

CITY OF VENICE
Planning & Zoning Department
Memorandum

TO: Planning Commission

FROM: Scott Pickett, Senior Planner

SUBJECT: Administrative Approval of Site and Development Plan Amendment
Petition No. 17-04SP.1, PGT Glass Plant FPL Vault

DATE: May 9, 2018

On May 2, 2018, the Zoning Administrator approved Site and Development Plan Amendment Petition No. 17-04SP.1 for a 676 square foot building addition to the PGT Glass Plant for a FPL electrical equipment vault. Based upon review of the criteria established in accordance with Section 86-49 (c)(1-3) regarding amendments to site and development plans, staff provides the following justification for a minor site and development plan review as follows:

- (1) Do not meet the thresholds of subsection (b) above (Section 86-49 (b)(1-8));**
Staff Comment: Staff has reviewed the proposed project in accordance with the Section 86-49 (b)(1-8) and have determined that the project does not meet the requirements for a major site and development plan amendment. The subject property is already developed as a 157,527 square foot manufacturing facility and the architectural design of the building addition is consistent with the design of the manufacturing facility.
- (2) Clearly meet the requirements of the comprehensive plan and land development code; and**
Staff Comment: The Technical Review Committee reviewed the proposed improvement and found it to be consistent with the comprehensive plan and in compliance with all applicable Land Development Code and Laurel Interchange Business Center (LIBC) Planned Industrial Development PID standards.
- (3) Are unlikely, in the opinion of the zoning administrator, to have an impact on neighboring properties.**
Staff Comment: The subject property is located within an existing PID district with surrounding industrial and commercial uses. These surrounding properties are not expected to be impacted by the proposed 676 square foot building addition.