

# **CONDITIONAL USE PETITION NO. 24-56CU 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:	Request for Outdoor Sales and Display use
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:	24-55SP

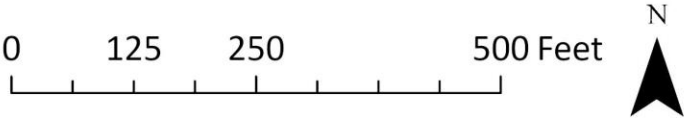
# PROJECT DESCRIPTION

- ▶ The requested Conditional Use proposes that Outdoor Sales and Display be an allowable use in connection with the proposed redevelopment of the properties to allow for a retail garden center.
- ▶ A Site and Development Plan for a garden center is running concurrently with this conditional use application.

# AERIAL MAP



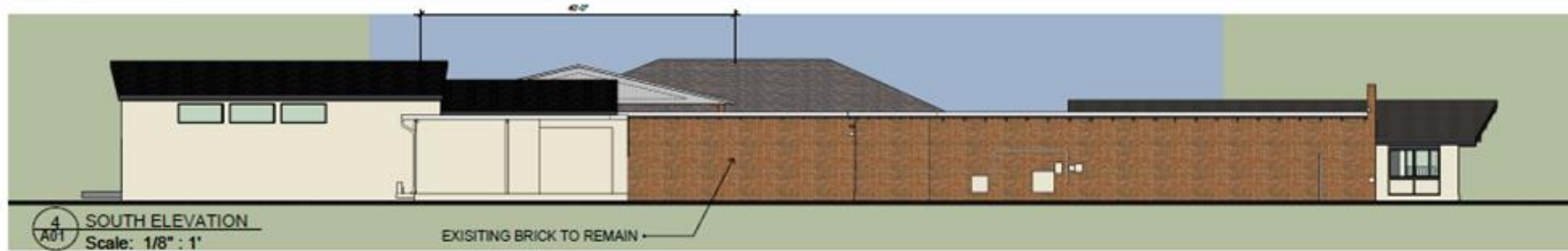
MRT Lawn and Garden  
Aerial Map





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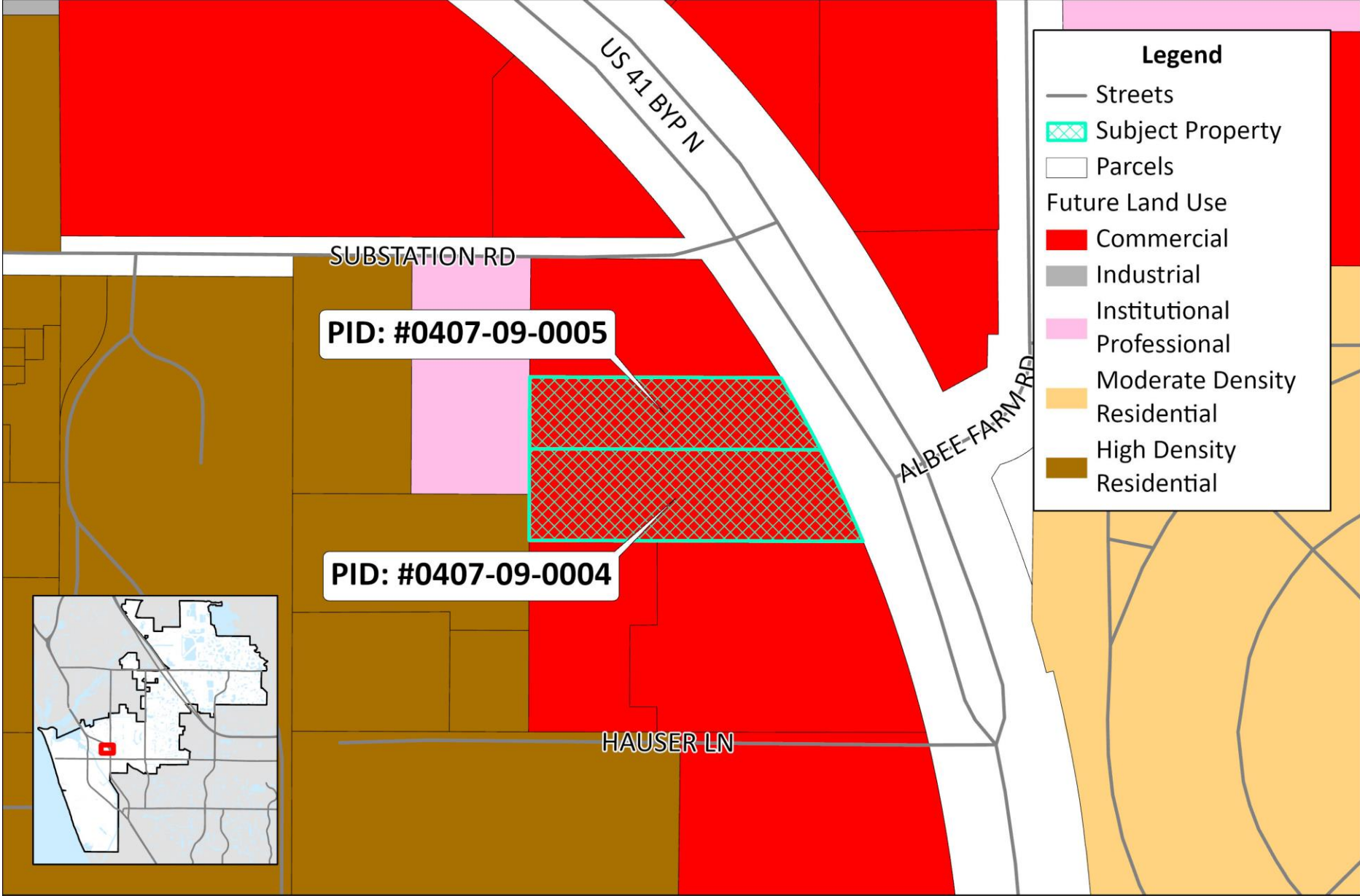
# ELEVATIONS



# EXISTING AND PROPOSED CONDITIONS

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

# FUTURE LAND USE MAP

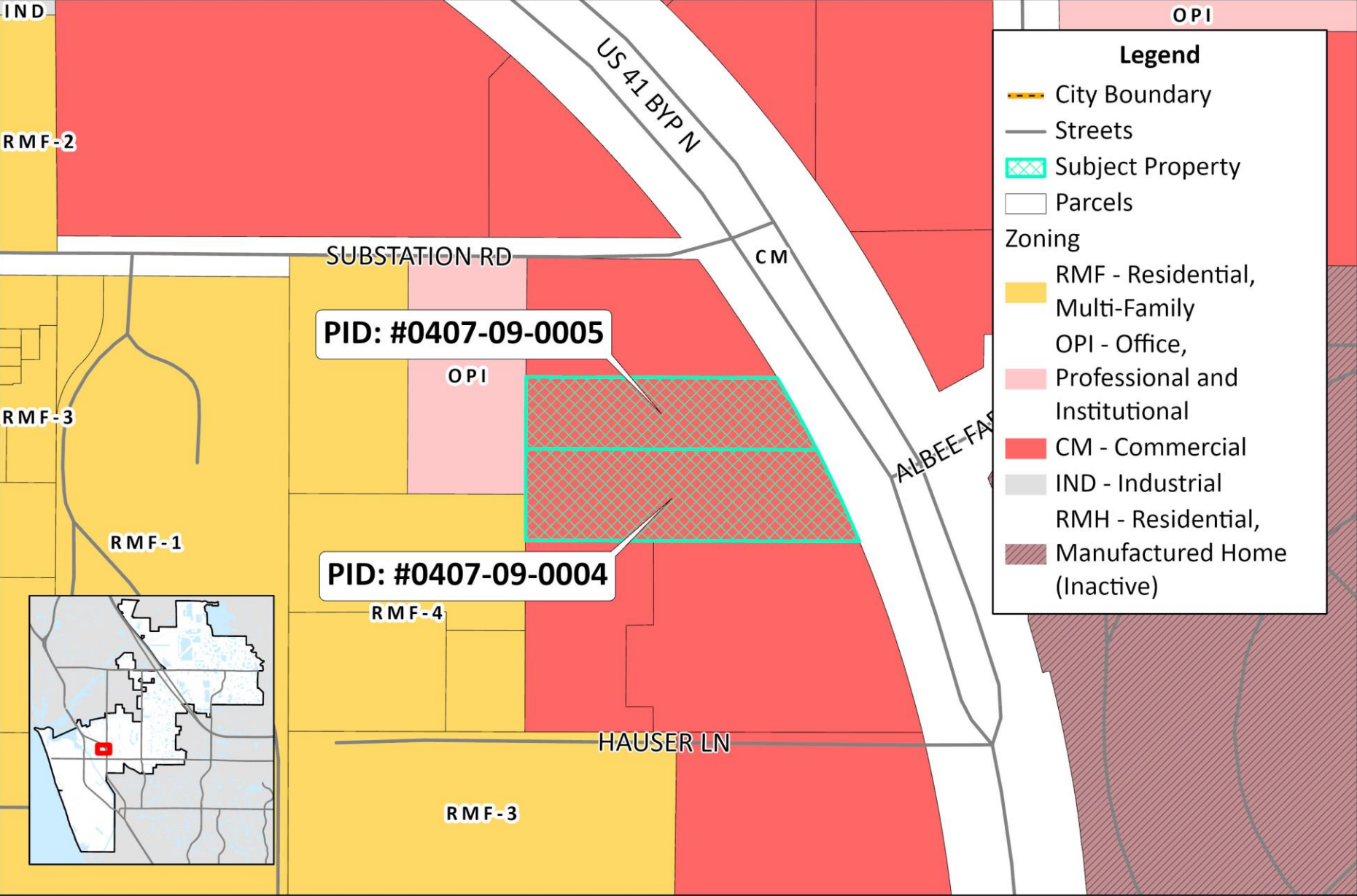


**MRT Lawn and Garden**  
Future Land Use Map

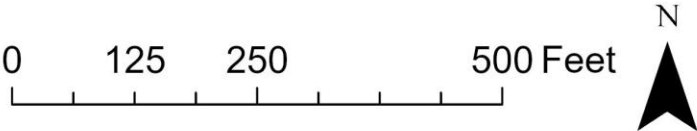




# ZONING MAP



**MRT Lawn and Garden**  
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.

# COMPLIANCE WITH THE LAND DEVELOPMENT CODE

## **Section 87-1.2.C.8 Land Use Compatibility Analysis**

- ▶ Density/intensity, height and setbacks, use.
- ▶ Protect single-family, prevent incompatible CM/IND uses, phase out nonconforming, comparison of densities/intensities with nearby properties.

## **Section 87-1.8.3 – Decision Criteria**

- ▶ Applicant and staff responses in the staff report
- ▶ Summary staff comment:
  - ▶ The proposed project has provided the necessary buffering requirements for the adjacent properties and is considered compatible with the surrounding uses in the area, including the neighboring commercial and high-density residential properties. The application materials provided meet all the requirements of the conditional use application type.

# 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 Conditional Use. 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 Conditional Use Petition No. 24-56CU.