

**Planning and Zoning Board Meeting  
December 6, 2021**

**Video of the meeting can be found [here](#).**

Board members present: Steven Snively, Kip Hulvershorn, Sandra Smith, Steven Danskine, Thomas Wheeler, and Susan Neylon. Approval of Minutes: Mr Snively requested an addition to page 6, 4th paragraph “confirmed that it would not add to Coastal Woods Density.” Approval was unanimous.

**CPA-2-21:** Hog Eye Camp PUD (property is located behind the beachside Publix)

**PUD-2-21:** Hog Eye Camp Second Amendment Presentation

Although voted on separately, these two items were discussed together. This 6.9 acres is the last remaining parcel of a 17.6-acre PUD which expires in 2026. The commercially zoned PUD would permit a 150-unit apartment building as well as commercial development on this site. The permitted residential density was brought over from the original PUD. The now-developed 10.6 acres are entirely single-family housing. The proposed change from Commercial to High Density Residential would reduce permitted density to 83 units and eliminate commercial development.

The developer’s new proposal reduces the number of townhouse units to 77 in return for reducing the perimeter setback to 45 ft. (from 50’) and the landscape buffer to 20 ft. (From 25’). Saxon Drive is a County road and only requires one entrance. The internal streets will be owned by the HOA as will the land itself.

The Board was particularly concerned with the bike path, drainage, setbacks, distance between buildings, traffic, and green building standards.

Many members of the public commented and only one was in favor of the development. The concerns expressed were the following: buffers; three-story homes behind single family homes; a retaining wall; flooding on Saxon; sewer problems; increased traffic, including little room for deliveries; safety of pedestrians and bikers; infrastructure support for increased development; endangered species; effects on our electric grid; questioning why not single-family homes; and feeling extorted.

Ms. Neylon and Mr. Snively proposed the following stipulations be written into the agreement:

1. A 77 unit maximum
2. No through-traffic or storing of construction materials on lot 30 on 7th Ave.
3. A 20 ft. separation to clubhouse
4. No short-term rentals
5. Staff conditions set forth in its recommendations in the agenda packet and such other conditions as staff may require.

In addition, the motion asked that the following be considered and discussed by staff and the developer:

1. Bike path and sidewalks
2. Storm water and environmental considerations
3. Green building standards
4. Traffic Impact Study (TIS)
5. Moving the two 2-story buildings (instead of the 3-story) next to the single-family neighborhood on 7th
6. Work in good faith to decrease the density if the existing PUD expires.

**The motion to approve CPA-2-21 was unanimous. The motion to approve the PUD-2-21 Amendment with the above stipulations and considerations was unanimous as well.**

**ZT-11-21: Arts Overlay District.**

This was about parking in the Canal St area. Currently, there are essentially no parking requirements in the Canal St. Arts Overlay District (due to the approved 2010 Economic Development Plan that was devised “to stimulate the Canal Street Commercial district”. Any business that met the definition of Arts, including Culinary Arts, could request an exemption from parking requirements. However, since Canal St. is no longer in need of encouragement and large restaurants are planned, this change was suggested. The proposal is to exempt only businesses that need 10 or fewer spaces based on either seats or square footage (the City wants to base parking requirements on SF). Larger businesses would need to provide on-site parking or leased parking.

**The motion to approve the recommendation to City Commission on parking requirements in the Arts Overlay District as presented by staff was unanimous.**