

Planning and Zoning Board Meeting January 13, 2020

All members were present.

New Business:

S-4-19, Coastal Wood East Commercial Plat (located at the northeast corner of SR 44 & Sugar Mill Drive, extending east to Oak Lane). The request was to replat the 15-acre Tract E area from its current single parcel status into eight (8) new parcels, which would consist of the four (4) commercial parcels along the SR 44 frontage, and the rear would be for infrastructure (drainage pond and roads). There were two main issues that were of concern to the board: traffic on Sugar Mill and a proposed 7-Eleven. All traffic except west bound will have to exit on to Sugar Mill. As it stands at the moment, south bound on Sugar Mill will have to drive north and make a legal U turn unit until the proposed Advent Building is built on the west side of Sugar Mill at which point the road will be widened. Some members of the board felt that a 7-Eleven did not fit with the City's economic development plan and hoped for doctor's offices or a tech building. Members of the public also expressed concern about the design and traffic.

Motion to approve the replat request was 6-1 in favor, with Neylon voting No.

CPA-9-19, FLU Amendment; Z-3-19, Rezoning; and SE-5-19 were discussed as one item, for the property has one address at **1245 Canal St. (0.73 acres but is within a larger parcel that is located on the south side of Woodland Avenue, west of Hickory St. and east of the StorQuest Self Storage facility.)** Each was voted on separately.

- First request was for a Comprehensive Plan amendment to change the City FLU to Commercial from High Density Residential.
- Second request was for rezoning from R-4 Multi-Family Residential zoning to B-3 Highway Service Business District as the rest of the parcel was B-3.
- Third request was for a Special exception approval for a proposed boat mini-warehouse storage facility. A total of 78 storage spaces are proposed. Boat owners will enter the lot from Canal Street, pull up to the turnaround, drop off their boat and trailer and exit back onto Canal Street or onto Hickory Street. A robot would haul the boats to a smaller vehicle on site that will take the boats to their respective spaces. The driveway at Woodland Avenue will be gated and is proposed to be used for egress only.

Last year, when the applicant/owner had proposed boat storage for this parcel, it would have necessitated removal of an historic tree. This time he came back with a plan that would save the tree but was told that plan for mitigation is required if other trees are impacted. There were several issues of concern, such as traffic on Woodland, hours of operation, and the definition of extensive landscaping. After much discussion, the following conditions were attached to the Special Exception request:

- Approval of all exceptions for this and an adjoining parcel would need to be completed by 2/12/2021.
- Woodland Ave. would be gated and will be used only as an emergency exit.
- Hours of operation would be 4am to 9pm.
- There will be extensive landscaping buffers to provide visual screening and a proposed site plan that will meet Architectural Design Standards.

Motion to approve the CP amendment and rezoning request was passed unanimously. Motion to approve the Special exception for a boat mini-warehouse with conditions was 6-1 in favor, with Arvidson voting No.

ZT-13-19, Farmers' Market- food vendors. Staff is requesting the Planning and Zoning Board to make a favorable recommendation to the City Commission to amend the Land Development Regulations to clarify and place certain limitations on the sale of foods at Farmers' Markets. Staff proposed that there be up to three (3) mobile food trucks or trailers and a maximum of eight (8) vendors located in booths that may perform onsite food preparation, including cooking, heating, cooling, mixing, or any other form of food preparation needed to make food ready for immediate consumption. There was a question from the public as to why limit the food trucks to three, but it was never answered.

Motion to approve the request for these recommendations was unanimous.