

**CITY OF VENICE**  
**Planning & Zoning Division**  
**Memorandum**

**TO:** Planning Commission

**FROM:** Roger Clark, AICP, Planning Manager

**SUBJECT:** Administrative Approval of Minor Site and Development Plan Amendment  
Petition No. 20-17SP – PGT Glass Plant 2 Addition

**DATE:** June 30, 2020

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On May 8, 2020, Development Order No. 20-17SP was administratively approved for an amendment to the PGT Glass Plant 2 Addition, granting approval for the addition of a 15,150 square foot awning structure for the storage of materials at 104 Triple Diamond Boulevard. This structure will be erected over an existing parking lot, so that no new impervious area will be added to the property. Parking exceeds the required minimum for this plant by 3 parking spaces, even with a net loss of 17 spaces after the addition of the new storage structure. Landscaping calculations were revised to reflect this reduction in vehicle use area, and landscape requirements for the original site plan approval have not been altered otherwise.

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 proposed project does not meet the requirements for a Major Site and Development Plan as outlined in Section 86-49(b). There are no substantial site changes, and revisions include only the addition of the open storage structure and associated landscape changes.*

**(2) Clearly meet the requirements of the comprehensive plan and land development code; and**

*Staff Comment—The Technical Review Committee reviewed the proposed changes to the site plan and found them 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 is not anticipated to have any negative impact on the surrounding properties, as it is part of an approved industrial campus that has been deemed compatible with surrounding uses. Further, the proposed amendment meets requirements for buffering and other improvements designed to maintain compatibility. Trees removed from the site were no longer required due to the reduction in vehicle use area created by the removal of some parking spaces.*