



**Planning Board
155 Corey Avenue
8/16/2011**

4:00 p.m.

**Call to Order
Pledge of Allegiance
Roll Call**

Regular Meeting

1. Acceptance of Minutes:

- 12/8/2009
- 6/21/2011
- 7/11/2011

2. Discussion Items:

A. Ordinance 2010-21: Establishing Zoning Districts Consistent with the Community Redevelopment District, creating the following Divisions in the LDC:

- 32. CC-1 Commercial Corridor Blind Pass**
- 33. CC-2 Commercial Corridor Gulf Boulevard**
- 34. DCR – Downtown Core Residential**
- 36. UBV Upham Beach Village**
- 37. TC-2 Corey Circle and Coquina West**
- 38. AC Activity Center**
- 40. BHC Boutique Hotel Condo**
- 46. BR Bayou Residential**

B. General Discussion

3. Adjourn

APPEALS

If a person decides to appeal any decision made at this Meeting, they will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of Meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) the city does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

Planning Board Meeting

August 16, 2011

4:00 p.m.

MINUTES

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Will Jacoby, Member
Don Breitweiser, Member
Mike Lehman, Member
Ward Friszolowski, Chairman

Absent:

Ron Holehouse (Excused)

Also Present:

Catherine Hartley, Senior Planner
Rebecca C. Haynes, City Clerk

1. Acceptance of Minutes

Member Jacoby made a motion to approve the Minutes of 12-08-09, 06-21-11 and 07-11-11. The motion was seconded by Member Lehman and unanimously approved.

2. Discussion Items

A. Ordinance 2010-21; Establishing Zoning Districts consistent with the Community Redevelopment District, creating the following division in the LDC:

- 32. CC-1 - Commercial Corridor Blind Pass
- 33. CC-2 - Commercial Corridor Gulf Boulevard
- 34. DCR – Downtown Core Residential

- 36. UBV – Upham Beach Village
- 37. TC-2 – Corey Circle and Coquina West
- 38. AC – Activity Center
- 40. BHC – Boutique Hotel Condo
- 42. BR Bayou Residential

Senior Planner Catherine Hartley explained that she attempted to re-format the draft code from the last meeting. She tried to put all of the basic standards into Division 39 which currently exists but at the present time has design standards for the overall District. She would like to address this at a later date because the Community Redevelopment District, with the exception of the large resort district in TC-1, has gone without zoning standards for three (3) years.

Ms. Hartley stated her intention is to get the basics in place, amend the zoning map and after the City Commission reviews it, this Board can go back to Division 39 and incorporate the ideas from their last meeting. There are a few things that need to be adjusted in the Plan and then adjusted in the Code at a later date, but most of this is taken out of the Comprehensive Plan.

Ms. Hartley was asked if the Landscape Policy will have its own section in the ordinance. She responded that each Division will include parking, landscaping, design, etc., thereby assisting a designer who is trying to plan what can be built. As an example she used Section 32. CC-1 where she would add "32.13 Signs".

Chairman Friszolowski suggested they make their comments district by district.

32. CC-1 Ms. Hartley was asked if anything had been done about chopping up the block of 80th Way and 81st Avenue. Ms. Hartley reported this can be done as an amendment to the Comprehensive Plan and Future Land Use Map. She advised that it depends on what the property owners want.

It was suggested that Ms. Hartley contact the property owners and ask if they are in agreement with the plan. If the business owners and residents don't agree, then this Board can make its recommendation to the Commission and they can make the decision.

Under Building Height, in Section 32.8, it stated 30' height for a single family residential to 28' height for non-residential.

33. CC-2 Under the list of permitted uses, motor bikes and motorcycles were not listed. The Board agreed to add vehicles for hire, sales and service of bikes, mopeds, scooters and motorcycles.

Under Setbacks, Section 33.8, extra protection for where a commercial property backs up against residential will be added similar to Section 32.9

North of 67th Avenue there are single family lots but south of 67th the Board wanted those parcels on the east side of Gulf Boulevard to aggregate backwards. It was agreed that the back part of the lot should be landscaped with driveway access.

34. DCR Civic uses as permitted uses will be added.

Under Section 34.6 (b) Density, "single family dwellings" is replaced with "residential".

36. UBV All of this Section is cut and pasted from the Comprehensive Plan except for the setbacks.

37. TC-2 Ms. Hartley advised the Board that Corey Circle and Coquina West were treated as separate districts in the Comprehensive Plan but because they say the exact same thing, she compressed them into one district.

Under Section 37.7 Ms. Hartley was asked what the Floor Area Ratio (FAR) is for mixed use. She stated there should be a FAR for the mixed use and she will review this and bring it back to the Board.

After discussion regarding Charlie's Transmission, Ms. Hartley explained legal non-conforming use, which means the property owner cannot expand, cannot rebuild in a catastrophic loss, cannot electively re-develop; the property owner can continue operations as long as they want; however, if they close for six (6) months or more, they lose the legal non-conforming status.

Under Section 37.8 (c) fourth line, a member asked what "all three uses" included. Ms. Hartley responded that the three (3) uses are commercial, residential and temporary lodging. She agreed to eliminate "all three uses" and substitute "non-residential, residential, and temporary lodging."

Brian Cummings, 650 70th Avenue, questioned the heights shown in Section 37.8, specifically along Corey Avenue.

Ms. Hartley was asked why, with allowable increased building heights, they did not require increased building setbacks. After discussion it was decided that any part of the building that is over 28 feet in height, the setback will be increased by one-half foot for every foot over 28 feet on the west end only. Prior to this going to the Commission, this matter will be tabled until Ms. Hartley studies it further and advises the Board of her findings.

After a short recess, the meeting was called back to order.

38. AC Under paragraph (n), Ms. Hartley will remove the semi-colon and insert "and grocery stores."

Under (v) after "Vehicle for hire" – the rest of the sentence is deleted.

Section 38.8, third paragraph under "Front yard:" add at the end of the last sentence "except when adjacent to any residential property. If the parcel is adjacent to any residential property then outdoor entertainment cannot be placed in the front yard". Last sentence under "Rear Yard" is changed to "outdoor entertainment areas for permitted businesses may be placed within the rear yard setback if the parcel is not adjacent to any residential property".

It is the general consensus that the additions to front yard and rear yard be added to conditional use.

42. BR The same language added to Section 38.8 (above) will be added to this Section.

Under Section 42.4(a) Ms. Hartley recited the meaning of Class A as any dock used in connection with a hotel, motel, or restaurant and the slips are not rented, leased or sold and are utilized as an enhancement to the principal function of the basic facility.

Class B is any dock used in connection with a social, fraternal club or organization and where the use of the facility is restricted to members only.

Class C is any dock constructed and maintained by the local municipality.

Class D is any dock where the primary function is the collection of revenue for profit. The classification applies to all commercial marinas and commercial boat docks and facilities.

The Board agreed to eliminate Class B under Section 42.4(a).

The Board recommended that "Marine Electronics Sales and Service" be added as a permitted principal use in Section 38.2.

46. BHC Boutique Hotel Condo

Ms. Hartley advised that nothing new was added to this division.

3. Other Discussion

Ms. Hartley advised that the public hearing would be held on September 22, 2-11 at 4:00 p.m.

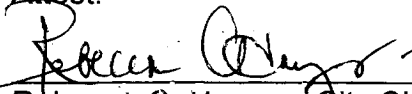
Planning Board Meeting

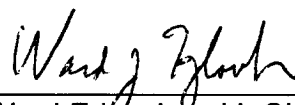
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There being no further business the meeting was adjourned at 7:05 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Ward Friszolowski, Chairman

Minutes approved on: 10-26-11