

Triple Diamond Commerce Plaza
Preliminary Plat Amendment No. 01-03PP.2

Owners: PGT Industries, Inc.
Knights Trail Business Suites Bldg. B
Condo Assn. Inc.

Agent: D. Shawn Leins, P.E.,
AM Engineering, Inc.

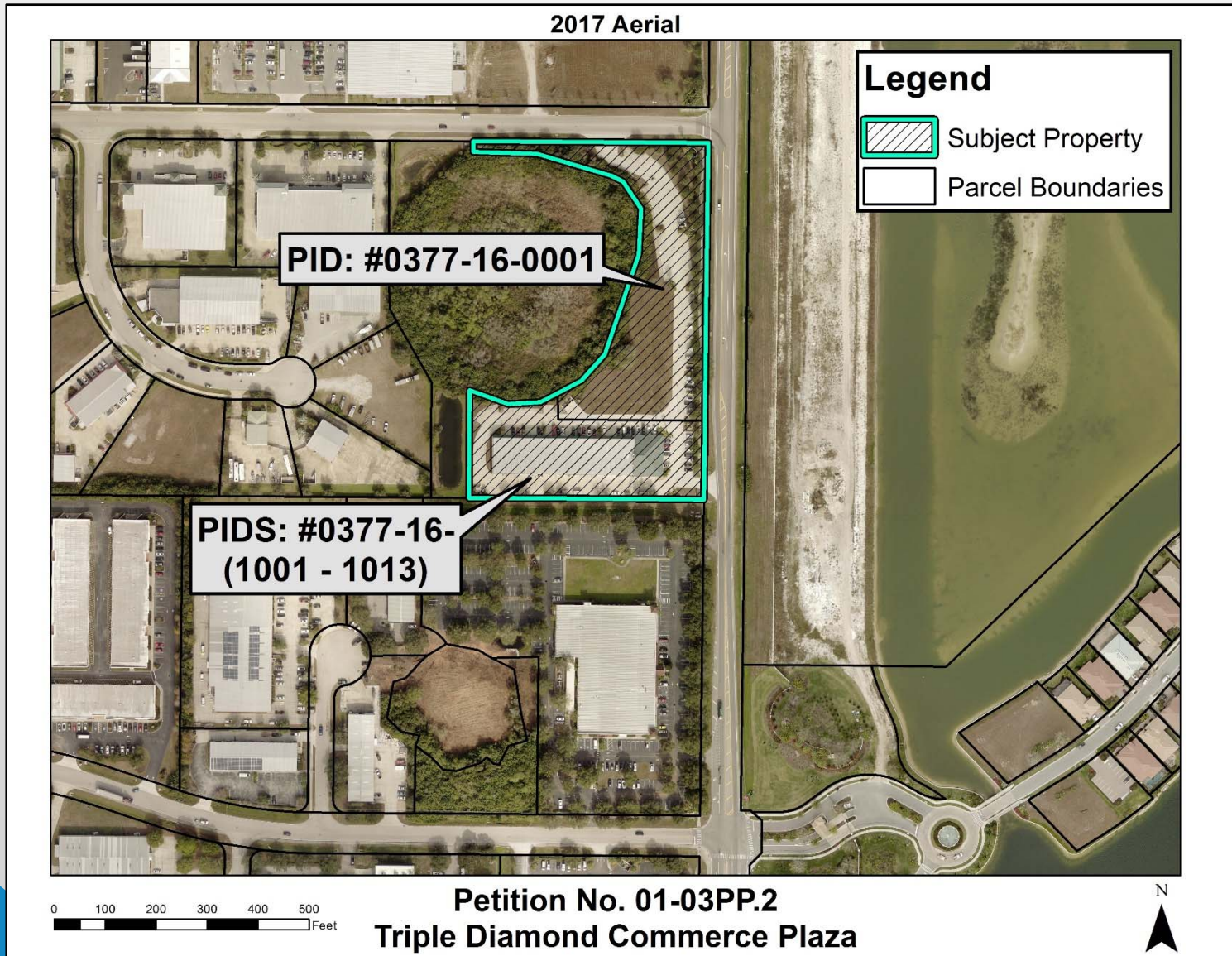


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Summary of Preliminary Plat Amendment

- 1) Lot 52, a 4.3 acre lot in the Triple Diamond Commerce Plaza was developed pursuant to Site and Development Plan No. 05-07SP. All required improvements were constructed except for a phase 2 building.**
- 2) In 2016, PGT Industries acquired a portion of Lot 52. The proposed preliminary plat amendment is a replat of Lot 52 into two lots (Lots 52A and 52B) to reflect the current ownership of the subject property.**
- 3) A reciprocal easement agreement is proposed between the above cited owners for shared use of driveways and utilities. The agreement will need to be fully executed and recorded prior to approval and recordation of the final plat.**
- 4) The application includes a variance or code modification from Section 86-132(h)(3) to reduce the minimum landscaped open space on proposed Lot 52B from 20% to 16.3%.**

Aerial Photograph/Existing Land Use





**Existing commercial
condominium building on
proposed Lot 52B**

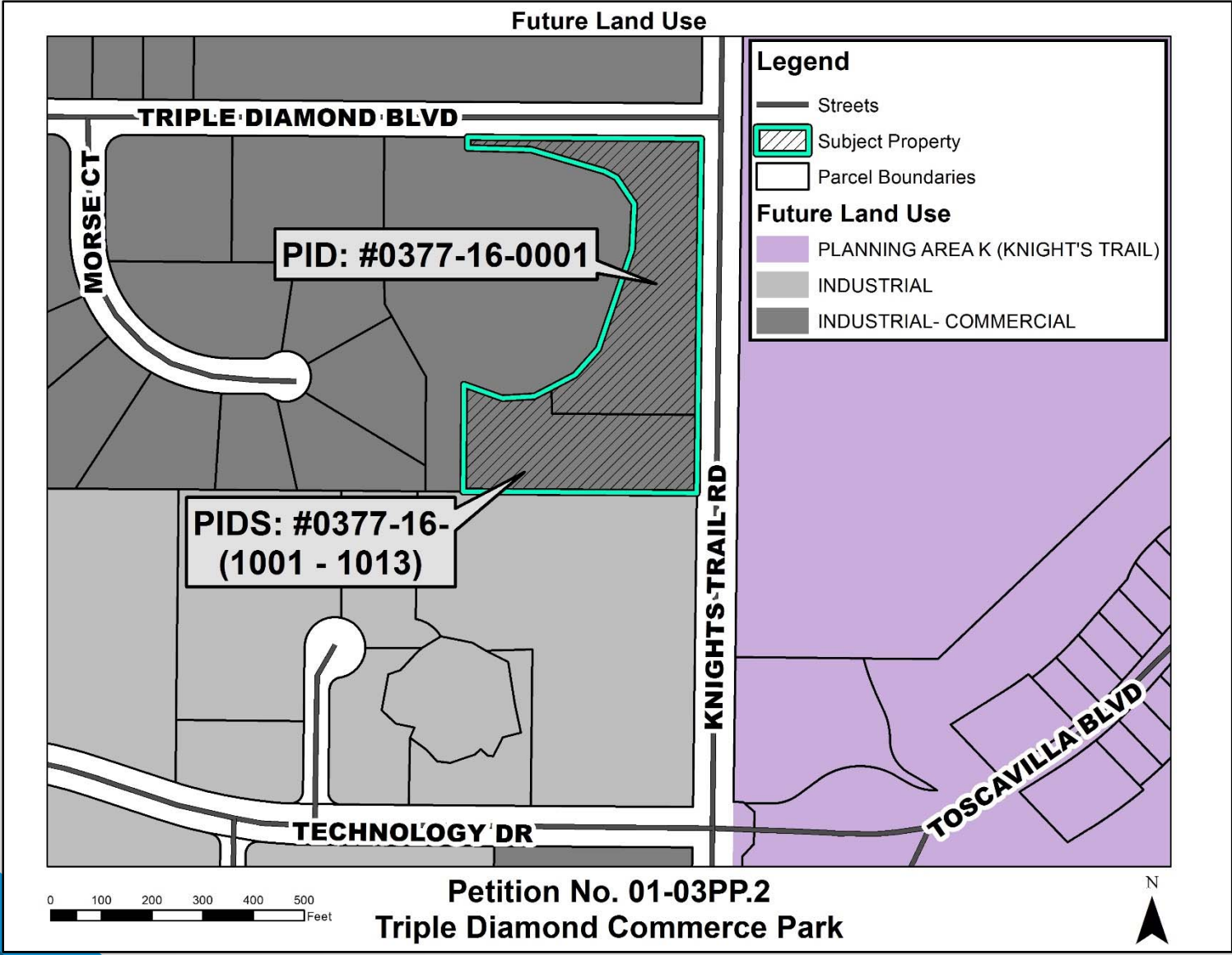


**Existing parking on
childcare facility site (Lot
52A) with driveway access
onto Triple Diamond Blvd.**

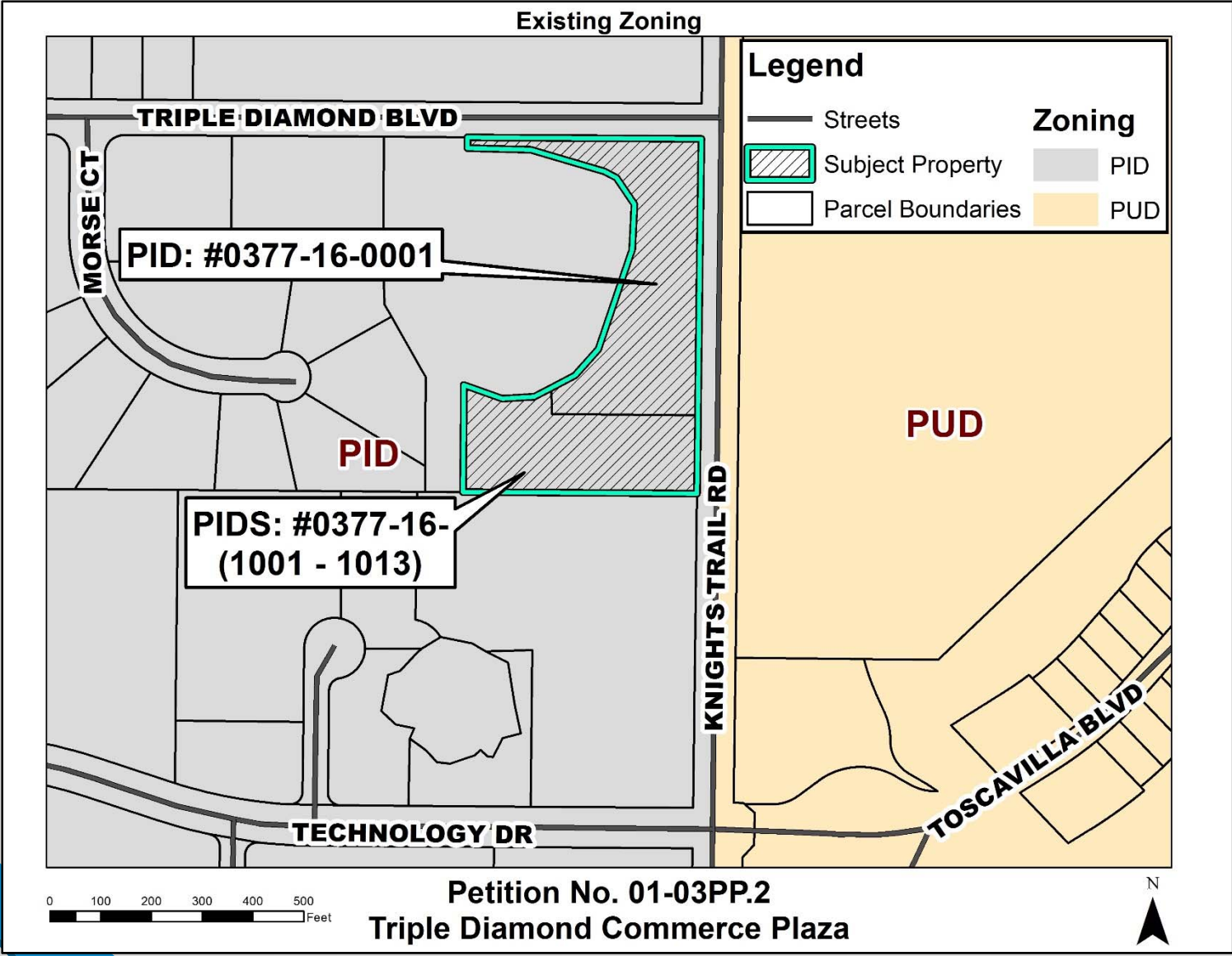


**Location of proposed
childcare facility with the
commercial condo building
in the background**

Future Land Use Map



Existing Zoning Map



Consistency with the Comprehensive Plan

- **The proposed facility is consistent with Policy 13.3 which in part states that the city's industrial area are designed to provide community members sustainable employment centers and necessary services.**
- **The preliminary plat is required to accommodate the proposed development of a child care facility, a service deemed necessary for the sustainability of an existing employment center.**

Compliance with Land Development Code

The proposed preliminary plat amendment were reviewed by all members of the Technical Review Committee (TRC) and found in compliance with all applicable provisions of the LDC, including:

- The subdivision standards contained in Sections 86-230 through 86-233,**
- The PID district standards, and**
- The Triple Diamond Commerce Plaza PID standards.**

Compliance with Land Development Code

The Land Development Code compliance finding is contingent on approval of a requested variance or code modification from Section 86-132(h)(3) to reduce the minimum landscaped open space on proposed Lot 52B from 20% to 16.3%.

- PGT Industries acquisition of proposed Lot 52A did not take this standard into consideration.**
- Combined, lots 52A and 52B provide 36.6% landscaped open space; due to the fact that over half (51.2%) of the area of lot 52A is landscaped open space.**

Concurrency Review

Department	Facility	Project's Estimated Impact	Status
Utilities	Potable Water	4.2 ERUs	Concurrency confirmed by Utility Department
Utilities	Sanitary Sewer	4.2 ERUs	Concurrency confirmed by Utility Department
Public Works	Solid Waste	N/A	There is no adopted level of service for non-residential uses
Public Works	Parks & Recreation	N/A	There is no adopted level of service for non-residential uses
Engineering	Drainage	Meets 25 year/24 hour SWFWMD criteria	Concurrency confirmed by Engineering Department
Planning and Zoning	Transportation	127 p.m. peak hour trips	Concurrency confirmed by Planning & Zoning Division
School Board	Public Schools	N/A	The project is non-residential and not subject to school concurrency

Summary of Findings

1. **Findings of Fact (comprehensive plan)**: The preliminary plat amendment can be found consistent with the comprehensive plan.
2. **Findings of Fact (Land Development Code)**: Subject to the requested code modification from Section 86-132(h)(3), the preliminary plat amendment can be found in compliance with the Land Development Code and the Triple Diamond Commerce Plaza PID.
3. **Findings of Fact (concurrency)**: No concurrency issues for public facilities have been identified. Issuance of a certificate of concurrency will be required in coordination with approval of the final plat.

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Upon review of the petitions and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for City Council to take action on Preliminary Plat Amendment Petition No. 01-03PP.2.

If City Council elects to approve the preliminary plat amendment, the motion will need to include approval of the requested code modification from Section 86-132(h)(3).