PLANNING BOARD MINUTES

November 18, 2019

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

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

ALSO PRESENT:

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

1. **Changes to the Agenda**

There were no changes to the agenda.

2. **Audience Comments**

There were no audience comments.

3. **Approval of Minutes**

a. 10/21//2019

Member Jackson made a motion to approve the 10/21/2019 minutes as presented. The motion was seconded by Member Grill and approved by a unanimous roll call vote.

Chair Secka adjourned and reconvened the meeting as the Local Planning Agency.

4. **Action Items**

Wesley Wright, Community Development Director, explained that four ordinances were recommended for approval in October, and staff has reviewed each for consistency with the Comprehensive Plan; a motion is needed for approval of the consistency of each ordinance.

a. **Ordinance No. 2019-xx – To amend the Land Development Code, Section 22.4. – Type, quality and size of plant material; Section 22.14. - Tree removal permit requirements and Appendix "A" for the establishment of fees**

Mr. Wright reviewed a presentation on the changes to the content of this ordinance.

Member DeYamert made a motion to approve Ordinance 2019-xx as being consistent with the city's Comprehensive Plan, Section 22.4. The motion was seconded by Vice Chair Shavlan and approved by a unanimous roll call vote.

b. **Ordinance No. 2019-xx – To amend the Land Development Code, Section 3.10 – Vested rights and nonconformities**

Mr. Wright reviewed the consistency report that staff prepared on the Housing Plan Element in the ordinance, which would add two new paragraphs to clarify existing practices. There are no changes from the first reading.

Member Grill made a motion to recommend approval of Ordinance 2019-xx, amending the Land Development Code Section 3.10, and finding it consistent with the city's Comprehensive Plan. The motion was seconded by Vice Chair Shavlan and approved by a unanimous roll call vote.

c. **Ordinance No. 2019-xx – To amend the Land Development Code, Section 2.1 – Words, terms and phrases defined; Section 3.12 – Variances and Appendix "A" for the establishment of fees**

Mr. Wright reviewed some minor language changes since the first reading and discussion.

Member Jackson made a motion to approve Ordinance 2019-xx, to amend the Land Development Code Section 2.1 – Words, terms and phrases defined; Section 3.12 – Variances and Appendix "A" for the establishment of fees and finding it in compliance with the city's Comprehensive Plan. The motion was seconded by Vice Chair Shavlan and approved by a unanimous roll call vote.

d. **Ordinance No. 2019-xx – To amend the Land Development Code, Section 3.14 – Appeals**

Mr. Wright reviewed the minor changes that were made since the first reading and staff recommendation.

Vice Chair Shavlan moved to find Ordinance 2019-xx, to amend the Land Development Code Section 3.14 – Appeals, consistent with the Comprehensive Plan. The motion was seconded by Member Jackson and approved by a unanimous roll call vote.

e. Ordinance No. 2019-xx – To amend the Land Development Code, Sec. 6.25 – Mobile food establishment and Appendix "A" for the establishment of fees

Brandon Berry, Planner I, showed a presentation on proposed changes to Section 6.25 and the comprehensive consistency review of the ordinance that staff had prepared. The proposed changes included clarifying mobile food establishments into three different classes.

Discussion followed on the requirements and opportunities for brick and mortar restaurants vs. food trucks, including parking.

Mr. Wright will research parking concerns and equal opportunities for brick and mortar establishments.

Member Jackson moved to approve Ordinance 2019-xx, to amend the Land Development Code Section 6.25 – Mobile food establishment and Appendix "A" for the establishment of fees, adding that the board would like the City Commission to review their policies toward brick and mortar restaurants and parking requirements therein, and finding the ordinance consistent with the Comprehensive Plan. The motion was seconded by Member Grill and approved by a unanimous roll call vote.

Chair Secka adjourned the Local Planning Agency meeting and reconvened the meeting as the Planning Board.

5. Discussion Items

a. Architectural Renderings Request for Corey Circle/East Corey Ave

Mr. Berry stated that the city is soliciting an architect or design firm to create a rendering of a design archetype for these areas. He reviewed the designs from a 2014 placemaking study, "A Vision for the Corey Avenue District" that the city had commissioned. The new plans would show the city's vision to potential new property owners and be proactive.

Discussion followed on rights of way, zoning, traffic, and charter requirements.

Mr. Wright will bring a site plan, the existing zoning and criteria that a developer would refer to for right of ways with any related charter information to the next meeting.

The board recommended that the City Commission reconsider the traffic couplet and other traffic concerns.

b. November 6, 2019 TRC Update

Mr. Berry stated that the Technical Review Committee recently looked at a renovation and partial reconstruction request at the former Shark Tales location (677 75th Avenue); this will go to the Board of Adjustment in December.

The Hotel Zamora is under contract to purchase a small office property at 3803 Gulf Blvd. to draw an additional 13-16 temporary lodging units; this will require a conditional use permit and will add 15 additional parking spaces. This will go to City Commission in December.

6. Adjournment – Next Meeting: 12/16/2019

There being no further business to come before the Board, the meeting was adjourned at 5:25 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Tiffany Secka, Chairwoman

Minutes approved on: 1/27/2020