



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

DEVELOPMENT SERVICES - PLANNING & ZONING
SITE PLAN AMENDMENT APPLICATION

SITE PLAN AMENDMENT *11e - 02 SP.1*

Project Name: Crush-It

Parcel Identification No.: 0366-00-3025

Address: 530 Gene Green Road, Nokomis Fl, 34275

Parcel Size: 9.9+/- acres

FLUM designation: Gene Green Sector

Zoning Map designation: Planned Industrial Development (PID)

Property Owner's Name: Lisa Anne Richardson Revocable Living Trust

Telephone:

Fax:

E-mail:

Mailing Address: PO Box 1510, Osprey, Fl 34292

Project Manager: Jeffery A. Boone, Esq.

Telephone: (941) 488-6716

Mobile / Fax: (941) 488-6716

E-mail: jboone@boone-law.com

Mailing Address: 1001 Avenida Del Circo, Venice, Fl 34285

Project Engineer : Natalie Woody, P.E., DMK Associates, Inc.

Telephone: (941) 412-1293

Mobile / Fax:

E-mail: nwoody@dmkassco.com

Mailing Address: 421 Commercial Court, Suite C-D, Venice, Fl 34292

Project Architect:

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date:

(A/H) 27 Sep 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. N/A
- ☐ **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 January 11, 2016
 - ☒ 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. Not Applicable

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. N/A

Fees

Application filing fee \$2,300 (major) or \$533 (minor).

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.

Project Narrative & Comprehensive Plan Consistency Analysis

The subject property is a 9.9 acre parcel located at 530 Gene Green Road. The property is located within the Gene Green Sector of the Comprehensive Plan and is zoned Planned Industrial Development (PID).

The PID zoning approved in 2006 included a Development Concept Plan permitting such uses as shop/warehouse, block plant, office, batch plant, concrete recycling, aggregate storage, and associated parking.

The approved Site & Development plan authorized development of an office, shop/warehouse, aggregate storage, and associated parking for Crush-It, Inc., which operates a portable concrete crushing business for off-site crushing and recycling of concrete. The proposed Site & Development Plan amendment seeks the additional approval of the on-site concrete crushing use as located on the plan, a modified berm, a revised landscape plan and a wall.

The proposed Site & Development Plan Amendment is consistent with all applicable elements of the City's Comprehensive Plan, and specifically is consistent with the Policies regarding development within the Gene Green sector as highlighted below.

Policy 16.24 Gene Green Sector Uses. The Gene Green Sector will accommodate the following land uses: earthmoving; mining, material extraction, sorting, processing and loading; asphalt production, manufacturing, recycling and other components of asphalt production; temporary and permanent stockpiling; concrete/cement and related products production and processing; water resource storage and production; stormwater management; native habitat preservation/mitigation; and accessory uses. As part of the operations, the area will include commercial office space not to exceed a FAR of 0.10.

Policy 16.25 Gene Green Sector Compatibility. Ensure an adequate landscaped buffer between the Gene Green Sector and adjacent residential areas to protect adjacent uses from environmental impacts resulting from excavation, industrial, commercial, or other non-residential activity

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Furthermore, the proposed Site & Development Plan is consistent with City of Venice Future Land Use Policy 8.2 as evaluated below. Therefore, we hereby respectfully request approval of the proposed Site & Development Plan.

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:

This is not an application to change the zoning for the property. Compatibility of all the land uses allowed by the zoning (including those not proposed at this time) has previously been determined when the property was rezoned. However, we offer the following in regard to Policy 8.2:

A. Land use density and intensity.

The proposed uses are a reduction in the intensity of uses approved by the PID zoning for the property and are compatible with the existing neighborhood.

B. Building heights and setbacks.

Not applicable, no additional buildings are proposed

C. Character or type of use proposed.

The type of use proposed is compatible with the existing neighborhoods.

D. Site and architectural mitigation design techniques.

The proposed site plan has been developed to located uses on site in a manner that ensures compatibility with the existing neighborhoods.

Considerations for determining compatibility shall include, but are not limited to, the following:

As noted above, compatibility has been determined; however, we offer the following:

E. Protection of single-family neighborhoods from the intrusion of incompatible uses.

The proposed use is compatible with single-family neighborhoods.

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

Not applicable, the uses are compatible.

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.

Not applicable.

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

The proposed uses represent a reduction in intensity of the uses which are currently permitted by the PID zoning.

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

As noted above, compatibility has been determined; however, we offer the following:

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

The site plan proposes significant buffers, landscaping and berms on site.

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

The site plan has been designed to mitigate potential impacts of sources of light, noise, mechanical equipment, refuse areas, and delivery and storage areas.

K. Locating road access to minimize adverse impacts.

Road access is limited to Gene Green Road, a private road.

L. Adjusting building setbacks to transition between different uses.

Not applicable no additional buildings are proposed

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

Not applicable.

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

The Site & Development plan proposes development on the subject property which is a significant reduction in intensity of the uses permitted by the current PID zoning.

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JoAnne Crown-Brewer

From: crusherdave <crusherdave@comcast.net>
Sent: Friday, April 7, 2017 7:31 PM
To: Jim Collins; Jeffery A. Boone; Jackson Boone
Subject: Fw: "Crush It" Noise Demonstration for VGRC

Please read below.

Dave Richardson crusherdave@comcast.net

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Carol Askin <carolkaskin@hotmail.com>
Date: 4/4/17 2:21 PM (GMT-05:00)
To: Beth Hazel <bethahazel@yahoo.com>, crusherdave@comcast.net
Subject: Fw: "Crush It" Noise Demonstration for VGRC

I thought you'd both want to see my letter. Dave, thanks for the tour today. Beth and I both enjoyed it.

Your neighbor,

Carol Askin

From: Carol Askin <carolkaskin@hotmail.com>
Sent: Tuesday, April 4, 2017 2:20 PM
To: rogereffron@comcast.net
Subject: Re: "Crush It" Noise Demonstration for VGRC

Hi, Roger,

My neighbor Beth Hazel and I stopped at Crush-It on our way home from lunch today. Dave Richardson, the owner, happened to arrive at the same time we did, and he offered us a tour in his pick-up. Dave showed us the entire operation, from the piles of concrete awaiting crushing to the crushing machines themselves to the piles of crushed concrete. The crushing machine was operating during our visit, and Dave drove us within 15 feet of it. He pointed out the berms that were already in place to deaden the sound, and there was a definite difference between the sound close-up and the sound at the entryway because of the berms' functioning VERY effectively. Dave also drove us to the headquarters construction site and to the pond he created for environmental purposes to provide water to keep the dust at a minimum.

I came away from this tour impressed by several things:

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1. Dave Richardson is keenly aware of the VG&RC residents' noise concerns and is working to be our good neighbor by opening his plant to our residents for inspection, creating berms to reduce noise, watering his site to keep dust at a minimum, and operating in a very transparent fashion.
2. The noise that Beth and I heard was much less than what I expected and MUCH less than what I hear from the garbage trucks on our street, and we were right there in front of the crushing equipment during operation.
3. We could hear NOTHING from Green Gene Road because of the berms' efficacy in deadening what noise there was.
4. The Crush-It property is the first on the left on Gene Green Road, and I think that it is much closer to Toscana Isles than it is to any VG&RC property. Beth and I drove to the end of Gene Green Road to Ajax's property, which is much farther down the road, and which I judge to be much closer to my home on Martellago Drive. We did not see a berm between the crushing equipment and the water that separates Ajax's property from the VG&RC property, so it makes sense to me that any sound that Ajax's equipment makes will travel unimpeded and perhaps even amplified to our Martellago properties over that water.

Therefore, I have NO objection to Crush-It's existence, see no future problems for the VG&RC homes, and believe Dave Richardson to be a conscientious and neighborly business owner.

Very truly yours,

Carol K. Askin

314 Martellago Drive

From: Venetian Golf & River Club Community Association <rogereffron@vgrcca.ccsend.com> on behalf of Venetian Golf & River Club Community Association <rogereffron@comcast.net>
Sent: Monday, April 3, 2017 6:01 AM
To: carolkaskin@hotmail.com
Subject: "Crush It" Noise Demonstration for VGRC

Venetian Residents:

As we have reported in *Parcels* on several occasions, a new concrete crushing plant, owned by "Crush-It, Inc." is being planned on Gene Green Road north of the Toscana Isles.

This week, starting **Tuesday, April 4 and continuing through at least Friday**, Crush-It will be operating in a **demonstration** mode in order to convince **us** that their operation will not have any meaningful noise impact on VG&RC residents.

We ask all residents living in the northwest portion of the Venetian to regularly check during this demonstration period to determine if you can detect any distractible noise being generated northeast of the VG&RC, which might be contributable to this crushing operation.

The "demonstration" could take place anytime from dawn to dusk.

If you hear "noise", please report ASAP such to by responding to this email providing the time, date and relative description of the level and type of the noise (whisper, hum, beeps, bangs, screeches, etc.).

Your Community Association will also have observers located around the northeast boundaries of the community at various times of the day. It is important to be able to differentiate noises that might be created by this crushing operation from other industrial facilities to our north, which at times might be somewhat difficult.

Keep listening from April 4th - April 11th. We wish we could be more specific as to the time, but we believe that if the sound is such that it carries over to the Venetian, we will have information for this new company.

Thank you and we hope you will help us with this unusual request.

[SafeUnsubscribe™ carolkaskin@hotmail.com](#)

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Sent by [rogereffron@comcast.net](#) in collaboration with

