



City of Venice  
 401 West Venice Ave., Venice, FL 34285  
 941-486-2626  
 DEVELOPMENT SERVICES - PLANNING & ZONING  
 PRELIMINARY PLAT APPLICATION

01 - 03 PP.2

PRELIMINARY PLAT

**Project Name:** PGT Childcare Facility Phases 1 & 2

**Parcel Identification No.:** 0377-16-0001, 0000-00-8429 & 0377-16-1000 through 1013

**Address:** 101 Triple Diamond Blvd., Nokomis, FL 34275

**Parcel Size:** 187,143SF 4.30 acres

**FLUM designation:** Industrial - Commercial

**Zoning Map designation:** PID - Planned Industrial Development

**Property Owner's Name:** PGT Industries, Inc.

**Telephone:** 941-480-1600

**Fax:**

**E-mail:** RSchmidt@pgtindustries.com - dlapinska@pgtindustries.com

**Mailing Address:** 1070 Technology Dr., Nokomis, FL 34275

**Project Manager:** Willis Smith

**Telephone:** 941-366-3116

**Mobile / Fax:**

**E-mail:** JLaCivita@willissmith.com

**Mailing Address:** 5001 Lakewood Ranch Blvd. N., Sarasota, FL 34240

**Project Engineer:** D. Shawn Leins, P.E.

**Telephone:** 941-377-9178

**Mobile / Fax:** 941-378-3785

**E-mail:** sleins@amengfl.com

**Mailing Address:** 8340 Consumer Ct., Sarasota, FL 34240

**Project Architect:** Hall Architects

**Telephone:** 941-917-0883

**Mobile / Fax:**

**E-mail:** rcennore@hallarchitect.com

**Mailing Address:** 513 Central Ave., Sarasota, FL 34236

*Incomplete applications cannot be processed - See reverse side for checklist*

**Applicant Signature / Date:**

*Debra J. ... 12/21/14*

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# APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- Signed, Sealed and Dated Survey of Property, including legal description
- Agent Authorization Letter

**Fees**

Application filing fee \$4,700 (greater than 10 lots).

Application filing fee \$3,000 (ten or fewer lots).

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

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April 13, 2017

Mr. Scott Pickett, AICP  
Senior Planner  
City of Venice  
401 W. Venice Ave.  
Venice, FL 34285

**SUBJECT:** Technical Review – PGT Childcare  
Preliminary Plat Petition No. 01-03PP.2  
Request for Variance

Dear Mr. Pickett:

Per your comment letter dated 03/31/17, I am submitting this request for variance from the PID District Open Space Standard. I am requesting variance of Code 86-132(h)(3). The variance would allow 16.30% open space on Lot 52B instead of the minimum required 20.00%.

We are requesting this variance due to the lot split. Overall Lot 52 has 36.60% open space. However, when PGT purchased the property to use for the childcare facility (Lot 52A), the remaining lot (52B) was left with only 16.30% open space and lot 52A has 51.20% open space. The overall lot still meets the intent of having a minimum of 20% open space.

Should you have any questions or need additional information, please do not hesitate to call.

Respectfully,

**AM ENGINEERING, INC.**



D. Shawn Leins, P.E.

LOT 52 SUBDIVISION  
TRIPLE DIAMOND COMMERCE PLAZA  
NARRATIVE

Triple Diamond Commerce Plaza is a commercial subdivision lying in Section 28, Township 38 South, Range 19 East, City of Venice, Sarasota County, Florida. The property was platted into tracts in 2003 as recorded in Plat Book 43 Pages 48-48D.

Lot 52 was originally approved to be called Knight's Trail Business Suites which was to contain two buildings with associated parking. Only the south building was constructed, and is occupied, and much of the parking has been constructed. PGT recently purchased the northern portion of lot 52 therefore requiring a resubdivision of lot 52. The PGT lot will be lot 52A and the Knight's Trail Business Suites will be lot 52B.

A reciprocal easement agreement has been developed addressing access and utilities between the PGT property and the existing Knight's Trail Business Suites.

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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:

A. Land use density and intensity.

**The site was previously approved to allow for 30,000 sf of office and 22,750 sf of contractor service all within two buildings. One building was constructed and contains 19,250 sf of contractors services and 3,500 sf for a 48 seat restaurant. The proposed 10,231 sf child care facility will be less than what was previously approved for this site.**

B. Building heights and setbacks.

**The building heights are proposed to be xxxx feet which is under the allowable 45' building height in a PID.**

C. Character or type of use proposed.

**The proposed use is a childcare facility which requires a PID text amendment to further clarify that child care centers are an allowed use in a PID.**

D. Site and architectural mitigation design techniques.

**The proposed buildings are located in the same area as what was previously approved with the Knight's Trail Business Suites project. Architectural elements are consistent with the City of Venice requirements of the Triple Diamond Commerce Park PID.**

The proposed PGT Childcare Facility addresses its local context in several ways. The existing buildings that line Knights Trail Road are primarily one-story structures composed of stucco cladded masonry construction with a variety of pitched roof styles and materials. The PGT Childcare Facility will be constructed of the same stucco cladded masonry and features a metal pitched roof, allowing it to blend seamlessly with the aesthetic of Knights Trail Road. Understanding that the development across the road is residential in nature, the PGT Childcare Facility has roof overhangs, modest sized windows, and covered walkway with columns that give it a residential scale and style as well.

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 child care facility is within a Planned Industrial Development and does not abut or impact surrounding single family neighborhoods.**

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

**The proposed child care facility is compatible and is for the benefit of the existing Triple Diamond users.**

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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.

**With approval of the text amendment the child care facility will be a conforming use.**

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

**The proposed childcare facility buildings are less square footage than what was previously approved for the site. The purpose of the childcare facility is to provide for the users of Triple Diamond.**

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

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

**Landscaping for this development is already in place and the total open space is consistent with the Triple Diamond master plan.**

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

**The main purpose of the facility is for the dropoff, care, and pickup of children. There will not be large semi truck traffic circulating through the site for deliveries. Mechanical equipment will be the normal air conditioners. The refuse collection area is existing and there will be no storage areas. Playgrounds for the children will be behind the buildings and will be fenced in.**

K. Locating road access to minimize adverse impacts.

**Access to the site is via existing driveways that will not change.**

L. Adjusting building setbacks to transition between different uses.

**Building setbacks are consistent with the originally approved site plans.**

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

**The proposed use is consistent with the originally approved site plans.**

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

**The building square footage is less than the originally approved plans.**

Policy 13.3 **Industrial Future Land Uses.** Industrial future land uses are intended to support existing and future industrial areas. The City's industrial areas are designed to provide community members sustainable employment centers and necessary services. These areas are intended to be accessible via a variety of transportation alternatives. Industrial land use categories are:

**Industrial.** Activity centers that include manufacturing, wholesaling, storage, and distribution/shipping facilities. The total square footage of industrial uses allowed shall not exceed a floor area ratio (FAR) of 2.0.

As residential uses are generally incompatible with industrial activities, residential uses shall not be permitted in industrial activity centers.

**Industrial-Commercial.** Activity centers that include a mix of commercial businesses, retail operations, offices, manufacturing, wholesaling, storage, and distribution/shipping facilities, and workforce housing by conditional use. The total square footage of industrial-commercial uses shall not exceed a floor area ratio (FAR) of 2.0.

In support of workforce housing initiatives, residential dwelling units that meet the definition of workforce housing as defined in the Housing & Neighborhood Development Element may be considered in industrial-commercial areas through conditional use review by City Council. The density range for workforce housing units in the industrial-commercial designation shall be up to 13 units per acre.

The proposed child care facility will be located in the Triple Diamond Commerce Park which is zoned Planned Industrial Development(PID). In an abundance of caution a text amendment has been filed to allow for a childcare facility to be located within a PID zoned property. Once this text amendment is approved the childcare facility will be a compatible use in the PID. These services will provide PGT employees a convenient and nearby facility for child care while they work.

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