

Planning and Zoning Board

February 6, 2023

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

Members Present: Messers Weiss, Hulvershorn, Wheatcraft, Hodges, Frankhauser, and Chair Smith.

Approval of Minutes: Approval of the January 9, 2023, minutes conditioned on switching the order of the minutes was unanimous. Approval of the August and September minutes was unanimous.

Public Participation:

One individual expressed concern about four septic systems on ¼ acres one of which crossed his property line. He seemed to be confused about what was County responsibility and what was in the City's purview as approval of septic systems is the responsibility of the County Health Department.

A member of the Venetian Bay Homeowners Coalition expressed concern that the proposed architecture of the Village Center East was too modern and not in keeping with the general plan for the development.

New Business:

V-1-23 3101: Saxon Dr. The applicant wishes to enclose an existing carport which is too close to the lot line. The carport is too small to fit a car, and the applicant wants additional living space. It turns out that when the area was surveyed in the 1950's, the survey was off by 5 feet, so the builder thought the house was 5 feet from the lot line. **Motion to approve was unanimous.**

SE 1-23: 720 South Dixie Freeway (former Sav-a-lot). The applicant requests a Special Exception approval to allow a House of Worship to operate at this address, converting part of the building for the Salty Church. Part of the site, which was previously approved for mini warehouses, is also the location of the new Perrines Produce. Parking will be manageable even on Sunday mornings as the lot area is huge. The spokesperson added that the landlord was still expected to make improvements including landscaping off US 1. **Motion to approve was unanimous.**

A-15-22: 307 Ingham Rd. The owner applicant requests voluntary annexation, *Comprehensive Plan* amendment to be R-2, medium density, single family residential which is the comparable zoning to the current County designation. There was surprise that this area does not have sewers due to its location. **Motion to approve was unanimous.**

Selection of Vice-Chair:

Mr. Weiss was elected Vice- Chair of the Board.

Workshop:

The Board wants to propose a workshop with the City Commission. After some discussion, it was decided to have the following items included on the agenda:

- Planning and Zoning Board member requirements.
- Pre-application meetings on big projects.
- Land Development Regulations in regards the appropriateness of certain allowable uses i.e. a gas station replacing a bank next to a residential neighborhood which is allowed under the current LDR.
- Tree Canopy and Landscaping requirements making sure there is enough, and perhaps looking into a tree nursery if we don't already have one.
- Open Space preservation where we could maybe look into having a Land Trust which is big up north.

The Deputy City Attorney will look into scheduling the workshop.