



Legislation Details (With Text)

File #: 2022-7424
Type: Public Hearing Items Status: Passed
File created: 12/5/2022 In control: Planning and Zoning Commission
On agenda: 1/4/2023 Final action: 1/4/2023
Title: Food Fare Fern Park Special Exception - Consider a Special Exception for an alcoholic beverage establishment in the C-2 zoning district on 0.81 acre, located on the east side of US Highway 17-92, south of South Street; (BS2022-10) (Cory Sitler, Applicant) District4 - Lockhart (Hilary Padin, Project Manager)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Site Map, 2. Location Map, 3. Zoning Map, 4. Aerial Map, 5. Narrative, 6. Site Plan, 7. Approval Development Order, 8. Separations Form, 9. Community Meeting Information, 10. Denial Development Order

Table with 5 columns: Date, Ver., Action By, Action, Result. Rows show actions on 1/4/2023 by Planning and Zoning Commission resulting in 'Pass'.

Title:

Food Fare Fern Park Special Exception - Consider a Special Exception for an alcoholic beverage establishment in the C-2 zoning district on 0.81 acre, located on the east side of US Highway 17-92, south of South Street; (BS2022-10) (Cory Sitler, Applicant) District4 - Lockhart (Hilary Padin, Project Manager)

Agenda Category:

Public Hearing Items

Department/Division:

Development Services - Planning and Development

Authorized By:

Rebecca Hammock

Contact/Phone Number:

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Motion/Recommendation:

- 1. Recommend the Board of County Commissioners approve the Special Exception and associated Development Order for an alcoholic beverage establishment in the C-2 zoning district on 0.81 acre, located on the east side of US Highway 17-92, south of

South Street; or

2. Recommend the Board of County Commissioners deny the Special Exception and associated Development Order for an alcoholic beverage establishment in the C-2 zoning district on 0.81 acre, located on the east side of US Highway 17-92, south of South Street; or
3. Continue the request to a time and date certain.

Background:

The Applicant requests to operate a permanent alcoholic beverage establishment at a food truck venue, where there will be beer and wine for sale for on-site consumption. A 1,250 square foot permanent bar and restroom structure with sixty-five (65) seats on the 0.81-acre site with six (6) food truck pads and an additional outdoor seating area for a total of 104 seats is proposed.

The food truck venue plans to operate between the hours of 11:00 am and 10:00 pm daily.

The Seminole County Land Development Code Sections 30.1353(b)(2) and (4) state that any establishment selling alcoholic beverages, either for on-premise or off-premise consumption, where the sale of alcoholic beverages is not incidental to other products offered for sale, must apply for and be granted a Special Exception if it maintains separation from churches, schools and residential properties. The proposed development meets all separation requirements.

Although the varying food trucks will provide food for its customers, there is no way to demonstrate that the alcohol sales will be incidental to the variable food truck revenues. With the only permanent structure on the property being the bar, a Special Exception has been deemed necessary.

In compliance with Seminole County Land Development Code Section 30.49 - Community Meeting Procedures, the Applicant conducted a community meeting on December 1, 2022.

Staff Findings:

As provided for in Section 30.41(e)(1) of the Land Development Code of Seminole County, the Board of County Commissioners, based on a recommendation from the Planning and Zoning Commission, has the power to hear and decide Special Exceptions it is specifically authorized to approve under the terms of the Land Development Code upon determination that the use requested:

IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:

The alcoholic beverage establishment will be on the US Highway 17-92 corridor, where there are many restaurants and bars along with other intense commercial uses. Therefore, the proposed alcoholic beverage establishment would be in character with the existing uses and compatible with the trend of development of the area.

DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:

The site fronts on a main thoroughfare and will contain its parking on site, as such, the alcoholic beverage establishment is not expected to have an unduly adverse effect on existing traffic patterns, movements, and volumes.

IS CONSISTENT WITH THE SEMINOLE COUNTY COMPREHENSIVE PLAN:

The subject property has a future land use designation of Mixed (MXD). Pursuant to the Seminole County Comprehensive Plan, the purpose and intent of this designation is to provide a mix of uses within a development site or within a multiple parcel area to encourage flexible and creative design, protect established residential neighborhoods from adverse impacts of nonresidential development and reduce the cost of public infrastructure. This property is located on US Highway 17-92, a principal arterial roadway, within the urban area of Seminole County, and does not infringe upon residential neighborhoods; and therefore, is consistent with the Seminole County Comprehensive Plan.

MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:

Based on the submitted Site Plan, the proposed use meets the minimum area and dimensional requirements of the C-2 (Retail Commercial) district.

WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:

Within the C-2 (Retail Commercial) district, alcoholic beverage establishments are allowed with the granting of a Special Exception. Along the US Highway 17-92 corridor, there exists numerous commercial uses that serve the surrounding community and the establishment of an alcoholic beverage establishment within the corridor is not out of character. Therefore, the granting of the subject special exception will not adversely affect the public interest.

Staff Recommendation:

Recommend the Board of County Commissioners approve the Special Exception and associated Development Order for an alcoholic beverage establishment in the C-2 zoning district on 0.81 acre, located on the east side of US Highway 17-92, south of South Street.