

Technical Review Committee Meeting

July 17, 2024

10:00 a.m.

COMMITTEE MEMBERS PRESENT:

Brandon Berry

Kristin Coman

Peyt Dewar

Kelly Intzes

Jennifer McMahon

Camden Mills

STAFF PRESENT:

Sharon Linsner, City Attorney's Office – present via Teams

Amber LaRowe, City Clerk

Fran Robustelli, City Manager

Member Berry called the meeting to order at 10:00 a.m.

1. Unnecessary and Undue Hardship Variance (#24040) from Land Development Code Sec. 26.19

This request is to install a frame sign with an 8 square foot sign face at 8.5 feet from grade under the existing building eave, at a property not zoned for such a sign type.

Vivian Hearld, representing the Applicant, gave a brief history to the Committee regarding the old sign being destroyed and having to conform with the current Code. The intent is to install a sign that is allowable by size but to have it located under the eaves, as that is where the old sign was.

Ms. Hearld confirmed that the signs currently on the property (a-frame) will be removed once the new sign is erected, if approved.

Member Coman addressed the Planning & Zoning/Transportation comments as outlined on the staff report for this case.

#1: no illumination

#2: the sign will be relocated to their 4219 property and has turned this sign off awaiting the approval of relocation

#3: only 2 signs allowed

#4: have two sides of the building with their street address number on it

This item will go before the Historic Preservation Board on August 1st and to the Board of Adjustment on August 28th.

Member Coman exited the meeting at 10:18 a.m.

2. Land Development Code (LDC) Text Change #24041

This is a request to amend the Land Development Code to add “attached single-family” as an allowable residential development type in the Resort Facilities Medium (RFM) zoning district.

Ely Payne, representing the Applicant, was present via Teams and gave a history on the process that has led to this request as well as the next request (agenda item 3 preliminary plat).

A rendering of the project was displayed and is made a part of the record.

Member McMahon suggested the Applicant obtain a letter of recommendation/approval from the President of the Don CeSar Property Owners Corporation and the property owner behind this property to present to the Board of Adjustment and the City Commission.

Member Berry reviewed the four bulleted items located on the staff report.

Member Coman returned to the meeting at 10:28 a.m.

Member Berry will provide the Applicant with a strikethrough/underline of changes and asked that the Applicant amend the first page of the application.

3. Preliminary Plat #24042

This is a request to replat the subject property to four fee-simple parcels with the remaining land held in common homeowners' association ownership.

Member Mills reviewed the comments as outlined in the staff report.

Member Berry reviewed the Planning & Zoning/Transportation comments in the staff report.

Section 24.9 of the Land Development Code was reviewed; Member Berry stated that the zoning lot is the entire project, not the individual home lots.

The Applicant is to provide the City with draft homeowners' association documents before the final plat.

Member Berry stated that the final plat approval will be after the approval of the Land Development Code text change (agenda item 2).

The following meeting schedule was estimated:

- LDC Text Amendment to Planning Board on August 19th
 - Will then go before the City Commission twice, once for a first reading of the ordinance followed by the second reading/public hearing and possible adoption
- Plat Approval to the Board of Adjustment on August 28th
 - Will then go before the City Commission with the second reading/public hearing of the LDC Text Amendment Ordinance

The Applicant estimates a groundbreaking for this project in spring of 2025.

The meeting concluded at 10:41 a.m.

A copy of the agenda memorandum for all items with a list of questions by each Committee member is made a part of the record.
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