



CITY OF VENICE

PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285

(941) 486-2626 ext. 7434

www.venicegov.com

SPECIAL EXCEPTION 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 86-43 for special exception submittal requirements.

Project Name: CITY OF VENICE WATER UTILITY BOOSTER PUMP STATION (BPS)	
Requested Use/or List All Code Modifications: <ul style="list-style-type: none">• City of Venice Water Utility Booster Pump Station TO IMPROVE LEVEL OF SERVICE (LOS) IN A G.U. DISTRICT• MODIFICATION/WAIVER OF LANDSCAPE REQUIREMENT OF CODE SECTION 86-437.	
Address: Eastern Terminus of Gene Green road	
Parcel Identification No.(s): 0365-00-1100	
Parcel Size: 44.34 acres	<input checked="" type="checkbox"/> Use Request <input type="checkbox"/> Code Modifications
Zoning Designation(s): Government Use (GU)	FLUM Designation(s): Government
Fees: <input type="checkbox"/> Application Fee \$420.25 Per Use or Exception Requested Total: \$ <input type="checkbox"/> Review Fee \$367.72 Per Use or Exception Requested Total: \$ - 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: 1050 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: (1 copy)

X Narrative: Provide a statement describing in detail the character and intended use of the development, in addition to the short description on page one of the application. For Code Modification requests, list each section of code and an explanation of the request. Confirm consistency with all applicable elements of the City's Comprehensive Plan. (1 copy).

X CD with Electronic Files: Provide PDF's of ALL documents, appropriately identified by name on one CD. All PDF's of special exception plans need to be signed and sealed. *The legal description for each parcel must be submitted in text format.*

X Agent Authorization Letter: A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. This individual will be the single point of contact for staff (1 copy).

X Statement of Ownership and Control: Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser 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 (1 copy).

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:** 2-10-21

X Public Workshop Requirements: (Section 86-41) **X** Newspaper advertisement **X** Notice to property owners **X** Sign-in sheet

X Written summary of public workshop **X** Mailing List of Notified Parties (1 copy)

X Required Findings for Approval: Respond to all findings for Code Section 86-43(e)(1)-(10) (1 copy).

X Special Exception Plans- Submit 1 set of the following collated, folded plans, 24"x36", including 3 signed, sealed, and dated (rolled plans not accepted): A written petition for special exception shall be submitted indicating the provision of this chapter under which the special exception is sought and stating the grounds on which it is requested, with particular reference to the types of findings which the planning commission must make. The petition shall include material necessary to demonstrate that the grant of special exception will be in harmony with the general intent and purpose of this chapter, and will not be injurious to the neighborhood or to adjoining properties or otherwise detrimental to the public welfare. Such material may include, but is not limited to the following, where applicable: a. Site and development plans at an appropriate scale showing proposed placement of structures on the property, and provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas, and required yards and other open spaces; b. Plans showing proposed locations for utility hookups; c. Plans for screening and buffering with reference as to type, dimensions and character; d. Proposed landscaping and provisions for trees protected by city regulations; and e. Proposed signs and lighting, including type, dimensions and character.

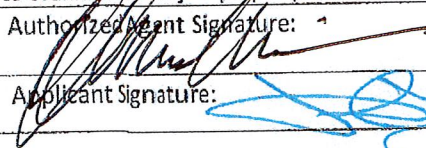
*If the special exception request is for modifications of code standards per 86-43(b)(3), such request shall be filed concurrently with a site & development plan application. For these concurrent applications, only the plan sheets pertaining to the special exception request need to be submitted, with a cover sheet titled "Special Exception Plans".

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:

BRUCE E. FRANKLIN 3-24-21

Authorized Agent Signature:



Applicant Name & Date:

Javier A. Varva
3/2/21

Applicant Signature:





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**) – Special Exception for a Public Utility in a GU District; 21-07-SE

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 Special Exception for a Public Utility Facility in the GU District (pursuant to Section 86-110(e)(2) of the Land Development Code). In conjunction with this application the following are also being filed: 1.) a Zoning Map Amendment/ Rezone of the property from Planned Industrial Development (PID) to Government Use (GU); 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 1/4 northern 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
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OCCUPANCY	Mixed use: B & F-1
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ACTUAL FLOOR AREA	7670 SF Total
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B = 4310 SF

F-1 = 3360 SF

ACTUAL HEIGHT	1 Story (20.33 ft)
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TYPE OF CONSTRUCTION	Type II-B
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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.

SPECIAL EXCEPTION -Section 86-43(e)(1-10) Before any special exception shall be approved, the planning commission shall make a written finding that the granting of the special exception will not adversely affect the public interest and certify that the specific requirements governing the individual special exception, if any, have been met by the petitioner

and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

- (1) Compliance with all applicable elements of the comprehensive plan.
Refer to narrative below outlining consistency with the City Comprehensive Plan.
- (2) Ingress and egress for property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
Ingress and egress to the subject BPS property will be secured via a single two-way private City asphalt road extending from the terminus of Gene Green Road. The BPS is primarily a single purpose public utility which will require a daily visit from operational personnel. In an emergency condition or a catastrophic event (eg. Hurricane), the facility will serve as an Emergency Operations Center accommodating approximately 16 personnel.
- (3) Off-street parking and loading areas, where required, with particular attention to the items listed in subsection (e)(2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

Parking is required at 11 spaces and is provided at 14 spaces. Required parking is based on 3 company vehicles operating from the premises plus one space for every 1000 square feet of floor area. Major equipment loading will be through the overhead roll-up door on the southwest side of the building. Regular delivery will be through the front hall doorway also on the south side of the building. Issues

relative to noise, glare or odor are non-existent; Economic impacts are subjective to be supported by the City of Venice.

- (4) Refuse and service areas, with particular reference to the items listed in subsections (e)(2) and (e)(3) of this section.

The refuse dumpster loading pad is located on the drive aisle off the northwest corner of the building.

- (5) Utilities, with reference to location, availability and compatibility .

The proposed BPS is a City Water Utility which will be served by a gravity sewer line and City water. Electric power will be supplemented by a proposed solar panel array field.

- (6) Screening and buffering; with reference to type, dimensions and character.

As referenced, the proposed BPS is located on the norther approximately ¼ of the City property. No screening is required for the concrete plant to the west, the Dona Bay Surface Water Management (Borrow Pit) Area to the east, or the Borrow Pit area to the north. The southern portion of the City property is buffered to Toscana Isles PUD by their 15 foot+/- high privacy wall. Although nearly 650 feet from the nearest residence (450 feet+/-) from the golf course buffer of Venice Golf and River Club PUD, a nine foot landscaped berm is proposed along the southern portion of the BPS site as reflected in the Site Plan and Landscape Plans submitted.

- (7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

According to the Utilities department no signage is requested. Site lighting will be low-lit and will not extend beyond the BPS site boundary.

- (8) Required yards and other open space.
Minimum open space and yard requirements shall meet those for the adjacent PID District. The proposed development exceeds the 20 percent minimum open space requirement and the proposed water storage tanks exceed the 25 foot road requirement. However, the BPS is proposed for only the northern approximately 1/4 of the City property. The balance of the property will remain undeveloped until such time as the City proposes any change which will be subject to public notice and prevailing Land Development Code procedures.
- (9) General compatibility with adjacent properties and other property in the district.
All the property in the proposed GU district is owned by the City. The Special Exception for the proposed BPS provided an Essential Service in an area surrounded to the west, north and east by Planned Industrial property with which it is compatible. Residential PUDs to the south and southwest are appropriately buffered as referenced previously.
- (10) Any special requirements set out in the schedule of district regulations in this chapter for the particular use involved.
No. The proposed Public Utility Facility is permitted by Special Exception in the GU Zone District (Land Development Code Section 86-110(e)(2)).

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 in which the proposed Special Exception is permitted as 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 two-thirds 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 Land Use Compatibility

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, conditional use, **special exception 21-07-SE**, and site and development plan petitions:

- A. Land use density and intensity.
The Special Exception (SE) provides for an Essential Service (Public Utility) in a GU zone district which, by definition, is compatible with the community and is adjacent to existing industrial uses..
- B. Building heights and setbacks.
The proposed building height of 20.33 feet is compatible with the adjacent PID districts and is buffered from the Toscana Isles PUD to the west/southwest and is over 650 feet from the nearest residence in the Venetian Golf and River Club PUD which is also buffered by a 9 foot high landscaped berm.
- C. Character or type of use proposed.
The proposed BPS is an Essential Service (Public Utility) permitted by Special Exception in the GU District.
- D. Site and architectural mitigation design techniques.

The BPS is limited to the northerly ¼ of the 44.34 acre site buffered from the residential PUDs to the west/southwest and south as described.

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.

An Essential Service/Public Utility is compatible with the community it serves. Refer to B. above.

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

No commercial or Industrial Uses are proposed.

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.

Not applicable. The proposed use is consistent with the Comprehensive Plan.

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

There is nothing comparable in the area. As described and reflected in the Site & Development Application the proposed BPS is compatible with existing uses.

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

I. Providing open space, perimeter buffers, landscaping and berms.

The proposed BPS is to be located in the northerly ¼ of the 44.34 acre property as reflected in the Site & Development Plan Application and 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 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.

The proposed building is adjacent to a concrete plant. Any future buildings will be subject to Site and Development Plan review.

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

The building is reflected in the accompanying Site and Development Plan Application.

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

The Special Exception is for a permitted Essential Service. Density and intensity are addressed in the accompanying Site and development Plan Application.

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).

Finally, relief from the requirements of Land Development Code Section 86-437 for provision of interior landscaping along the access road adjacent to the western property line and the concrete plant is requested as it would serve no useful purpose and require unnecessary maintenance.

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 horizontal flourish extending to the right.

Bruce E. Franklin, President

Land Resource Strategies, LLC