

CITY OF VENICE
Planning & Zoning Department
Memorandum

TO: Planning Commission

FROM: Katherine Woellner

DATE: May 10, 2018

SUBJECT: Zoning Administrator Approval of Minor Site and Development Plan Amendment
Petition No. 13-07SP.1

On April 16, 2018 the Zoning Administrator approved Development Order No. 13-07SP.1 for PGT Industries Inc., granting approval of construct two additional truck wells at the Main Glass Plant 2 facility to help facilitate PGT's processing of glass products.

Based upon review of the criteria established in accordance with Section 86-49 (c)(1-3) regarding 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— The subject property has already been developed as a glass production facility. The proposed project is in the interior of the property and will not increase impervious surface areas, impact lot coverage, change parking areas, or alter vehicle access.

(2) Clearly meet the requirements of the Comprehensive Plan and Land Development Code; and

Staff Comment— The Technical Review Committee reviewed the truck well project and found it to be consistent with the Comprehensive Plan and Land Development Code.

(3) Are unlikely, in the opinion of the zoning administrator, to have an impact on neighboring properties.

Staff Comment— The proposed project will have minimal impact to the property as there are no changes to impervious surface, lot coverage, or parking. The new truck wells are adjacent to an existing truck well. Additionally, the subject property is surrounded by open land and other properties zoned for industrial uses, meaning the project is unlikely to cause any conflict with neighboring properties.