

AJAX Paving Industries of Florida Venice, FL Alternative Parking Plan

AJAX Paving Industries of Florida intends to construct several new replacement buildings, new parking/storage areas and miscellaneous modifications at the AJAX plant site located at 500 and 504 Gene Green Road in Nokomis, Florida. Parking improvements are intended to distribute the existing parking through paved/stripped definition in a more organized manner to provide better traffic circulation, with more organized and efficient storage throughout the site. Ajax owns 5 contiguous parcels that total 125 acres (5,444,363 sf = 1,071,957sf + 3,023,111sf + 105,098sf + 172,240sf + 1,071,957sf) that are all zoned PID (planned Industrial Development) with a use of 2847 Mineral/gravel process and our project is on parts of the 2 southerly parcels. There is little existing defined parking on the site and this project is a renovation to the existing Ajax site used for gravel processing & corporate offices. The existing and proposed site needs for parking are a mixture of office & industrial/commercial with much of the current parking onsite done in undesignated/unpaved areas. For this submittal we have reduced the provided designated parking in front of the proposed office from the initial submittal and believe this alternative parking plan to be suitable for the site use.

Existing traffic circulation and parking needs within the site will remain similar to the existing conditions with parking needs well understood. The proposed additional defined parking is for employee passenger vehicles and storage of equipment. Office personnel currently access the office parking lots via traveling north on AJAX Drive or via drive aisle access located slightly further east inside the site and this parking will remain. Upon entering the site from Gene Green Road, a new parking lot will be constructed to the north and adjacent to the proposed office building. Further to the east on Gene Green Road are similar drive aisle access points for truck/machinery/equipment parking, with designated passenger vehicle parking for the scale house, maintenance buildings, and storage yard. The existing storage yard and truck/equipment parking area (approx. 131,000sf) to the east will remain in the same location with the same footprint but with paved delineated industrial equipment/machinery storage/parking. Ajax has been in operation for more than 15 years and has worked with us for more than a year on the parking to fully understands their parking needs based on the existing and proposed operational conditions. Our parking analysis is consistent with professional standards and the proposed parking will improve the efficiency and safety of the sites industrial use.

The peak parking of the site occurs during week days when the corporate offices are at full capacity and the mineral/gravel processing is at full capacity. Currently there are 68 daily employees with the proposed expansion increasing to 76. The proposed designated passenger vehicular parking increase of 81 designated spaces (from 47 to 126) will provide adequate parking during training events and corporate meetings. To most effectively determine the parking requirements for the project the site can be broken into 2 areas, West and East, although the project and overall site are combined.

On the West is the professional office area and includes the existing approximately 9,650sf office building and its associated parking directly adjacent to its North and East (47 spaces = 33 + 14) which are to remain. Also on the West is a proposed 34 space parking lot for the new and replacement buildings include one new single-story 11,259 square foot office (building #1), and one new single-story 3,575 square foot lab (building #2). As shown in the table below the western portion is well within City standard parking requirements.

Parking Requirements West Professional Office		
Proposed West offices (sf) 11,259 + 3,575	Minimum 2.5 / 1,000 sf	Maximum 4.0 / 1,000 sf
14,834	37	59
West Existing Office (sf) 9,652	24	39
Total required parking for offices existing and proposed	61	98
Total proposed parking for offices existing and proposed	81	

*Proposed 34 spaces to accommodate new office building, lab, & training sessions; are added to the existing 33 and proposed repaved 14 for a total of 81 spaces at the West office/lab buildings

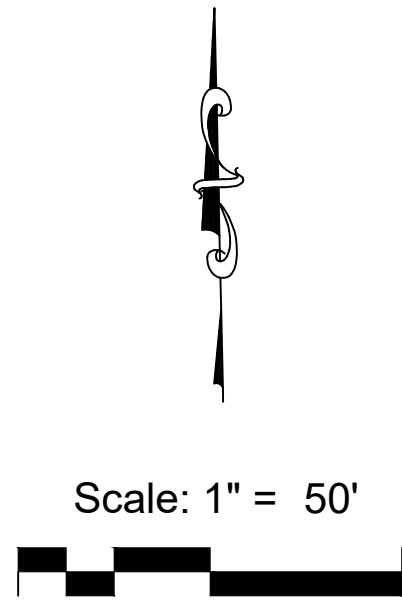
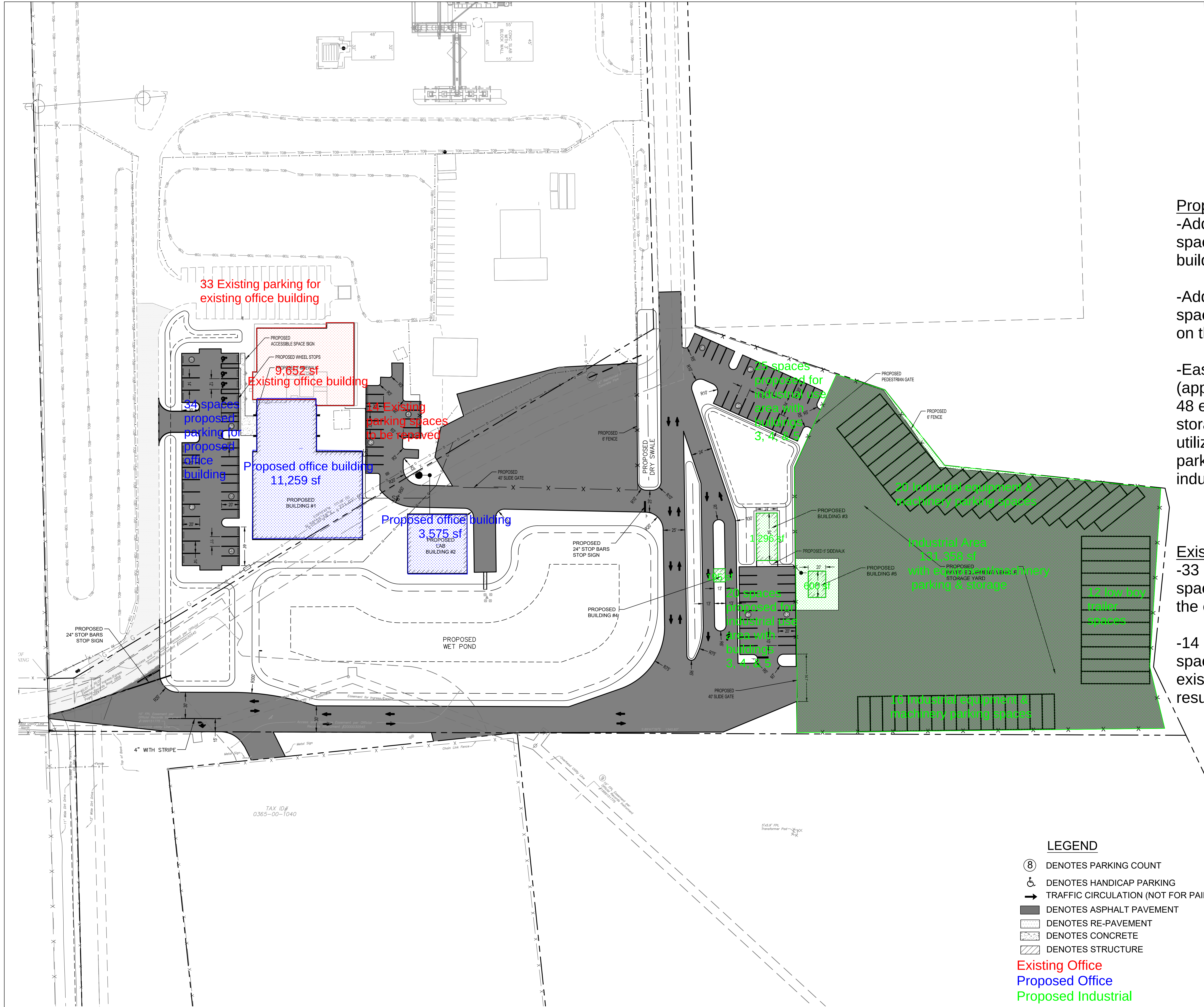
One the East is the industrial area which also supports the existing Ajax industrial area adjacent to the North side of our project (Client owns 125 acres that are all contiguous). This eastern project area is currently unpaved with mostly undesignated parking (some temporary delineations are used) but being used in the same manner as proposed conditions. Our project proposes a new single-story 1,296 square foot maintenance/trucking building (building #3), one replacement single-story 195 square foot scale house (building #4), and one new single-story 600 square foot maintenance/storage building (building #5). This area also includes about 131,000 sf of equipment/machinery parking and storage with 48 designated equipment/machinery spots. The 45 proposed passenger vehicle parking spaces are provided in this area for the equipment/machinery operators to park their passenger vehicles during the day while they operate the machinery and equipment both on and offsite. It will also serve as overflow parking for training and corporate events at the proposed corporate office to the West. According to City of Venice Municipal Code for Industrial use we would only be allowed a maximum of 4 spaces (as shown below). However due to the outdoor nature of the mineral/gravel processing associated with the site calculating off of these proposed building footprints does not adequately portray the parking needs of the site.

Parking Requirements East Industrial		
East Industrial (sf) 1,296 + 195 + 600	Minimum 1.0 / 1,000 sf	Maximum 2.0 / 1,000 sf
2,091	2	4

*Proposed 45 spaces to accommodate commuter vehicles from equipment/machinery operators utilizing adjacent 131,350 sf storage area

See the attached alternative parking plan sheet (Exhibit A) which is a highlighted site plan from the development review plan set to illustrate the proposed alternative parking plan.





Proposed Parking:

- Additional 34 passenger vehicle spaces proposed for new office building on the West
- Additional 45 passenger vehicle spaces proposed for industrial area on the East
- Eastern Industrial area storage yard (approx 130,000sf area) proposes 48 equipment/machinery defined storage spaces that will not be utilized for passenger vehicle parking and only the storage of industrial equipment/machinery

Existing Parking:

- 33 existing passenger vehicle spaces remain on the North side of the existing office building
- 14 existing passenger vehicle spaces on the East side of the existing office building are to be resurfaced

LEGEND

- ⑧ DENOTES PARKING COUNT
- ♿ DENOTES HANDICAP PARKING
- ➔ TRAFFIC CIRCULATION (NOT FOR PAINTING)
- DENOTES ASPHALT PAVEMENT
- ▨ DENOTES RE-PAVEMENT
- ▩ DENOTES CONCRETE
- ▧ DENOTES STRUCTURE

Existing Office
Proposed Office
Proposed Industrial

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ALTERNATIVE PARKING PLAN

SITE AND DEVELOPMENT PLANS

AJAX PAVING EXPANSION

In accordance with FDOT 305-30.003 (3) F.A.C. these preliminary plans are not to be used for construction. They are submitted to the public agency to receive agency review, comments and interpretations. The documents may subsequently be reviewed and modified by the public agency. Changes, revisions and modifications to a project may prompt additional document submittal for agency approval. DESIGN BY THE DESIGN PROJECT.

Revisions:

ROBERT G. FISHER P.E.
FLA. LIC. NO. 58839
C.A. NO. 31696
DATE:

Date:	3-28-2025
Scale:	SHOWN
Drawn By:	CM
Checked By:	GF
Project #:	—

Exhibit A