



Planning and Zoning Commission
March 2, 2023
Council Chambers
6:00 PM



- I Call to Order
- II Pledge of Allegiance
- III Nomination and Election of Officers
 - 1 Election of Chairperson
 - 2 Election of Vice-Chairperson
- IV Minutes of Previous Meeting
 - 1 Minutes of the August 4, 2022 Planning and Zoning Commission
- V Public Period
- VI Public Hearing
 - 1 Site Specific Zone District Map Amendment AZS (2022)-0001 473 S. Keller Road
- VII Old Business
- VIII New Business
- IX Other Business the Commission Deems Advisable
- X Adjournment

More than one member of the City Council may be present and speak at this meeting.

Notice: Any person who desires to appeal any decision made at this meeting or hearing will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office (407-539-6219) 48 hours in advance of the meeting.

Appeals: Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such a person must provide a method for recording the proceedings

MEETING DATE		AGENDA
March 2, 2023		Section: Nomination and Election of Officers
Department/Office : Community Development	AGENDA REPORT	Item #: 1
Subject: Election of Chairperson		
Requested Action or Motion: Nominate and elect a Chairperson of the Planning and Zoning Commission.		
Summary Explanation & Background: Nomination of officers shall be made from among the members at the first regularly scheduled meeting in each calendar year. Terms are for one year. Officers are eligible for re-election.		
Fiscal Impact: None		
Exhibits: 1. P&Z_BylawsArticle1_2		
Commission/Board: Planning and Zoning Commission		
Contact Person: Barrett Chaix 407-539-6213		
Reviewed by City Attorney No.		

MEETING DATE		AGENDA
March 2, 2023		Section: Nomination and Election of Officers
Department/Office : Community Development	AGENDA REPORT	Item #: 2
Subject: Election of Vice-Chairperson		
Requested Action or Motion: Nominate and elect a Vice-Chairperson of the Planning and Zoning Commission.		
Summary Explanation & Background: Nomination of officers shall be made from among the members at the first regularly scheduled meeting in each calendar year. Terms are for one year. Officers are eligible for re-election.		
Fiscal Impact: No		
Exhibits:		
Commission/Board: Planning and Zoning Commission		
Contact Person: Barrett Chaix 407-539-6213		
Reviewed by City Attorney No		

MEETING DATE		AGENDA
March 2, 2023		Section: Minutes of Previous Meeting
Department/Office : Community Development	AGENDA REPORT	Item #: 1
Subject: Minutes of the August 4, 2022 Planning and Zoning Commission		
Requested Action or Motion: Approve the minutes of the August 4, 2022 Planning and Zoning Commission		
Summary Explanation & Background:		
Fiscal Impact: NA		
Exhibits: 1. PNZ Meeting Minutes 8-4-22		
Commission/Board: Planning and Zoning Commission		
Contact Person: Barrett Chaix 407-539-6213		
Reviewed by City Attorney NO		

MEETING DATE		AGENDA
March 2, 2023		Section: Public Hearing
Department/Office : Community Development	AGENDA REPORT	Item #: 1
Subject: Site Specific Zone District Map Amendment AZS (2022)-0001 473 S. Keller Road		
Requested Action or Motion: Review and make recommendation to the City Council on Site Specific Zone District Map Amendment AZS (2022)-0001 473 S. KELLER ROAD		
Summary Explanation & Background: <u>BACKGROUND</u> ERM-TLS , INC [Eli Melamed] has applied for a site-specific zone district map amendment to rezone the subject property located at 473 S. Keller Road from Planned Development to West Side New Market District. A description of the property and staff analysis of the rezoning request is contained in the attached Development Review Committee staff report, dated February 1, 2023, that addresses the application's compliance with the applicable review standards. The Development Review committee, at its February 1, 2023 meeting, voted to recommend approval of the application. <u>PROCESS</u> The public hearing before the Planning and Zoning Commission on this application is a quasi-judicial hearing. The Planning and Zoning Commission may consider all testimony and evidence it deems competent and substantial to the application, and may exclude testimony or evidence it determines to be irrelevant, immaterial, incompetent, unreliable or unduly repetitious. After holding a public hearing, the P & Z shall consider the application, relevant support materials, the staff report, and any public comments, and then recommend either: 1. Approval of the application as submitted; 2. Approval of the application with a reduction of the area proposed to be amended; or 3. Denial of the application. The P & Z's recommendation shall state the basis or rationale for the recommended decision. Staff recommends approval of the rezoning to West Side New Market District, consistent with the DRC recommendation report dated February 1, 2023.		
Fiscal Impact: NA		
Exhibits: 1. Petition # AZS(2022)- 0001- 473 Keller Road (Signed)		

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| 2. 473 S Keller Rd
3. Community Meeting Notes 473 S Keller Rd. |
| Commission/Board: Planning and Zoning Commission |
| Contact Person: Barrett Chaix 407-539-6213 |
| Reviewed by City Attorney
Yes (D. Andrew Smith, III) |