



Meeting Minutes Planning Commission

Tuesday, April 18, 2017

1:30 PM

Council Chambers

16-05RZ

ZONING MAP AMENDMENT - LAUREL ROAD STORAGE - 3496 & 3500 LAUREL RD. EAST

Planner: Scott Pickett, AICP, Senior Planner

Agent: Jeffery A. Boone, Esq.

Owner: Gaylon & Laura Peters, Laurel Road Storage, LLC.

Mr. Snyder noted all three hearings (16-05RZ, 16-01SE, and 16-01SP) would be heard at the same time, announced these are quasi-judicial hearings, read memorandum regarding advertisements and written communications, and opened the public hearings.

Mr. Persson queried board members on ex-parte communications and conflicts of interest. Mr. Murphy, Mr. Snyder and Mr. Newsom disclosed site visits with no communication.

Mr. Pickett, being duly sworn, reviewed the petitions to include existing and proposed zoning, future land use designations, concurrent applications, aerial photograph of property, photographs of on-site and off-site conditions, surrounding property information, future land use, existing zoning and proposed zoning maps, and in response to board questions Mr. Pickett stated the parcel lines are not being altered and that the zoning lines are being altered.

Mr. Pickett continued to review the zoning analysis, summary findings of fact for the rezone, provided a summary for the site and development plan and special exception petitions to include consistency with the comprehensive plan, review of the requested code modification and summary findings of fact.

Jeff Boone, Boone Law Firm, being duly sworn, spoke to the intent of the rezone and the proposed use for a self storage facility and responded to board questions regarding surrounding properties. He continued to provide information on the site and development plan and the special exception to include compliance with city codes and the comprehensive plan, parking standards and requested board approval of the petitions and responded to board questions regarding the proposed building layout.

Jessica Helny, Florida Engineering and Surveying, being duly sworn, spoke to the number and size of units per building, driveway widths and

facility entrances.

Discussion took place regarding estimated frequency for building A, open storage area usage, elevators in building A, entrance width, franchise stores using storage facilities, additional parking options, drainage, the need for adequate buffering, removal of vegetation and fencing around the property.

Mr. Boone addressed the property annexation requirement that a five foot strip of property from the northern point be dedicated along the side of the road along the sewer pipe, noted the plan presented does not have the five foot strip, and spoke to the request to city council to amend the pre-annexation agreement to eliminate the five foot strip requirement. He stated there is no impact to the current development plan but there may be an impact on the sidewalk requirement and requested the planning commission approve a stipulation that if city council votes to not amend the pre-annexation agreement to remove the five foot strip conveyance, the property owner will leave five foot strip to city and the development services director will have administrative authority to approve any relocation adjustments to the site and development plan for sidewalks or signage.

Mr. Pickett noted the site and development plan petition is contingent upon approval of the rezone petition.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Towery, seconded by Mr. Murphy, that 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 and land development regulation commission, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, and recommends to City Council approval of Zoning Map Amendment Petition No. 16-05RZ. The motion carried by the following vote:

Yes: 5 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Murphy and Mr. Newsom

Excused: 2 - Mr. Graser and Ms. Fawn