

NARRATIVE OF REQUEST MARINEMAX CPD

Summary of Request

This is a request to amend the existing MarineMax CPD (Zoning Resolution Z-18-014) to amend the MCP to revise building footprints and reconfigure the parking lot layout in Development Area #5/6; amend the Open Space Exhibit to reflect these changes; and to request a new deviation from LDC Sec. 10-610(e), parking lot interconnections.

The subject property is located on the north side of McGregor Blvd. at the intersection with A & W Bulb Road at 14010/14030/14040 McGregor Blvd., on two peninsulas jutting out into Deep Lagoon, and includes the lands located along McGregor Blvd. between the peninsulas, and the canal bottom surrounding the two peninsulas. The northern peninsula is long, narrow, and extends east to west, while the southern peninsula is short and stubby, running northwest to southeast. The CPD contains approximately 26.11 acres in total, including Development Area 7 which is not part of this amendment request. The CPD is abutted on the north by a canal and residential uses zoned RS-1 and RM-2; on the east by McGregor Boulevard, two small parcels zoned IL, and across McGregor by a DOT stormwater pond and a mix of commercial and residential uses; on the south by a canal and residential uses zoned RS-1; and on the west by Deep Lagoon and, across the water, the Deep Lagoon Preserve. The property is designated Urban Community in the Lee Plan. Please see the table, below, for surrounding property zoning classifications and existing land uses.

North	RS-1 & RM-2	Canal; single-family residential
East	IL	Commercial
East (across McGregor)	CPD, RS-1, CN-1, RM-2	Office, single- and multi-family residential; FDOT stormwater management pond
South	RS-1	Canal; single-family residential
West	AG-2	Deep Lagoon and Deep Lagoon Preserve

The proposed buildings in Development Area #5/6 will be replacing the temporary sales facilities/office that are currently in use on the property; and will provide indoor space to perform boat repairs and maintenance. The existing sales facility and administrative offices are located in temporary facilities. There is no indoor space designated for servicing boats. The parking lot in Development Area #5/6 will be reconfigured to accommodate the new building layout. The reconfigured parking lot will provide more parking spots than the existing layout to accommodate the increased size of the proposed sales facility/office, and will be designed to safely accommodate pedestrian and vehicular traffic. The proposed amendment will allow for the site to be developed with a consistent architectural theme, providing a more attractive project that is cohesively designed. The service building will benefit adjacent properties by providing additional screening of repair and maintenance uses via locating these services indoors.

There is one new deviation requested. Deviation (8) requests relief from LDC Section 10-610(e), parking lot interconnections, which requires adjacent commercial uses to provide parking lot interconnections, to allow for no interconnection between Development Area #5/6 and Development Area #7. Please see the Schedule of Deviations for additional details.

An Open Space Exhibit depicting open space areas within each development area has been included with this application.

There are no changes to the layout of indigenous preserves, approved intensity, or increased building height proposed.

Decision Making Compliance

In accordance with LDC Section 34-174, the data and analysis provided in the enclosed application demonstrates the following:

- i) Administrative Amendment to a planned development
 - a. The request does not increase height, density or intensity of the development;
 - b. The request does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development;
 - c. The request does not result in a reduction of total open space provided on the master concept plans by more than ten percent;
 - d. The request does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by code;
 - e. No changes to the buffers or landscaping are proposed;
 - f. The request does not adversely impact surrounding land uses; and
 - g. The request is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.