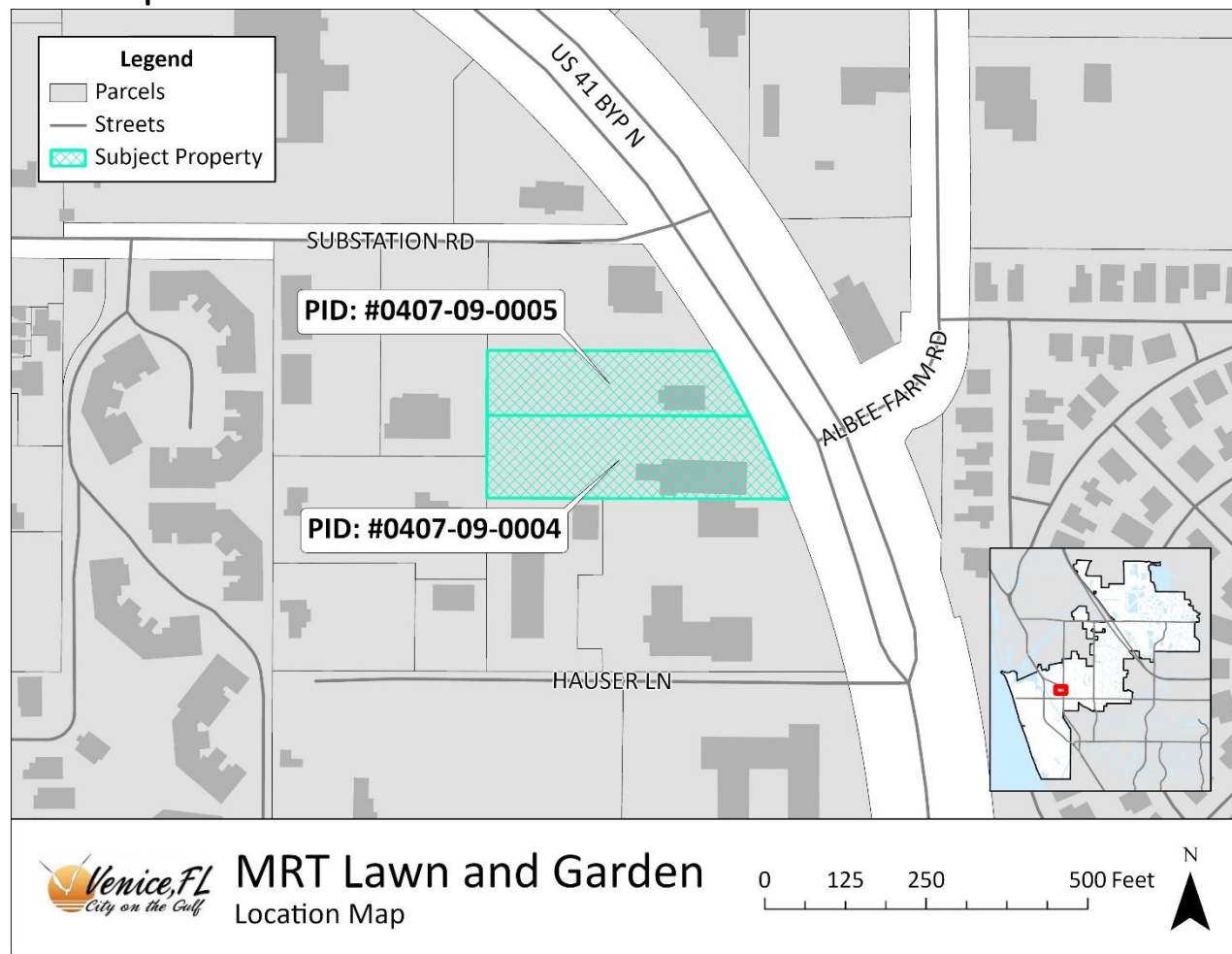


24-55SP MRT Lawn & Garden Center

Staff Report



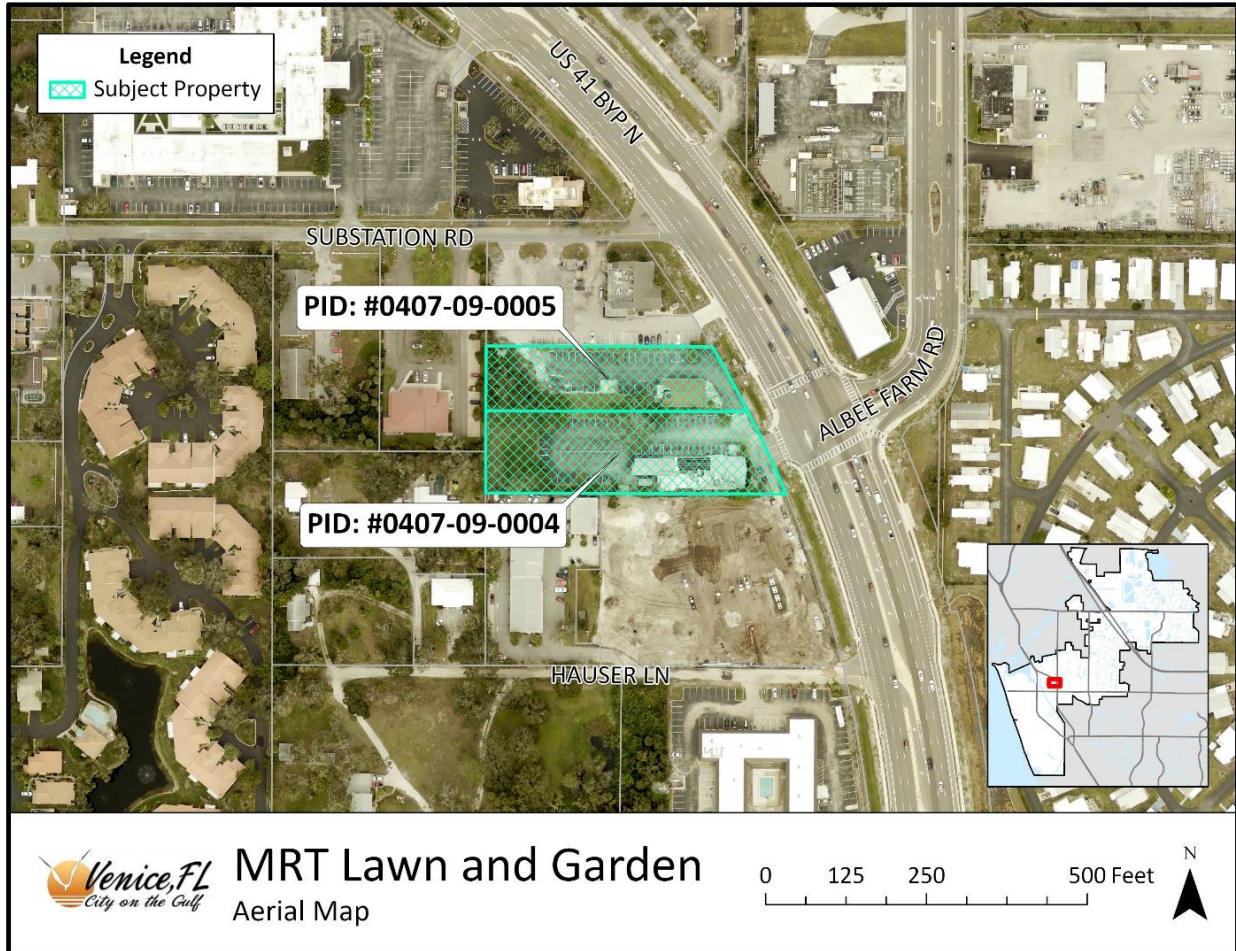
GENERAL INFORMATION

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

I. BACKGROUND AND EXISTING CONDITIONS

The subject properties, located at 385 & 395 US 41 Bypass North and totaling a combined ± 2.1 acres, are proposed for the development of a retail garden center with outdoor sales and display, utilizing the existing building and 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, which is needed to allow the use of outdoor sales for the property. Formerly, the properties were both used as restaurants that have since gone out of business.

Aerial Photo



Site Photographs

Photo facing northwest from access road



Photo facing southwest from access road



Photo facing southeast from the rear of the property



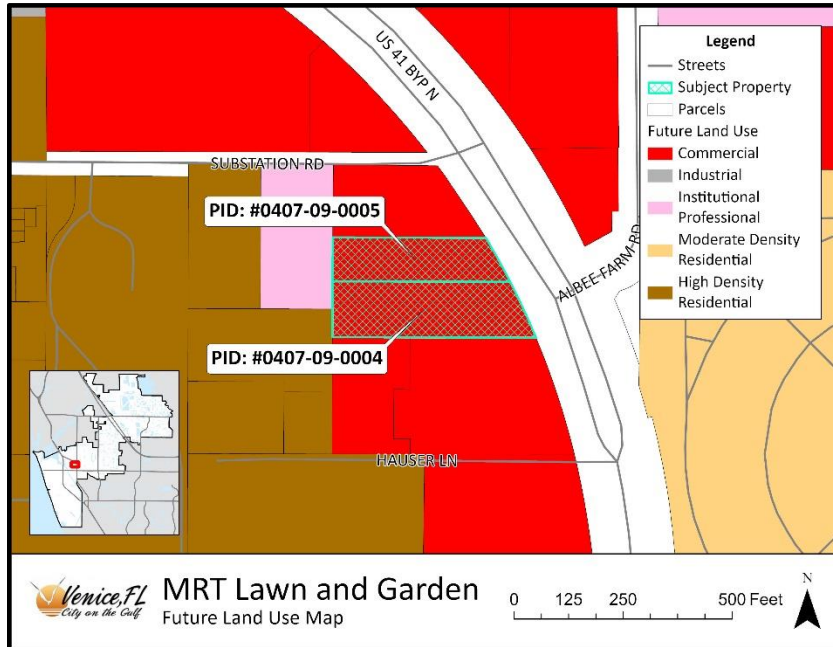
Surrounding Land Uses

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
West	Professional office/s (Venice Area Board of Realtors) and a single-family home	OPI and RMF-4	Institutional Professional and High Density Residential
East	Ridgewood Mobile Home Park (across US 41)	Residential, Manufactured Home (RMH)	Moderate Density Residential

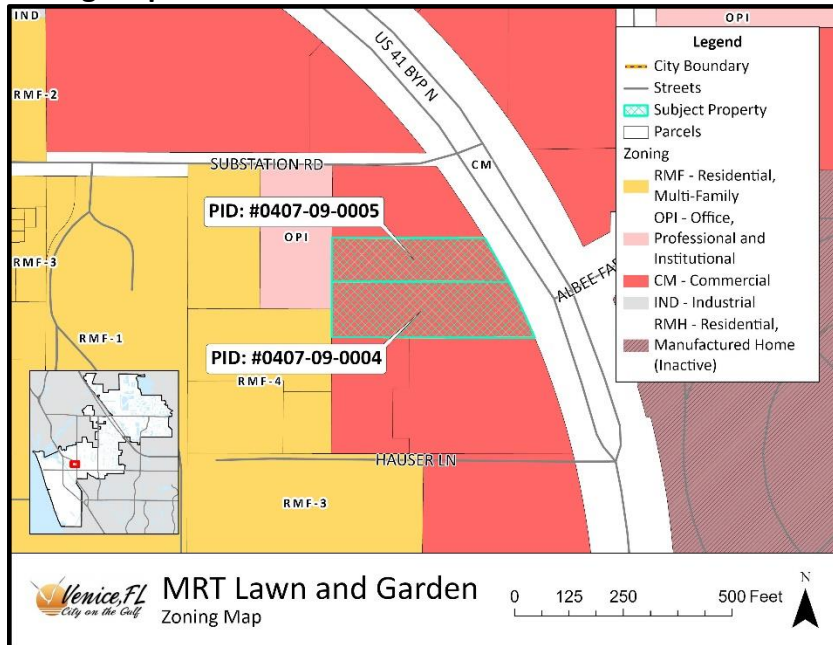
Future Land Use and Zoning

The Future Land Use designation for the subject property is Commercial and the Zoning is Commercial, as depicted on the maps below.

Future Land Use Map



Zoning Map



II. PROJECT DESCRIPTION

The proposed Site and Development Plan is for the redevelopment of two former restaurants into a retail garden center with outdoor sales and display, utilizing the existing building and providing a new shade structure in conjunction with the centrally located outdoor sales and display area. This petition is running concurrently with a conditional use for the ability to have an outdoor sales and display area, which is common to other locations operated by the applicant (MRT).

[illegible]

4 NORTH ELEVATION
Scale: 1/8" = 1'

PAINTED BLACK WOODEN WINDOW TRIM
PAINT EXISTING BRICK VENEER MONTEREY WHITE HC-27
EXISTING BRICK TO REMAIN
PAINTED BLACK DOOR AND TRIM
BLACK SHINGLE ROOF

4 EAST ELEVATION
Scale: 1/8" = 1'

METAL ROOF
BROWN SHINGLE
PAINTED BLACK DOOR AND TRIM
BLACK METAL FENCE
WOOD FINISH PAINTED MASONRY

4 SOUTH ELEVATION
Scale: 1/8" = 1'

SILVER METAL ROOF
EXISTING BRICK TO REMAIN
BLACK PAINTED TRIM

4 WEST ELEVATION
Scale: 1/8" = 1'

SILVER METAL ROOF
BLACK PAINTED TRIM
BLACK METAL FENCE

III. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan petition evaluates 1) review of strategies in the Comprehensive Plan, 2) review for alignment with the City's Land Development Regulations (LDRs), and 3) review of requirements for Concurrency/Mobility.

Review of Comprehensive Plan

The subject property has the Future Land Use designation of Commercial, which is in alignment with the proposal for a garden center. The strategies identified below are relevant to the proposed project:

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 utilizes underground where feasible

Conclusions/Findings of Fact (Review of Comprehensive Plan)

Review of the Comprehensive Plan has been provided. This review should be taken into consideration upon determining Comprehensive Plan consistency.

Review of the Land Development Code

Site and Development Plan

The Site and Development Plan proposes utilizing two existing buildings and constructing an outdoor display area for a garden center. The proposed project has been reviewed for consistency with the LDC. The proposed plan, aside from the outdoor display use, complies with the LDC and has been reviewed for compliance with regulations on use, setbacks, land area, height, parking, lot coverage, lighting, and landscaping requirements.

Site and Development Plan applications require a review of Land Use Compatibility 1.2.C.8 and Decision Criteria 1.9.4 to ensure compatibility with surrounding properties. The items from this policy are reproduced below with applicant responses and staff comments.

1.2.C.8 Land Use Compatibility Analysis

(a) Demonstrate that the character and design of infill and new development are compatible with existing neighborhoods. The compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, height exception, conditional use, and site and development plan petitions:

i. Land use density and intensity.

Applicant Response: The proposed use is consistent and compatible with the intensity of other commercial uses in the area and with the existing multi-family development in the area. There is no nearby single-family development.

ii. Building heights and setbacks.

Applicant Response: The proposed building heights and setbacks are consistent and compatible with other commercial uses in the area and with the existing multi-family development in the area. There is no nearby single-family development.

iii. Character or type of use proposed.

Applicant Response: The character of the proposed use is compatible with other commercial uses in the area and with the existing multi-family development in the area. There is no nearby single-family development.

iv. Site and architectural mitigation design techniques.

Applicant Response: Not applicable.

(b) Considerations for determining compatibility shall include, but are not limited to, the following:

i. Protection of single-family neighborhoods from the intrusion of incompatible uses.

Applicant Response: Not applicable, the nearest single-family neighborhood is more than 1,300 feet from the proposed development and will not be impacted.

ii. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Applicant Response: Not applicable.

iii. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

Applicant Response: Not applicable.

iv. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant Response: The intensity of the proposed development is similar to and compatible with existing intensity of development in the area.

Staff Comment: *The intensity, FAR 0.103, with the proposed site and development plan, is compatible with the existing uses (example: Tommy's Car Wash, a neighboring parcel, has an FAR*

of .055). The specific use of outdoor display is being considered under the conditional use petition running concurrently with this application.

1.9.4 Decision Criteria states that in reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or deny by the following considerations:

1. Compliance with all applicable elements of the Comprehensive Plan;

Applicant Response: The proposed Site & Development plan is consistent with all applicable elements of the Comprehensive Plan.

2. Compatibility consistent with Section 4 of this LDR;

Applicant Response: The proposed Site & Development plan is consistent with all applicable compatibility requirements of Section 4.

3. General layout of the development including access points, and on-site mobility;

Applicant Response: Access and site circulation have been designed for safe and convenient on-site mobility.

4. General layout of off-street parking and off-street loading facilities;

Applicant Response: Off-street parking and loading facilities are consistent with all LDR requirements.

5. General layout of drainage on the property;

Applicant Response: Drainage on the property is consistent with all LDR requirements.

6. Adequacy of recreation and open spaces;

Applicant Response: Not applicable.

7. General site arrangement, amenities, convenience, and appearance; and

Applicant Response: The proposed Site & Development plan incorporating the existing vacant buildings will improve the appearance of the site while providing convenient use of the property for the proposed garden center.

8. Other standards, including but not limited to, architectural requirements as may be required.

Applicant Response: Not applicable.

Staff Comment: The proposed site and development plan proposes utilizing the existing buildings combined with an outdoor sales area. The project was reviewed by TRC and found to be consistent with the comprehensive plan. It will be compliant with the land development code if the conditional use petition is approved by Planning Commission.

Development Standards

Standard	Required/ Allowed	Provided
Front Setback (East and South)	20'	78'
Side Setback (North)	8'	67'
Rear Setback (West)	10'	196'

Standard	Required/ Allowed	Provided
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 the Land Development Regulations)

The Site and Development Plan has a concurrent Conditional Use. Outside the scope of the Conditional Use, which addresses the addition of the outdoor display use, the petition has been reviewed and deemed compliant by the Technical Review Committee (TRC); any issues identified during TRC review have been resolved through the process.

Concurrency

The Technical Review Committee has reviewed all relevant materials submitted for the site and development plan.

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	7.5 ERUs/unit assumed	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	3.0 ERUs/unit assumed	Compliance confirmed by Utilities
Solid Waste	Public Works	25 lbs/day	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	NA	NA

Conclusions/Findings of Fact (Concurrency)

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per the Land Development Code.

Mobility

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	65 PM Peak Hour Trips	Traffic has been deemed complaint by traffic consultant

Conclusions/Findings of Fact (Mobility)

The applicant has provided a traffic statement providing evidence that Site and Development Plan Amendment does not generate additional trips as the prior use of high turn-over (sit-down)

restaurant was 84 PM Peak hour trips. This has been reviewed by City staff and the City's traffic consultant. No additional issues have been identified.

IV. CONCLUSION

Planning Commission Report and Action

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.