

## Planning and Zoning Board

April 4, 2022

[Link to meeting video](#)

Board Members present: Chair, Steven Danskine, Stephen Snively, Thomas Wheeler, Kip Hulvershorn, Sandra Smith, and Carl Hodges (new board member). Absent: Susan Neylon.

### Public Participation:

There were two non-agenda items that were brought up:

- A resident of Venetian Bay was concerned about the environment and safety concerns of having a commercial enterprise (proposed RV storage) within a residential area. Mr. Gove from the City Planning Department has received queries from residents about what is allowed on a parcel in Venetian Bay that was discussed at the [January 26<sup>th</sup> Commercial Pre-Application meeting](#). After research, Gove found that the tract being proposed for is restricted to storm water storage only. The Master Development Agreement (MDA) does not permit RV or any other kind of storage on the lot of concern to the residents.
- A second resident spoke about a proposed Chick Fil-A on SR44 near Grove Estates. The speaker feels that its proposed location will route traffic through Oliver Estates to get to Glencoe.

**A-3-22 1070 10th St.** Applicant requested a Voluntary Annexation, Small Scale Comprehensive Plan amendment (CPA), and rezoning for a 10-acre parcel on the south side of 10th St. Five acres are in the county and zoned Low Density, and the other five are in the city and zoned High Density Residential. The proposal is to annex the non-city five acres, combined them, and rezone the entire parcel to Medium Density residential. With the wetlands removed from the density calculation, the number of residential units in the combined parcel will be reduced from 110 maximum to 80. The two parcels are owned by different parties. A single developer has both under contract. Mr. Snively asked for assurance from the developer that both parcels will be developed together.

**Motion to approve the request made with the following conditions was passed 5-1 with Snively, Hulvershorn, Wheeler, Smith, and Danskine voting YES; and Hodges voting NO.**

1. Subject to approval of the CPA.
2. Parcels must be developed together.

**CPA-2-22 10th St. (5.217 acres).** Applicant requested a Small-Scale Comprehensive Plan amendment for the parcel to be annexed **from** City Future Land Use (FLU) designation of High Density Residential (maximum 18 units per acre) **to** City FLU designation of Medium Density Residential (maximum 8 units per acre). This proposed density decrease would reduce the potential maximum number of residential units from a maximum of 92 units to a maximum 42 units.

**Motion to approve the request passed 5-1 with Snively, Hulvershorn, Wheeler, Smith, and Danskine voting YES; and Hodges voting NO.**

### Comments/Statements by Members of the Board:

Mr. Snively proposed what he referred to as workshops for Class III Site Plans so that the Board and members of the community could have meaningful input earlier in the development process. As it now stands, the Board and residents have no input until it is difficult and expensive to change. The workshops would be chaired by the City Commissioner from that district. The proposal was to have the City Commission amend the Land Development Regulations (LDRs) to include neighborhood hearings. Staff present felt the earlier the better for public participation. Ms. Smith wanted to include Class II as well because most development is under 25,000 sq ft., but her suggestion was rejected.

**The motion to approve a recommendation be made to the City Commission that they consider Public Workshops as part of the approval process for Class III Site Plans was unanimous.**