

PLANNING AND ZONING BOARD

April 1, 2019

Four members were present: Gardiner, Danskine, Arvidson, and Smith. Casserly and Wheeler were absent. Calkins was not included in the roll call. The March 2019 Minutes were deferred until the May 2019 Meeting. There was no Public Participation.

Old Business:

V-12-18 176 Corbin Park Rd, revised Plans

The applicant changed the original plan to relocate the restaurant on the parcel, reduce the restaurant seats from 111 to 90 and also reduce the parking spaces from 44 to 36.

The two variances requested were

1. Parking spaces sizes reduced from 10x20 to 9x18, the minimum allowable.
2. A reduction in the required landscape buffer on the west side to 4.1 ft from 7 ft.

A number of neighbors commented, none of them favorably. Most were concerned with traffic issues and the size of the proposed restaurant. Both of the requested variances failed to pass. The vote was Gardiner, yes, Danskine, no, Arvidson, no and Smith, no.

New Business:

ZT-2-19:I-1 - Request: Approval of amendments to the City's Land Development Regulations adding an Assembly Venue as a Special Exception Use in the I-1, Light Industrial zoning district.

Staff proposed to add "Assembly" as in "a gathering" as a permitted use in areas zoned Light Industrial. The proposal was a general one, but the large number of folks who wished to be heard were interested in a former citrus packing plant located at 721 Palmetto St. There was great interest in turning this "barn" into a space for dancing, art exhibits and music performances weddings and other festivities.

The request passed with the following votes: Gardiner, yes, Danskine, yes, Arvidson, No, and Smith, yes.

ZT-3-19: Development Density Calculation

Proposed was the use of a net/net density when calculating the number of units that may be developed on a specific parcel of land. Proposed was language that EXCLUDED Wetlands and lands located within the 100-year floodplain from developable acreage.

There were three public comments, two in favor of the calculation as proposed, and one who proposed excluding wetlands from developable acreage, but would allow lands located within the floodplain to be included. The Board agreed with the above recommendation and voted on a motion to approve the change to development density calculation as presented, deleting mention of the 100 yr flood plain. The vote was unanimous.

2019 Comprehensive Plan Amendment- Element I, Introduction and Element XI, Intergovernmental Coordination

Presented were changes to the City's Comprehensive Plan in Elements I and XI as part of the City's required review. The entire Plan will be reviewed this year, as required by State Law. Two more sections will be presented each month. The public had neither the original nor a copy of the changes, but they seemed minor. The motion to approve the changes was unanimous.

The April 2019 Development Activity Report included two maps given to the board.