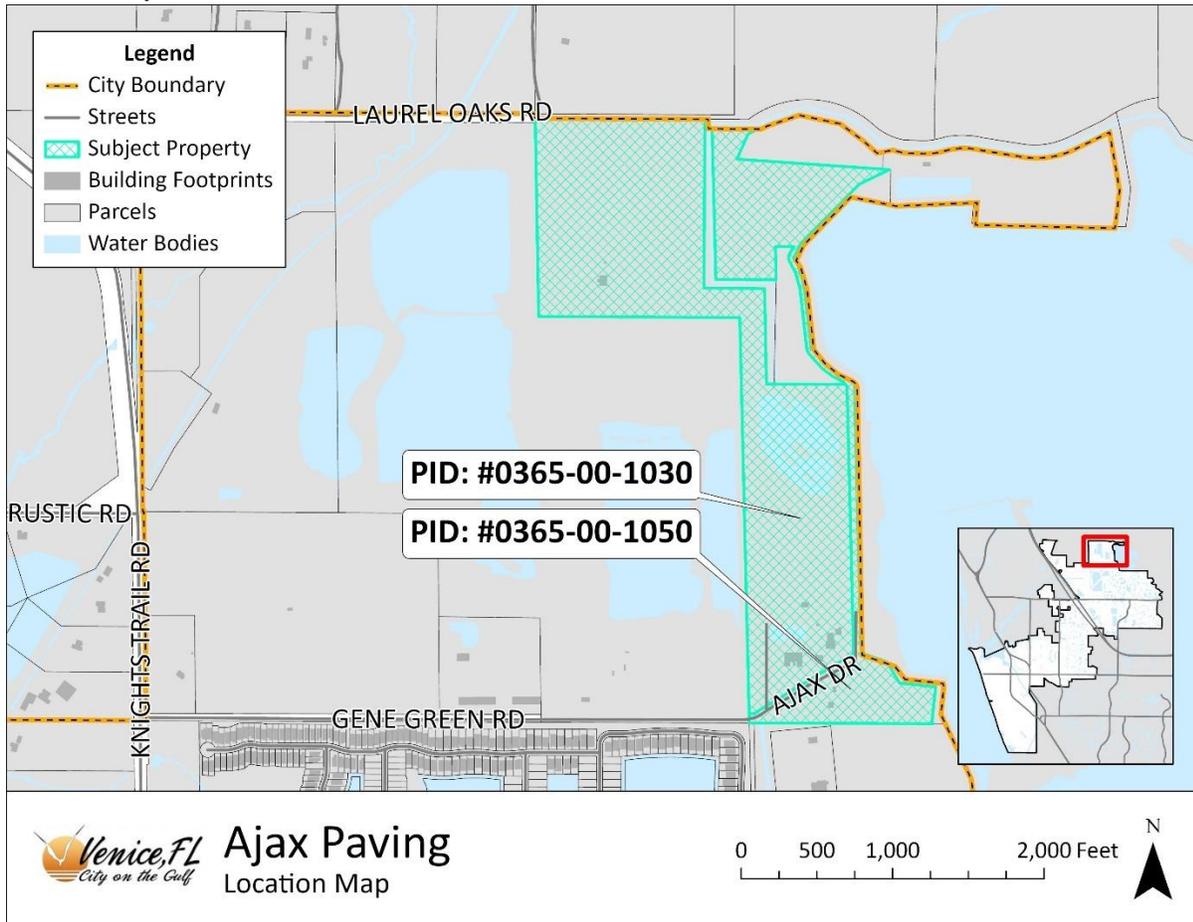


# 25-40SP AJAX Site Improvements

## Staff Report



### GENERAL INFORMATION

<b>Address:</b>	500 and 504 Gene Green Rd.
<b>Requests:</b>	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
<b>Owner:</b>	MAH Venice Investments, LLC
<b>Agent:</b>	Annette M. Boone of Boone Law Firm
<b>Parcel IDs:</b>	A portion of 0365-00-1050 and 0365-00-1030
<b>Parcel Size:</b>	±24.61 and ±69.4 acres
<b>Future Land Use:</b>	Industrial
<b>Zoning:</b>	Planned Industrial District (PID)
<b>Comprehensive Plan Neighborhood:</b>	Knights Trail Neighborhood
<b>Application Date:</b>	June 17, 2025
<b>Associated Petitions:</b>	25-61DA

## I. BACKGROUND AND PROJECT DESCRIPTION

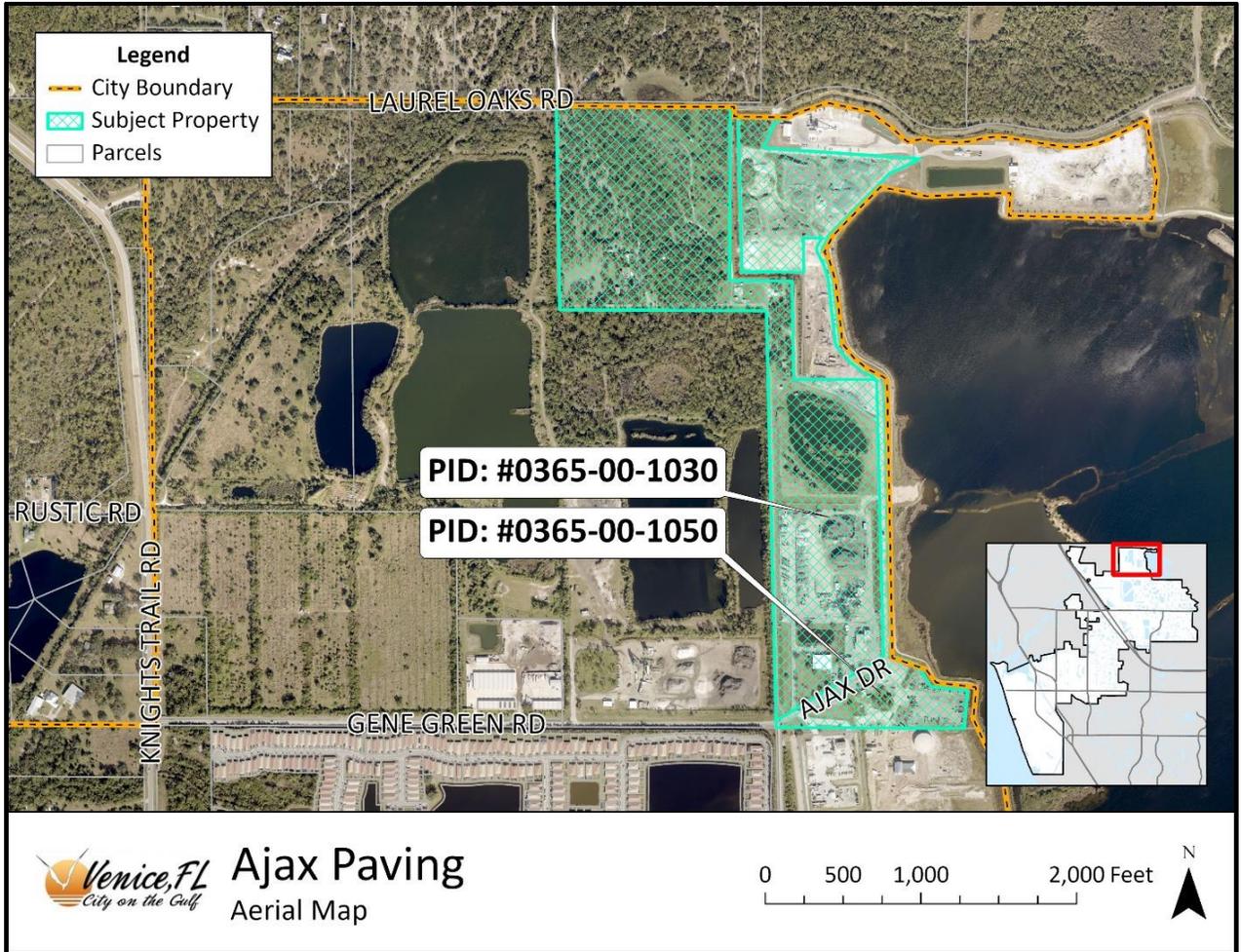
The subject petition is for Ajax Paving, located at 500 and 504 Gene Green Rd. with a specific project area totaling ±10.3 acres (±94 acres combined for the two referenced parcels). The applicant is proposing improvements to a certain portion of the property in order allow for expansion, updates, and replacement of existing modular structures with permanent structures. Other changes include realigning the entry driveway and traffic flow; adding necessary signage; and formally paving and striping the parking area for customers/visitors, contractors, and employees. Additionally, stormwater retention (via a dry swale) is being provided to account for the proposed paving.

While five buildings are proposed through the S&D Plan amendment, the applicant has stated that four of these will replace existing buildings and only one building (labeled Building 1 on the site plan), a single-story 11,259 square foot office building, will be a true addition to the site. In addition to the improvements proposed for the applicant's benefit, Ajax has agreed to work with the City and accommodate access to the City's adjacent property, which contains its new Water Booster Pump Station.

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 alternative parking plan 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 and the storage requirements for equipment, the applicant has requested 45 parking spaces be allowed.

**Aerial Photo**



**Site Photographs**

*Looking southeast from the northwest portion of the proposed project area*



*Looking east from the corners of AJAX Drive and Gene Green Rd.*



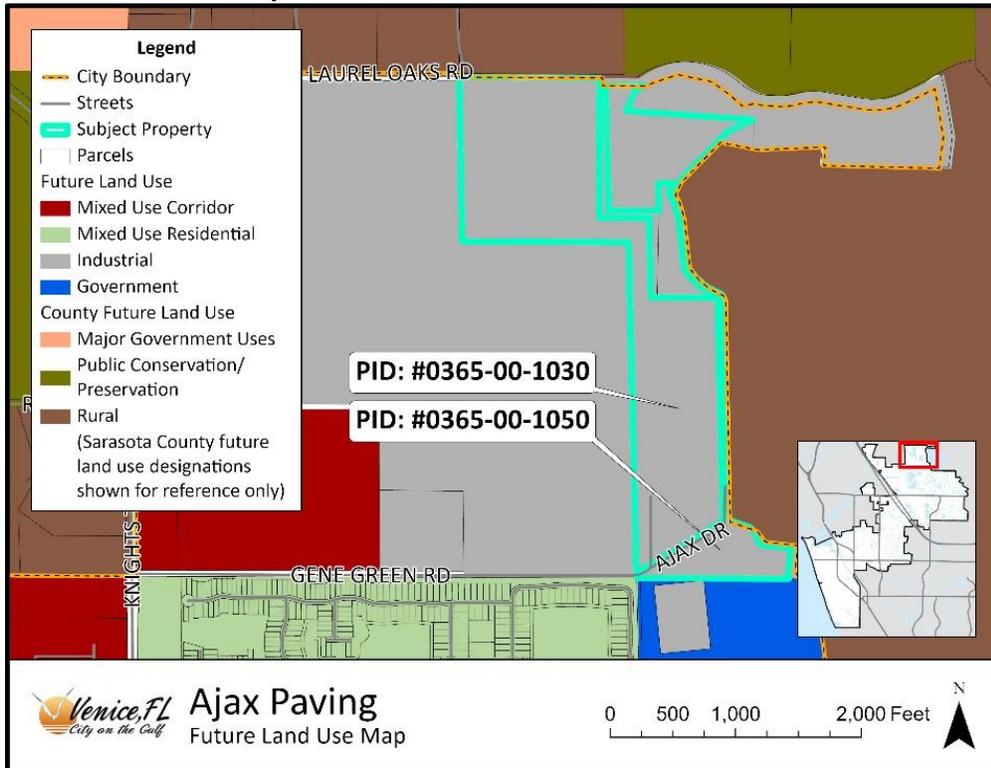
### Surrounding Land Uses

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

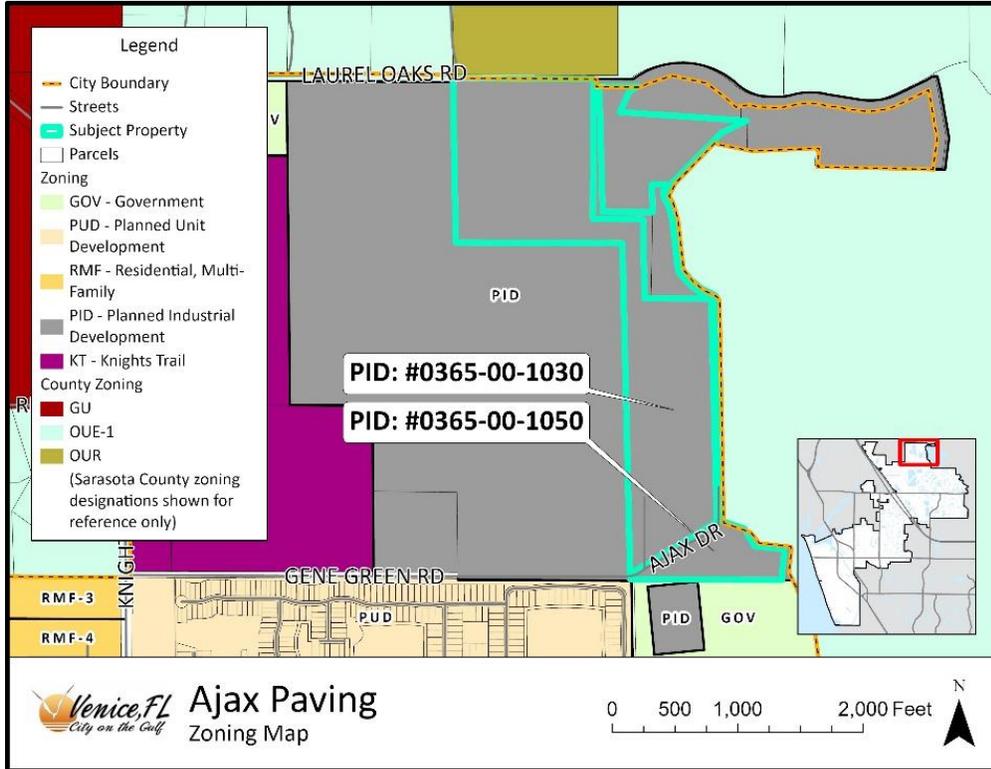
### Future Land Use and Zoning

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

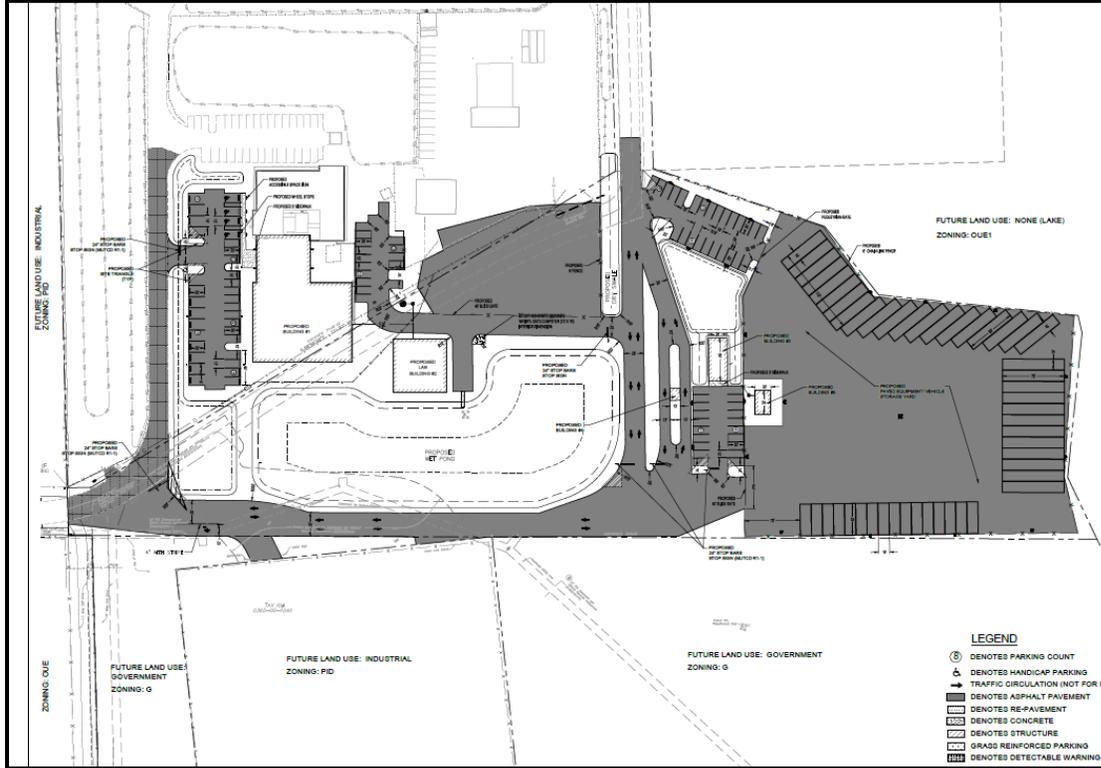
### Future Land Use Map



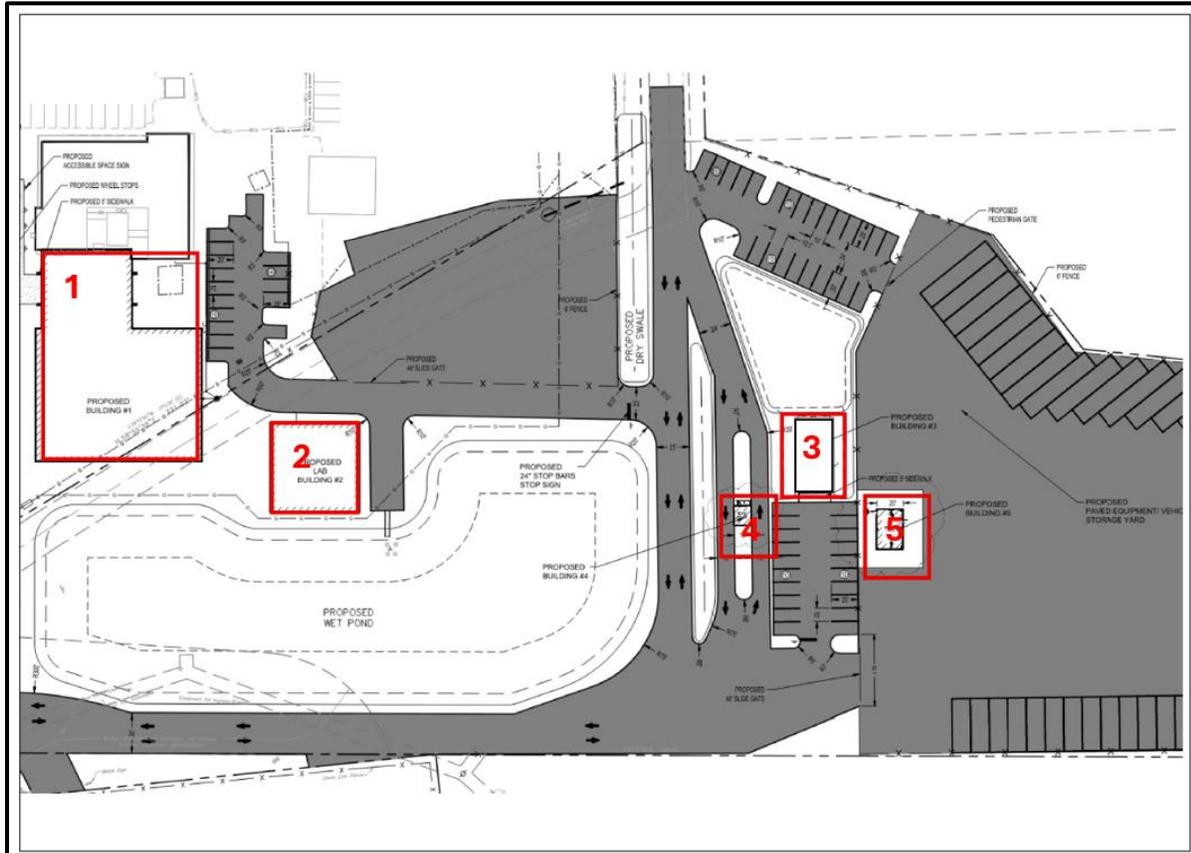
# Zoning Map



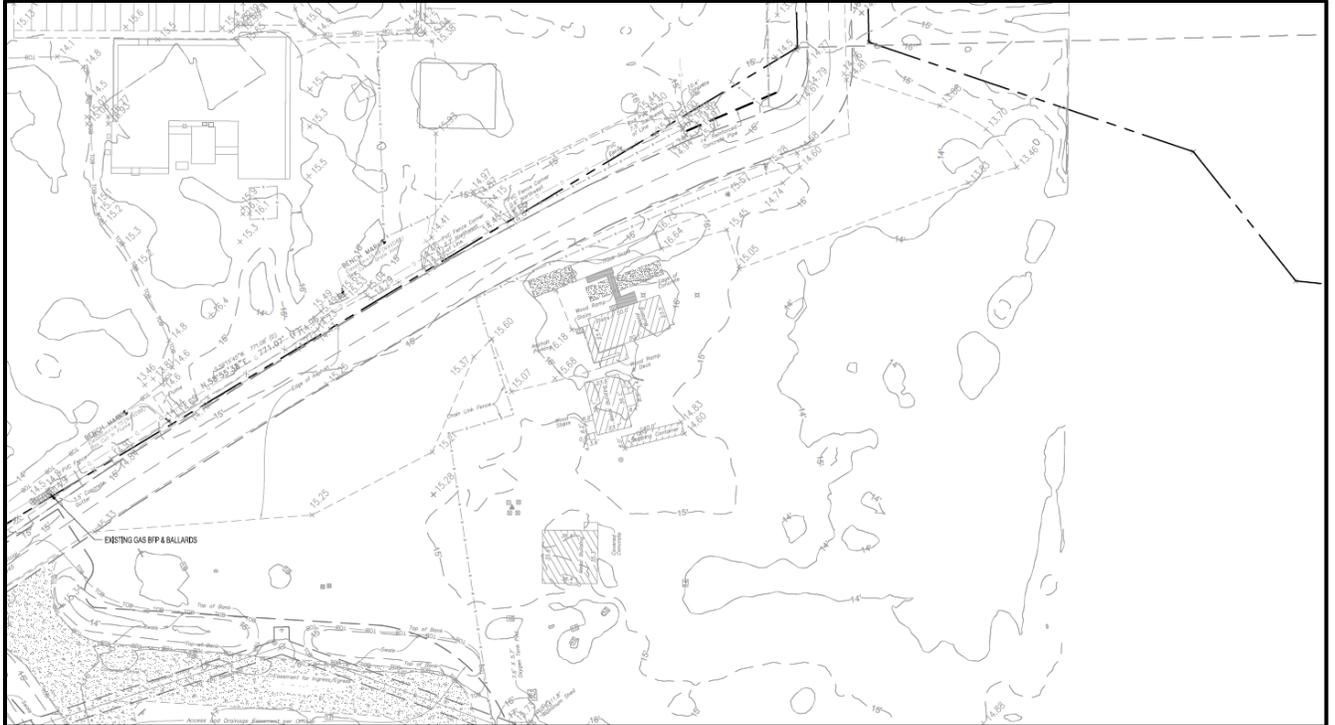
# Site and Development Plan



**Zoomed in showing buildings (staff outlined buildings and numbered them to highlight)**



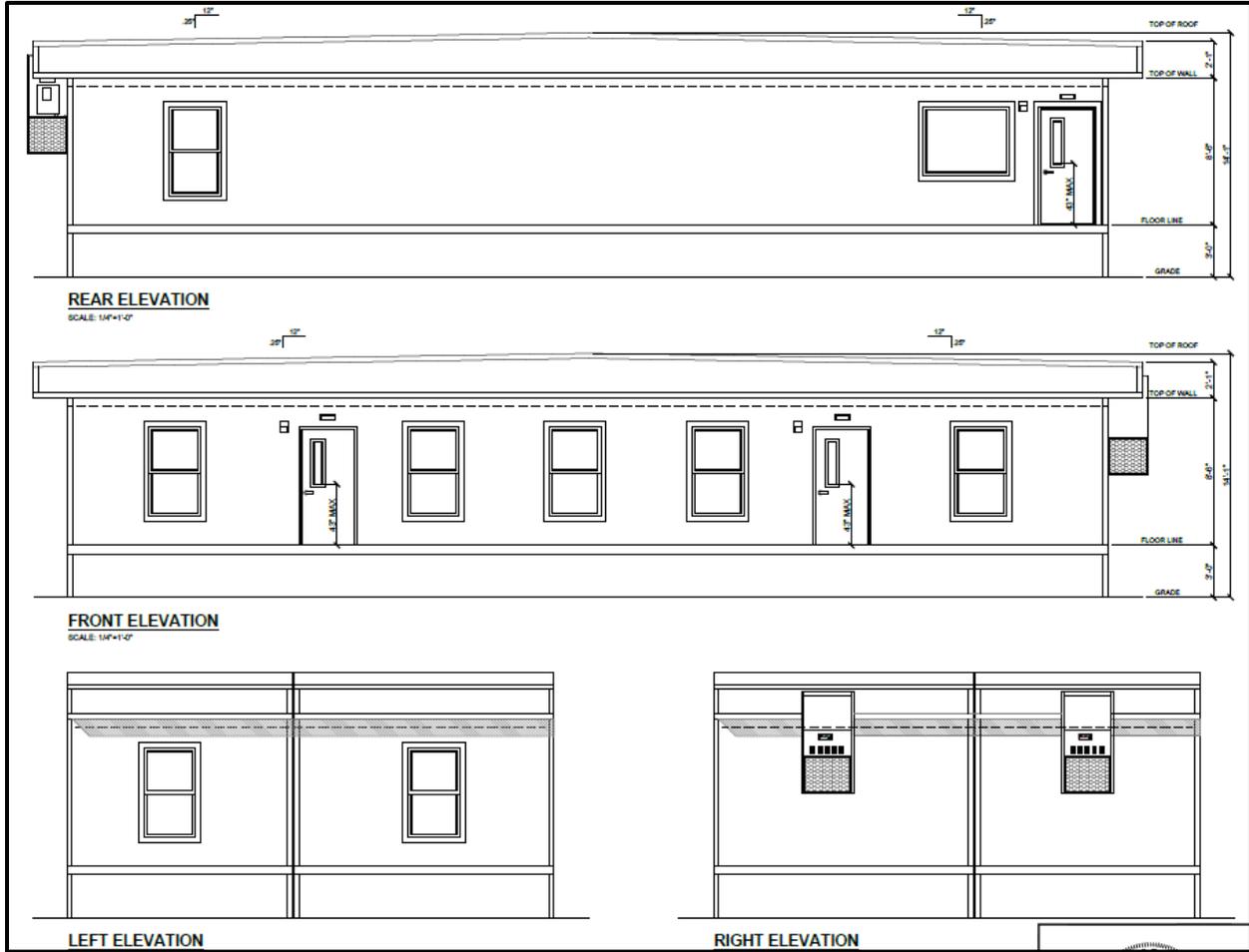
# Existing Conditions Map



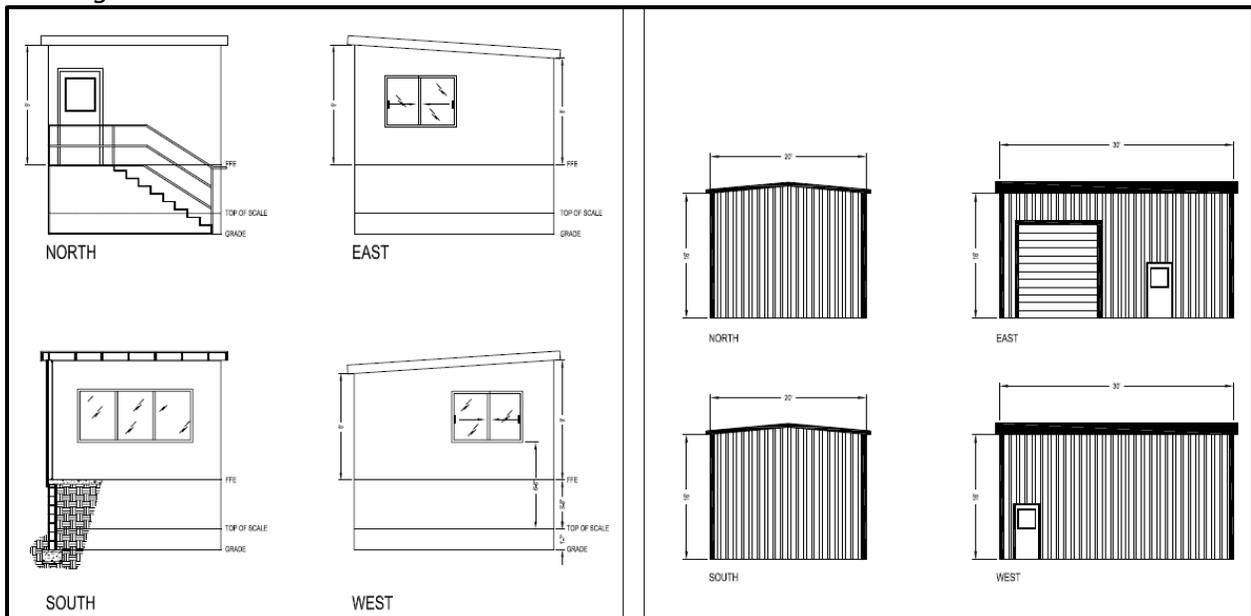




**Building 3**



**Buildings 4 and 5**



### 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 Industrial, which is in alignment with the proposal for industrial site improvements. The strategies identified below are relevant to the proposed project:

**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 (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 Amendment proposes five buildings, four of which are replacements for existing buildings, and associated improvements. The proposed project has been reviewed for consistency with the LDC. The proposed plan, aside from the Design Alternatives running concurrently and the Alternative Parking Plan, complies with the LDC and has been reviewed for compliance with regulations on use, setbacks, land area, height, 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 improvements are consistent with the historic and current uses on-site; intensity is not significantly increased on the Property as 4 out of the 5 proposed buildings serve to replace existing structures. Moreover, the intensity achieved through the proposed S&D Plan amendment is well below the maximum permitted intensity for the Property.

ii. Building heights and setbacks.

**Applicant Response:** The proposed S&D Plan complies with the development standards for building heights and setbacks.

iii. Character or type of use proposed.

**Applicant Response:** The character and type of use proposed through the S&D Plan amendment is consistent with the existing character, uses, and operations on the Property in terms of intensity; therefore, the proposal will not result in any impact to the surrounding neighborhood and will instead maintain the status quo of compatibility.

iv. Site and architectural mitigation design techniques.

**Applicant Response:** The design of the proposed S&D Plan has been created with the intent of maintaining the existing compatibility.

(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:** Single-family neighborhoods are adequately protected from any perceived intrusion of incompatible uses; the present uses and operations on the Property are not changed through this S&D Plan proposal and the required setbacks, buffering, and other code requirements that effect compatibility are satisfied.

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

**Applicant Response:** No new use is proposed through this S&D Plan amendment; the existing industrial use is maintained.

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:** N/A.

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

**Applicant Response:** The S&D Plan amendment does not propose any new use and only marginally increases the intensity on the Property; any impact resulting from the additional office building in terms of intensity is negligible and well below the maximum permitted intensity for the Property. Further, the proposed site improvements will work to effectuate more efficient and organized operations on the Property.

**Summary Staff Comment:** *The intensity, FAR 0.04, with the proposed site and development plan, is well below the allowable FAR of 2.0 for the property. The majority of the buildings will be replacing buildings already existing on the parcel.*

Additionally, 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 and is included in the Joint Planning Area. 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.

**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 S&D Plan amendment complies with all applicable elements of the Comprehensive Plan.

2. Compatibility consistent with Section 4 of this LDR;

**Applicant Response:** The proposed S&D Plan amendment is consistent with Section 4 of this LDR.

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

**Applicant Response:** The general layout of the site improvements proposed through this S&D Plan amendment, which includes realigning the access drive and providing marked parking spaces—seek to enhance and facilitate more organized and efficient traffic flow and operations on the Property.

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

**Applicant Response:** Traffic flow and operations are improved and organized through the general layout of the off-street parking and loading facilities proposed through this S&D Plan amendment.

5. General layout of drainage on the property;

**Applicant Response:** The general layout of drainage on the site is maintained and accounted for through the this proposed S&D Plan amendment.

6. Adequacy of recreation and open spaces;

**Applicant Response:** The proposed S&D Plan amendment provides adequate and code compliant recreation and open spaces.

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

**Applicant Response:** The proposed S&D Plan amendment improves upon the existing site arrangement, amenities, convenience, and appearance.

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

**Applicant Response:** The proposed S&D Plan amendment complies with all applicable standards.

**Staff Comment:** *The proposed site and development plan amendment proposes to replace four existing structures onsite and build one new structure and associated improvements. 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 Design Alternative petition and the Alternative Parking Plan is approved by Planning Commission. Please note that while signs are shown on the architectural elevations no signage plan has been submitted so building signage, outside of traffic safety signage, is not being addressed with this petition but with a sign permit.*

**Development Standards**

Standard	Required/ Allowed	Provided
<b>Front. Side and Rear Setbacks</b>	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)
<b>Building Height</b>	46'	Building 1: 28'2" Tall with Top Elevation Of 44.67 Building 2: 16'4" Tall with Top Elevation Of 32.98

Standard	Required/ Allowed	Provided
		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
<b>Parking (min-max)</b>	61-98 spaces for West Administrative Building 2-4 spaces for East Industrial	West Administrative: 81 (within range) East Industrial: 45 ( <b>APP</b> )

**Conclusions/Findings of Fact (Compliance with the Land Development Regulations)**

The Site and Development Plan has a concurrently running Design Alternative Petition and an Alternative Parking Plan (APP). Outside the scope of the Design Alternative and the APP, 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
<b>Potable Water</b>	Utilities	56 ERUs/unit assumed	Compliance confirmed by Utilities
<b>Sanitary Sewer</b>	Utilities	31 ERUs/unit assumed	Compliance confirmed by Utilities
<b>Solid Waste</b>	Public Works	Non-Residential Development	Compliance confirmed by Public Works
<b>Parks &amp; Rec</b>	Public Works	NA	Compliance confirmed by Public Works
<b>Drainage</b>	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering
<b>Public Schools</b>	School Board	Non-Residential Development	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
<b>Transportation</b>	Planning & Zoning	18 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 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.

**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. 25-40SP.