

Planning and Zoning Meeting

June 4, 2018

All members were present, and the meeting was called to order.

1. **PUD 2-18 SR44 and Corbin Park Rd. Tractor Supply Company.** This was the third request for approval of a Master Development Agreement (MDA) for the existing Planning Unit Development (PUD) zoning. The property still does not have an adopted MDA in place. The request is to allow for a Tractor Supply retail store on 7.863 acres land. However, there were still many unresolved and conflicting issues, especially regarding traffic/exits/entrances, landscaping, buffers, and future use of outparcels. The developer agreed with P&Z and residents that the intersection is quite problematic and needs attending to with the advent of increased build out on the adjoining parcels of land. M. Kolody argued to first, reduce the exits to one curb cut onto Corbin Park Rd and second, clarify what they would do with two outparcels facing SR44, but the developer would not agree on the first one nor elaborate on the second.

The Board voted 4 to 3 to deny the request. NO votes: Arvidson; Calkins; Kolody; Smith. YES votes: Casserly; Danskin; Gardner

2. **Review site plan application SP-19- 17, Replacement of the Publix Supermarket on SR 44.** Owners requested a Class III Site Plan approval for a 54,244 square foot supermarket to replace an existing 42,303 square supermarket.

- The 19.791- acre subject site proposes to demo the existing 42,323 square foot Publix Supermarket and an additional 5,939 square foot of adjacent retail space and build a 54,244 square foot Publix Supermarket.
- The site would still have 70,284 square feet of retail space left in the shopping center that will receive a facelift. The proposed Site Plan includes reconfiguring and resurfacing the parking lot, landscaping of the parking lot and the perimeter along SR 44, and updated utilities including sewer, electric, water and grease traps.
- The Site Plan decreases the existing 851 parking spaces to 847, but the proposed parking spaces would still be an increase from the required 820 parking spaces. The site plan includes providing 112 trees even though only 108 trees are required. The total impervious area will be about 7.85 acres.

After several re-submittals, most of the city Staff have signed off on the Site Plan with only the City Engineer left to approve it. Staff can recommend approval of this Site Plan application with final sign-off by all TRS members.

The site plan was approved unanimously by the Board.

Comments and Reports by Board:

1. Two members questioned NSB's method for calculating building density that includes wetlands as part of total land mass. By including wetlands in the formula, denser development is allowed. They asked Amye King, City Planning Director, to investigate how other municipalities calculate total density and how they treat wetlands. She will request permission from City Manager to investigate this issue for the P&Z
2. Discussed was consideration of a Moratorium for Commercial Development along SR44. At the May 8, 2018 City Commission meeting, the Commission directed the City Attorney to bring back a memorandum providing information about moratoriums, specifically addressing a moratorium for commercial development along State Route 44 to allow City staff time to address deficiencies in landscaping that have resulted as the corridor has developed. Staff recommended that the Planning and Zoning Board give a positive recommendation to the City Commission on a moratorium to address landscaping issues along the State Route 44 Corridor Overlay Zone.

The Board voted unanimously to recommend the moratorium.