

**Prima Vista Shops
Planned Unit Development (PUD)
Amendment No. 2
P22-349**

**Planning & Zoning Board Hearing
June 6, 2023
Bethany Grubbs, Planner III**

Request

This is the second amendment to the Prima Vista Shops PUD document and conceptual plan. This amendment proposed to add a right-in-only driveway off Prima Vista Boulevard for access to the property, Lot 3.



General Information

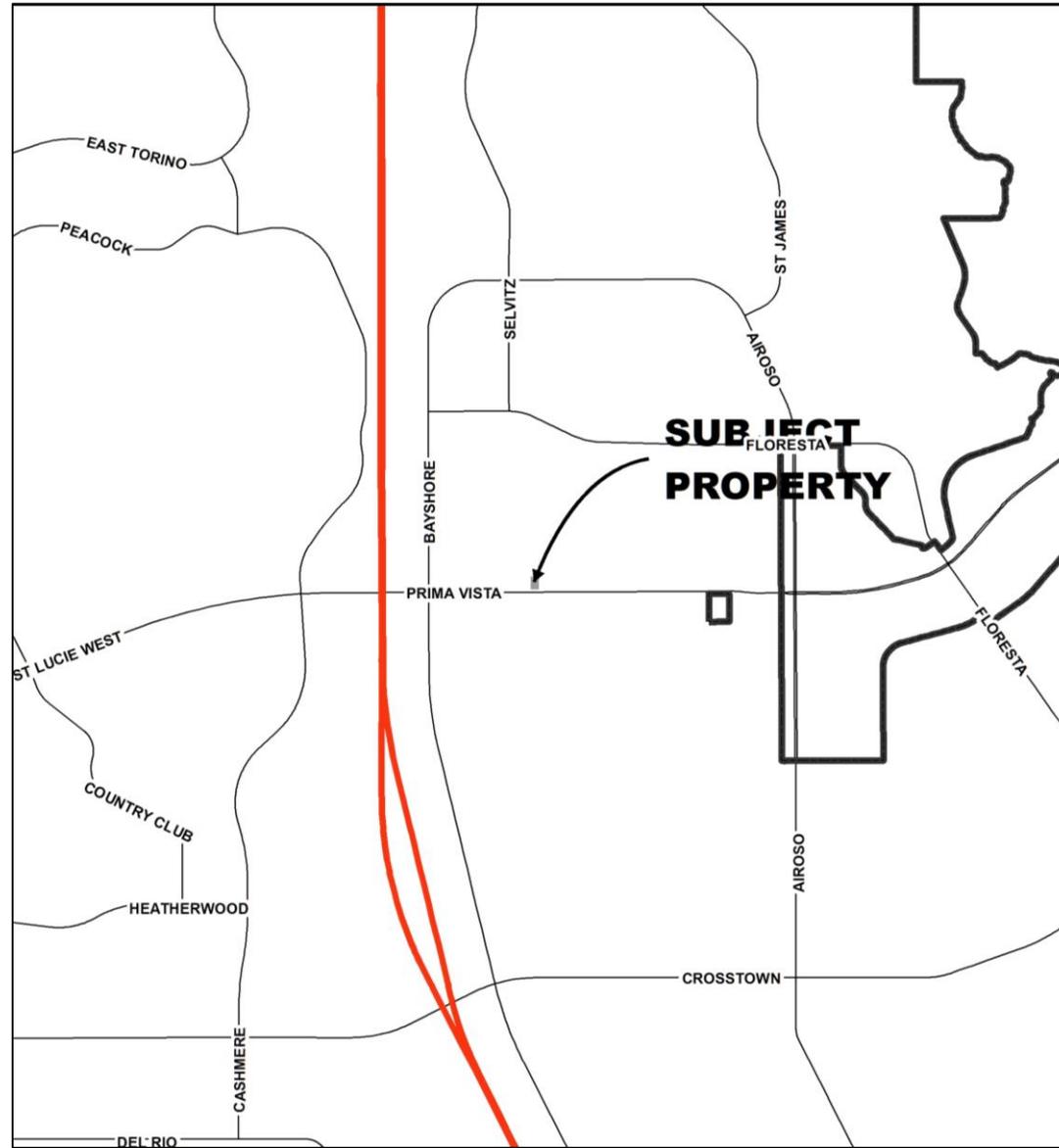
Applicant / Property Owner – CSC Properties, LLC

Agent – Jason Bellows, Retail Development Properties, LLC

Location – The property is located on the north side of NW Prima Vista Boulevard, east of NW Friar Street



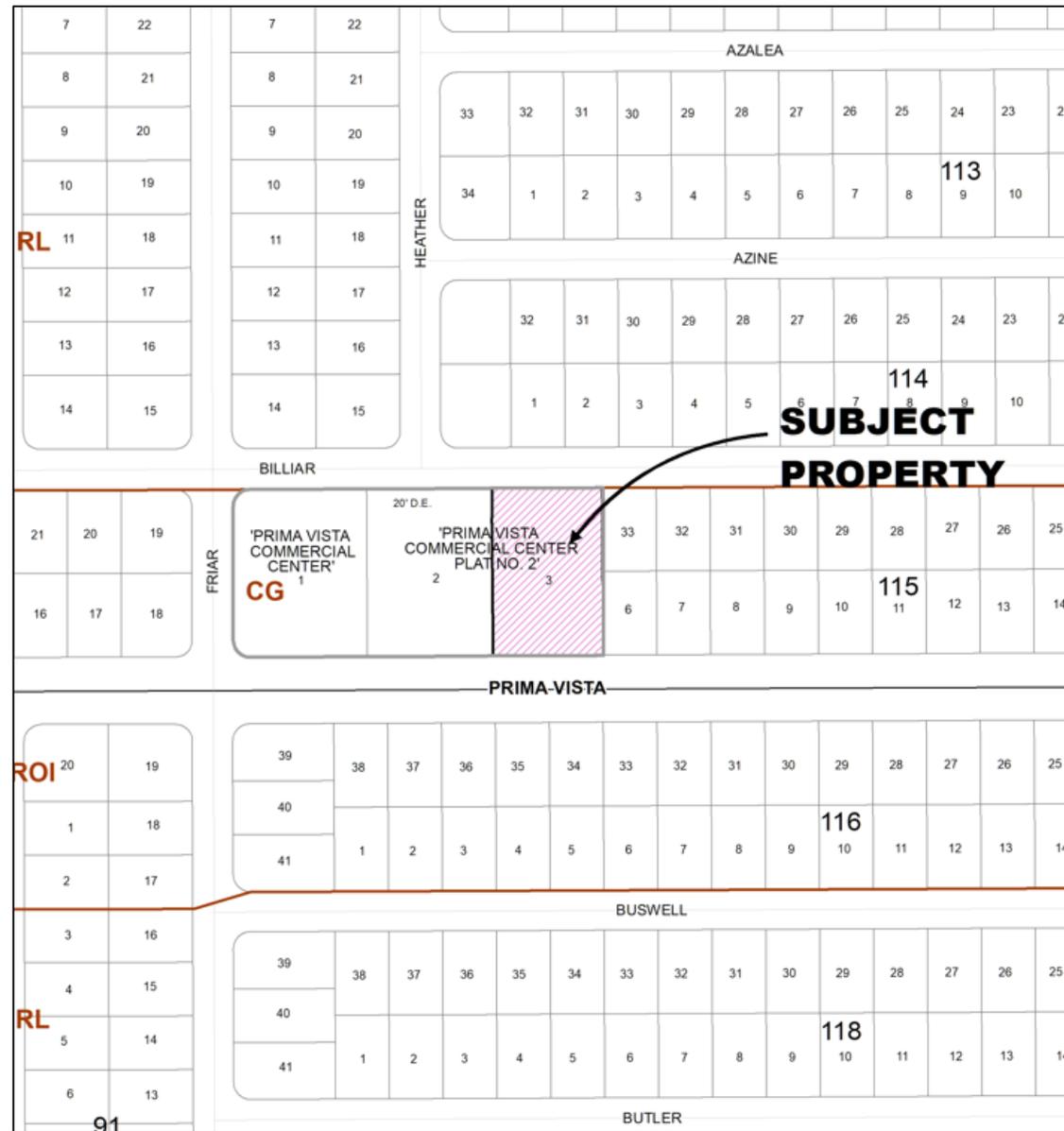
Location Map



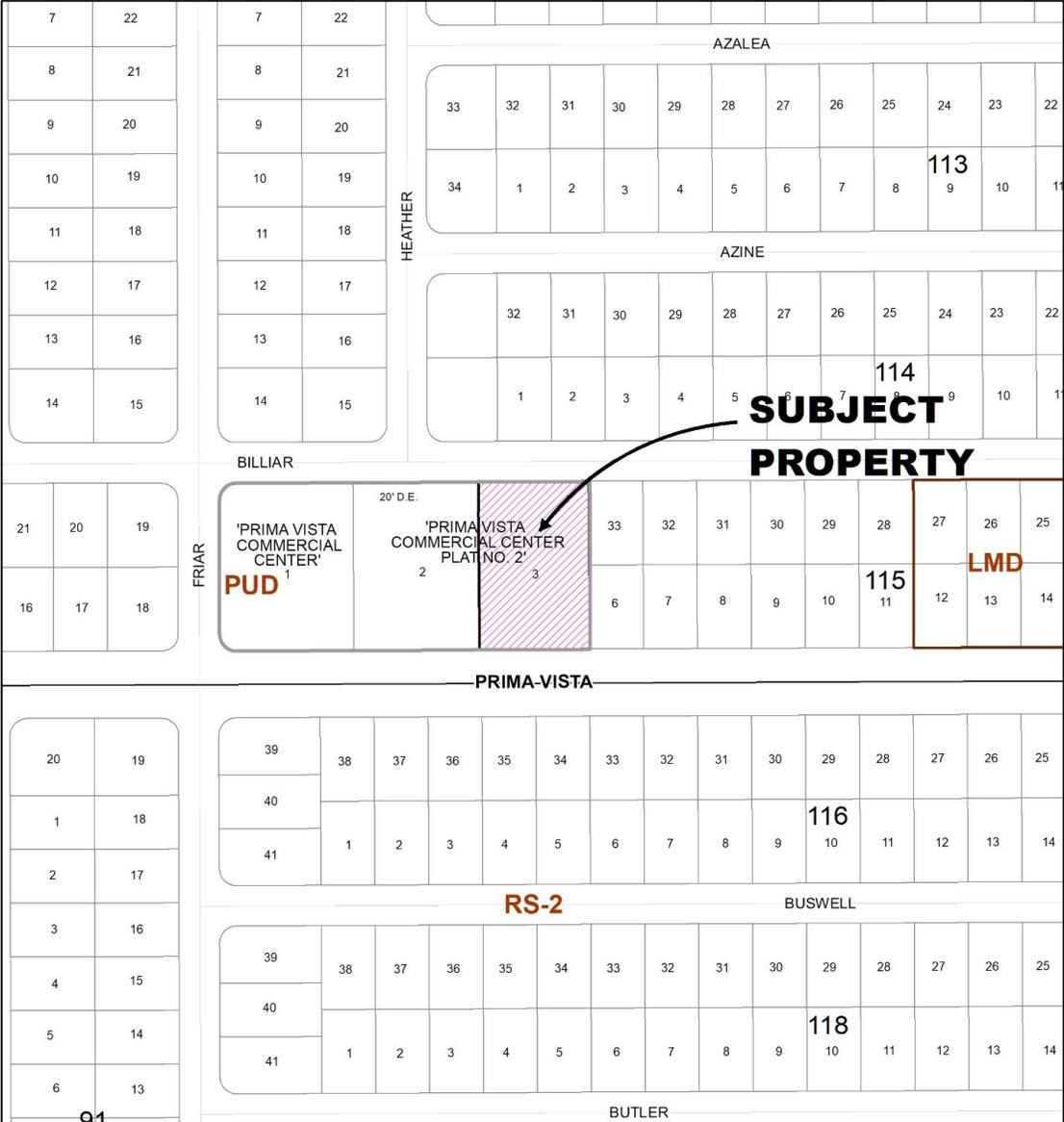
Aerial



Future Land Use



Zoning



Special Consideration

- Staff requested that the applicant notify the adjacent property, that as part of this project, they are willing to offer to provide a hammerhead driveway to allow a turnaround versus backing into Prima Vista Boulevard.



Subject Residence

Compatibility Analysis

This PUD is consistent with the direction and policies of the Comprehensive Plan.

Policy 1.1.4.10: The following densities and intensities shall apply to the future land use designations:

- CG (General Commercial) – Lot Coverage: 40%, Height: 35 feet, Impervious Surface Area: 80%

Policy 2.1.2.3: Review access points and driveways associated with development to assure safety and compatibility with the existing and future roadway network. Impose requirements for conformity as a condition of development approval based on the City's existing access standards, which are equal to or greater than those of FDOT. New development shall attempt to accommodate more than one access point.

Staff Recommendation

The Site Plan Review Committee recommended approval of this PUD amendment on March 8, 2023.



Planning and Zoning Board Action

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

