

**Planning and Zoning Board
May 2, 2022**

Present: Stephen Snively, Kip Hulvershorn, Sandra Smith, Susan Neylon, and Carl Hodges. Messers Danskine and Wheeler were absent.

Approval of Minutes: Motion to approve the minutes of the March 7th and April 4th meeting, with changes privately circulated by Mr. Snively, was approved unanimously.

Public Participation: Seven members of the public separately expressed their vehement opposition to a proposed Chick-Fill-A. This proposal has not yet come before the board. One individual expressed opposition to the rumored storage facility in Venetian Bay that was the subject of much discussion last month.

New Business:

A-4-22: 2340 Pioneer Trail. A voluntary annexation with appropriate rezoning. **Motion to approve was unanimous.**

A-5-22: 1404 Mary Ave: A voluntary annexation with appropriate rezoning. **Motion to approve was unanimous.**

ZT-4-22: Industrial Zoning Text Amendment. This text Amendment will delete the noise regulations from I- 1,2 and t3. All noise regulations will be addressed in a city-wide regulation passed by the City Commission. The current noise regulations will remain in place until the new city code is passed. The motion is strictly to remove noise from the LDR. **Motion to amend the performance standard in LDR was passed unanimously.**

ZT-6-22: Stormwater Management. This text amendment applies only to infill lots and will limit fill to 6 inches and does not permit storm water drainage to adjacent lots. Fill for driveways may be higher to allow a driveway to meet the garage level. **Motion to approve requested text amendment was approved unanimously.**

ZT-6-22: Model Homes: This Text Amendment refers to homes that are built before infrastructure is in place and before street addresses are assigned. Currently, there are three model homes in the city. The amendment would reduce the allowable limit from six to two. In addition, it would limit the amount of impervious surface are to the amount that would be permitted for any other home. Additionally, the fire Department asked to require water lines. Mr. Snively asked to add language that existing homes may stay. **Motion to approve passed 4-1** with Snively voting no. Mr Snively did not think this addresses the problem.

S-1-21: Florida Days Phases 4 and 5 Final Plat. Phase 4 will have 30 lots and phase 5 will have 8 lots. There are fewer lots than allowed to save trees. There was a motion to approve from Mr. Snively with a condition to protect the city from future road costs when the HOA takes over road maintenance. **The motion was approved unanimously.**

S-1-18: Reserve at Waterford Final Plat and Construction Plan. The old borrow pit will remain as a pond and another pond will be added. Forty of the forty-eight historic trees will be saved. The permitted 200 lots will be reduced to 45 lots of almost one acre each. **Motion to approve was unanimous.**

SP-16-21: All Aboard Storage Site Plan. The 5 conditions set by the City Commission were returned to the Planning Board to ensure all of them were met. Two remain. ① The pole sign will come down within 30 days now that the monument sign is in place. ② Soft lighting will be installed. **Motion to approve with conditions of pole sign and lighting was unanimous.**

SP-28-21: Village Center East Site Plan, Venetian Bay. The site plan for the Village Center is due to expire in a month. The developer (Geosam) has sold the site and wishes to change the site plan to eliminate commercial space and substitute building 322 apartments. The staff recommended tying approval of the new site plan to commitment to build a promised civic area before any building permits would be issued. The new site plan does not mention the affordable housing that had been promised in earlier discussions. Civic obligation is not part of the current site plan, but the original refers to 6 acres of civic use (undefined). Geosam feels it cannot obligate the new buyer to follow the original site plan. The board was not impressed. Residents want more parking and more commercial space, as originally planned. **A motion to continue pending receipt of detailed elevation plans and a signed civic space agreement passed 3-2.** Smith and Hulvershorn voted no; Neylon, Hodges, and Snively voted yes.