

PLANNING BOARD MEETING MINUTES

October 18, 2021 4:00 PM

PRESENT: Tiffany Secka, Chair
Greg Premier, Vice Chair
Rachel Ciliberti, Member

EXCUSED: Tom DeYampert, Member
Bev Jackson, Member

STAFF PRESENT: Matthew McConnell, Assistant City Attorney
Ginny Keeter-Bodkin, Deputy City Clerk
Wesley Wright, Planning Manager
Lynn Rosetti, Senior Planner
Brandon Berry, Planner II
Jordan Elmore, Planning and Zoning Tech

Chair Secka called the meeting to order at 4:10 PM, followed by the Pledge of Allegiance.

1. Changes to the Agenda – Planning Manager Wesley Wright moved Item 5b., 2022 Planning Board Meeting Dates to Action Items 4a.

2. Audience Comments - There were no audience comments.

3. Approval of Minutes a. 9/20/2021

Motion: Member Ciliberti moved, and Vice Chair Premier seconded the approval of the minutes from the September 20, 2021 meeting as presented; the motion carried unanimously.

4. Action Items

a. 2022 Planning Board Meeting Dates (moved)

Planning Manager Wesley Wright indicated that the dates presented conform with the usual schedule, excepting holidays.

Motion: Member Premier moved, and Member Ciliberti seconded the acceptance of the 2022 Planning Board meeting dates as submitted; the motion carried unanimously.

Chair Secka adjourned as the Planning Board and reopened the meeting as the LPA (Local Planning Agency) at 4:17 PM.

5. Discussion Items –

a. Comprehensive Plan Review – Element II – Future Land Use

Mr. Wright introduced Philip DiMaria, Planner from Kimley-Horn and Associates.

Mr. DiMaria prefaced the review of the proposed Future Land Element changes by reminding the

Board that the focus of the changes was on organization, nomenclature, and consistency with Countywide policies and Florida Statutes, and not on framework. He explained that the proposed changes are presented with underlining or strike-through in the drafted document in the meeting packet. The packet, which includes a table of the changes, is included as part of these minutes.

In his review, Mr. DiMaria noted the most significant modifications, including the movement of the main objective (Goal 1) of maintaining and protecting the residential character of the City, and core commercial and resort areas by enforcement of the Land Development Code, to the beginning of the document. Another significant change was moving geography specific Special Planning Areas into a chapter toward the end of the element. A table was added which specifies all maximum densities and intensities per Future Land Use Category. He pointed out that Objective 3.4, regarding increases in density or intensity within the Coastal High Hazard Area, came directly from the Countywide plan, per their recommendation.

Following the review, a question-and-answer period followed between Board members, staff, and Mr. DiMaria. Mr. Wright indicated that the City Commission will be reviewing the proposed changes on November 10th at 2:00 PM and a draft ordinance will come back to this Board for their recommendation.

Chair Secka closed the LPA meeting and reconvened as the Planning Board at 4:36 pm.

b. Sign Ordinance - Division 26 of the Land Development Code

Senior Planner Lynn Rosetti referenced the index of Division 26 of the Land Development Code which was included in the packet. Currently, each listed Zoning District has its own Sign Code.

Ms. Rosetti then summarized a 2015 legal action in Arizona that resulted in a Supreme Court decision that clarified when municipalities may impose content-based restrictions on signage. Staff will be undertaking a review of the City's Code to ensure that it is content-neutral. Most other cities in the country are doing the same.

Mr. Wright explained that approximately 12-18 months after that review, work will begin on a more logical consolidation of Zoning Districts (listed in Division 26) to increase manageability for developers and City staff; a Draft Sign Classification Map was included in the packet.

c. Adjournment – Next Meeting 11/15/2021

There being no further business, Chair Secka adjourned the meeting at 4:52 PM.

These minutes were approved at the November 15, 2021 Planning Board meeting.