

**Town of Florida  
Zoning Board of Appeals  
Monday, January 26, 2024**

A meeting of the Town of Florida Zoning Board of Appeals was called to order at 6:35pm by Chairman Frank Staley. Also present for the meeting were Nathan Staley, Matthew Bunker and William Bonner. Tom Nelson and Sam Burse were absent.

**MOTION** by Matthew Bunker and seconded by William Bonner to accept the Agenda; all in favor and passed.

**New Business:**

***Town of Florida Fire Department – Interpretation of the Zoning Ordinance.*** Frank Staley opened the Public Hearing for this item and will leave it open until the close of the meeting.

Currently the site plan contains spaces for eight (8) vehicles to park on site when volunteers come to gear up for fire/emergency calls and head out. The Town's Zoning Ordinance for government entity parking requires twelve spaces for so much square footage of a building. The Fire Department and engineer are asking the ZBA to consider only the space that will be used by members of the Fire Department when they come in to answer calls. This space is between 1,200/1,400 sq ft, which would require four (4) spaces and they have laid out eight (8). There are currently seven (7) active members assigned to that station. William Bonner asked if there are or will be other uses in the building and the answer is no. Only parking for the fire/emergency vehicles and staging for going out on a call/calls. Chris Persons stated that there is additional parking along the north side of the property in a field should more people need to come in. This fire house will be replacing an existing building. Matthew Bunker asked if there was any other way to put more spaces for parking and the engineer stated that they are trying to keep land disturbance to under one acre so as not to need a SWPP. This keeps the cost lower and will be most efficient. William Bonner pointed out that in the Zoning Ordinance the number of parking spaces is based on occupancy of the building. This building will not be occupied for any length of time; only used for staging. Since this is the case there are more than enough parking spaces for the use.

**MOTION** by William Bonner and seconded by Nathan Staley to allow the Florida Volunteer Fire Department to have eight (8) parking spaces based on the interpretation by the Zoning Board of Appeals that the examples listed in the Zoning Ordinance specifically mentioned the occupancy of the building by a certain number of people, square footage, and the usage of the building. The new firehouse will not be occupied by people on a regular basis. It is a staging area where volunteer fire fighters will be able to change into gear and then take the fire trucks out on calls. The Zoning Board of Appeals determined that no variance is needed due to these findings. All present in favor, none opposed, motion passed.

**Motion** by Matthew Bunker and seconded by Nathan Staley to adjourn the ZBA meeting at 6:47pm. All in favor and passed.

Respectfully Submitted,  
Emily Staley  
Secretary