



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

17-07SE

SPECIAL EXCEPTION

Project Name: PGT Connector Building

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

Address: 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:

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

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

Applicant Signature / Date:

[Signature]

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APPLICATION CHECKLIST

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

- ☒ **Statement of Ownership & Control**
- ☒ **Signed, Sealed and Dated Survey of Property**
- ☒ **Agent Authorization Letter**
- ☒ **Narrative describing the petition** (address the required findings for approval below)
- ☒ **Public Workshop Requirements.** Date held March 16, 2017
 - ☒ Copy of newspaper ad.
 - ☒ Copy of notice to property owners.
 - ☒ Copy of sign-in sheet.
 - ☒ Written summary of public workshop.

Required findings for approval. Before any special exception shall be approved, the planning commission shall make a written finding that the granting of the special exception will not adversely affect the public interest and certify that the specific requirements governing the individual special exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

1. Compliance with all applicable elements of the comprehensive plan.
2. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
3. Off-street parking and loading areas, where required, with particular attention to the items listed in subsection (e)(2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
4. Refuse and service areas, with particular reference to the items listed in subsections (e)(2) and (e)(3) of this section.
5. Utilities, with reference to location, availability and compatibility.
6. Screening and buffering, with reference to type, dimensions and character.
7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.
8. Required yards and other open space.
9. General compatibility with adjacent properties and other property in the district.
10. Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

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

- ☐ Site and development plans at an appropriate scale showing proposed placement of structures on the property, and provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas, and required yards and other open spaces;
- ☐ Plans showing proposed locations for utility hookups;
- ☐ Plans for screening and buffering with reference as to type, dimensions and character;
- ☐ Proposed landscaping and provisions for trees protected by city regulations; and
- ☐ Proposed signs and lighting, including type, dimensions and character.

Fees

Application filing fee \$400.

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

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NARRATIVE

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.

SPECIAL EXCEPTIONS

Special Exception #1

Setback from PID Boundary: Section 86-132(h)(4)(a)

The purpose of this project is to provide parking in the Triple Diamond Commerce Plaza for the PGT facility located in the Laurel Interchange Business Center. Since there is no room in the Laurel Interchange Business Center property to provide the necessary parking additional parking is being sought in Triple Diamond Commerce Plaza. PGT previously obtained a text amendment to the planned industrial development (PID) zoning district to add principal parking as a new permitted use. The connection between the two PID's is also needed for truck circulation between the two PGT plants located in the two industrial parks.

Special Exception #2

Width of parking aisles: Section 86-412(a)

In order to provide as much employee parking as possible the drive aisle on the west side of the parking lots in Triple Diamond Commerce Plaza is two way and 20' wide. All other parking access drives are 24'. Therefore, a Special Exception for this one access drive is being requested to be 20' instead of 24'. Please note that the zoning code does allow for the aisle width to be 20' with parallel parking on each side however we are not proposing parallel parking.

Special Exception #3

Proposed width of parking spaces: Section 86-412(a)

Modification is sought to allow 9' wide parking spaces instead of 10' wide. PGT has experienced rapid growth and needs as much parking as possible. The parking is employee parking with the need to provide as much employee parking as possible to serve PGT.

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SECTION 86-43(e) RESPONSE

Before any special exception shall be approved, the planning commission shall make a written finding that the granting of the special exception will not adversely affect the public interest and certify that the specific requirements governing the individual special exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

(1) Compliance with all applicable elements of the comprehensive plan.

RESPONSE:

Policy 1.1.C. Accessibility between and within development areas, such as; activity centers/intermodal hubs and neighborhoods.

The purpose of this project is to provide parking in the Triple Diamond Commerce Plaza for the PGT facility located in the Laurel Interchange Business Center. Since there is no room in the Laurel Interchange Business Center property to provide the necessary parking additional parking is being sought in Triple Diamond Commerce Plaza. PGT previously obtained a text amendment to the planned industrial development (PID) zoning district to add principal parking as a new permitted use. The connection between the two PID's is also needed for truck circulation between the two PGT plants located in the two industrial parks.

Policy 1.1.D Safety issues (motorists, pedestrians, bikers, and other system users).

The purpose of the modifications for PGT is to provide improved traffic circulation for trucks entering and exiting the site and to segregate as much as possible pedestrians from vehicular traffic. Currently pedestrians and vehicles are maneuvering in the same areas. The proposed modifications will provide a defined ingress/egress for both pedestrians and vehicles.

Policy 1.5.A. Parking

Modification is sought to allow 9' wide parking spaces instead of 10' wide. PGT has experienced rapid growth and needs as much parking as possible. The parking is employee parking with the need to provide as much employee parking as possible to serve PGT.

In order to provide as much employee parking as possible the drive aisle on the west side of the parking lots in Triple Diamond Commerce Plaza is two way and 20' wide. All other parking access drives are 24'. Therefore, a Special Exception for this one access drive is being requested to be 20' instead of 24'. Please note that the zoning code does allow for the aisle width to be 20' with parallel parking on each side however we are not proposing parallel parking.

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(2) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

RESPONSE: *The purpose of the modifications for PGT is to provide improved traffic circulation for trucks entering and exiting the site and to segregate as much as possible pedestrians from vehicular traffic. Currently pedestrians and vehicles are maneuvering in the same areas. The proposed modifications will provide a defined ingress/egress for both pedestrians and vehicles.*

(3) Off-street parking and loading areas, where required, with particular attention to the items listed in subsection (e)(2) of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

RESPONSE: *Modification is sought to allow 9' wide parking spaces instead of 10' wide. PGT has experienced rapid growth and needs as much parking as possible. The parking is employee parking with the need to provide as much employee parking as possible to serve PGT.*

In order to provide as much employee parking as possible the drive aisle on the west side of the parking lots in Triple Diamond Commerce Plaza is two way and 20' wide. All other parking access drives are 24'. Therefore, a Special Exception for this one access drive is being requested to be 20' instead of 24'. Please note that the zoning code does allow for the aisle width to be 20' with parallel parking on each side however we are not proposing parallel parking.

The proposed use of the parking facilities is consistent with other uses in both the Laurel Interchange Business Center and Triple Diamond Commerce Plaza.

(4) Refuse and service areas, with particular reference to the items listed in subsections (e)(2) and (e)(3) of this section.

RESPONSE: *The location of refuse collection will not change.*

(5) Utilities, with reference to location, availability and compatibility.

RESPONSE: *Utilities currently exist to the PGT connector building and no new utilities are being constructed.*

(6) Screening and buffering, with reference to type, dimensions and character.

RESPONSE: *Screening and buffering will meet the City of Venice standards.*

(7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

RESPONSE: *Signs are not proposed as part of this Special Exception. If signs are added in the future they will meet the City of Venice standards.*

(8) Required yards and other open space.

RESPONSE: *The proposed uses will meet the required setbacks. Setback from PID Boundary: Section 86-132(h)(4)(a)*

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The purpose of this project is to provide parking in the Triple Diamond Commerce Plaza for the PGT facility located in the Laurel Interchange Business Center. Since there is no room in the Laurel Interchange Business Center property to provide the necessary parking additional parking is being sought in Triple Diamond Commerce Plaza. PGT previously obtained a text amendment to the planned industrial development (PID) zoning district to add principal parking as a new permitted use. The connection between the two PID's is also needed for truck circulation between the two PGT plants located in the two industrial parks.

Open space meeting City of Venice requirements is being provided.

(9) General compatibility with adjacent properties and other property in the district.

RESPONSE: The proposed parking for the PGT facility is compatible and consistent with other parking in the developments.

(10) Any special requirements set out in the schedule of district regulations of this chapter for the particular use involved.

RESPONSE: There are no special requirements for the use involved.

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