



Planning and Development  
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## PLANNING & ZONING COMMISSION

### City Hall Board Room

Wednesday, August 17, 2022, 10:00 AM

## AGENDA

- I. Call to Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes
- IV. Public participation/hearing for non-agenda items
- V. New Business
  - A. **Request for Final Plan and Plat (Replat);** Lake Franklin Estates (Project Name); Maronda Homes (Owner); Maronda Homes (Applicant); Civil Design Solutions, LLC (Engineer). Project No. PR22-06FNLC.
    1. Swearing in of witnesses by City Attorney
    2. Ex Parte Communication regarding this item.
    3. Staff/Applicant presentation
    4. Public Input
    5. Commission deliberation and action
  - B. **Request for Site Plan:** Longhorn Steakhouse (Project Name ); 17020 US Hwy 441 (Site Address); Wal-Mart Stores (Owner); CASTO Net Lease Properties LLC (Applicant); Kimley-Horn and Associates, Inc. (Engineer); Kimley-Horn and Associates, Inc. (Landscape Architect); ACS Cincinnati (Architect). Project No. SP22-05.
    1. Swearing in of witnesses by City Attorney
    2. Ex Parte Communication regarding this item.
    3. Staff/Applicant presentation
    4. Public Input
    5. Commission deliberation and action
  - C. **Local Planning Agency. Request for Small- Scale Future Land Use Map;** Vedder Holsters (Project Name); 1649 Lincoln Avenue (Site Address); Sean A Jones (Owner); Green Consulting Group, Inc. (Applicant). Project No. FLUM22-02SM.
    1. Swearing in of witnesses by City Attorney

2. Ex Parte Communication regarding this item.
3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

**D. Request for Final PUD; Vedder Holsters (Project Name); 1649 Lincoln Avenue (Site Address); Sean A Jones (Owner); Green Consulting Group (Applicant); Green Consulting Group, Inc (Landscape Architect). Project No. PUD22-01FNL.**

1. Swearing in of witnesses by City Attorney
2. Ex Parte Communication regarding this item.
3. Staff/Applicant presentation
4. Public Input
5. Commission deliberation and action

**E. Request for Land Development Code Amendment (Continuance from the July 20, 2022 PZC meeting)**

1. Staff presentation
2. Public Input
3. Commission deliberation and action

VI. Other Business

VII. Announcement of next scheduled meeting date

- A. Regularly Scheduled Meeting : Wednesday, September 21, 2022 (10:00 am)

VIII. Adjournment

**NOTICE:** For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

**NOTICE:** If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The City shall not make or perfect such a record. Section 286.0105, *Florida Statutes*.

**NOTICE:** In accordance with the *Americans with Disabilities Act*, persons needing a special accommodation to participate in this proceeding should contact the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance, if hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.