

PLANNING BOARD MEETING MINUTES

February 28, 2022 4:00 PM

PRESENT: Tiffany Secka, Chair
Greg Premier, Vice Chair
Bev Jackson, Member
Rachel Ciliberti, Member
Tom DeYampert, Member

STAFF PRESENT: Andrew Dickman, City Attorney
Michelle Gonzalez, Community Development Director
Ginny Bodkin, Deputy City Clerk
Wesley Wright, Planning Manager

Chair Secka called the meeting to order at 4:00 PM, followed by the Pledge of Allegiance.

- 1. Changes to the Agenda** – There were none.
- 2. Audience Comments** - There were no audience comments.
- 3. Approval of Minutes a. 12/13/2021**

Motion: Vice Chair Premier moved, and Member DeYampert seconded the approval of the minutes from the December 13, 2021 meeting as presented; the motion carried unanimously.

4. Action Items –

a. Ordinance 2022-06: LDC Off-Street Parking Updates

Community Development Director Michelle Gonzalez reviewed a presentation on proposed Ordinance 2022-06 and the study that the City initiated to review off-street parking requirements in the Land Development Code (LDC), which have not been updated since 2005. The presentation will be made part of the meeting record and included:

- Study Tasks that have been completed included research of best practices nationwide, review of parking codes from neighboring cities, meetings and workshops for City Administration, City Commission and Planning Board business owners and community from May to December 2021
- Resident Input
- Planning Board Recommendations
- City Commission Recommendations
- Overview of Changes to Division 23 of LDC for On-Street Parking, Tandem Valet Parking, Walkability Reduction, Shared Parking Agreements, Variety of Parking Options, Removal of Fee in Lieu, Parking Ratio Updates, Pedestrian Connectivity and Design Standards
- How the Ordinance supports the vision of the City's Comprehensive Plan

Following the presentation, Ms. Gonzalez and Planning Manager Wesley Wright addressed Board questions regarding:

- On-street parking in neighborhoods
- Shared parking agreements and how they will be administered
- Parking construction and design requirements – encouragement of pervious materials

- Scrivener's errors in usage of parking lot vs. parking area will be updated in the definitions

There was no public comment.

Chair Secka stated that the Board was sitting as the designated Local Planning Agency (LPA) for the vote on this item per Florida Statute 163.3174.

Motion: Member Ciliberti moved, and Vice Chair Premier seconded the approval of Ordinance 2022-06 to the City Commission; the motion carried unanimously.

Following the vote, the Chair adjourned the meeting as LPA at 4:30 and reconvened as the Planning Board.

5. Discussion Items

a. Garages Facing Canals

Planning Manager Wesley Wright introduced resident Mary Hacker of 221 N. Tessier Drive, whose letter to the Planning Board regarding light shed across canals was included in the meeting packet. Ms. Hacker explained her concerns about design ramifications of open, windowed garage bays and issues with lights coming across the canals; she provided photographs.

Board discussion followed:

- Non-livable space
- Light pollution regulations on docks
- Design requirements
- There are non-residential requirements to keep lighting pointed downward
- Ms. Hacker suggested changes to design decisions prohibiting windows in non-livable ground floors (facing the water)

Mr. Wright will speak to City Manager for any direction going forward. City Attorney Dickman suggested that this may be a Code Enforcement matter as it is one person; if it were or becomes an ongoing/city-wide issue, legislative change could be considered.

Other Items - Mr. Dickman summarized, per member request, recent legislative changes - Code Enforcement complaints may no longer be anonymous, home-based business in residential areas cannot be prevented are restricted, and e-bikes can be regulated on beaches and dunes. Legislative updates can be viewed on the Florida League of Cities website. Mr. Wright addressed a beach signage question from Member DeYampert.

6. Adjournment – Next meeting 3/21/2022

There being no further business, Chair Secka adjourned the meeting at 5:08 PM.

These minutes were approved at the May 16, 2022 Planning Board meeting.