



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 - 04SP

**Project Name:** PGT Connector Building

**Parcel Identification No.:** 0377-15-0007, 0377-15-0008, 0378-02-0004, & 0378-02-0005

**Address:** 3419 Technology Drive, 104 Bluegrass Ct, 108 Bluegrass Ct. & 3429 Technology Drive, Nokomis, FL 34275

**Parcel Size:** 10.52 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:** bwesner@pgtindustries.com

**Mailing Address:** 1070 Technology Drive, 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:** 941-378-3786

**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:** rconnor@hallarchitects.com

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

Incomplete applications cannot be processed - See reverse side for checklist

Revised 12/10

Applicant Signature / Date:

*Bruce A. Wesner*  
BRUCE A. WESNER

5-2-17

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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.
- ☐ **Public Workshop Requirements.** Date held 3-16-17
  - ☐ Copy of newspaper ad.
  - ☐ Copy of sign-in sheet.
  - ☐ Copy of notice to property owners.
  - ☐ 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
- ☐ **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.

The proposed 28,000 SF PGT connector building will be located in the Laurel Interchange Business Center at 3429 Technology Drive. This addition will connect the glass plant to the insulated glass plant. The property is zoned PID and is made up of two parcels (PID number 0378-02-0004 and PID number 0378-02-0005) totaling 8.04 acres. The future land use for this area is Industrial.

Additional parking for PGT will be provided in the Triple Diamond Commerce Park on lots 62 (PID number 0377-15-0008) and 63 (PID number 0377-15-0007). The future land use for this area is Industrial-Commercial. These parking spaces are 9' wide instead of the required 10' as it will be employee parking only.

Master storm water management systems are in place for this development with a maximum impervious allowance of 70% in each industrial park. The overall development being proposed is 66.5% impervious.

Minimum open space required is 20% and the overall project open space is 33.5%.

Water, fire line and sewer are all existing and available to the building expansion.

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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 PGT connector building is to expand and connect two existing buildings within the Laurel Interchange Business Park. Parking will be provided as allowed in the Triple Diamond Commerce Park.**

B. Building heights and setbacks.

**The building heights are proposed to be 29' 4" which is under the allowable 45' building height in a PID.**

C. Character or type of use proposed.

**The proposed use is glass manufacturing plant with associated parking.**

D. Site and architectural mitigation design techniques.

**The connector building will be similar in architectural style to the existing PGT buildings.**

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 connector building 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 connector building is compatible as it is an expansion of two existing buildings in the industrial park.**

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 parking on the lots in Triple Diamond will be a conforming use.**

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

**The proposed connector building is an expansion of the PGT facility.**

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

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

**Much of the landscaping for this development is already in place and the total open space is consistent with the Laurel Interchange Business Center and Triple Diamond master plans.**

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

**Equipment will be screened.**

- 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 proposed connector building is within the existing PGT glass plant property.**

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 PGT connector building will be located in the Laurel Interchange Business Park which is zoned Planned Industrial Development(PID). Parking will be provided on two lots in the Triple Diamond Commerce Park which is zoned Planned Industrial Development(PID). These uses are for the PGT glass manufacturing plant which is an allowable use in the PID's.

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