

# **SITE AND DEVELOPMENT PLAN PETITION NO. 24-55SP MRT LAWN & GARDEN CENTER**

Agent: Jackson R. Boone, Esq. of Boone Law Firm

Owner/Applicant: MRT Lawn & Garden, Inc.

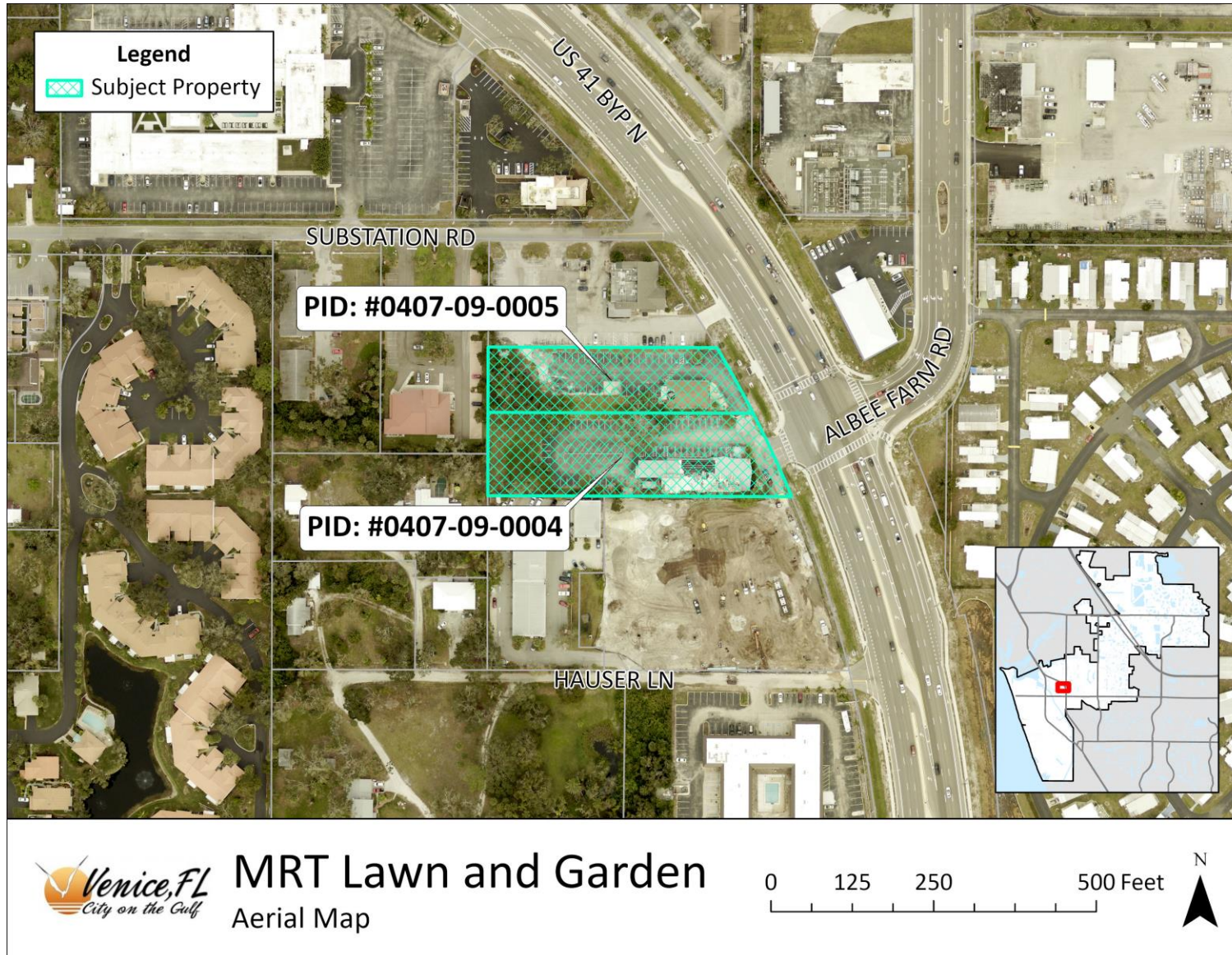
# GENERAL INFORMATION

Address:	385 & 395 US 41 Bypass N.
Requests:	Redevelopment of two existing buildings into a new garden center with outdoor sales and display
Owner:	MRT Lawn & Garden, Inc
Agent:	Jackson R. Boone, Esq. of Boone Law Firm
Parcel IDs:	0407-09-0004 and 0407-09-0005
Parcel Size:	±2.1 acres
Future Land Use:	Commercial
Zoning:	Commercial (CM)
Comprehensive Plan Neighborhood:	Gateway Neighborhood
Application Date:	October 23, 2024
Associated Petitions:	24-56CU

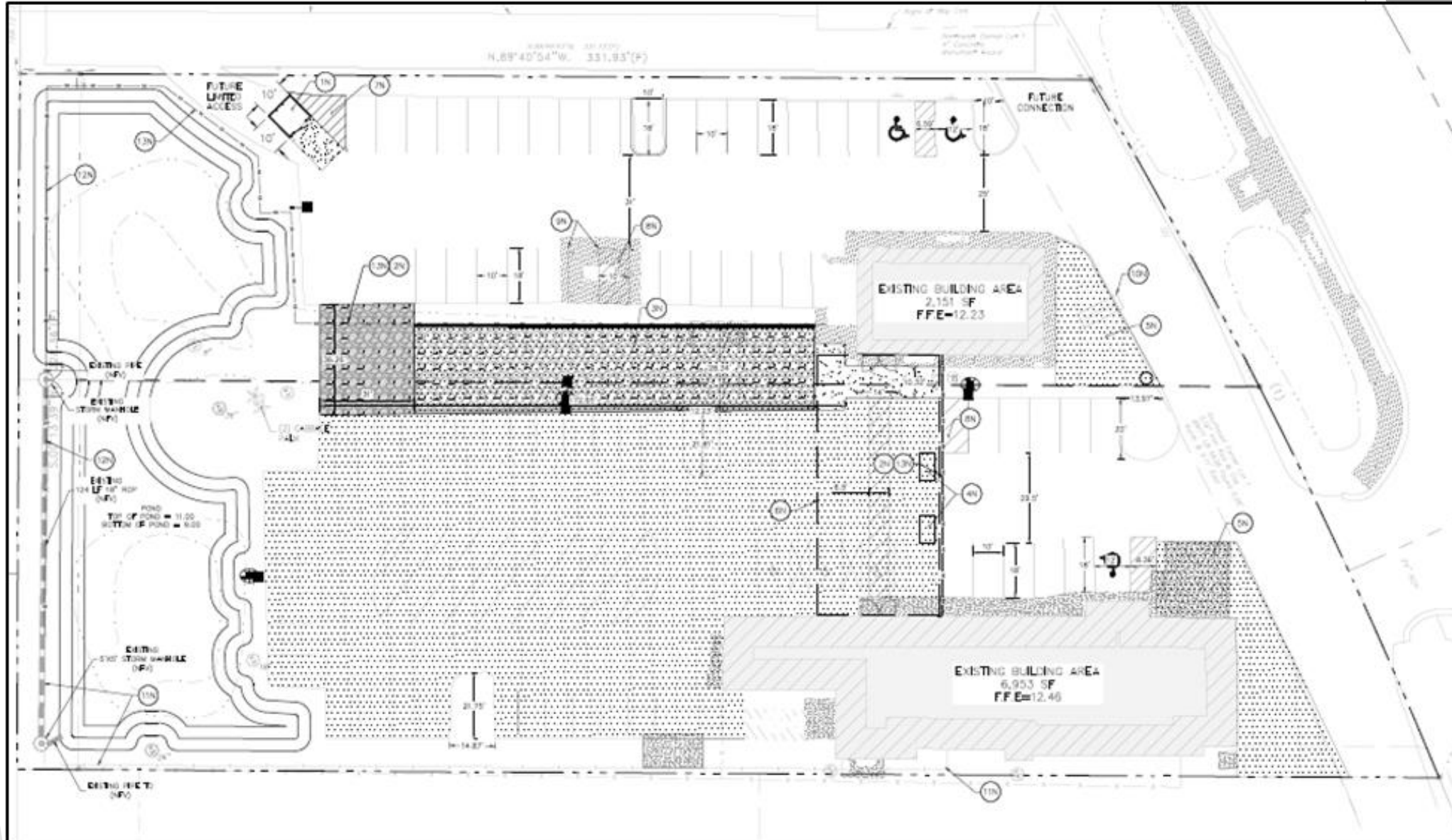
# BACKGROUND AND EXISTING CONDITIONS

- ▶ The subject properties, located at 385 & 395 US 41 Bypass North and totaling a combined  $\pm 2.1$  acres.
- ▶ Proposed for the development of a retail garden center with outdoor sales and display
  - ▶ Utilizing existing building
  - ▶ Providing a new shade structure in conjunction with the centrally located outdoor sales and display area
- ▶ This site and development plan petition is running concurrently with an application for conditional use.

# AERIAL MAP

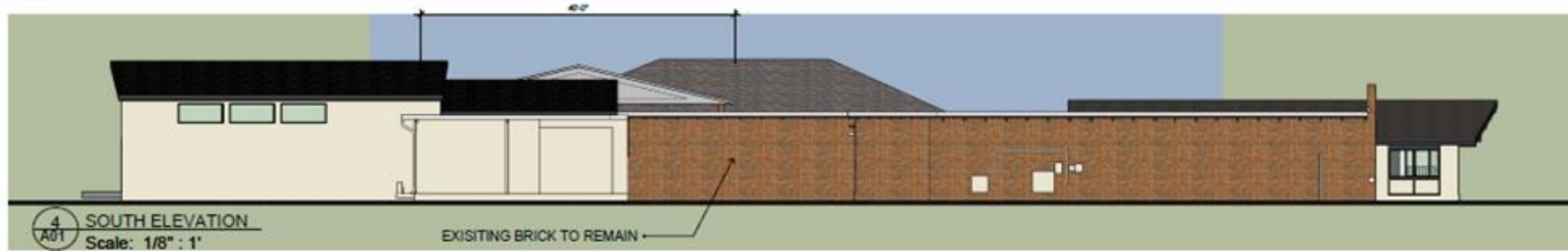


# SITE PLAN





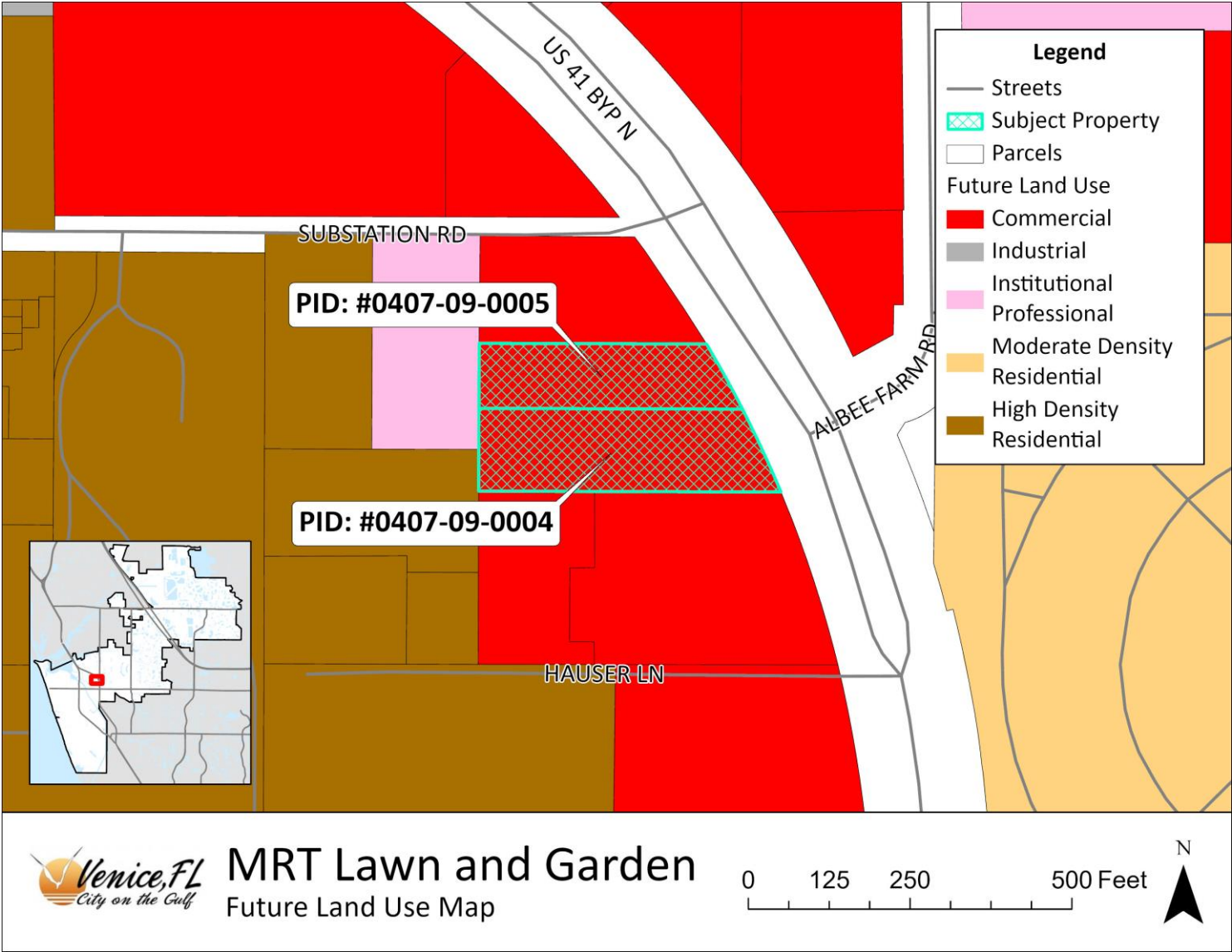
# ELEVATIONS



# EXISTING AND PROPOSED CONDITIONS

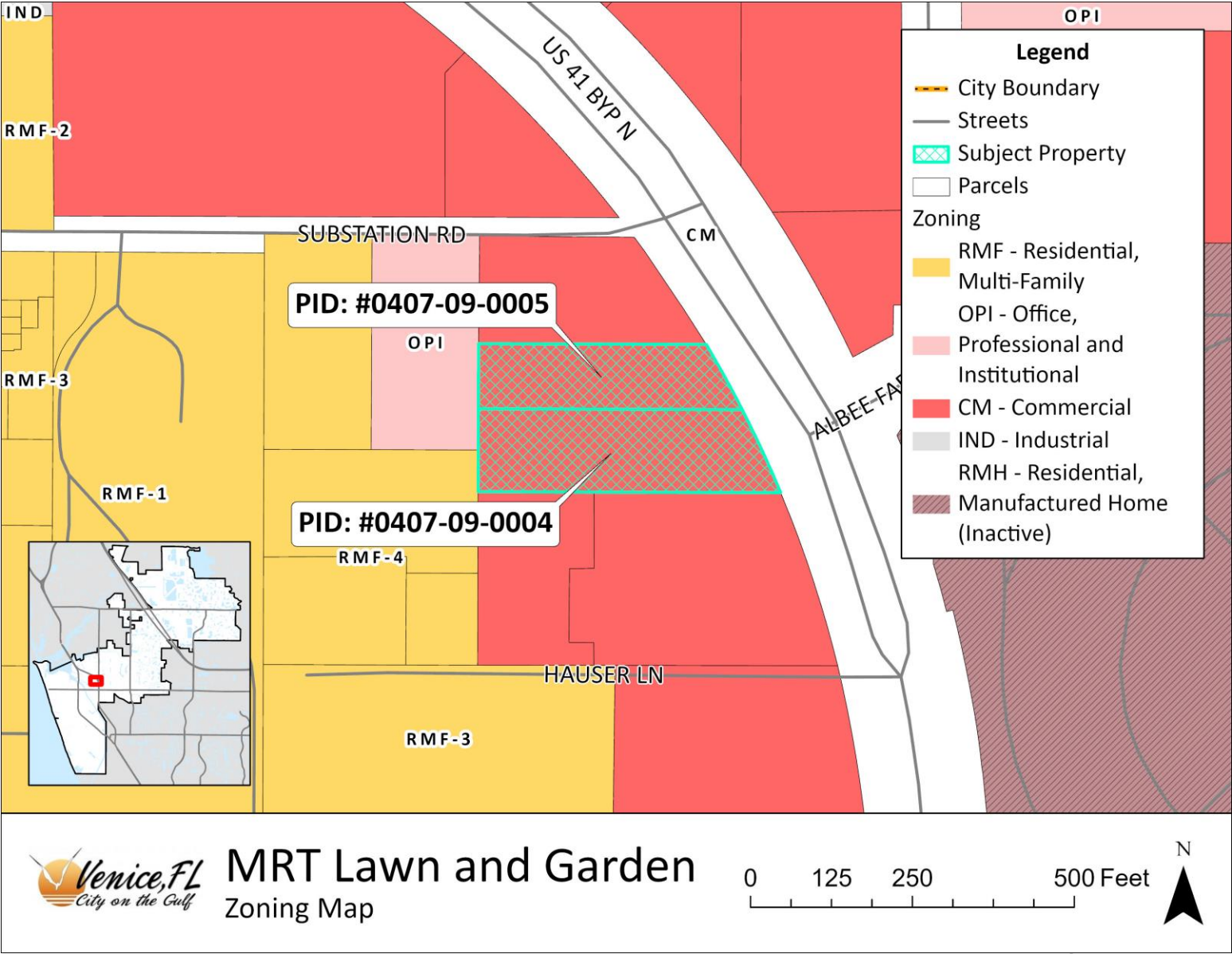
Future Land Use and Zoning Maps, Site Photos, Surrounding Land Uses

# FUTURE LAND USE MAP





# ZONING MAP



# SITE PHOTOS



# SURROUNDING LAND USES

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Plaza Mexico Restaurant	Commercial	Commercial
South	Living Waters Pond and Garden	Commercial	Commercial
East	Professional office/s (Venice Area Board of Realtors) and a single-family home	OPI and RMF-4	Institutional Professional and High Density Residential
West	Ridgewood Mobile Home Park (across US 41)	Residential, Manufactured Home (RMH)	Moderate Density Residential



# PLANNING ANALYSIS

Comprehensive Plan Consistency, Land Development Code Compliance,  
Concurrency/Mobility

# COMPREHENSIVE PLAN CONSISTENCY

**Strategy LU 1.2.4.a- Commercial** reflects commercial uses and development patterns. Typical uses may include retail, service, financial, automotive convenience centers, and similar.

**Strategy LU 1.3.7- Infill Development-Compatibility** states that new buildings and development shall relate to the context of the neighborhood and community with regard to building placement, height, and design. The proposed project design features, height, and placement are consistent with neighboring development and utilize existing structures.

**Strategy LU-GW 1.1.1- Redevelopment** The City recognizes this Neighborhood is envisioned to support redevelopment efforts including both traditional and non-traditional development. The City shall support redevelopment design in the Gateway Neighborhood to enhance its intrinsic natural, historic and cultural characteristics. The Redevelopment Strategies shall include but not be limited to the following:

- A. Consideration of Coastal High Hazard Area
- B. Strengthen neighborhood connections to the Island network
- C. Encourage retail, service, office, limited light industrial, and residential through mixed-use development
- D. Encourage mixed-use development and development designs that support pedestrian-orientated uses; emphasis should be placed on the placement of buildings, construction of pedestrian facilities, placement of parking, and architectural designs that create active, attractive, and functional public spaces.
- E. Require the installation of pedestrian realm features including but not limited to: street trees, street furniture/furnishings, and wayfinding signage
- F. Place utilities underground where feasible



# CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN):

Analysis of the Land Use Element strategies applicable to the Commercial future land use designation, strategies found in the Gateway Neighborhood, and other plan elements has been provided. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

# LAND DEVELOPMENT CODE COMPLIANCE

- ▶ The subject petition has been processed with the procedural requirements contained in Chapter 87 Section 1.9 of the Land Development Code (LDC) and reviewed by the Technical Review Committee.
- ▶ The proposed plan, outside the scope of the proposed Conditional Use, complies with the LDRs
  - Project has been reviewed for alignment with uses, setbacks, land area, height, parking, lot coverage, lighting, and landscaping requirements
- ▶ Responses to Land Use Compatibility Analysis and Decision Criteria have been included in the staff report for Planning Commission review

# LAND DEVELOPMENT CODE COMPLIANCE

Standard	Required/ Allowed	Provided
Front Setback (East and South)	20'	78'
Side Setback (North)	8'	67'
Rear Setback (West)	10'	196'
Building Height	35'	North Building: 18.62' South Building: 18.42' Proposed Outdoor Structure: 17'
Parking (min-max)	36-54 spaces	38

# CONCLUSIONS/FINDINGS OF FACT (COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS):

► The Site and Development Plan has a concurrent Amendment to the Land development Code. Outside the scope of the text amendment, which is addressing proposed language on the conversion of assisted living units to independent living units, the petition has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been addressed through the process.

# CONCURRENCY AND MOBILITY

- ▶ No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 87 Section 5 of the Land Development Regulations.
- ▶ The applicant has provided a traffic statement that shows that the traffic will be slightly reduced from the prior use of quick service sit down restaurant to garden center. The traffic consultant and deemed complaint. No additional issues have been identified.



# CONCLUSION

► Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Plan Petition No. 24-55SP.