



City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING
SITE & DEVELOPMENT PLAN APPLICATION

SITE & DEVELOPMENT PLAN 17-03SP

Project Name: McLeod Recycling Yard

Parcel Identification No.: 0365-00-1070

Address: 700 Gene Green Rd. Nokomis, FL 34275

Parcel Size: 15.2 Acs.

FLUM designation: Gene Greene Sector (Planning Area L)

Zoning Map designation: Planned Industrial Development

Property Owner's Name: 700 Gene Green, LLC

Telephone: (941) 922-1861

Fax:

E-mail: jmcleod@mcleodlandservices.com

Mailing Address: 7405 28th Street Court East, Sarasota, FL 34243

Project Manager: Monte Lengacher

Telephone: (941) 922-1861

Mobile / Fax:

E-mail: mlengacher@mcleodlandservices.com

Mailing Address: 7405 28th Street Court East, Sarasota, FL 34243

Project Engineer : Crest Engineering of Sarasota

Telephone: (941) 377-8811

Mobile / Fax: (941) 378-8811

E-mail: mshannon@crestfl.com

Mailing Address: 3402 Magic Oak Lane

Project Architect: N/A

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

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APPLICATION CHECKLIST

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

- ☒ **Statement of ownership and control.** Include copy of property deed or County tax statement.
- ☒ **Agent authorization letter.** Agent authorization letter listing project engineer, architect, planner, and other design professionals must be signed by the property owner and submitted with the application.
- ☒ **Legal Description and signed and sealed Survey of Property.**
- ☒ **Narrative.** Provide a detailed narrative describing purpose of petition and intended use of property.
- ☐ **Deed Restrictions (§ 86-49(b)(7)).** If common facilities and/or private streets are proposed, submit document(s) addressing how common facilities are to be provided and permanently maintained. **N/A**
- ☒ **Public Workshop Requirements.** Date held **FEB 13, 2017**
 - ☒ Copy of newspaper ad.
 - ☒ Copy of notice to property owners.
 - ☒ Copy of sign-in sheet.
 - ☒ Written summary of public workshop.
- ☒ **Comprehensive Plan Consistency.** Confirm consistency with all applicable elements of the City's Comprehensive Plan.
- ☒ **Concurrency Application and Worksheet.** Signed, sealed and dated.
If a traffic study is required, submit 3 copies of the study (3 signed, sealed and dated).
Electronic **hcs** files must be e-mailed to staff or submit 3 CDs.

Required documentation (provide 15 sets of the following including 3 signed, sealed and dated, unless otherwise noted):

- ☒ **Site Plan Sheet.** Include all proposed improvements, buildings and structures, sidewalks, parking and transportation network, yards and open space.
 - ☐ Municipal address
 - ☐ FEMA Flood Zone designation and base flood elevation
 - ☐ Names of all existing and proposed public and private streets
 - ☐ Location of all sidewalks
 - ☐ Location of refuse and recycled materials enclosure.
- ☒ **Utility Plan Detail Sheet**
 - ☐ Potable water and wastewater main size and location
 - ☐ Water valve location
 - ☐ Manhole separation
 - ☐ Distance from water main to proposed building
 - ☐ Location of nearest fire hydrants
- ☒ **Paving and Drainage Detail Plan Sheet**
 - ☐ Document addressing drainage concurrency by means of a certified drainage plan
 - ☐ Driveway dimensions and turning radius
- ☒ **Landscape Plan Sheet**
 - ☐ Tree survey
 - ☐ Detailed inventory of all proposed trees and plants by type and size
- ☐ **Signage.** Depict – by dimension – all ground and wall signage **N/A**
- ☒ **Architectural Elevations.** Definitions for buildings in the development; and number of dwelling units, sizes and types, together with typical floor plans of each type.

Fees

Application filing fee \$4,700.

Transportation review fee will be billed to applicant and is not included in application fee.

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

Extended Technical Review Fee \$1,400.

Project Narrative and Comprehensive Plan Consistency

For

McLeod Recycling Yard - 700 Gene Green Road

Parcel I.D. 0365001070

May 26, 2017

Project Description:

The applicant, 700 Gene Green, LLC proposes to operate a construction materials sorting, processing and loading operation on this property. The processing will include crushing, screening, gradation and stockpiling of raw concrete materials to produce recycled graded aggregate for use in road construction base materials through-out the Southwest Florida region.

Initial operations will be performed at the site in it's current condition with the use of a mobile concrete crushed as permitted by the State Department of Environmental Protection Air Permit and State NPDES general permit. Further improvements will include construction of a truck scale, scale house building, on-site sewer & water utilities and stormwater drainage improvements as shown by the submitted site construction plans to provide for the continued material processing and sale of finished concrete graded aggregate to other end users including contractors and municipalities. Proposed stormwater facilities are being sized to accommodate the proposed on-site new impervious areas and a future ready-mix concrete plant development on adjacent property.


Comprehensive Plan Consistency:

All proposed operations and site improvements are consistent with the City of Venice Comprehensive Plan for the Gene Green Sector planning area as follows:

Policy 8.2 Land Use Compatibility – The proposed land use is consistent in density, intensity, building height, setbacks and character of use in the existing uses. City properties to the west and south west currently conduct similar industrial uses and construction material processing with industrial type facilities and architecture. Building heights and setbacks are consistent with the site and adjacent city property zoning classifications.

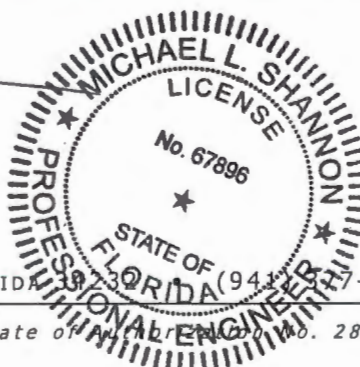
Policy 16.24 Gene Green Sector Uses – The proposed land use and concrete material recycling operations are consistent with the material sorting, processing, loading and recycling uses programmed for this planning area with the proposed commercial building FAR of 0.002 being within the allowable 0.10 FAR.

Policy 16.25 Gene Green Sector Compatibility - Proposed and existing vegetative buffers and shear distance provide adequate buffer to residential uses located in excess of 4,500 feet south of the project site.

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Michael Shannon, P.E., License No. 67896

File No. S0430



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