses.

Proposed building setbacks for the proposed BPS exceed the adjacent PID standard of 25 feet. Any future buildings will be evaluated based on Site & Development Plans submitted in the future.

M. Applying step-down or tiered building heights to transition between different uses.

The building is reflected in the Site& Development Plan Application.

N. Lowering density or intensity of land uses to transition between different uses.

The rezoning provides for an essential service. Density and intensity are addressed in the Site & Development Plan Application.

Mr. Roger Clark

May 24, 2021

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In addition to the foregoing, the relevant City of Venice Application Forms are attached including a signed and sealed survey, legal description in text, Agent Authorization, a Warranty Deed reflecting Ownership of the property by the City of Venice, Public Workshop materials and required plans. Since this is a City project filing fees are waived. School concurrency evaluation is not applicable, and City Concurrency Determination Application is submitted, although it is not specifically applicable due to the nature of the facility (e.g. one person/attendant per day, 2 total vehicle trips per day, etc.). The proposal is consistent with improving/enhancing the City Potable Water Utility Level of Service (LOS).

If, upon receipt and review you have any questions or require additional information, please do not hesitate to contact me. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Franklin", with a long, sweeping horizontal line extending to the right.

Bruce E. Franklin, President
Land Resource Strategies, LLC