

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.