



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

JANUARY 17, 2023 AT 7:30 PM

Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approval recommendation regarding the request for a Special Exception at 440 W Kennedy Boulevard for a parcel located in the I-1 Planned Industrial District (Quasi-Judicial) **(Planning)**

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: ADMINISTRATION
PUBLIC HEARING 1ST / 2ND READING	YES	Exhibits: <ul style="list-style-type: none">• Staff Report• November 1, 2022 Meeting Minutes• November 28, 2022 Meeting Minutes
CONSENT AGENDA		
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: For Town Council to hear with consideration of approval of staff recommendation regarding the request for a Special Exception at 440 W Kennedy Boulevard for a parcel located in the I-1 Planned Industrial District, to use of up to 40,000 SF (out of 116,000 sq. ft.) and 200 parking spaces at 440 W Kennedy Blvd for the service, maintenance, sales, test driving, charging, repair, delivery, paint, body and collision repair, storage of new and pre-owned automobiles, energy products and related parts and accessories, and for general office purposes.

SUMMARY: Clay Spears of SH OTC, LLC, is requesting by development application (DEV 2022.03) a special exception as provided in the above request narrative. On Tuesday, November 1, 2022, the Special Exception was heard by the Town Council. On November 28, 2023 during a special meeting, Town Council agreed to hear the request again in January. Town Council is reconsidering the special Exception providing explanation of recommendation of denial, approval, approval with conditions, or approval in part, with or without conditions, and denial in part.

The attached staff report was the original staff report in regard to the requested special exception and provides an assessment of the special exception criteria, in the town's land development code-Sec. 64-272. Special exception conditions provide the conditions that are outlined in the tables found in the staff report along with the town's LDC. It is staff opinion that the staff report provides all the required analysis and data as outlined in the code.

RECOMMENDATION:

Staff recommends that the Town Council approves of the special exception request with the following conditions:

- 1- Requested Automobile Repair Uses meet the Special Exception Uses as outlined in Section 2 of the Staff report; and
- 2- Automobile Sales parking request with the conditions that the parking lot area with the additional 100 parking spaces shall be pre-owned vehicles only

FISCAL & EFFICIENCY DATA: N/A