

Planning and Zoning Board

March 6, 2023

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

Present: Messrs Yates, Hulvershorn, Weiss, and Hodges. Absent: Messrs Wheatcraft, Fankhauser, and Chair Smith.

Approval of February minutes was unanimous.

Staff requested that the two St. James Estates items be discussed as one but voted on separately. The Board agreed.

Public Participation:

The Assistant City Manager introduced Shane Corbin, the new Director of Development Services.

SE-2-23: 332 North Dixie Freeway (Amish Poly Furniture). The applicant wishes a Special Exception for a limited outdoor display of patio furniture during business hours (10am-6pm). Retail is a permitted use, but outdoor display is a Special Exception. The Board welcomed this new business. **Motion to approve the Special Exception recommendation to the City Commission was unanimous.**

S-1-22: St James Estates Final Plat and SP-11-22: St. James Estates Site Plan (4.946 acres between Old Mission Rd. to the east and Mission Dr. to the west). This parcel was originally platted in 1926. More townhouses are permitted, but there will only be 31 to save two historic trees. The required 20-foot buffer overlaps with the utilities right of way so the buffer is being moved inside the utilities buffer. The driveway connection is being worked out with the county. All approvals have been met. Mr. Weiss advocated planting of additional live oak trees and also wanted more articulation of building walls. **Motion to recommend final plat to the City Commission was unanimous. Motion to approve the Site Plan was unanimous.**

A-1-23: 2237 Pine Island Drive and A-2-23: 1617 Martins Dairy Rd. Both applicants requested voluntary annexation, Comprehensive Plan amendment and rezoning from county to comparable city designations. **Both motions to approve the requests were unanimous.**