



SITE & DEVELOPMENT PLAN 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 be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-49(g) for complete site and development plan submittal requirements.

Project Name: City of Venice Water Utility Booster Pump Station (BPS)	
Brief Project Description: Water Utility Booster Pump Station to improve Level of Service (LOS) in A.G.O. DISTRICT	
Address: Eastern Terminus – Gene Green Road	
Parcel Identification No.(s): 0365-00-1100	Parcel Size: 44.34 acres
X Non-Residential <input type="checkbox"/> Residential (Requires School Concurrency)	
Zoning Designation(s): Government Use (GU)	FLUM Designation(s): Government
Fees: The Zoning Administrator will determine if a project is a minor or major revision, then select correct fee and review fee below. 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 – City Project - Fees Waived	
<input type="checkbox"/> Major Site & Development Plan \$4,937.94 <input type="checkbox"/> Review Fee \$2101.25 OR	
<input type="checkbox"/> Major Site & Development Plan Amendment \$2,416.44 <input type="checkbox"/> Review Fee \$1050.63 OR	
<input type="checkbox"/> Minor Site & Development Plan Amendment \$559.99 (with required public hearing <input type="checkbox"/> Review Fee \$262.66) OR	
<input type="checkbox"/> Minor Site & Development Plan Amendment \$559.99 (Administrative – no review fee)	
Applicant Name/ and 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: Mr. 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. Package concurrently filed applications separately. If a document is not being submitted, please indicate N/A and why it is not being submitted.

☒ **X Application:** Signed by agent and applicant (3 copies)

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

☒ **X Agent Authorization Letter:** A signed letter from the 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. (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 Legal Description:** Electronic version must be editable to use "copy and paste" function (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:** 2-10-20

☒ **X Concurrence Application and Worksheet:** (3 copies). *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, two copies of the traffic study (signed, sealed, and dated), and electronic files (SYN, HCS files etc.) will be required. N/A

☐ **School Concurrence (Residential Only):** School Impact Analysis Receipt from Sarasota County dated within 10 days of petition submittal (1 copy). N/A

☒ **X Public Workshop Requirements:** (Section 86-41) ☒ Newspaper advertisement ☒ Notice to property owners ☒ Meeting sign-in sheet ☒ Summary of public workshop ☒ Mailing List of Notified Parties (1 copy of each) (NOT APPLICABLE FOR MINOR SITE & DEVELOPMENT PLANS)

☐ **Common Facility Statements:** if common facilities, such as recreation areas or structures, private streets, common open space, parking areas, access drives, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained (1 copy). N/A

☒ **X Stormwater Calculations:** Document addressing drainage concurrency by means of a certified drainage plan (signed and sealed, (2 copies).

☒ **X Site & Development Plans:** 3 signed, sealed, and dated sets, that are folded, collated, and size 24"x36 (rolled plans not accepted). Electronic plans should be signed and sealed electronically, i.e. printed straight to a PDF from AutoCAD or other appropriate software (not a scan of hard copies). Include the following sheets:

☒ **X Site Plan:** containing the title of the project and the names of the project planner and developer, date and north arrow, and based on an exact survey of the property drawn to a scale of sufficient size to show: a. Boundaries of the project, any existing streets, buildings, watercourses, easements and section lines; b. Exact location of all existing and proposed buildings and structures; c. Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; d. Off-street parking and off-street loading areas; e. Recreation facilities locations; f. All screens and buffers; g. Refuse collection areas; h. Access to utilities and points of utility hookups; and i. Land use of adjacent properties.

☒ **X Utility Plan Details (not an exhaustive list):** a. Potable water and wastewater main size and location; b. Manhole separation; c. Location of nearest fire hydrants; d. Water valve location; e. Distance from water main to proposed building; and, f. Access to utilities and points of utility hookups.

☒ **X Landscaping plan:** include types, sizes and location of vegetation, trees and decorative shrubbery, showing provisions for irrigation and maintenance, and showing all existing trees, identifying those trees to be removed. ☐ Existing Tree survey ☐ Detailed inventory

☐ **Tree Protection and Replacement Plan:** prepared by licensed landscape architect or certified arborist, including: a) a complete tree survey and inventory of protected trees within the subject property or project area; b) **Tree Protection Zones** for all **Protected Trees** and **Heritage Trees**, drawn to scale on a copy of the site plan, grading plan, and landscape plan; and c) methods of tree protection; d) a **Tree Inch Calculations Table** consistent with the minimum standards of code Sec. 118-12 & 118-13. N/A

☒ **X Signage:** Depict by dimension all ground and wall signage (location, size, height, and design), with an exterior lighting plan.

☒ **Architectural Elevations:** definitions for buildings in the development; and exact number of dwelling units, sizes and types, together with typical floor plans of each type.

☒ **X CD with Electronic Files:** Provide PDF's of ALL documents one pdf per document, identified simply by name on one CD/ thumb drive.

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. FRANKLIN 3/24/21

Applicant Name/Date/Signature:

JANIS A. VALLA, 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 – Site & Development Plan; 21-08-SP

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 Site & Development Plan. 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 Special Exception for a Public utility in the GU District, 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, 1/4th northern portion of the above referenced property adjacent to the Dona Bay Surface Water Storage Facility and the Miami Valley Redi-Mix concrete Plant. The City acquired the entire 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

Mr. Roger Clark

May 24, 2021

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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 OCCUPANCY 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.

SITE & DEVELOPMENT PLAN - Planning Commission Criteria – Section 26-23 (m).

Duties in site and development plan approval. The planning commission shall review and act upon site and development plan applications in accordance with the provisions contained in section 86-49. In

reaching a decision as to whether or not the site and development plan as submitted should be approved or approved with changes, the planning commission shall follow the procedures set out herein and shall be guided in its decision and the exercise of its discretion to approve, approve with conditions, or to deny by the following standards:

(1) Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.

The City acquired the property in 2016 which is evidenced by Warranty Deed submitted with the Application dated June 20, 2016.

(2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code.

The proposed project is construction of a City Water Utility Booster Pump Station (BPS) to increase/enhance Level of Service. It is surrounded on the west, North and east by Industrial-zoned properties and is effectively buffered from the Residential Planned Unit Developments (PUDs) to the southwest and south.

(3) Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency.

The proposed facility will have no pedestrian access and will be manned by 1-2 operators /day in normal conditions and will serve as an emergency operations center during a catastrophic (hurricane) event. The property will be secured with provisions for fire and emergency access and refuse collection.

(4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

Off- street parking is required at 11 spaces. 13 spaces are provided. One space is a designated loading space. Refer to above comments, as well.

(5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.

The project is screened for the Toscana PUD by a 15 foot +/- privacy wall and from Venice Golf and River Club PUD by a 9 foot tall landscape berm and a 450 foot +/- buffer to the golf course and approximately 650 feet +/- to the nearest residence. The project will have no negative impacts.

(6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.

A Stormwater Management Plan has been submitted with the Application accommodating the City 25 year/24 hour storm event Level of Surface. The City has also coordinated with Sarasota County in the development of the adjacent Dona Bay Master Stormwater Plan.

(7) Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.

The project will be served by a gravity sewer from Gene Green Road by the City Sanitary Sewer system which has availability and capacity for this low-flow facility.

(8) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

Water and sewer service are to be provided by the city to hook-in location from Gene Green Road.

(9) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.

Impervious area is proposed at approximately 3.6 acres with the balance of the city property remaining in passive open space. No recreational facilities are proposed.

(10) General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.

The proposed project is a state-of the- art Public Utility facility which will have no negative impacts, will improve/enhance water supply Level of Service and is likely to have a appreciable impact on property values.

(11) Such other standards as may be imposed by the city on the particular use or activity involved.

To be determined, if applicable.

(12) In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the planning commission. The planning commission may consider modifications to these standards under the provisions and requirements for special exceptions.

Not applicable.

COMPREHENSIVE PLAN CONSISTENCY

With respect to consistency with the relevant components of the City of Venice Comprehensive Plan for allthree (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 rezoningto 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 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, and **Site and Development plan 21-08-SP** petitions:

- A. Land use density and intensity.
The proposed BPS is located in the GU District as a Special Exception/Public Utility Use. The proposed facility is located on the northernmost 11 acres of the 44.34 City property. As an Essential service it is compatible with the community it serves and is located adjacent to existing PID zoning and land uses. The BPS is buffered by Toscana Isles by an approximately 15 foot high wall and a nine foot high landscaped buffer is provided to the south of the building. The closest residence in the Venetian Golf and River Club is 650 feet to the south.
- B. Building heights and setbacks.
The proposed building is 20.33 feet in height and is compatible with the adjacent PID zone district and the Toscana Isles PUD residential building height. The building setback exceeds the 25 feet required in the adjacent PID district.
- C. Character or type of use proposed.
The proposed BPS is quiet, generates almost no traffic and as an Essential Service is compatible with the community it serves particularly in this proposed location. The City acquired the property in 2016 in part, for this facility.
- D. Site and architectural mitigation design techniques.
The building is similar to a large two story single family home and is buffered as indicated in A. above.

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 serving the community which surrounds it and is located and buffered as referenced in A. above.

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

The proposed use is not a commercial or industrial use.

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 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 proposed BPS is adjacent to existing PID zoning and uses. The existing property is vacant.

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

Providing open space, perimeter buffers, landscaping and berms.

Property uses adjacent to the west is a concrete plant and to the north a mining operation. The BPS is buffered from the Toscana Isles and Venetian golf and river Club as referenced in A. above property to the east is the Sarasota county Dona Bay Master Stormwater facility.

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

Except for emergency/hurricane events, the property is maintained by a single person, generates hardly any traffic, is quiet and all equipment, with the exception of an emergency generator which is screened and noise-buffered, is located within the proposed building. The refuse dumpster is located in a screened area.

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.

Refer to B. above.

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

The building is similar to a large two-story single family home located in an industrial area. No transition is required.

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

Refer to M, above.

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).

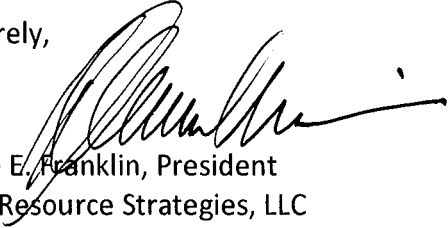
Mr. Roger Clark

May 24, 2021

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If, upon receipt and review you have any questions or require additional information, please to 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