

PLANNING BOARD

MINUTES

June 19, 2012

4:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Ward J. Friszolowski, Chairman
Tom DeYampert, Member
Mike Lehman, Member
Ron Holehouse, Member

ABSENT:

Don Breitweiser, Member (Excused)

ALSO PRESENT:

George Kinney, Director of Community Development
Catherine Hartley, Senior Planner
Mike Davis, City Attorney
Pamala Prell, Deputy City Clerk, MMC

1. Acceptance of Minutes

- a. May 15, 2012

Member Holehouse made a motion to approve the May 15, 2012 minutes, as written. The motion was seconded by Member Lehman and unanimously approved by a voice vote.

2. Action Items – Public Hearing (Legislative)

- a. An Ordinance to be entitled, amending the text of Section 3.10 of the Land Development Code as it relates to expansion and/or enlargement of non-conforming principal and accessory uses and structures.

Senior Planner Catherine Hartley explained the proposed changes. She advised that the City Attorney requested that the language in Item #5 (c) be removed. She requested the Board's input regarding what Section 3.10 should accomplish.

After a general discussion of the replacement of existing docks the Board was in agreement to include language that would allow docks to be rebuilt if the structure is destroyed.

The Board agreed to include language that would require a property to be reconstructed within 22 months of obtaining a permit with the possibility of extensions being granted.

The Board agreed to hold a public hearing on July 17, 2012 to further discuss Section 3.10 of the Land Development Code.

Mr. Gordon Meltzer, 7141 Bay Street, requested to be notified of any meetings where the replacement of docks is discussed.

3. Discussion Items

a. Proposed removal of City's Coastal Construction Excavation Setback Line from LDC.

Senior Planner Hartley explained that the City is currently enforcing two Coastal Construction Control Lines and asked the Board for their comments regarding eliminating the City line. A copy of the Coastal Construction Line map is attached to these minutes.

After a general discussion regarding not needing two Coastal Construction Lines the Board agreed to recommend that the City Commission eliminate the City's line.

b. Proposed Sign Code Changes (request of City Commission)

Senior Planner Hartley provided proposed changes to the sign ordinance and requested the Boards comments.

The Board did not have any objections to the proposed changes.

The Board held a general discussion regarding the elimination of pole signs, and the regulations for monument signs, vehicle signs, construction signs, abandoned signs and the hardships caused to businesses by having to place the monument signs in their parking spaces.

Member DeYampert suggesting researching other beach communities' sign regulations and explore all of the options.

Mr. Lehman raised the issue of murals on buildings and the Board agreed that murals should be allowed. The Board agreed to hold a public hearing on the sign ordinance amendments at their July 17, 2012 meeting.

c. Permitting outdoor seating in FRM Zoning District

Senior Planner Hartley pointed out the FRM Zoning Districts and asked the Board for their input regarding allowing outdoor use seating in the districts or continuing with the conditional use provision.

The Board agreed to recommend allowing outdoor seating in the FRM District and to hold a public hearing at their July 17, 2012 meeting.

d. 2012-2013 Work Program

Senior Planner Hartley explained that at the last meeting the Board requested a work program. A copy of the work program is attached to these minutes.

The Board suggested adding the following to the work program:

- **Pass-a-Grille Zoning Regulations**
- **Regulations for parking on unimproved surfaces**
- **Workshop to discuss variance applications**
- **Transportation Plan – Utility Relocation Plan (Stormwater)**
- **Solar Technology**

Member Lehman handed out an article regarding Property Assessed Clean Energy (PACE) legislation that passed in 2010. Member Lehman explained that the program affords property owners who install clean energy technology to pay for the systems through an assessment on their property tax bill rather than putting money down or taking out loans.

City Attorney Davis advised that his firm is involved with the PACE program and he will provide the Board information regarding the program.

4. Other Discussion

City Attorney Davis gave an update on the Anderson Litigation stating that the final hearing is set for August 3, 2012 and that a decision should be

made by the end of August. He also advised that a settlement proposal was offered to Attorney Weiss with a deadline to respond.

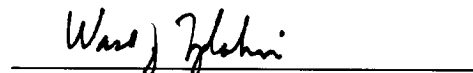
The Board held a general discussion regarding the Non-Exclusive Cable Franchise Agreement with Bright House and the City. Chairman Friszolowski pointed out that other companies can offer cable service in the City if they choose to do so.

5. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:48 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Ward J. Friszolowski, Chairman

Minutes approved on: 7-3-12

Planning Board Work Program 2012-13

Items that must be completed in coming months:

- DCR Docks – additional research and public hearing
- Pool equipment placement possible code change – requested by the Board of Adjustment
- Public Notice – topic requested by Planning Board
- Items directed from City Commission: Changes to sign code, City's coastal line, outdoor seating in RFM district, commercial water sports in preservation district, temporary fencing
- Items placed on hold from 2010/2011 due to continued comp plan litigation:
- Amendments to the land development code regarding parking, landscaping, and urban design standards in the Community Redevelopment District (division 39); Additional clean up amendments to comp plan including density/FAR calculations for mixed use, environmental standards, add civic uses to DCR as permitted uses, others as identified.
- Changes to landscaping code due to DEP requirements.

Planning Board wish list:

Coastal Lines: State-Blue City-Green



0 162.5 325 650 975 1,300 Feet