

SITE AND DEVELOPMENT PLAN PETITION NO. 25-40SP AJAX SITE IMPROVEMENTS

Agent: Annette M. Boone of Boone Law Firm

Owner/Applicant: MAH Venice Investments, LLC

GENERAL INFORMATION

Address:	500 and 504 Gene Green Rd.
Requests:	Amendment to the existing site plan for proposed improvements to a certain portion of the property in order to accommodate Ajax Paving's need to expand, update, and/or replace buildings
Owner:	MAH Venice Investments, LLC
Agent:	Annette M. Boone of Boone Law Firm
Parcel IDs:	A portion of 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 Neighborhood
Application Date:	June 17, 2025
Associated Petitions:	25-61DA

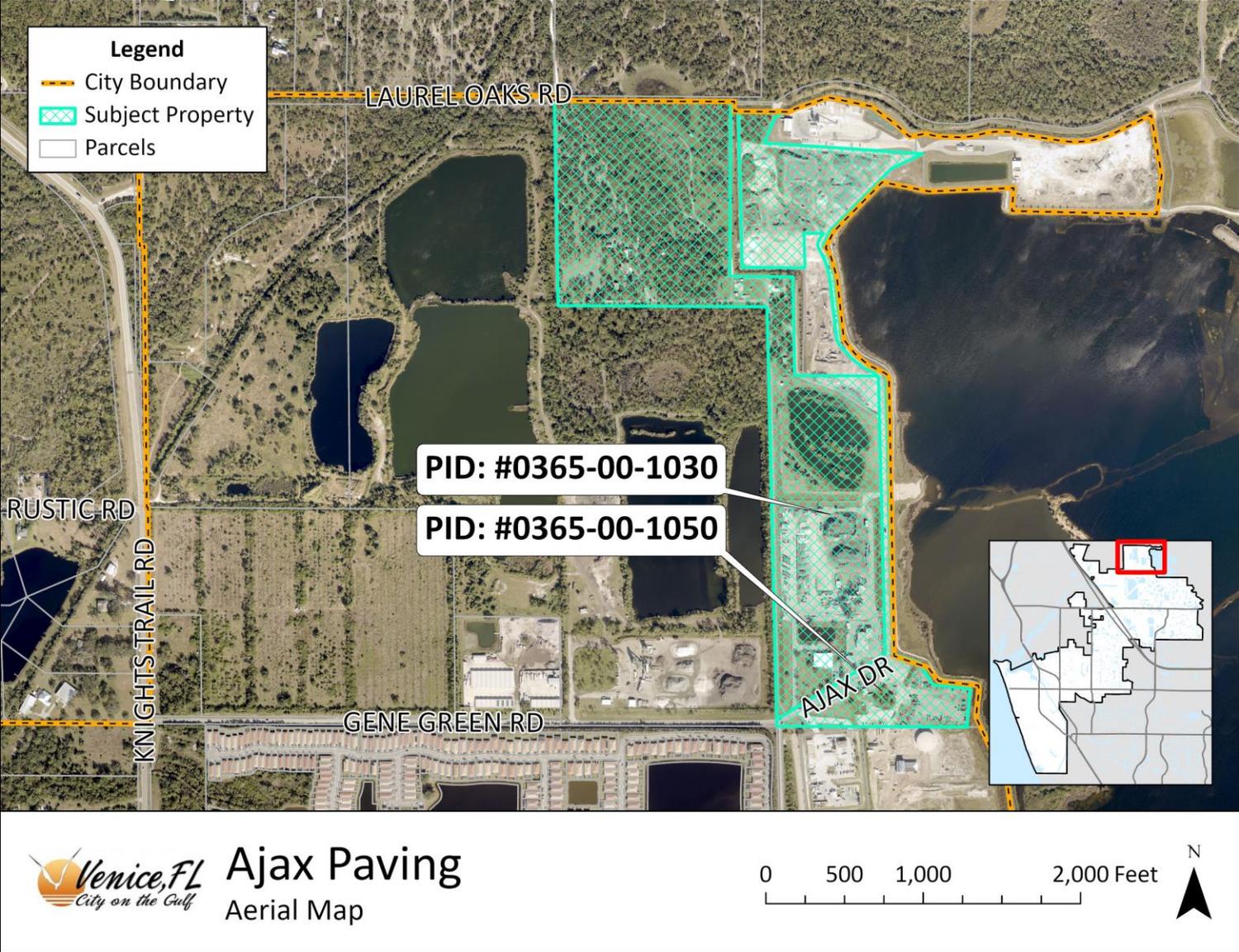
BACKGROUND AND EXISTING CONDITIONS

- ▶ Proposing improvements to a certain portion (± 10.3 acres)of the property in order allow for expansion, updates, and replacement of existing modular structures with permanent structures.
- ▶ Realigning the entry driveway and traffic flow, adding necessary signage, and formally pave and stripe the parking area.
- ▶ Additionally, stormwater retention is being provided to account for the proposed paving.

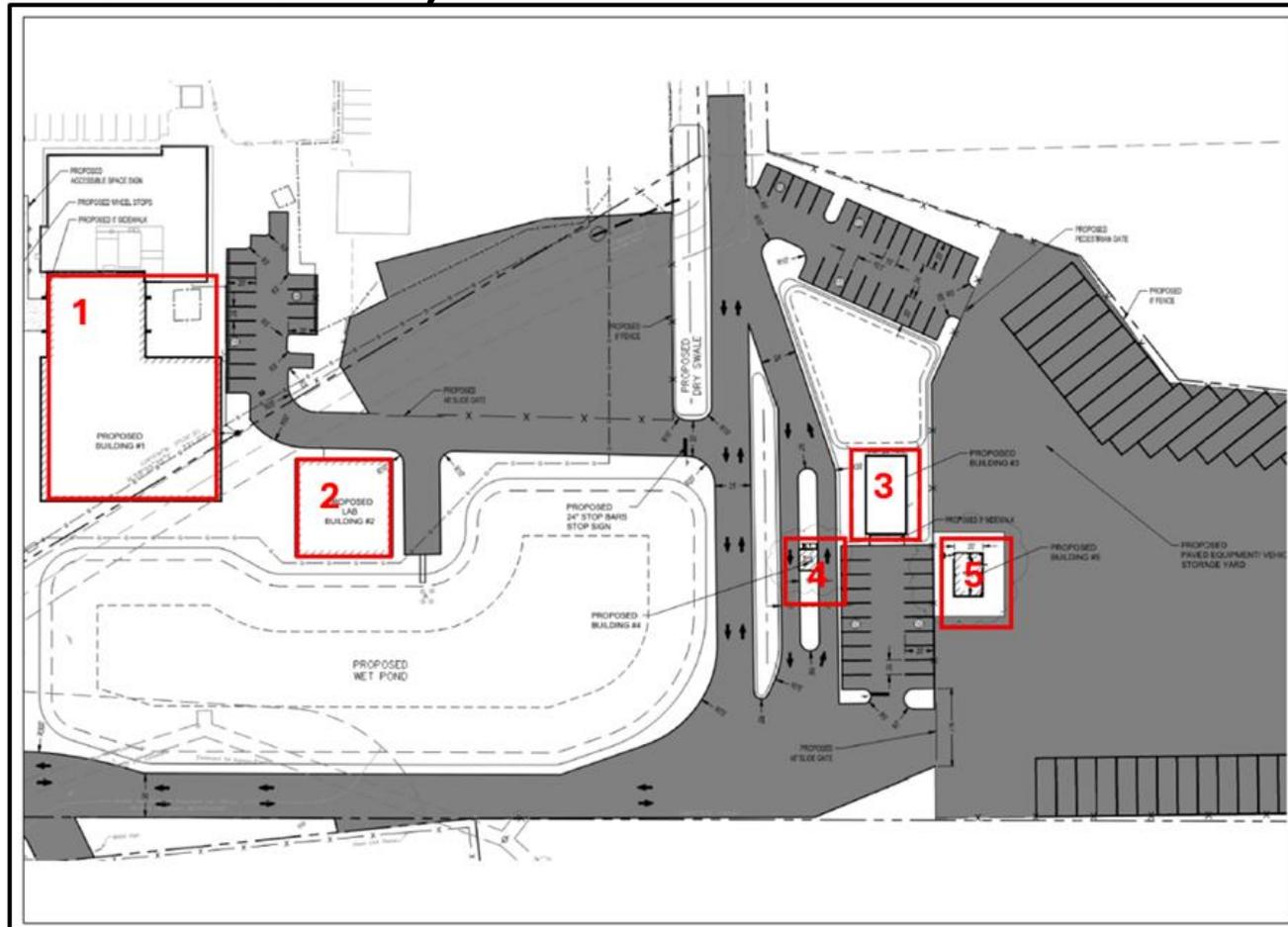
BACKGROUND AND EXISTING CONDITIONS CONTINUED

- ▶ No signage plan has been submitted so building signage, will be addressed through a sign permit.
- ▶ Building 1, the expansion of the existing office, would cross over an existing easement. The applicant is working with the applicable parties and has a stipulation they plan to propose in order to address the issue. The stipulation would need to be part of the Planning Commission's decision on this Petition.
- ▶ An APP is included as part of this petition, which is required to address the parking in the eastern portion of the project (fenced parking area). Code would allow for this industrial use to have 2-4 parking spaces; however, due to the nature of the business the applicant has requested 45 parking spaces be allowed.

AERIAL MAP



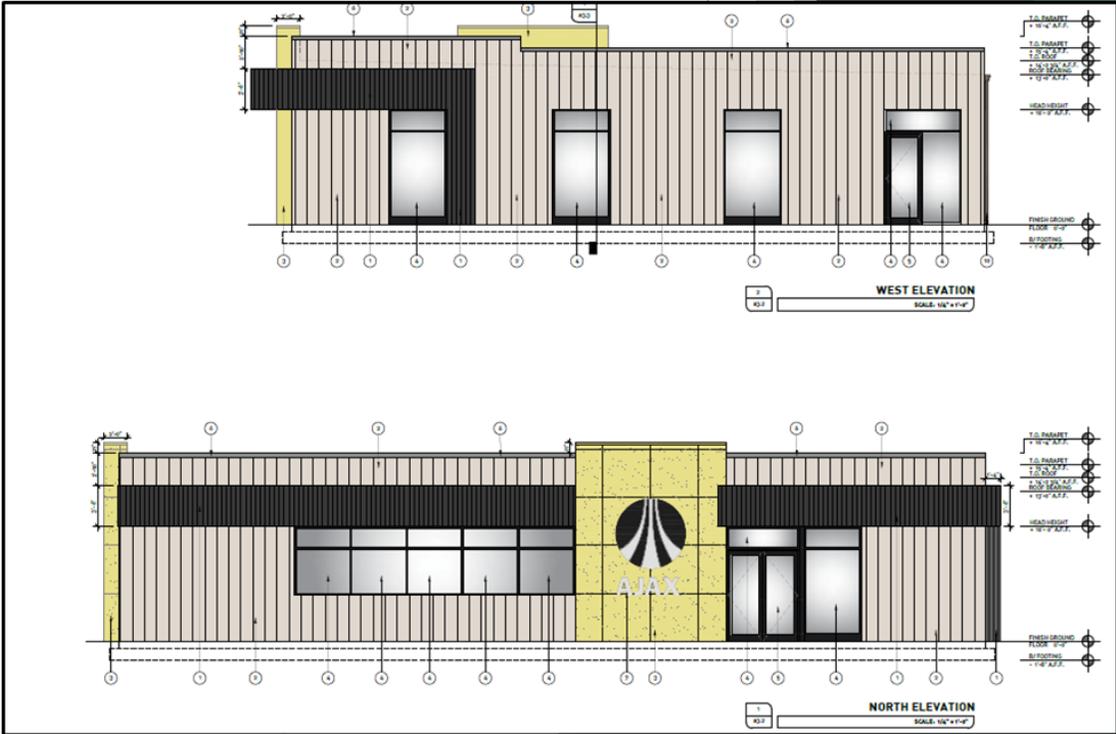
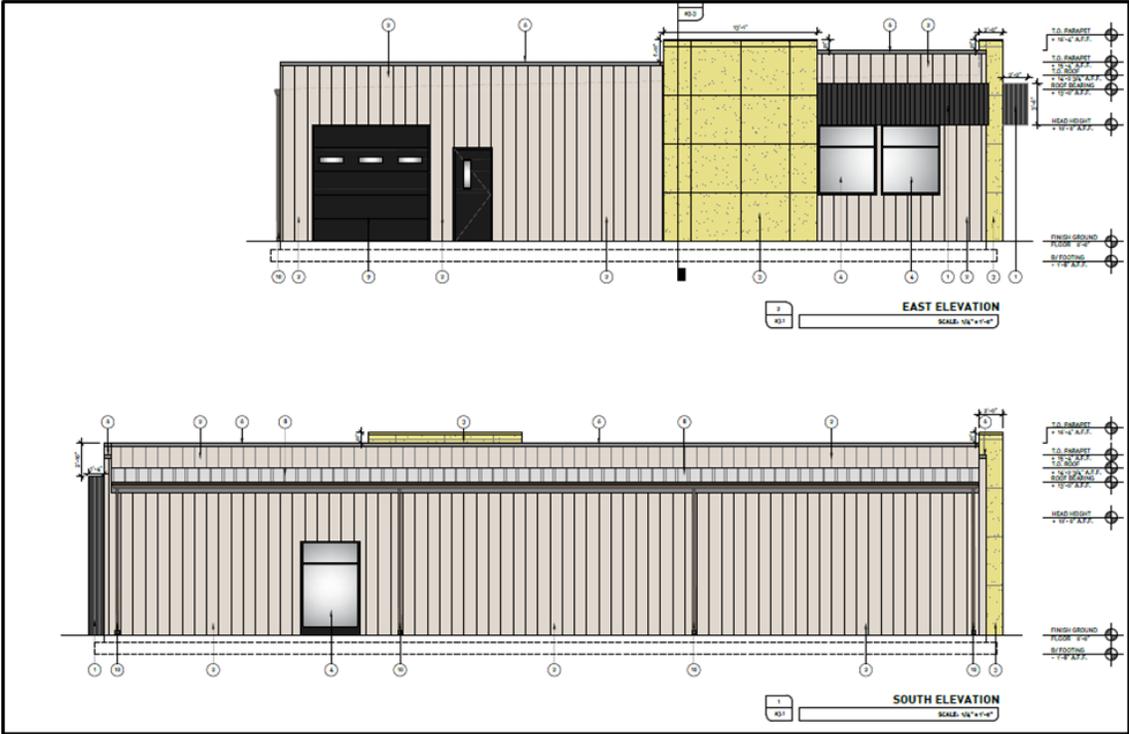
ZOOMED IN SHOWING BUILDINGS (STAFF OUTLINED BUILDINGS AND NUMBERED THEM TO HIGHLIGHT)



ELEVATIONS BUILDING 1



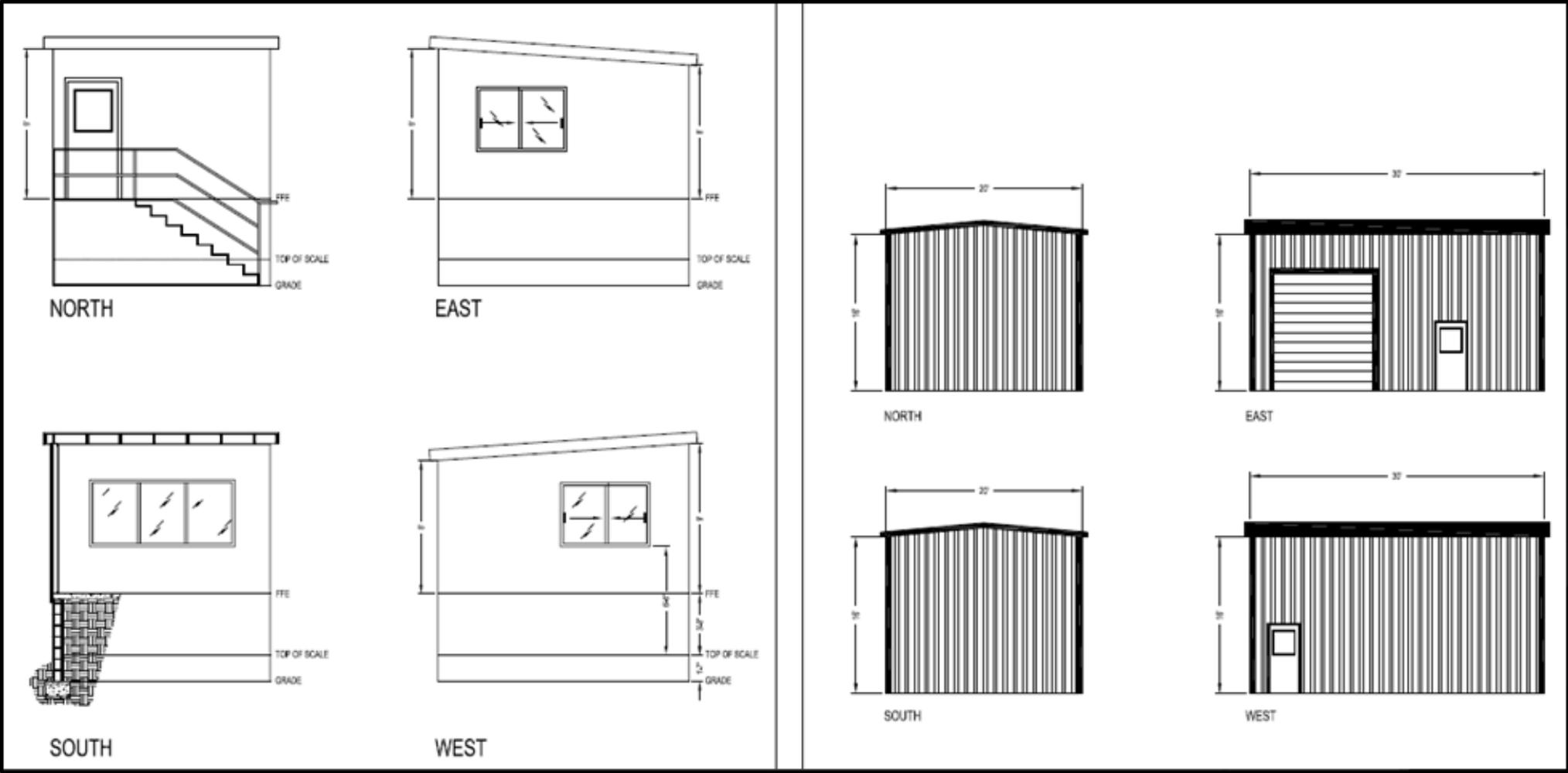
ELEVATIONS BUILDING 2



ELEVATIONS BUILDING 3



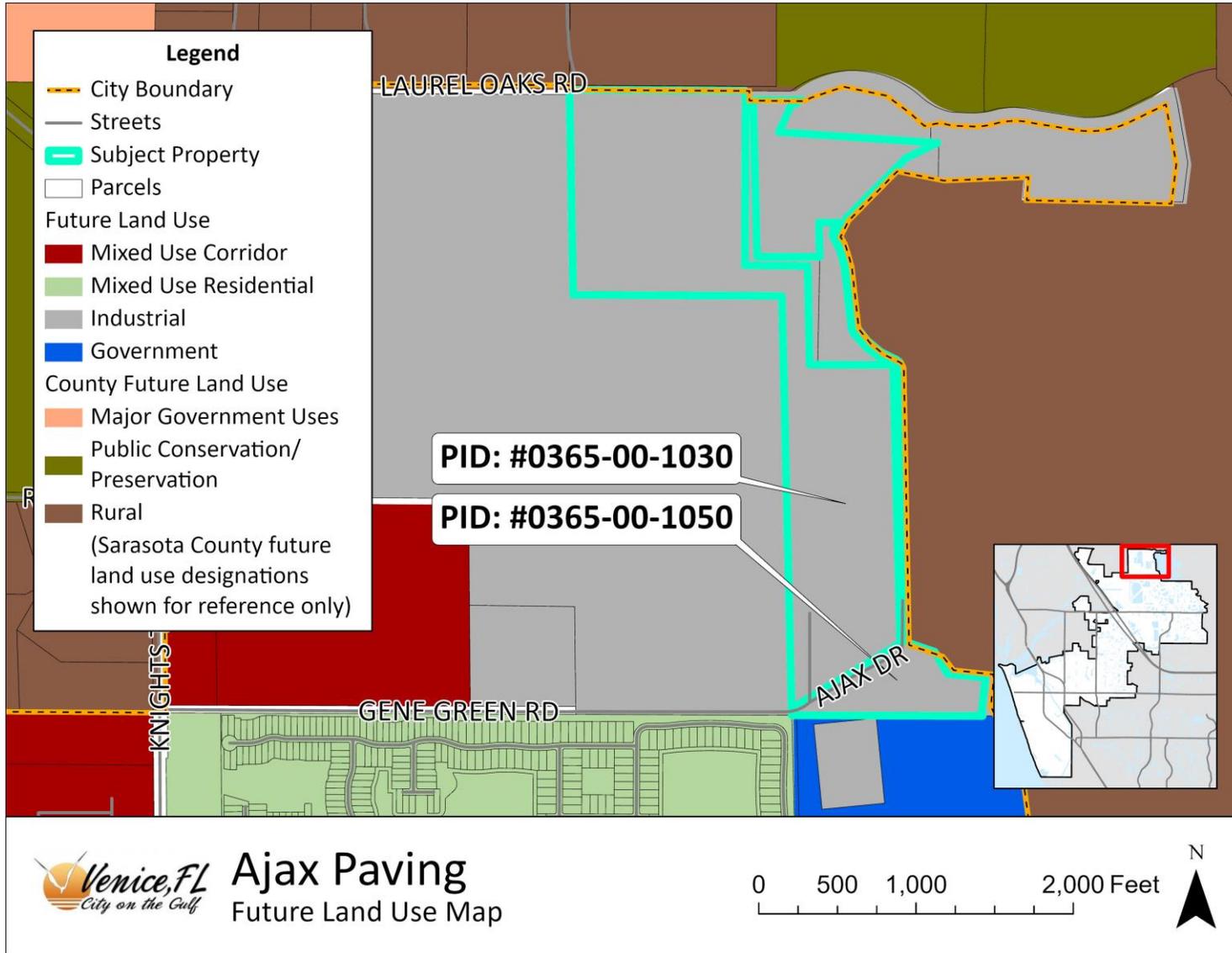
ELEVATIONS BUILDING 4 & 5



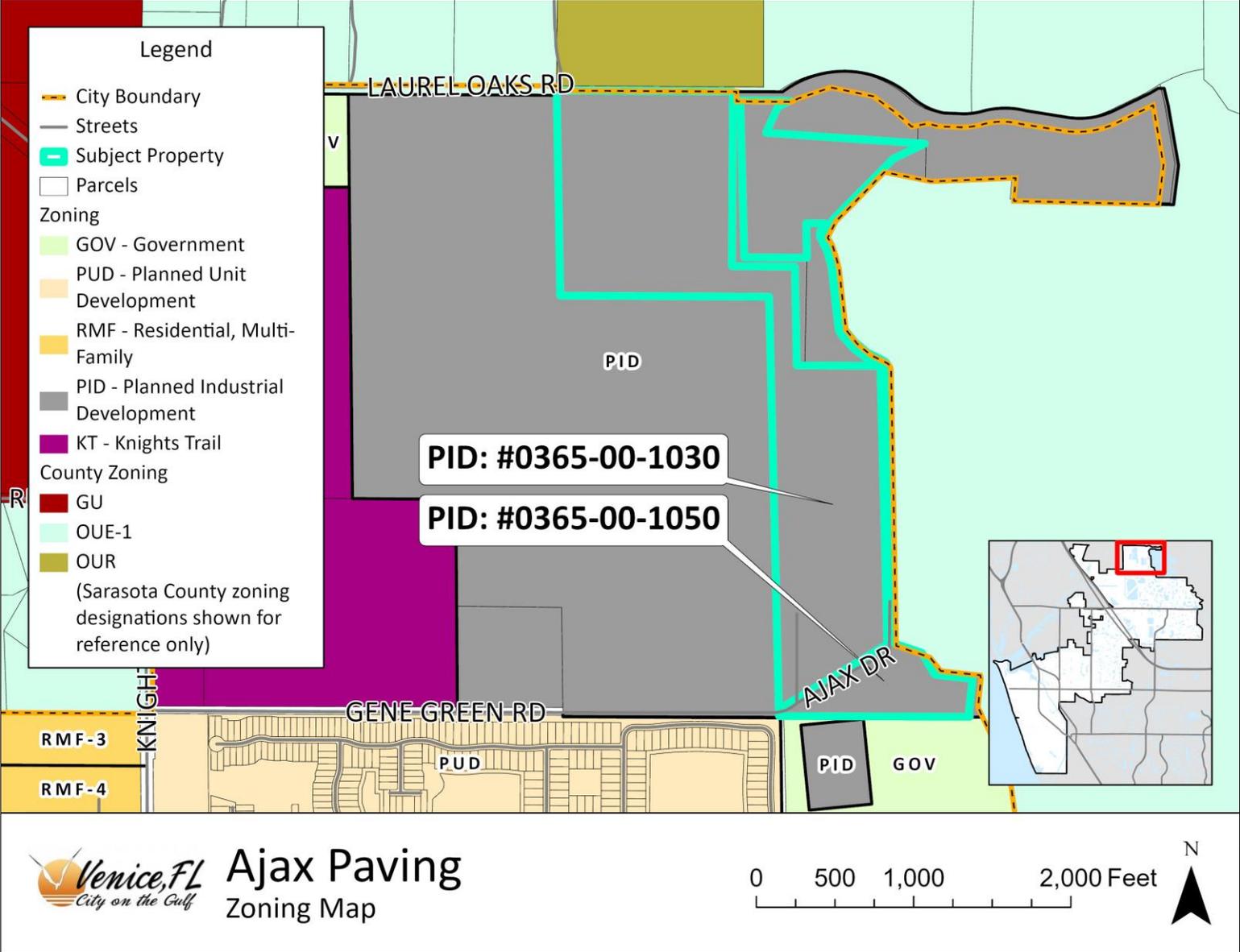
EXISTING AND PROPOSED CONDITIONS

Future Land Use and Zoning Maps and Surrounding Land Uses

FUTURE LAND USE MAP



ZONING MAP



SURROUNDING LAND USES

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	AJAX Paving	Planned Industrial Development (PID)	Industrial
South	COV Water Booster Pump Station and Titan Venice (ready mix concrete)	Government and Planned Industrial Development	Government and Industrial
West	APAC	PID	Industrial
East	Drainage Reservoir	Sarasota County OUE-1	Sarasota County Rural

PLANNING ANALYSIS

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



COMPREHENSIVE PLAN CONSISTENCY

- ▶ **Strategy LU 1.2.4 Non-Residential** Sets the FAR for PID a maximum of 2.0. The FAR of the proposed project is 0.04.
- ▶ **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.

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

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

LAND DEVELOPMENT CODE COMPLIANCE

- ▶ Processed with procedural requirements contained in the code and reviewed by the TRC
- ▶ The proposed plan, outside of the requested DA running concurrently in process and the APP, has been reviewed for compliance with regulations, including but not limited to, use, setbacks, land area, height, lot coverage, lighting, and landscaping requirements.
- ▶ Responses to Land Use Compatibility Analysis and Decision Criteria have been included in the staff report and agenda.

► This property may be considered for additional mitigation standards based on the special considerations listed in 87-4.4.B, as it is adjacent to a property that has Sarasota County zoning. The mitigation standards are as follows:

1. Lowering density and intensity;
2. Increasing building setbacks;
3. Adjusting building step-backs (see Section 4.4.B. below);
4. Requiring tiered buildings;
5. Adjusting onsite improvements to mitigate lighting, noise, mechanical equipment, refuse and delivery and storage areas;
6. Adjusting road and driveway locations; and
7. Increasing buffer types and/or elements of the buffer type

LAND DEVELOPMENT CODE COMPLIANCE

Standard	Required/ Allowed	Provided
Front. Side and Rear Setbacks	25'	Building 1: Setbacks - 237' (W), 1,766' (N), 915 (E), 220 (S) Building 2: Setbacks - 413' (W), 1,979' (N), 793 (E), 781 (S) Building 3: Setbacks - 811' (W), 190' (N), 440 (E), 198 (S) Building 4: Setbacks - 762' (W), 265' (N), 498 (E), 173 (S) Building 5: Setbacks - 870' (W), 229' (N), 381 (E), 156 (S)
Building Height	46'	Building 1: 28'2" Tall with Top Elevation Of 44.67 Building 2: 16'4" Tall with Top Elevation Of 32.98 Building 3: 14'1" Tall with Top Elevation Of 30.58 Building 4: 14'3" Tall with Top Elevation Of 30.80 Building 5: 16'0" Tall with Top Elevation Of 32.50
Parking (min-max)	61-98 spaces for West Administrative Building 2-4 spaces for East Industrial	West Administrative: 81 (within range) East Industrial: 45 (APP)

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

► The Site and Development Plan has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been addressed through this process.

CONCURRENCY

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	56 ERUs/unit assumed	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	31 ERUs/unit assumed	Compliance confirmed by Utilities
Solid Waste	Public Works	Non-Residential Development	Compliance confirmed by Public Works
Parks & Rec	Public Works	NA	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
Public Schools	School Board	Non-Residential Development	NA

CONCURRENCY AND MOBILITY

- ▶ No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Section 5 of the Land Development Regulations.
- ▶ Applicant provided traffic statement showing that the Site and Development Plan Amendment generates a de minimis number additional trips at 18 PM Peak hour trips.
- ▶ This has been reviewed by City staff and the City's traffic consultant 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. 25-40SP.