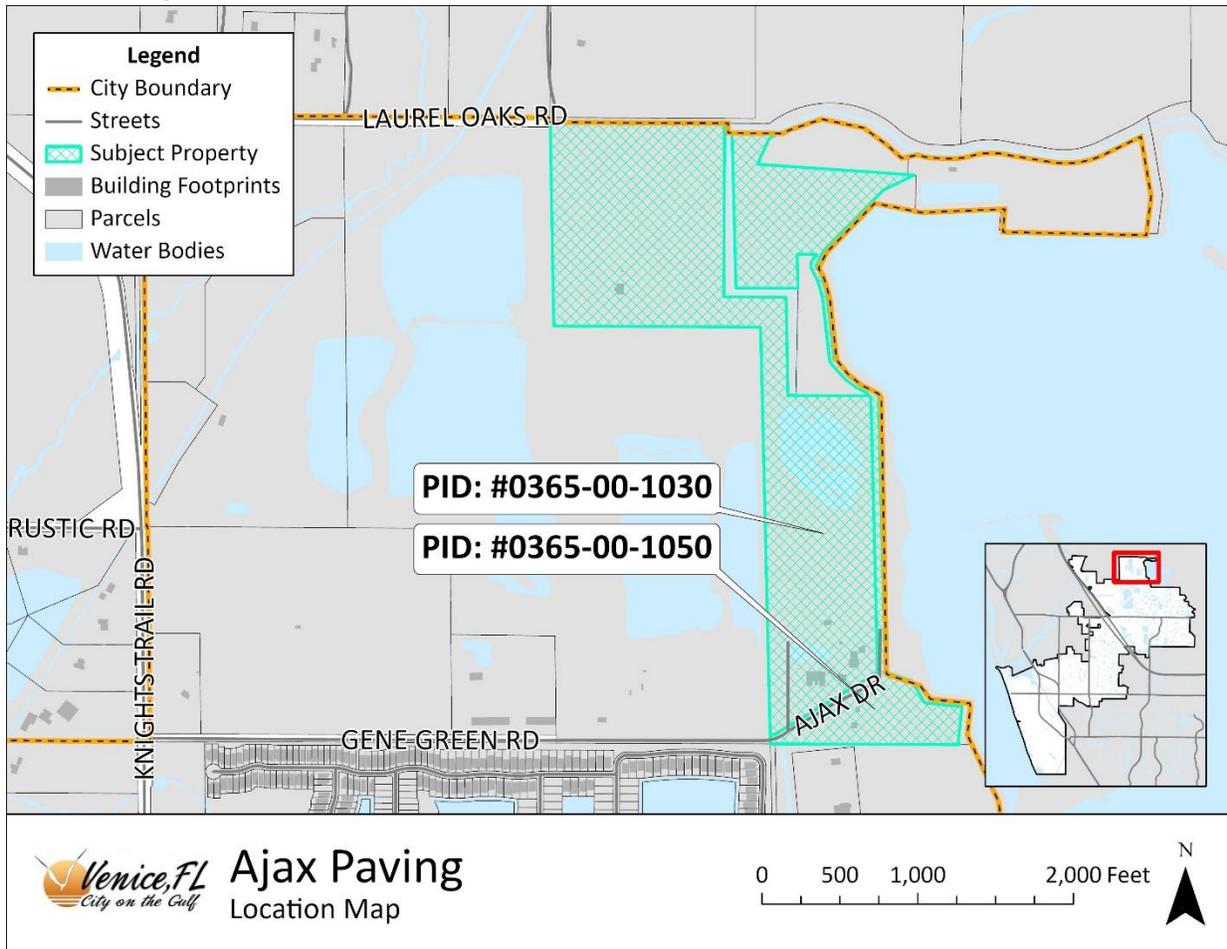


25-61DA AJAX Site Improvements

Staff Report



General Information

Address:	500 and 504 Gene Green Rd.
Request:	Request for relief from Chapter 87 Section 3.8.3.B.5 (wildlife fence breaks) and Chapter 87 Section 3.9.3.A.8 (lighting fixture heights)
Owner:	MAH Venice Investments, LLC
Agent:	Annette M. Boone of Boone Law Firm
Parcel ID:	0365-00-1050 and 0365-00-1030
Parcel Size:	±24.61 and ±69.4 acres
Future Land Use:	Industrial
Zoning:	Planned Industrial District (PID)
Comprehensive Plan Neighborhood:	Knights Trail
Application Date:	October 6, 2025
Related Applications:	25-40SP

I. BACKGROUND AND EXISTING CONDITIONS

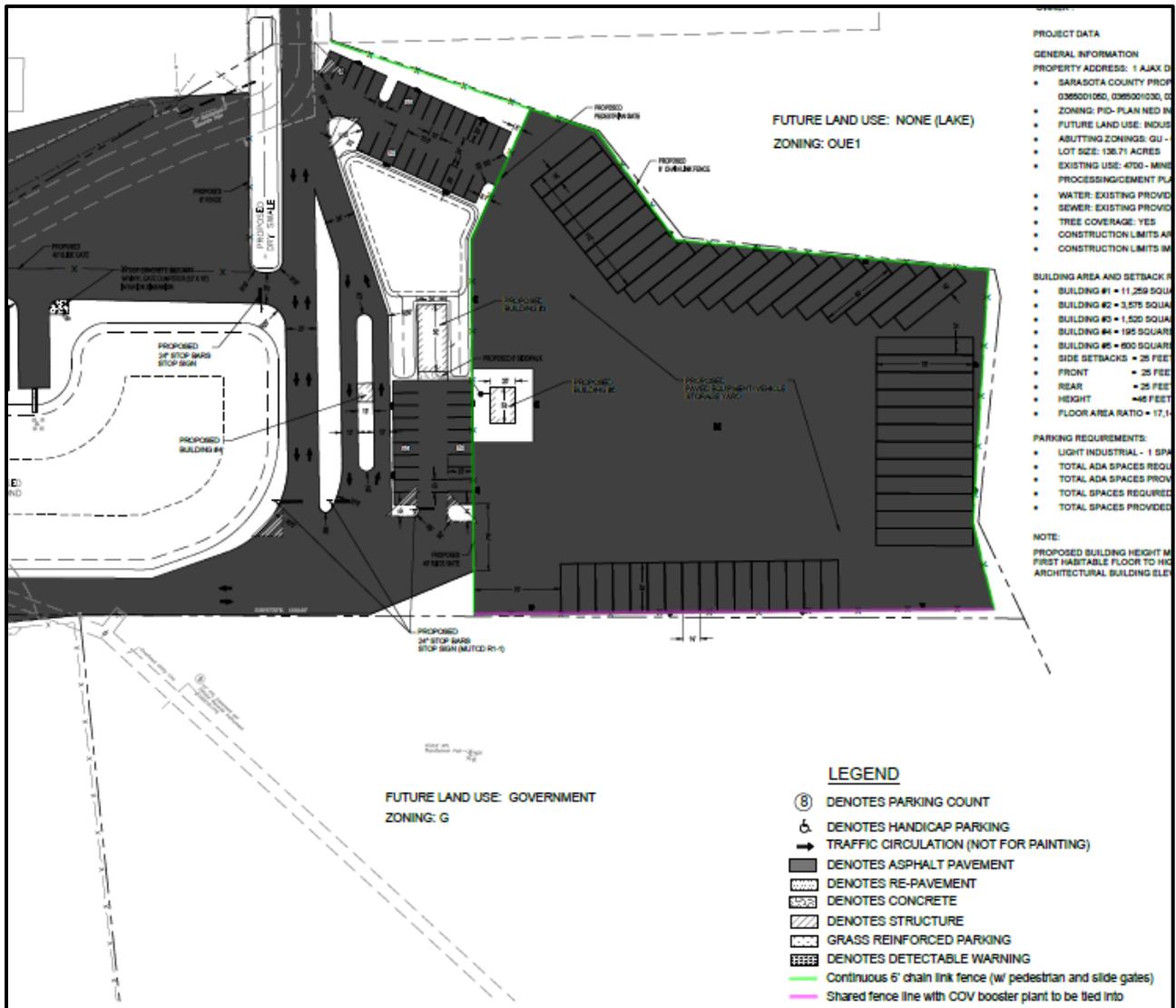
The proposed project is located at 500 and 504 Gene Green Rd in the Knights Trial Neighborhood. The design alternative application is running concurrently with Site and Development Plan Petition 25-40SP for AJAX Site Improvements. The applicant proposes two (2) design alternatives, both related to the unique nature of the use. They include alternatives to Chapter 87 Section 3.8.3.B.5 (wildlife fence breaks) and Chapter 87 Section 3.9.3.A.8 (lighting fixture heights). The applicant provided the following narrative justifications.

Justification for Design Alternative to Chapter 87 Section 3.8.3.B.5: requires wildlife breaks in fencing and walls so that none will extend for more than 500 continuous linear feet. The required wildlife breaks must be a minimum of 25 feet in width and cannot have plantings that will grow to create a complete blockage of the opening.

Through its Site and Development Plan, the applicant proposed fencing to surround the area on its property to be used for outdoor storage of equipment and vehicles; this fencing exceeds 500 continuous linear feet.

The applicant requests a design alternative to allow for the fencing as proposed and in support cites the following:

- Providing breaks in the proposed fencing, as required by LDR Section 3.8.3.B.5, would negate the primary function of the fencing as such is necessary for security and safety measures, including compliance with insurance and best practices in the industry.
- More than adequate space for wildlife to move uninhibited and for connectivity of any wildlife corridors is provided on the Property as well as the surrounding area.
- The specific area where the fencing is proposed is an area utilized by large vehicles for traffic and storage, as well as home to industrial operations; these conditions are existing and have been for decades. Therefore, wildlife in the area should be acclimated to the conditions on site and the addition of such fencing should not interrupt or interfere with existing wildlife movement and corridor patterns.



Justification for Design Alternative to Chapter 87 Section 3.9.3.A.8: Requires light fixtures located in the perimeter of the outdoor parking area to measure at a height ranging from twelve (12) to fifteen (15) feet. The applicant seeks a design alternative from this requirement to allow light fixtures located in the perimeter of the parking area to exceed fifteen feet in height and cites the following in support:

- The taller light fixtures are necessary for safety and utility reasons due to the size and nature of the industrial vehicles using the parking area.
- No adverse impact will be created by the greater height of the perimeter light fixtures in terms of light spillover or otherwise.
- Please see the engineer’s note below, which has been incorporated into the lighting plan:

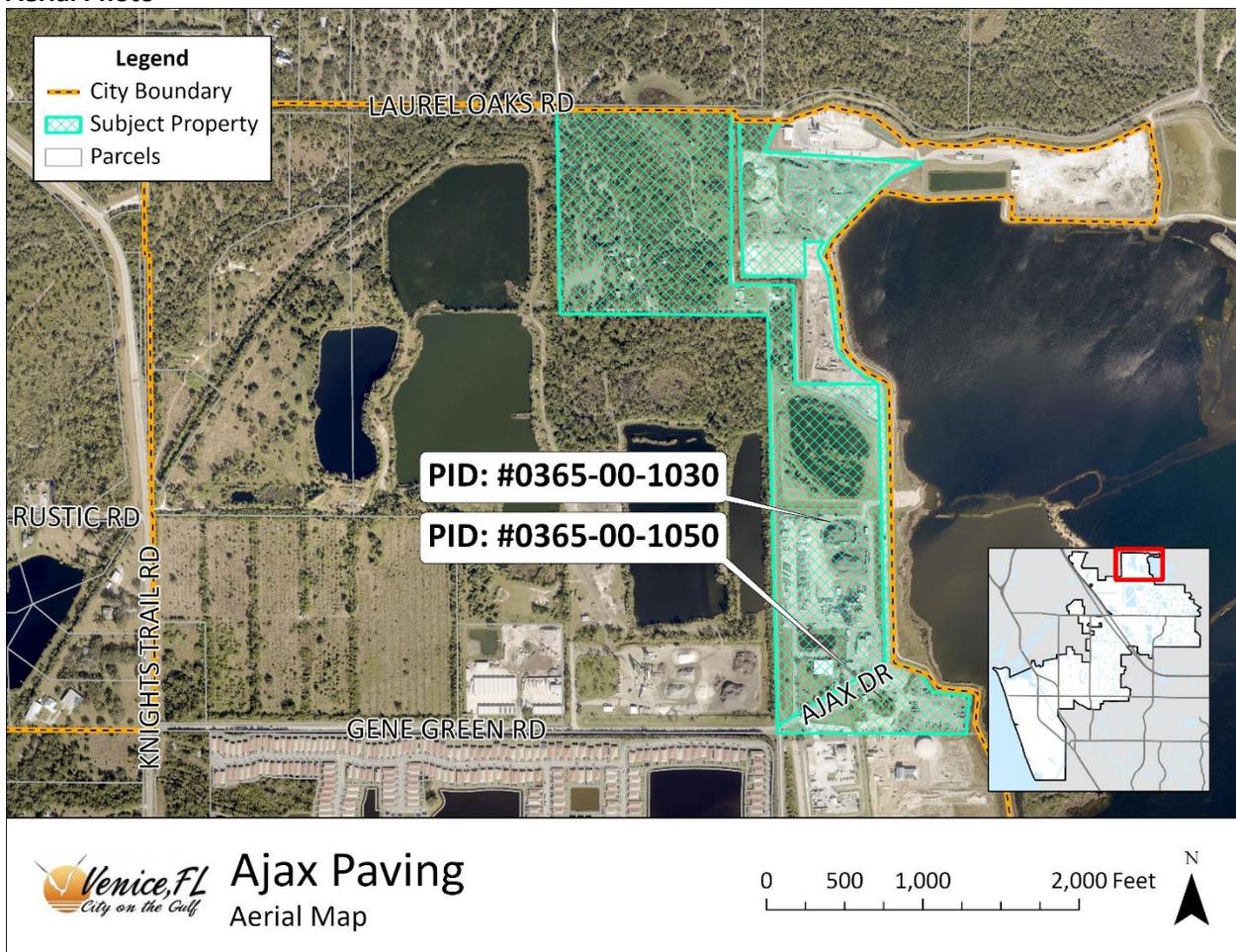
ENGINEER'S NOTE

AFTER REVIEWING THE PLANNING AND ZONING DEPARTMENT COMMENTS ON THE LIGHTING PLANS, ITEM "4" REFERENCES CHAPTER 87, SECTION 3.9.3.A.8, WHICH ADDRESSES PARKING AREA LIGHTING AND PERMITTED POLE HEIGHTS.

DUE TO THE INDUSTRIAL NATURE OF THIS PARKING AREA, THE STANDARD LIGHT POLE HEIGHTS SPECIFIED IN THE CITY OF VENICE CODE (12-15 FEET) ARE INSUFFICIENT TO PROVIDE UNIFORM AND EFFECTIVE ILLUMINATION. THIS PARKING LOT IS INTENDED FOR CONSTRUCTION AND INDUSTRIAL TRUCKS, WHICH AVERAGE APPROXIMATELY 12 FEET IN HEIGHT. TO ENSURE ADEQUATE LIGHT DISTRIBUTION AND SAFETY, THE PROPOSED LIGHT POLE HEIGHTS EXCEED THE STANDARD RANGE.

THE PHOTOMETRIC ANALYSIS DEMONSTRATES THAT LIGHT SPILLAGE BEYOND THE PROPERTY BOUNDARIES REMAINS WITHIN ACCEPTABLE LIMITS. ALL FIXTURES LOCATED ALONG THE PARCEL PERIMETER WILL INCLUDE EXTERNAL GLARE SHIELDS TO PREVENT LIGHT TRESPASS ONTO ADJACENT PROPERTIES.

Aerial Photo



II. PLANNING ANALYSIS

Staff reviewed the design alternative application to evaluate consistency with the City of Venice 2017-2027 Comprehensive Plan and compliance with the Land Development Code.

Consistency with the Comprehensive Plan

The following strategies are applicable to the petition for Design Alternative:

Strategy LU 1.2.4.c-Supports industrial uses located in the City either on individual lots or part of an industrial park. Typical uses may include manufacturing, storage and warehousing/distribution uses including those with outdoor storage such as those found with this petition and the concurrently running Site and Development Plan.

Strategy LU-KT 1.1.2-Industrial Lands-Existing- The City shall protect the existing industrial land uses and properties within this Neighborhood to provide the City and region with a diverse economic base. The City through the code and development review processes shall provide standards to mitigate the potential impacts created by industrial uses through a variety of measures, including buffering, site planning and design, environmental controls, and performance standards.

The requested design alternatives are allowable under the code and still meet the intent of this strategy.

Conclusions/Findings of Fact (Comprehensive Plan): *Analysis has been provided to determine consistency with Land Use Element strategies, the Knights Trial Neighborhood strategies, and other plan elements. As previously indicated, no inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.*

Land Development Code

The subject petition has been processed with the procedural requirements for a design alternative. In addition, the petition has been reviewed by the Technical Review Committee.

1.11.3. Decision Criteria

Proposed design alternatives may be approved or denied separately or have stipulations imposed deemed appropriate for the request. The reviewing body shall consider the following criteria in making its determination:

1. Whether the design alternative is consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan;

Applicant Response: *The proposed design alternatives are consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan.*

Design Alternative for the Fence:

- *Section 3.8.3.B.5, to which the applicant is requesting this design alternative, expressly cites Comprehensive Plan Intent OS 1.6 as its basis. Intent OS 1.6 states the following: "The City will establish open space corridors to facilitate the movement of people and wildlife."*
- *OS 1.6 Strategy 1.6.2 notes the City's role in identifying opportunities to establish open space corridors and facilitate connectivity of same.*
- *The City has not identified any open space corridors in the proximity of the Property or made the applicant aware of same. Nevertheless, even if any open space corridors existed proximate to the Property, the proposed fencing would not obstruct or impede open space corridor connectivity in the overall Property or neighborhood as there is an abundance of open spaces in the proximity.*
- *Therefore, the design alternative to allow for the continuous fencing will uphold the intent of the Comprehensive Plan and Land Development Regulations.*

Design Alternative for the Outdoor Parking Lot Light Fixtures:

- Section 3.9.1.D of the LDR expressly permits design alternatives to be requested for requirements within Section 3.9.3.
- Intent PR 1.1 and Strategy PR 1.1.1 under the Comprehensive Plan support the requested design alternative as it enables the property owner to develop and design its property in a manner that it deems in the best interests of its use for purposes of safety and efficiency in operations.

Staff Comment: Open Space Corridors in Strategy OS 1.6.1 Defined states that the City's open space corridors shall provide habitat for wildlife that are able to live within urban development areas and coexist with human populations. Open space corridors are established as the City continues to develop and grow they are not stagnant or fixed in nature. Open space as the applicant references in their response exists in the area and the goal of the code is to provide connections to existing open spaces for the movement of wildlife. The request for DA in this instance was stated to be for security for this project.

2. Whether the design alternative will have a material negative impact on adjacent uses, and if so, whether the applicant proposes to mitigate the negative impact to be created by the proposed design alternative;

Applicant Response: *The proposed design alternatives will not have a material negative impact on adjacent uses.*

3. Whether the design alternative will permit superior design, efficiency, and performance;

Applicant Response:

Design Alternative for the Fence:

- *The purpose of the subject fence is to ensure safety and security on Ajax's property for the area in which it is proposed; the fence is proposed to enclose an area Ajax uses for outdoor storage of equipment and vehicles. Granting the design alternative to allow this fence to be continuous and free of wildlife breaks will permit superior design, efficiency, and performance in service of the safety and security considerations for which it is proposed.*

Design Alternative for the Outdoor Parking Lot Light Fixtures:

- *The design alternative to allow uniform height of lighting fixtures throughout the outdoor parking area will permit superior design, efficiency, and performance for the type and nature of uses on the property.*

4. If applicable, whether the design alternative is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic or archeological sites, public facilities, or similar; and

Applicant Response: *Not applicable; the proposed design alternatives are primarily in service of safety, security and utility.*

5. Whether the design alternative will result in a negative impact to the adopted level of service of public facilities.

Applicant Response: *The proposed design alternatives will not result in a negative impact to the adopted level of service of public facilities.*

Summary Staff Comment: The proposed project is an industrial property and the requested Design Alternatives are to provide security for their parking area. The lighting will not exceed the maximum height for the parking area, which is 30', it will just not have a staggered height. While the lighting is taller at the perimeter it does not exceed the lighting levels at the property line.

Conclusions/Findings of Fact (Compliance with the Land Development Code): The proposed design alternative has all the required information for a decision to be made.

III. CONCLUSION

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to make a decision on Design Alternative Petition No. 25-61DA.