



Fellowship Replat (Tommy's Carwash US- 41) Development Master Plan


(Petition No. DMP-23-081)

Presented by: The Planning and Zoning Division





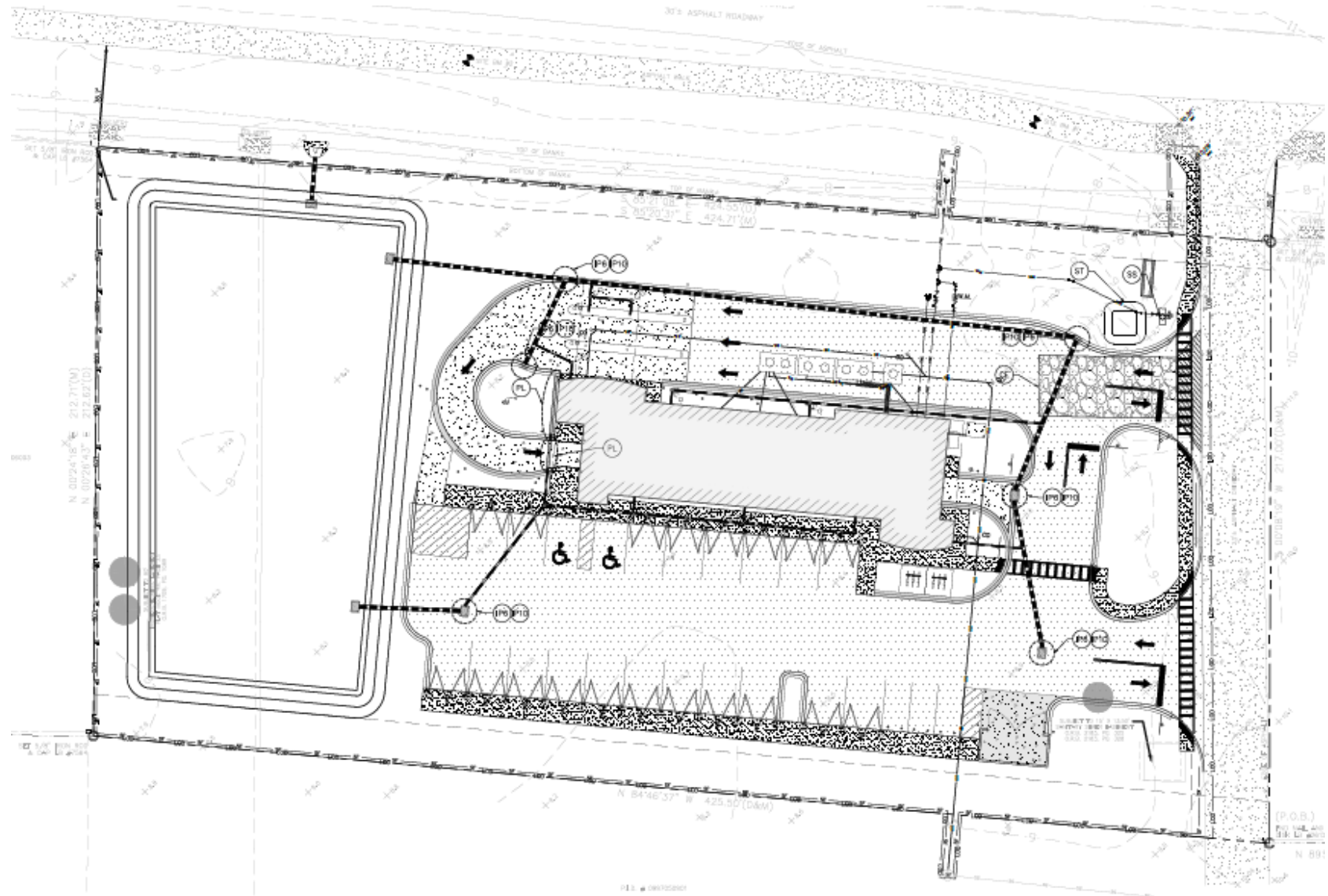
Overview

- **Applicant:** Shumaker, Loop & Kendrick, LLP
 - **Property Owner:** Fellowship Church, Inc
 - **Request:** Construction of 5,200 SF automatic carwash with vacuum stalls
 - **Location:** South of S. Tamiami Trail
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Proposed Project Site



Proposed Project



LEGEND

| | |
|--|--------------------------------------|
| | BOUNDARY LINE |
| | PROPOSED STORM PIPE |
| | TEMPORARY CONSTRUCTION BATHING/SEWER |
| | HEAVY DUTY CONCRETE PAVEMENT |
| | STANDARD DUTY ASPHALT PAVEMENT |
| | STANDARD DUTY CONCRETE PAVEMENT |
| | CONCRETE SIDEWALK |



Requested Waivers

- **ULDC Sec. 53-118-Modifications of regulations.** The applicant is requesting 5 waivers from the ULDC.
 1. A modification request from ULDC Sec. 21-8.C, Use of curbs and wheel stops. The applicant wants to remove the wheel stops based on past developments and the potential tripping hazard on their sites.
 2. A modification request from ULDC Sec. 37-41.B, Bike paths and bike lanes. The applicant wants to remove the requirement to provide a bike path around the stormwater pond.
 - ~~3. A modification request from ULDC Sec. 55-6, the required bench requirement for the site is one (1). The applicant does not believe a bench is applicable to the automated carwash~~
 4. A modification request from UDPP Pg. 29, Planters. The applicant wants to remove the requirements to provide planters for the proposed carwash.
 5. A modification request from UDPP Pg. 31, Trash receptacles shall be placed at all door entries and next to each pedestrian bench. The applicant wants to request a modification to the location of the trash receptacles to allow them at each vacuum stall.
 6. A modification request from the UDPP, Pg. 31, walking trails shall be incorporated within all developments. The applicant does not believe a walking trail applies to a commercial carwash development.

Staff can support these waivers



Neighborhood Meeting

- ULDC Sec. 53-5. E., the applicant, held a neighborhood meeting on August 17, 2023, via Zoom (documents attached to Staff Report)
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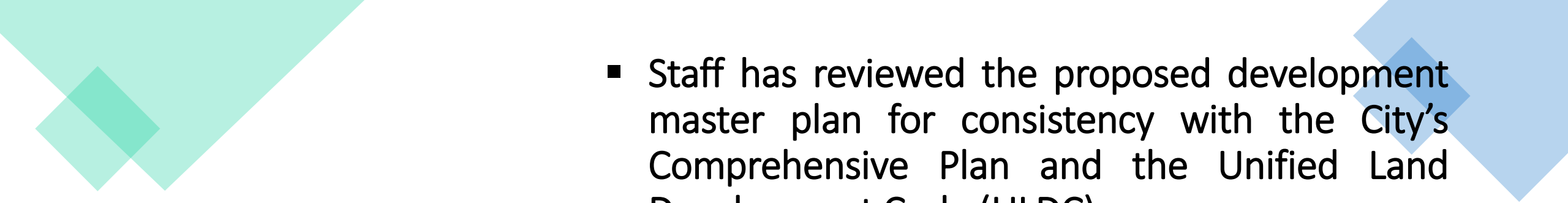
Staff Review

| Staff Development Review | |
|-------------------------------|--------------------------|
| Finance | No Objection |
| Fire/Rescue | No Objection |
| NDS/Planning & Zoning | Approved with Conditions |
| NDS/Building-Arborist | No Objection |
| NDS/Building-Structural | No Objection |
| Parks & Recreation | No Objection |
| PW/Engineering-Infrastructure | No Objection |
| PW/Engineering-Stormwater | Approved with Conditions |
| PW/Solid Waste | No Objection |
| PW-PZ/Environmental | No Objection |
| Utilities | No Objection |




Comprehensive Plan Data and Analysis







Comprehensive Plan

Chapter 2 Future Land Use Element

- Staff has reviewed the proposed development master plan for consistency with the City's Comprehensive Plan and the Unified Land Development Code (ULDC).
 - Future Land Use Goal 1: Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.
 - The proposed development is consistent with the Comprehensive Plan's Future Land Use Goal 1.
- 




Comprehensive Plan Future Land Use Element Figure 1:

- “AC#1 US-41/Mediterranea...
Commercial 0.95 / 58”
 - The proposed development is consistent with Chapter 2, Future Land Use Element Figure 1, of the City of North Port’s Comprehensive Plan.
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Comprehensive Plan Future Land Use Element Policy 2.1.1

- AC#1 (US-41/Mediterranea) - This Activity Center shall be established to provide for retail, office, commercial and limited light industrial uses. This long-established commercial area provides services to the surrounding neighborhoods and to people using US 41.
 - The proposed development meets the Comprehensive Plan Future Land Use Policy 2.1.1
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Comprehensive Plan Future Land Use Element Policy 9.4

- “The developer/owner of any site, except single-family residential, shall be responsible to meet stormwater regulations and other appropriate regulations, as applicable.”
 - The proposed development meets the Comprehensive Plan Future Land Use Element Policy 9.4
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Unified Land Development Code Analysis




ULDC Sec. 53-103 – Permitted principal uses and structures

- “A. Any development located within an Activity Center which is located within a Planned Community Development (PCD) shall be regulated by this section, Chapter 55, Activity Center Design Regulations, and the Urban Design Standards Pattern Book.”
 - **Chapter 55—Activity Center Design Regulations, Article I.—Mediterranea (Activity Center #1), ULDC Sec. 55-15.—Permitted principal uses.**
 - “B. Permitted uses are as follows:
 - (5) Automotive car wash.”

- Staff concludes that the proposed development is consistent with ULDC Sec. 53-103 and ULDC Sec. 55-31



ULDC – Sec. 53-106, 53-107, 53-109, 53- 110, & 53-113

- Sec. 53-106: Minimum lot requirements
 - Sec. 53-107: Maximum lot coverage
 - Sec. 53-109: Minimum setback requirements
 - Sec. 53-110: Maximum building height
 - Sec. 53-113: General development regulations
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- Staff concludes that the proposed development is consistent with ULDC Sections 53-106, 53-107, 53-109, 53-110, and 53-113.
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Fiscal Impact Analysis

Staff performed a fiscal impact analysis of the proposed Development Master Plan over first five years.

- Benefit of \$217,153
- Costs of \$100,118
- Net Benefits of \$117,035



Staff Recommendation

The Planning & Zoning Division recommends approval of DMP-23-081

Thank you!
