

Excerpt from draft minutes from the Planning & Zoning Board meeting held on October 3, 2017

ID 2017-625

2C) PZ-20-17 CONSIDERATION OF AN ORDINANCE TO AMEND THE S-1 RECREATIONAL ZONING DISTRICT

Reddy Chitepu explained that proposed changes to the ordinance included the removal of the setback requirements for any facility from the major roadways. He said the section being deleted, Section 3.19, was not part of the S-1 zoning district but it was being removed as part of the ordinance and that setback requirement had been included in the different sections of the Code. He said instead of making it a generic Code requirement, it was removed and incorporated into the various sections.

He said the amendment would modify the current permitted use from "municipal parks and playgrounds" to "municipal structures to provide for health, safety, and welfare of the community," and it would allow for generic municipal buildings such as community facilities, police stations, safety buildings, and fire stations. He said the ordinance was the result of a current fire station issue. He said the ordinance would also provide for an exemption from the Development Review Committee (DRC) for any minor improvements in City parks. Currently, he said any small changes that Parks and Recreation requested such as putting up a shade structure required going through DRC and the entire permitting process. He said this ordinance would allow exemption from DRC as long as the functionality of the park was not being changed. In addition, he said the ordinance changed the height and setback requirements for municipal structures. He said the new maximum height allowable would be 65 feet which would allow for the proposed fire station on Rock Island Road. Also, setbacks would be removed to accommodate the fire station.

Mr. Arserio said he met with Chief Booker and it was his understanding that this ordinance was needed because the fire station was currently encroaching on an FPL easement and the fire station needed to be brought closer to the street and built up vertically. Mr. Chitepu responded that he was correct.

Mr. Arserio made the following motion, seconded by Mr. Angier:

MOTION: SO MOVE TO APPROVE

ROLL CALL: Mr. Arserio, Yes; Mr. Mangeney, Yes; Mr. Zucchini Yes;
Mr. Hylander, Yes; Mr. Angier, Yes. The motion passed with a 5-0 vote.