

## Planning and Zoning Board Meeting

November 4, 2024

Agenda and Video of the meeting can be found [here](#).

**Present:** Thomas Bien, Jon Hall, John Frankhouser, Larry Wheatcraft, Curtis Hodges, Kip Hulvershorn.

**Absent:** Stephen Yates.

The minutes of the July 1, 2024 and October 7, 2024 regular meetings were approved **unanimously**.

### OLD BUSINESS

**V-18-24.** Review a requested boat dock variance to allow for an existing covered boat slip to exceed 360 square feet in connection with a proposed second uncovered boat slip at 2868 Sunset Drive. Applicant requested a continuance. **Motion to continue V-18-24 to December 2, 2024 was approved unanimously.**

**V-12-24.** 1711 Martin's Dairy Road, a variance to not require the property to be homesteaded to allow a wedding and event venue. **Withdrawn** at applicant's request.

**V-15-24 and V-18-24.** Boat dock variances. Applicants requested a continuance in order to work more with staff. **Motion to continue V-15-24 and V-18-24 to December 2, 2024 was approved unanimously.**

### NEW BUSINESS

**PUD-15-24.** 3rd Amendment to the Southeast Interchange Complex PUD MDA. This PUD MDA, initially approved and recorded in 2005, consists of six commercial lots and associated infrastructure (total of 20.3 acres located on the south side of SR 44 and the east side of I-95). Two of the parcels (Lots 2 & 3) now contain the AdventHealth medical office complex, and the Site Plan for lots 4, 5, & 6 for the future development of a mixed-use hotel/medical office complex has been conditionally approved. The currently requested MDA amendment revisions would apply only to the remaining lot (Lot 1) of less than one acre. This lot has limited possibilities for development because of its size, dimensions and internal easement. The applicant is proposing an Ellianos Coffee drive thru shop (a permitted use), with a building footprint of 800 SF. Which would not be open to the public but instead provide drive-thru windows and lanes on each building side along with stacking areas. The proposed entrance driveway would also serve as the access easement to the neighboring/east property to provide a future internal service drive alternative to SR 44. The applicant is requesting three minor revisions to the current requirements of the 2005 PUD MDA:

- To waive the maximum 55-foot building setback to provide additional driveway lanes and space north of the proposed building, making the front SR 44 just over 110 feet.
- To increase the driveway width north of the proposed building from its current 14-foot maximum width to 28 feet to allow for a second/by-pass lane while remaining one-way only.
- The proposed elevations for the 800 SF building have been determined by staff to comply with the MDA Architectural Standards and Style Requirements, and the applicant seeks to include the Conceptual Site Plan and these elevations in the Amendment.

**Public participation:**

One resident stated that the proposed building color (red stripe) is not consistent with a coastal “feel.” She also expressed concern that monuments were too big and that there should be taller landscaping.

**Board discussion:**

Mr. Wheatcraft asked the applicant whether a building color change was possible. The applicant said he would speak with the tenant. **A motion to approve PUD-15-24 was passed unanimously.**

**V-21-24.** Review a variance request to allow for a subdivision of a parcel into two parcels that would not meet the minimum size of a parcel in a R1, Single-Family Residential zoning classification for property located at 1326 North Peninsula Avenue. The parcel currently has a single-family home, inground swimming pool, sea wall, and boat dock. The applicant requests to subdivide the approximately 0.41-acre parcel into two buildable lots with each lot being less than the required 100 feet in width and each being less than the required 12,000 square feet of area. The parcel is an original platted parcel of the 1941 Colin Park Subdivision, of the Town of Coronado Beach. This parcel was Block 16 without a lot number. While many of the other blocks located along the river created individual 50-footwide lots, this block did not. Staff evaluated 16 neighboring properties that are located on the same side of the street for parcel width, age of current house, and zoning district. They concluded that 11 parcels were 100 feet or wider and three parcels were 75 feet or wider. Seven of the parcels are constructed on two combined 50-foot-wide lots to create 100-foot-wide lots. The remaining two were constructed on the platted 50-foot-wide lots. The applicant argued that the owners of the combined lots could potentially tear down the existing homes and build two homes (each on a 50-foot platted lot) without a variance; thus, the applicant was deprived of reasonable rights commonly applicable to other properties in the same district. Staff determined that the applicant did not meet all five criteria required for a variance. Three of the five criteria were met.

**Public participation:** Two residents spoke in opposition to the variance.

**Board discussion:** Mr. Bien and Mr. Hall both stated that an owner does not have a particular right just because a neighboring property has that right.

**A motion to approve V-21-24 was denied 5-1 with Members Bien, Hodges, Hall, Hulvershorn, and Wheatcraft voting NO, and Frankhouser voting, YES.**

**COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD**

Following the suggestion from a resident during the public hearing, Chair Wheatcraft asked whether staff might develop a matrix showing the public notifications required for various proposals and variances. Staff indicated they would do so.

**REPORTS AND COMMUNICATION BY THE STAFF**

Assistant City Attorney, Grant Day provided annual training to the Board regarding Sunshine Laws, quasi-judicial hearings, and due process.