

DESIGN ALTERNATIVE 25-61DA AJAX SITE IMPROVEMENTS

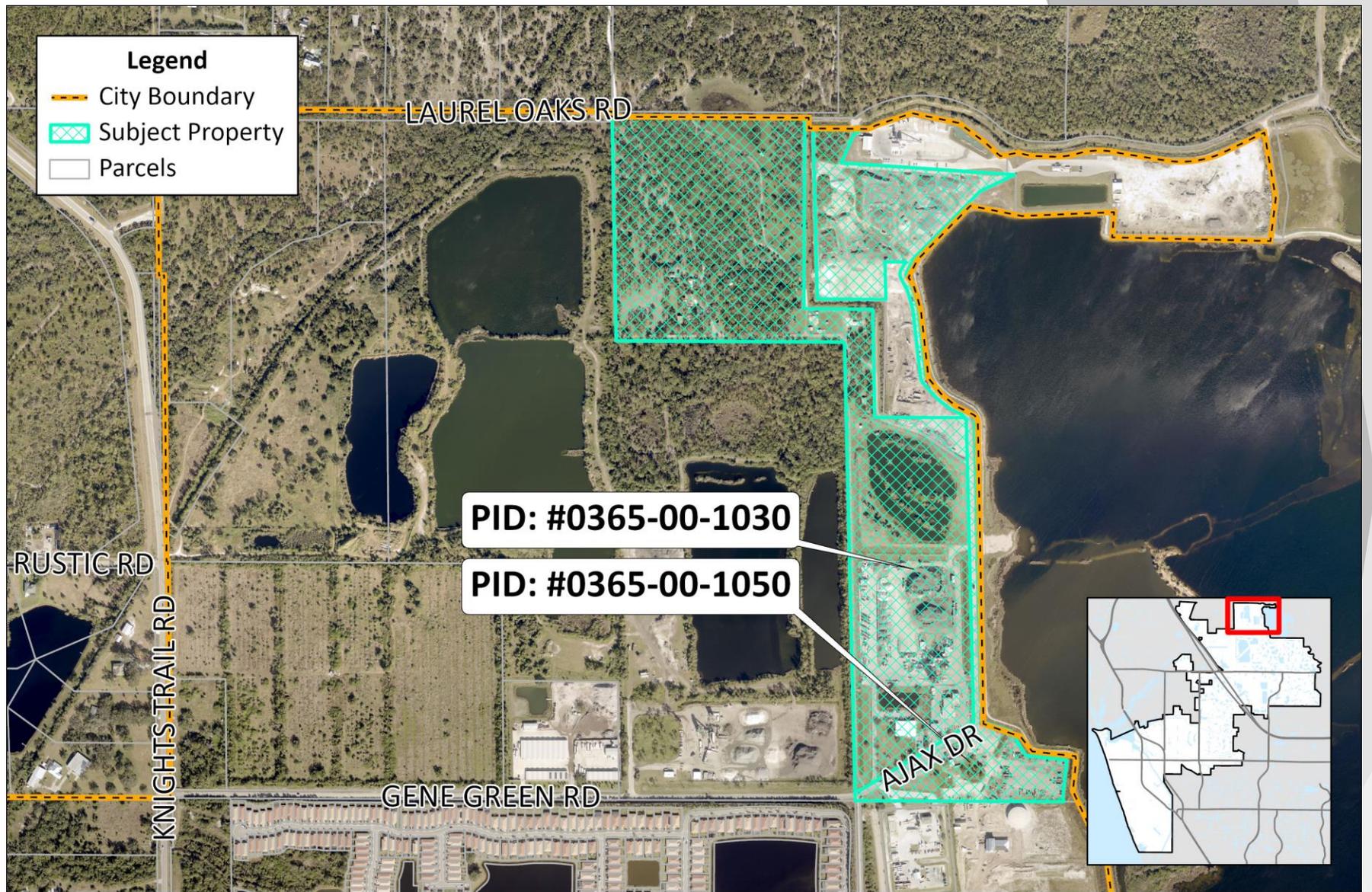
Agent: MAH Venice Investments

Owner/Applicant: Annette M. Boone of Boone Law Firm

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:	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
Application Date:	October 6, 2026
Related Applications:	25-40SP

AERIAL MAP



Ajax Paving
Aerial Map



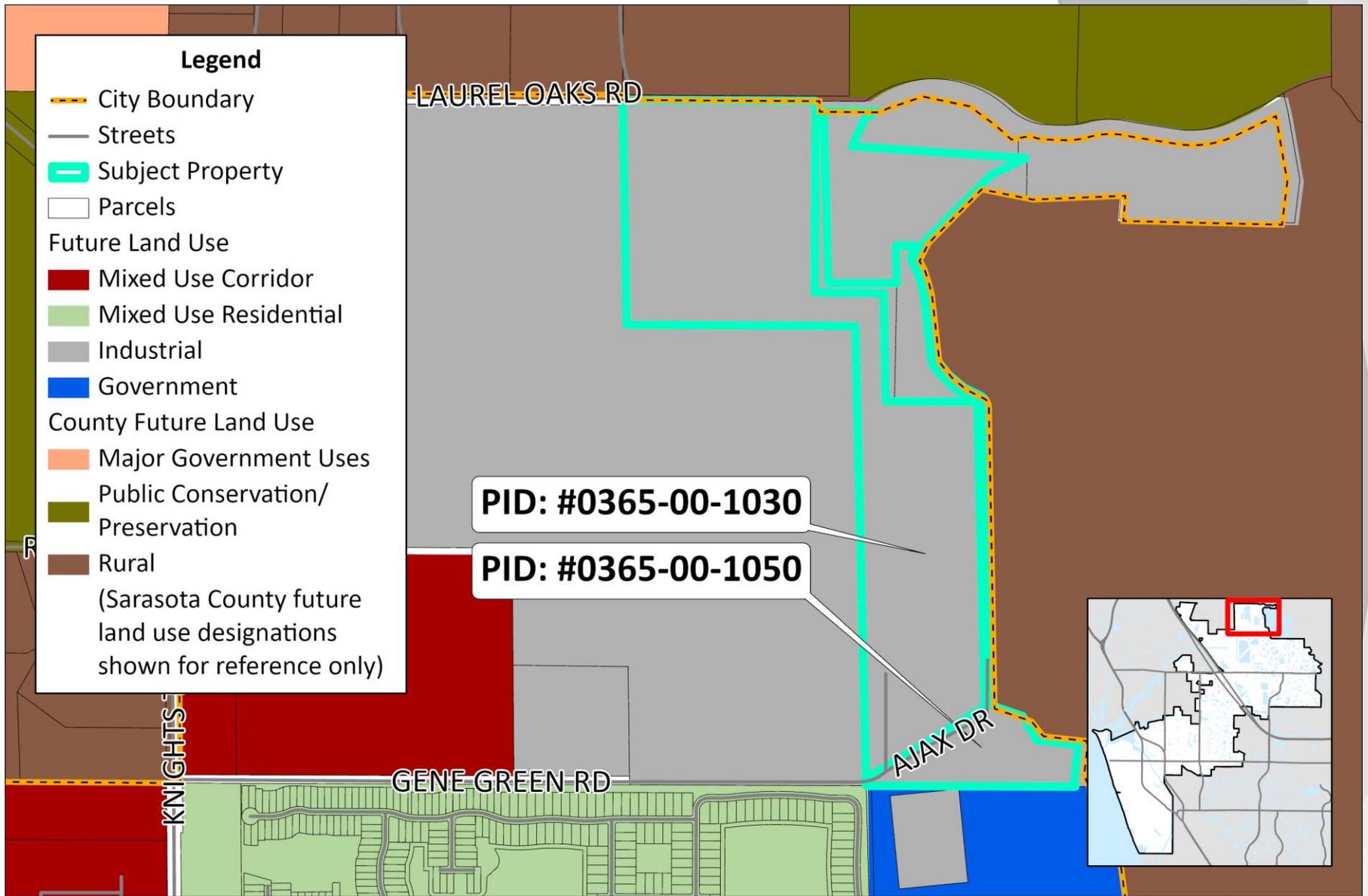
PROJECT DESCRIPTION

- ▶ The applicant proposes two (2) design alternatives:
 - ▶ Chapter 87 Section 3.8.3.B.5 (wildlife fence breaks)
 - ▶ Chapter 87 Section 3.9.3.A.8 (lighting fixture heights)

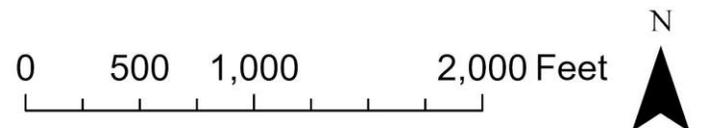
Chapter 87 Section 3.9.3.A.8 (lighting fixture heights)

- Light fixture height max: thirty (30) feet within the center of a parking area, decreasing in height to a range of twelve (12) to fifteen (15) feet at the perimeter of the parking area
- Request: light fixture heights greater than 15 feet limit at perimeter (30')

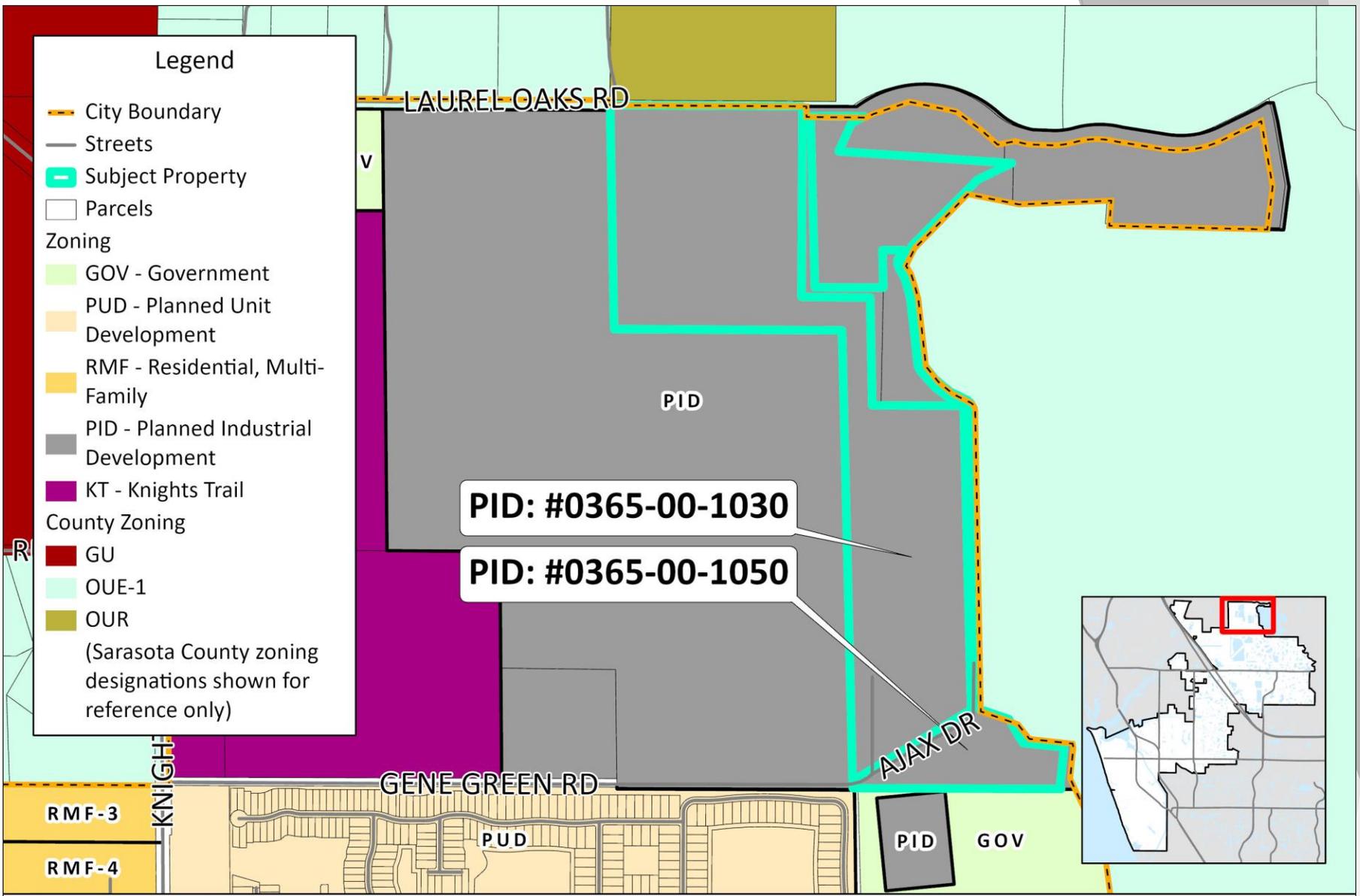
FUTURE LAND USE MAP



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Future Land Use Map



ZONING MAP



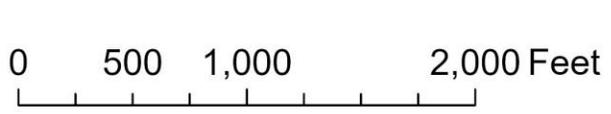
- Legend**
- City Boundary
 - Streets
 - Subject Property
 - Parcels
 - Zoning**
 - GOV - Government
 - PUD - Planned Unit Development
 - RMF - Residential, Multi-Family
 - PID - Planned Industrial Development
 - KT - Knights Trail
 - County Zoning**
 - GU
 - OUE-1
 - OUR
 - (Sarasota County zoning designations shown for reference only)

RMF-3
RMF-4

PID: #0365-00-1030
PID: #0365-00-1050



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Zoning Map



PLANNING ANALYSIS

Comprehensive Plan Consistency and Land Development Code

COMPREHENSIVE PLAN CONSISTENCY

- ▶ **Strategy LU 1.2.4.c-Industrial-** 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 (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.

DESIGN ALTERNATIVE DECISION CRITERIA

1. Whether the design alternative is consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan;
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;
3. Whether the design alternative will permit superior design, efficiency, and performance;
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
5. Whether the design alternative will result in a negative impact to the adopted level of service of public facilities.

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

The subject petition has been processed with the procedural requirements of Chapter 87 to consider the Design Alternative. In addition, the petition has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

CONCLUSION

PLANNING COMMISSION REPORT AND ACTION

Upon review of the petitions 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 for the Planning Commission to take action on Design Alternative Petition No. 25-61DA.