



VILLAGE OF ESTERO ZONING STAFF REPORT

CASE TYPE: TEMPORARY USE PERMIT
CASE NUMBER: APPLICATION #47139
NAME: COCONUT POINT MALL FARMERS MARKET
PLANNING & ZONING BOARD DATE: AUGUST 20, 2019

REQUEST AND STAFF RECOMMENDATION

This is a request to permit the use of a "Seasonal Farmers' Market" to be held weekly at Coconut Point Mall for the sale of farm produce and goods on Thursdays for a duration of 4 hours from 9 am to 1pm, from October 3, 2019 to April 30, 2020. Staff recommends **APPROVAL** with conditions of the applicant's request.

APPLICATION SUMMARY

Applicant: Local Roots, LLC

Request: Requesting to use a portion of the Coconut Point Mall parking lot located in Tract 2B for the sale of farm produce and goods in a defined area for a temporary Farmers Market.

Location: The subject property is located northeast of the Coconut Point Mall roundabout in the parking lot between Plaza de Lago Drive and Mediterranean Drive.

The applicant indicates the STRAP number is: 09-47-25-E2-360SC.0010

PROJECT HISTORY

The proposed temporary use is to be located in Tract 2B in the mall parking lot and within the 482.4 acre property known as Coconut Point Mixed Planned Development (MPD) which is part of the Coconut Point DRI. The entire Coconut Point MPD was rezoned from Agriculture (AG-2) to Mixed Planned Development under resolution Z-02-009 dated October 21, 2001.

The Coconut Point MPD zoning for Tract 2B permits 600,000 square feet of retail use, 200 room hotel and 200 multi-family dwelling units.

PROJECT DESCRIPTION

The proposed Temporary Use will be located in the parking lot between Plaza de Lago Drive and Mediterranean Drive. (See Exhibit B) Pursuant to the Land Development Code Section 34-3048(a) Farmers Markets are allowed in parking lots of developed commercial properties.

The Farmers Market is proposing to operate as it has in previous years on Thursdays between 9 am and 1 pm from October through April. There are approximately 50 vendors operating sales

from tented stands. The tented stands are set up only for the hours of operation, have open sides (without walls) and are typically 100 square feet (10 feet x 10 feet) in size.

Parking for the Farmers Market is provided directly adjacent to the tents in the existing parking lot area.

Sanitary facilities are available for the patrons of the Farmers Market at the mall and are mentioned as part of the approval granted for a two year period by the Coconut Point Mall manager. (See Exhibit C)

Social media is traditionally used for advertising of the Farmers Market. However, during the scheduled times of the event temporary signs will be placed internally to direct customers and maintain traffic flow.

STAFF ANALYSIS

The applicant is requesting a Temporary Use Permit for the 2019 – 2020 season. The operation of a Farmers Market is planned to commence at the Coconut Point Mall once a week on Thursdays from 9 am to 1pm beginning October 3rd and ending April 30th.

Section 34-3048(b) of the Land Development Code (LDC) states that Farmers Markets are permitted from October through April and that a Temporary Use Permit may be issued for no more than 4 days a week in the same location. (See Exhibit D) The applicant's request meets the criteria of the LDC Section 43-3048(b) in its scheduling of the operation from October through April and in the number of days permitted per week (one day).

The designated area for the Farmers Market is in a prominent location with sight lines from the mall's main entrance and from US 41. It is located in an area which is outside of the main traffic flow and parking demands of the mall stores and restaurants. The main entrance roundabout provides direct access to the market and parking. Streets will not be blocked during the operation of the market and traffic flow throughout the mall will be maintained as designed.

Sanitary facilities at the mall will be available for the customers. The mall management has approved the use of the property for the Seasonal Farmers Market and has stated in their approval that the sanitary facilities are available for the market's customers.

The type of goods sold will vary by each individual vendor. The objective of the market is to offer unprocessed and processed agricultural products such as; fruits, vegetables, jams, cheeses and baked goods. The vendors in accordance with the LDC Section 34-3048(d) shall be responsible for securing and displaying all necessary licenses, including but not limited to any license/approval required when offering prepared foods for consumption.

As stated in the LDC Section 34-3048(e) prohibited items and vendors are listed as; used goods, antiques, collectibles and all other goods and services not expressly set forth in Sections 34-3048(d).

RECOMMENDATION

Based on the applicant's compliance with the LDC Section 34 Seasonal Farmers Market, staff recommends approval of the Temporary Use Permit with the conditions in the resolution.

ATTACHMENTS:

- Exhibit A Application
- Exhibit B Site within Coconut Point Mall
- Exhibit C Simon Mall Management Approval
- Exhibit D Land Development Code Section 34-3048 Seasonal Farmers Market