



Meeting Minutes Planning Commission

Tuesday, August 20, 2024

1:30 PM

Council Chambers

[24-31CP](#)

Island Neighborhood Mixed Use Corridor Amendment - Strategy LU-IS
1.1.3 Comprehensive Plan Amendment (Legislative)

Staff: Josh Law, Planner

Agent: Jeffery A. Boone, Esq., Boone Law Firm

Applicant: Surf Road, LLC

Chair Snyder announced this is a legislative hearing, read the memorandum regarding advertisement and written communications, and opened the public hearing.

Planner Law, being duly sworn, presented general information, project description, increase in the percentage of residential use, decrease of commercial use, aerial photo, proposed language, proposed implementation of the Land Use Equivalency Matrix, calculation for number of units, proposed density, Venetian Urban Design (VUD) Overlay district, Mixed Use Corridor Island dwelling units per acres, Zoning Map, Future Land Use Map, Comprehensive Plan consistency, property background, proposed clarifying language, and answered Commission questions regarding Strategy LU-IS 1.1.3 Floor Area Ratio (FAR), mixed use corridor boundaries, the two parts of the amendment, calculations used for density, and peak hour trips.

Planning and Zoning Director Clark answered Commission questions on allowing both residential and commercial entitlements, and impact of property background.

Attorney Jeffery Boone and Jim Collins, Agents, being duly sworn, presented the size of the undeveloped property, surrounding property uses, reason for requesting amendment, island mixed use corridor location details, request to increase maximum residential use by ten percent, parking and landscaping accommodations, conversion factor and calculations, land use equivalency, impact to neighborhood, transportation impact, proposed 32 units per acre, density of surrounding area, density throughout island, potential site plan, and answered Commission questions regarding raising the use percentage to 204 units, how many intended units, density for the mixed use corridor, and potential elevation.

City Attorney Fernandez clarified that eliminating the conversion factor

would not adjust non-residential portion.

Attorney Boone requested time to consult with applicant and to review associated petition before proceeding with the vote.

Recess was taken from 2:44 p.m. until 2:54 p.m.

Item was continued later in the meeting.

Attorney Boone and Mr. Collins spoke on moving forward with today's hearings, in agreement with proposed restrictive language, addressing concerns with conversion being used elsewhere in corridor, number of units intended to be used in Island Mixed Use Corridor if approved, and adding a stipulation of a maximum density of 32 units per acres.

City Attorney Fernandez suggested language for a motion.

Chair Snyder closed the public hearing.

Discussion took place on past application on property, similarity of surround area density, concerns of height, being restrictive to only two parcels, property being ready for redevelopment, concerns for there being multiple parts in amendment, how use percentages were determined, lack of available residential in corridor, and Section D recommendation.

A motion was made by Mr. McKeon, seconded by Ms. Schierberg, based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this Petition consistent with the Comprehensive Plan and in compliance with Florida Statutes Chapter 163, Part II, and therefore, recommends to City Council approval of Comprehensive Plan Amendment Petition No. 24-31CP with addition of the language to the end of staff proposed Strategy LU-IS 1.1.3 of the words "but a density that cannot exceed 32 units per acre." The motion carried by the following electronic vote:

Yes: 6 - Mr. Hale, Mr. Willson, Mr. Jasper, Ms. Schierberg, Chair Snyder and Mr. McKeon