

# Bayshore Blvd. Plaza – Fitness Center

1962 SW Bayshore Blvd.

Special Exception Use

Project: P22-327

Planning and Zoning Board Meeting

Francis Forman, Planner II

March 7, 2023, Meeting



# PROJECT SUMMARY

- A special exception use is sought to allow an enclosed assembly area over 3,000 square feet for recreational use totaling 3,187 square feet for a proposed retail strip.
- Section 158.124(C)(1) of the General Commercial Zoning Code: Lists an enclosed assembly area over 3,000 square feet as a special exception use that may only be permitted following the review and specific approval by the City Council.



# APPLICANT AND OWNER

- Agent – Melissa Corbett, The MilCor Group
- Owner – Jensen MHP, LLC

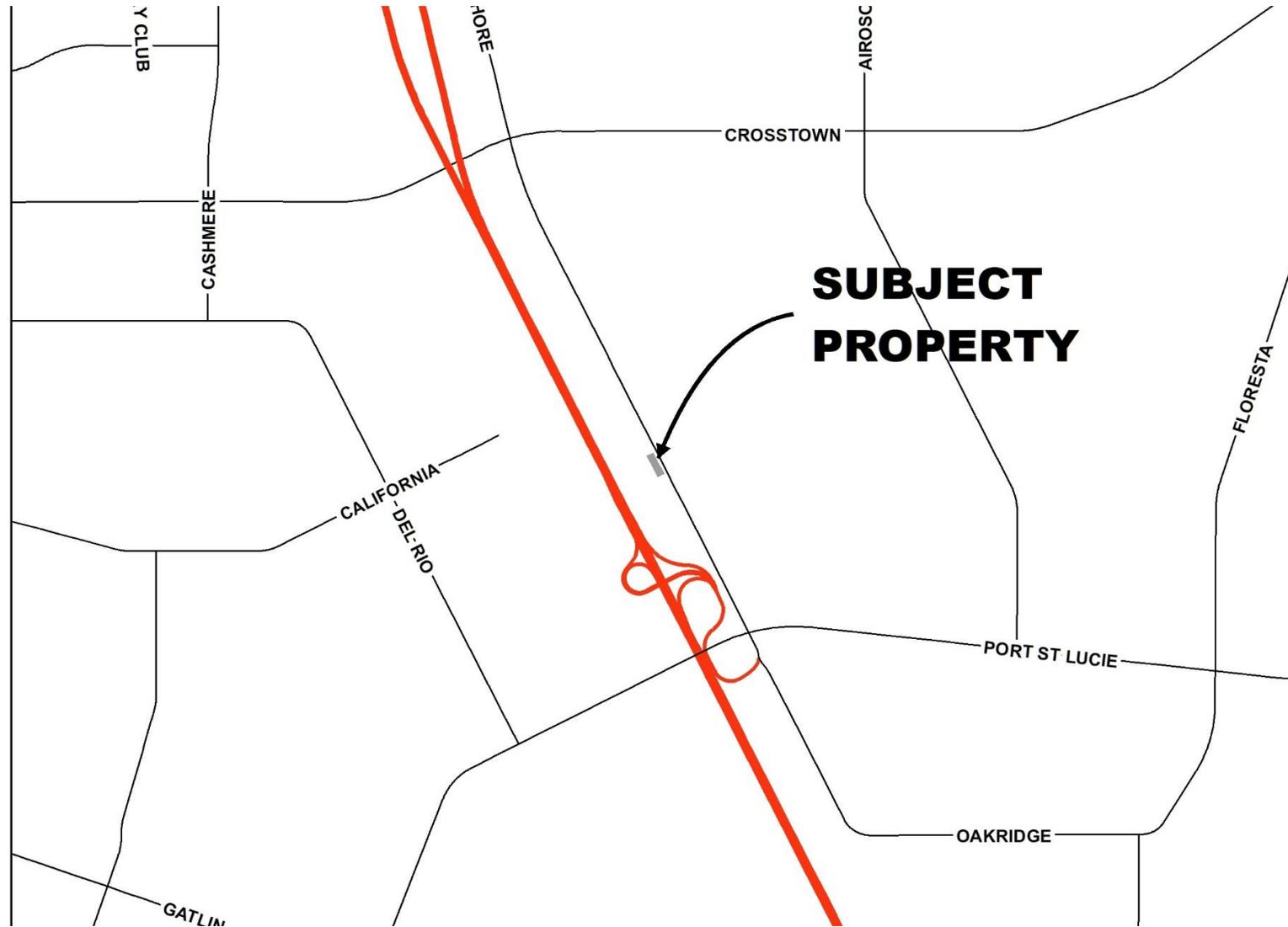


# REQUEST

- Review a Special Exception Use to allow an enclosed assembly area over 3,000 square feet in the General Commercial (CG) Zoning District: for a recreational facility for fitness activities in the community.



# LOCATION



# AERIAL MAP

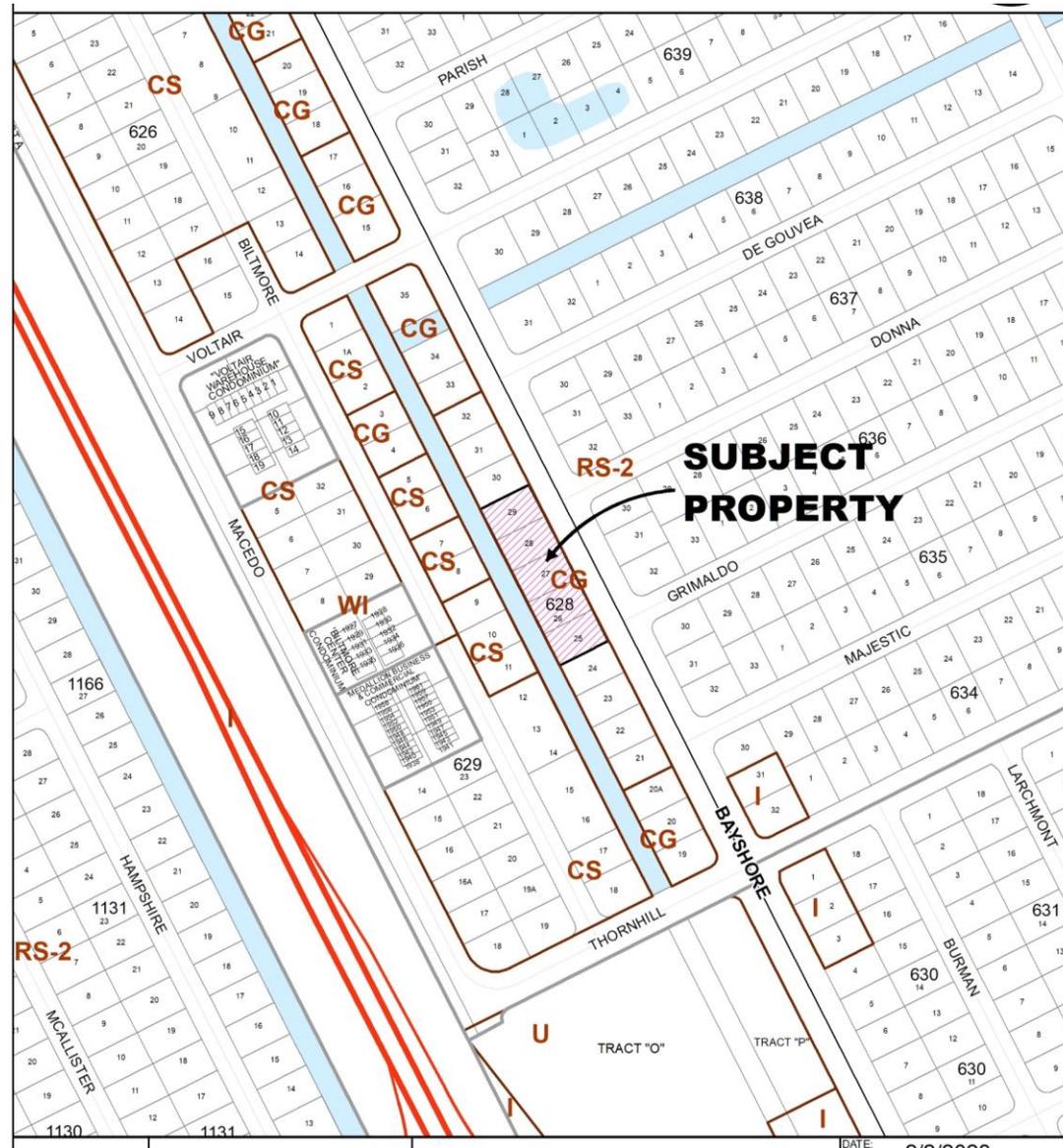


# Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	General Commercial (CG)	General Commercial (CG)	Vacant
South	General Commercial (CG)	General Commercial (CG)	Retail
East	Low Residential (RL)	Single-Family Residential (RS-2)	Residential
West	Light Industrial/Service Commercial (LI/CS)	Service Commercial (CS)	Warehousing



# Zoning Map





<b><u>Evaluation of SEU CRITERIA</u></b> <b><u>(Section 158.260)</u></b>	<b><u>FINDINGS</u></b>
<b>ADEQUATE INGRESS AND EGRESS</b> <b>(§ 158.260 (A))</b>	The conceptual site plan demonstrates that the site has adequate ingress and egress for vehicles, and will allow for pedestrian safety and convenience.
<b>ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))</b>	Adequate off-street parking is provided for the proposed use within the proposed site. A recreational facility requires one (1) space per two hundred (200) square feet of gross floor area as per section 158.221(C)(17). The establishment requires 18 spaces. The site plan provides a total of 33 spaces for the retail strip.
<b>ADEQUATE AND PROPERLY LOCATED UTILITIES</b> <b>(§ 158.260 (C))</b>	Adequate utilities are available to service the development.
<b>ADEQUATE SCREENING OR BUFFERING</b> <b>(§§ 158.260 (D) (F))</b>	There will be adequate screening and buffering for this site.
<b>SIGNAGE AND EXTERIOR LIGHTING</b> <b>(§158.260 (E))</b>	Signs and outdoor lighting will comply with City Codes.
<b>COMPATIBILITY WITH SURROUNDING USES</b> <b>(§§ 158.260 (H) (I) (J))</b>	The establishment is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City. The indoor recreational facility is not expected to generate noise that would constitute a nuisance or create safety hazards because of the number of persons who will attend or use the facility. The recreational facility is surrounded by retail and warehouse uses which have similar hours of operation and is not expected to adversely affect the surrounding uses.



# QUESTIONS OR COMMENTS?

## PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to recommend approval to the City Council
- Make a motion to recommend approval to the City Council with conditions
- Make a motion to recommend denial to the City Council
- Make a motion to table or continue the hearing or review to a future meeting

