



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

94-01 SP. 2

SITE PLAN AMENDMENT

Project Name: PGT Main Parking Lot Renovations
Parcel Identification No.: 0378-02-0001 & 0378-02-0004
Address: 1070 & 3419 Technology Dr. Nokomis, FL 34275
Parcel Size: 44.51ac
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: Unknown at this time
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: N/A
Telephone:
Mobile / Fax:
E-mail:
Mailing Address:

Incomplete applications cannot be processed - See reverse side for checklist

Applicant Signature / Date

[Signature]

5-JAN-17

Revised 12/10

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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 March 16, 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** N/A
 - ☐ 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 \$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.

NARRATIVE
PGT MAIN PLANT PARKING IMPROVEMENTS

The proposed PGT Main Plant Parking Improvements project is located in the Laurel Interchange Business Center at 1070 Technology Drive. The purpose of this project is to provide more parking for the employees working at the main plant facility. Another purpose is to provide a distinct separation between the PGT truck traffic and the employee vehicle traffic. The property is zoned PID and the parcel ID number is 0378-02-0001 totaling 41.44 acres. The future land use for this area is Industrial.

A very small portion of the improvements in the Technology Drive cul de sac also encroaches into the PGT property at 3419 Technology Drive (PID number 0378-02-0004). This portion of PID 0378-02-0004 has a total area of: 121.21 SF | 13.47 SY | 0.00 AC.

The parking lot to the north of the main plant is currently used for employee parking. This lot will be converted to tractor trailer parking.

The parking lot on the south side of the main plant will remain employee parking but will be reconfigured to be more efficient in order to provide more parking and to make up for the car parking that is being lost to tractor trailer parking on the north side of the main plant.

The car parking spaces are 9' wide which requires a special exception.

Master storm water management systems are in place for this development. The reconfiguration of the parking lots has resulted in a slight impervious decrease of approximately 1,000 sf

Minimum open space required is 20% and the overall project open space is over 52%.

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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 main plant parking improvements is to increase the number of parking spaces and provide a more efficient parking lot for the employees and patrons of PGT. This work will be done within the boundaries of the existing PGT site.

B. Building heights and setbacks.

Not applicable as no new buildings are proposed with this petition.

C. Character or type of use proposed.

The proposed use is parking.

D. Site and architectural mitigation design techniques.

Not applicable as no new buildings are being proposed with this petition.

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 PGT main plant 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 PGT main plant parking improvements are compatible as it is a modification to the existing parking lots 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.

The parking lots are consistent with the current comprehensive plan and there are no nonconforming uses.

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

The proposed parking lot improvements will more adequately serve the existing PGT uses.

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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 master plans.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
Not applicable as no new buildings are proposed with this petition.
- 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.
Not applicable as no new buildings are proposed with this petition.
- M. Applying step-down or tiered building heights to transition between different uses.
Not applicable as no new buildings are proposed with this petition.
- N. Lowering density or intensity of land uses to transition between different uses.
Not applicable as no new buildings are proposed with this petition.

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