

**MEMORANDUM**

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**DATE:** February 24, 2026

**TO:** Planning and Zoning Board

**FROM:** Shannon Hancock, Development Coordinator

**VIA:** Autumn Cochella, AICP, FRA-RA, Growth Management Consultant

**SUBJECT:** Special Exception Use Permit Approval for outdoor display and sales as an accessory use  
10 1<sup>st</sup> Street S  
PID: 273002-907000-001321

**PUBLIC HEARING** – Requirements have been met.

**SYNOPSIS:** Melinda Kalogridis, *authorized agent for owner, Capo Security Inc, is requesting approval of a Special Exception Use Permit to allow for outdoor display and sales for a taco truck to remain on site.*



Location Map

## RECOMMENDATION

Staff recommends approval of a Special Exception Use Permit for outdoor display and sales, with conditions of approval.

## BACKGROUND

The taco truck is located on the Capo Security Inc site along 1<sup>st</sup> Street. The taco truck has been operating on the site under the City's Mobile Food Vending Ordinance, which requires that the mobile food vending activity move every 72 hours. This site received a code violation for the food truck in September 2025. The authorized agent, Melinda Kalogridis, on behalf of the Capo Security Inc, is requesting permission through the Outdoor Display and Sales code section to remain on site.



Site Plan Provided

The truck is currently operating out of compliance with the Mobile Food Vending Ordinance, as it is not moving locations every 72 hours. Within the project narrative, the authorized agent for the owner requests permission for the following on site, in addition to the mobile food vending vehicle:

- 1.) Seating area with canopy or umbrella.
- 2.) Signage.

## CODE REFERENCE

Sec. 23-343

*Special exception use permit*—Outdoor sales and events. Outdoor sales and events require a special exception use permit (see section 23-216 for approval process) unless

exempt or otherwise allowed under this section. A special exception use permit is also required if any of the following conditions apply:

1.

The floor area of the building or plaza on the site where the event is to take place exceeds 20,000 square feet, and the event or sale involves outdoor area beyond the sidewalk immediately adjacent to the applicant business;

2.

The request is for an outdoor sale or event lasting longer than one year on a developed property;

3.

The request is for a sale or event on a vacant lot. No event, sale or display shall be approved on a vacant lot unless the lot is in a nonresidential district and is part of a substantially developed business park or commercial subdivision. Such events shall be approved for no longer than 30 days' duration;

4.

The request is for a periodic sale or event occurring more than four times per year;

5.

The request is for multiple locations for outdoor sales or events.

### *Staff Findings*

1. Outdoor sales areas proposed for long-term or repeated use require a special exception use permit.
2. The impacts on site circulation and parking on site are important considerations for this request. There is a history of negative impacts on adjoining businesses where the food truck customers are using their limited parking. This can be mitigated by using on-site directional signage which directs food truck customers to the Capo Security parking area.

### Conditions of Approval:

1. This approval shall expire one (1) year after the date of approval, unless the applicant applies for an extension of time on approval. A request for an extension of time on approval shall be reviewed by the Planning and Zoning Board.
2. The taco truck and site shall be kept in good, clean condition, so to not become unsightly and detract from the quality and appearance of the surrounding area.
3. Signage for the taco truck shall be affixed or displayed to the mobile food vending vehicle only. Other than a menu board not intended to be legible from the roadway, no other signs or flags are permitted as part of this application.
4. Temporary signs, banners, and flags require approval of a Temporary Sign Permit reviewed by the City's Planning Technician.
5. The operation shall not be expanded without the approval of the Planning and Zoning Board.

6. All vehicles must be parked in the designated area. Ongoing complaints made to the City regarding parking violations may lead to the revocation of the special exception use permit.
7. Failure to comply with the conditions of approval shall result in Code Compliance action, the potential revocation the Special Permit, and require re-review by the Planning and Zoning Board.

**OTHER OPTIONS**

Deny the request for approval of a Special Exception Use Permit for Auto Sales, stating a finding of fact.

**ATTACHMENTS**

Project Narrative and Site Plan