

PLANNING BOARD MINUTES

September 16, 2019

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Tiffany Secka, Chairwoman
Marvin Shavlan, Vice Chairman
Mark Grill, Member
Tom DeYampert, Member
Bev Jackson, Member

ALSO PRESENT:

Andrew Dickman, City Attorney
Ginny Keeter-Bodkin, Deputy City Clerk
Wesley Wright, Community Development Director
Brandon Berry, Planner I
Lynn Rosetti, Senior Planner

1. Changes to the Agenda

There were no changes to the agenda. Community Development Director Wesley Wright introduced Lynn Rosetti, the new Senior Planner for the City.

2. Audience Comments

There were no audience comments.

3. Approval of Minutes

a. 7/15/2019

Member DeYampert made a motion to approve the 7/15/2019 minutes as presented. The motion was seconded by Member Jackson and approved by a unanimous roll call vote.

4. Action Items

a. None.

5. Discussion Items

a. Division 22, Landscaping

As outlined in the meeting Memorandum, City Attorney Andrew Dickman stated that he and Community Development Director, Wesley Wright would like to address two issues with regard to the City's Landscaping and Tree Protection Ordinance: the new state law that bans local governments from regulating tree removal on private property and single-family landscape and ground cover requirements.

Mr. Dickman stated that new legislation is focusing on resiliency after storms including issues related to trees affecting power lines. The new law allows property owners to remove a tree without approval from their local municipality if a licensed arborist determines the tree poses a danger.

Section 22.14(a) of the City's Landscaping and Tree Protection Ordinance addresses tree removal and permit requirements. Mr. Dickman suggested adding the language "Notwithstanding state law to the contrary," prior to "any person desiring a permit to remove a tree..." in Section 22.14(a) to protect the city in terms of compliance with state law. The Board members agreed by consensus to the addition of this language to the Code.

Board discussion followed on administrative requirements and penalties (currently \$100) for tree removal. Mr. Dickman and Mr. Wright will bring alternative suggestions to the next meeting.

Photographs of various types of existing landscape throughout the city were presented regarding single-family landscape requirements and ground covers. Discussion followed on what would be a trigger to bring homes into compliance and what compliance would look like. There are aesthetic and environmental goals in the current Ordinance.

Section 22.4(f) of the City's Ordinance addresses type, quality and size of plant material – ground covers. The goal is to tighten the language to be less vague. Each zoning district has a certain amount of area that must be pervious (covered with either grass, plant, stone or gravel). The City has also been allowing shell.

Mr. Dickman proposed the following changes to section 22.4(f):

- adding the term "Vegetative" to section (f) prior to "ground covers in lieu of grass" in the first sentence.
- changing the second sentence to include shell - "in no instance shall non-vegetative pervious materials, including, but not limited to stone, shell, or gravel be used for more than 20 percent of the minimum..." to distinguish vegetative v. non-vegetative.
- adding the sentence "This minimum may be adjusted administratively for innovative features to control storm water, to conserve ground water, and to

increase tree canopy.” after “... 20 percent of the minimum required pervious area”.

This would include Florida-friendly landscaping, xeriscape, and other programs and give staff the flexibility to allow adjustments for other green alternatives.

The Board discussed underlayment materials, other bedding materials, Astroturf, maintenance, the definition of “impervious surface” in the City Code (prevents the absorption of stormwater into the ground), and whether there should be a time limit (i.e. five years) to come into compliance with the impervious surface ratio in the City Codes, or enforce by a triggering event (change of title, renovation, etc.).

After discussion, the Board agreed to leave the non-vegetative pervious material list as stone, shell, and gravel at this time.

Member DeYampert left the meeting at 5:23 PM.

Mr. Dickman asked the board members if they want staff to have administrative flexibility to allow for more non-vegetative ground cover if there are other stormwater positive elements such as xeriscape or tree canopy coverage that matches the city's intent and they agreed.

Vice Chair Shavlan made a motion to accept staff's proposed changes to Division 22 of the City Code as discussed and recommend them to the City Commission. The motion was seconded by Member Jackson and approved by a unanimous roll call vote (4-0).

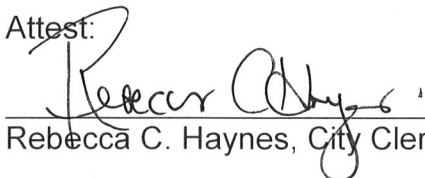
Mr. Dickman will send the finalized language to the City Clerk's office as a recommendation to the City Commission.

There was no public comment.

6. Adjournment – Next Meeting: 10/21/2019

There being no further business to come before the Board, the meeting was adjourned at 5:35 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Tiffany Secka, Chairwoman

Minutes approved on: 10/21/19