

MEMORANDUM

TO: Howard Tipton, Town Manager

FROM: Allen Parsons, AICP,
Director – Planning, Zoning and Building Department

REPORT DATE: February 23, 2023

MEETING DATE: March 6, 2023

SUBJECT: Ordinance 2023-03 and Site Development Plan Order 2023-01, Town Center Green, 600 Bay Isles Road

Recommended Action

Adopt Ordinance 2023-03 and Approve Site Development Plan Order 2023-01.

Background

At their February 6, 2023 Regular Meeting, the Town Commission held first reading and public hearing on Ordinance 2023-03 (Planned Unit Development/Outline Development Plan) and Site Development Plan Order 2023-01 (Final Site Development Plan), to define the allowable uses, associated with the Town's phased development of the Town Center Green site, and an associated and required Site Development Plan Amendment depicting the more detailed site improvements and specifically allowing for the construction of a pavilion, stage, and accessory structures. The applications entitle the development of the Town Center Green. The Town Commission forwarded Ordinance 2023-03 (6-0 vote) to the March 6, 2023 Regular Meeting for second reading and public hearing; and continued Site Development Plan Order 2022-02 (6-0 vote) for public hearing at the March 6, 2023 Regular Meeting.

The Town Commission heard presentations from staff and the applicant, in addition to hearing input from the public at the first public hearing. The Town Commission discussed various aspects of the Planned Unit Development/Outline Development Plan/Final Site Development Plan applications prior to moving the items forward to a second public hearing on Ordinance 2023-03 and a continued public hearing on Site Development Plan Order 2023-01.

P&Z Board Recommendation

- **Planned Unit Development/Outline Development Plan (Ordinance 2023-03)**
The P&Z Board voted 6-0 to recommend approval of the PUD and ODP, with 7 conditions of approval.
- **Final Site Development Plan (Site Development Plan Order 2023-01)**
The P&Z Board voted 6-0 to recommend approval of the Final Site Development Plan, with the same 7 conditions that are found in Ordinance 2023-03.

Staff Recommendation

Accept P&Z Board recommendations, and adopt Ordinance 2023-03 and Site Development Plan Order 2023-01 with all 7 conditions.

Attachments

- A. Ordinance 2023-03 (pursuant to Town Commission recommendation) (Available in Town Clerk's Office); and
- B. Site Development Plan Order 2023-01 (pursuant to Town Commission recommendation) (Available in Town Clerk's Office).

End of Agenda Item