

SITE AND DEVELOPMENT PLAN

Ajax Site Improvements

NARRATIVE

The Applicant and property owner of 500 and 504 Gene Green Rd. (the parcels collectively referred to as “Property”) submits this application to amend its current Site and Development Plan and make certain site improvements in connection with and furtherance of the existing uses on the Property.

Located northeast of the Laurel Road I-75 interstate exchange and accessed via Gene Green Rd., the Property is home to the operations of Ajax Paving Industries of Florida, LLC (“Ajax”), a local asphalt paving company that has been part of the Venice community for decades. The Property’s combined acreage totals an approximate 94 acres (24.61 and 69.4 acres individually). The Property has the Planned Industrial Development (PID) zoning district designation, Government (GOV) and Industrial (IND) Future Land Use designations, and is located within the Knights Trail Neighborhood of the Comprehensive Plan. Existing uses on the Property cover all Ajax’s business operations and uses.

The Property is surrounded by the following adjacent properties:

Direction	PID	Zoning	Use	Existing Conditions
North	0352-00-4010		Parks/Preserve (County owned)	Vacant
North	0365-00-1080	PID	Drainage Reservoir (County owned)	Unpaved roadway
East/Northeast	0365-00-1060	PID	Mineral/gravel processing; industrial use	
East	0367-00-1010	OUE-1	Drainage Reservoir (County owned)	Lake
South	0365-00-1100	GOV	Industrial Land (City Owned)	Water Booster Pump Station
West/Southwest	0365-00-1010	PID	Mineral/gravel processing, cement plant; industrial use	
Southwest	0375-08-0002	PUD	Toscana Isles PUD	Planned residential development

Through this Site and Development Plan Amendment the Applicant proposes improvements to a certain portion of the Property in order to accommodate Ajax’s need to expand, update, and/or replace buildings (replacing modular with permanent structures), realign the entry driveway and traffic flow, add necessary signage, and formally pave and stripe parking spaces for customers/visitors, contractors, and employees. Additional stormwater retention (via a dry swale) is being provided to account for the proposed paving.

Landscaping is also being provided and proposed in accordance with the City's code requirements. While five (5) buildings are proposed through the S&D Plan amendment, four (4) of these will replace existing buildings and only one—a single-story 11,259 square foot office building—will be a true addition to the site. The proposed overall improvements will work to better organize and facilitate the traffic flow and operations on the Property.

In addition to the improvements proposed for the Property's benefit, Ajax has agreed to work with the City and accommodate access to the City's adjacent property, which contains its new Water Booster Pump Station.