

PLANNING BOARD

MINUTES

October 26, 2011

4:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

**Ward Friszolowski, Chairman
Don Breitweiser, Vice Chairman
Mike Lehman, Member
Ron Holehouse, Member**

NOT PRESENT:

Will Jacoby, Member

ALSO PRESENT:

**Catherine Hartley, Senior Planner
Pamala Prell, Deputy City Clerk**

1. Minutes September 16, 2011

Member Holehouse made a motion to approve the Minutes of September 16, 2011, as written. The motion was seconded by Member Lehman and approved by a unanimous roll call vote.

2. Ordinance No. 2011-33, Change of Land Use 1307 Gulf Way.

Senior Planner Hartley reported that the applicant requested this case be continued until November 15, 2011. (See motion below).

3. Ordinance No. 2011-34, Change of Zoning 1307 Gulf Way.

Senior Planner Hartley reported that the applicant requested this case be continued until November 15, 2011.

Member Holehouse made a motion to continue Ordinance No. 2011-33 and 2011-34 until November 15, 2011 at 4:00 p.m. The motion was seconded by Vice Chairman Breitweiser and approved by a unanimous roll call vote.

4. Ordinance No. 2011-21, Amending Divisions 3 and 4 of the Land Development Code to add applications requirements for variance and conditional use applications.

Senior Planner Hartley stated that the Board reviewed this Ordinance several months ago and the City Commission asked that they review it again to consider adding certain items that must be submitted with the application to make it easier to make a decision.

The Board recommended changing the survey requirement to read "that the survey cannot be any older than 10 years".

Senior Planner Hartley pointed out that the requirement is that the survey and site plan both be signed and sealed when submitted. She advised that the staff will be doing site visits for these applications.

Vice Chairman Breitweiser pointed out that the same changes should be made to Section 4.2 (4).

The Board agreed to the application deadline being 30 days prior to the next meeting.

Chairman Friszolowski stated that the section regarding variances should contain the same requirements.

Senior Planner Hartley agreed to the amendments.

Vice Chairman Breitweiser made a motion to approve and forward Ordinance 2011-21, as amended, to the City Commission. The motion was seconded by Member Holehouse and approved by a unanimous roll call vote.

5. Ordinance No. 2011-32, Repealing Division 30 and 35 of the Land Development Code as they relate to the TC-1 and Large Resort zoning districts, and adopting new Divisions 30 and 35 for the TC-1 and Large Resort zoning districts.

Senior Planner Hartley explained that the City Attorney requested that Divisions 30 and 35 be repealed and readopted. She then outlined the following changes to Divisions District; Section 30.5; deleted newspaper racks and dog kennels; removed billboards; 30.6 General Requirements removed paragraph (a); (b) deleted residential use not allowed; (c) removed reference to Floor Ration Area and impervious surface; (d) referring to new construction being required to have a 6 ft open balcony on the second and third stories change "to may have"; (d) referring to 8th Avenue add language to Section 30 that arcades and colonnades are encouraged, and will be reviewed on a case by case basis; and added requirements for signage and landscaping.

Senior Planner Hartley noted that the design guidelines were moved to Division 39, which will be reviewed at a future meeting and displayed maps outlining the boundaries of the TC-1 District and the Large Resort District.

Senior Planner Hartley outlined the following changes to Division 35 Large Resort District: added definition of small scale development; clarified non-motorized commercial water sports as a secondary use; outlined the Preservation District; amended prohibited uses; amended permitted uses; beach access and sidewalk easements language was moved to Division 39; amended variance section to read plan standards are not eligible for variances; deleted impervious surface language; amended parking structure requirements; removed any reference to stories; amended language regarding setbacks for large and small scale developments; changed setbacks to 20 foot minimum; added no parking allowed in front; removed requirement for second story to be 75 feet of the lot width; reduced side yard setback from 15 feet to 30 feet; amended the setback requirement for existing non-conforming buildings for redevelopments and added vehicle charging stations.

The Board asked to point out to the City Commission that under this ordinance motorized commercial water sports are a prohibited.

Vice Chairman Breitweiser made a motion to approve and forward Ordinance No. 2011-32, as amended, to the City Commission. The motion was seconded by Member Holehouse and approved by a unanimous roll call vote.

There were no audience comments.

6. Discussion Items

There were no discussion items.

7. Next Meeting

The next meeting will be on November 15, 2011 at 4:00 p.m.

8. Adjournment

Being no further business to come before the Board the meeting was adjourned at 5:40 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Don Breitweiser, Vice Chairman

Minutes approved on: 12-20-11