

7. **SP2024-0008, R L Carriers Parking Lot**, generally located on NW 209 and north of Johnson Street, site plan application. (Cole) (District 3)

Sebastian Vittorino, representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan application.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Stan Richards, agent, is requesting approval to construct a parking and storage lot for semi-trailer truck parking with associated lighting and landscape on the existing vacant +/- 2.5 acre lot generally located north of Johnson Street and east of northwest 209 Avenue.

The parking lot proposed is to provide additional parking and storage space for semi-trailer trucks for R L Carriers who operate a shipping facility on the adjacent parcel to west. The lot is for R L Carriers use only and is not open to the public.

Land Development Code Section 155.301(A) requires that site plans within planned zoning districts shall require review and action by the City Commission.

PARKING:

The applicant is proposing a parking and storage lot containing 47, 14'x55' semi-trailer truck spaces. There is no minimum parking or size standards for the proposed use within the Land Development Code.

The proposed parking lot shall be enclosed by a 6' tall chain-link fence.

ACCESS / CIRCULATION:

Access to the site shall be provided at the northwest corner through a chain-link sliding gate.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 60 trees, 4 palms, 606 shrubs, and 1070 groundcovers.
 - Primary species of trees include: *Taxodium distichum* - Bald cypress, *Conocarpus erectus* - Green buttonwood, *Acer rubrum* - Red maple, *Quercus virginiana* - Southern live oak, and *Bursera simaruba* - Gumbo limbo.
 - Primary species of palms include: *Sabal palmetto* - Sabal palm.
 - Primary species of shrubs include: *Chrysobalanus icaco* 'Red Tip' - Red-tip cocoplum, *Clusia guttifera* - Clusia.
 - Primary species of groundcovers include: *Liriope muscari* - Lilyturf, *Trachelospermum asiaticum* - Asiatic jasmine, *Phyla nodiflora* - Frogfruit, and *Zamia pumila* - Coontie.
- Trees remaining on site include: *Taxodium distichum* - Bald cypress, *Ficus benjamina* - Weeping fig, and *Ficus microcarpa* - Indian laurel.

OTHER SITE FEATURES:

The site shall be illuminated by LED fixtures mounted on 6, 30' tall concrete poles.

STAFF RECOMMENDATION:

Staff have reviewed the proposed changes and finds that the proposal meets all code requirements. Staff therefore recommends the application be transmitted to the City Commission with a favorable recommendation.

Vice Chairman Golditch inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

The following members of the Planning and Zoning Board spoke:

Vice Chairman Golditch, Members Aloy and D. Gonzalez

The following members of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Sebastian Vittorino, representing the petitioner

On a motion by Member Labate, seconded by Member D. Gonzalez, to transmit, as recommended by staff, the R L Carriers Parking Lot (SP2024-0008) site plan application, to the City Commission with a favorable recommendation, the following vote was recorded:

AYE: Vice Chairman Golditch
Members Aloy, D Gonzalez, Labate
Alternate Member Zacharias

NAY: None

Motion Passed