

**MINUTES
PLANNING AND ZONING BOARD
TUESDAY, OCTOBER 14, 2010
3:00 PM**

The meeting was called to order at approximately 3:05 PM with the following members and staff present:

Planning & Zoning Board

George Whitlock, Chairman
Michael Pooser
RoseAnne Collins

Shirley Brown
Melva Sawyer

Arcadia City Staff

City Recorder Dana Williams
City Administrator Lawrence Miller

CFRPC Jennifer Codo-Salisbury
Asst. City Administrator Judi Jankosky

1. MINUTES OF THE SEPTEMBER 28, 2010 MEETING

On motion of Shirley Brown and seconded by Michael Pooser, the minutes of the September 28, 2010 meeting were unanimously, 5-0 approved as presented.

2. REVIEW OF ORDINANCE 962 – SIGNS

The Chairman noted the requested change from the last meeting which appeared on Page 9 of the draft and asked if anyone had any additional comments or concerns regarding the proposed ordinance. Ms. Collins asked about “sandwich signs” and the placement thereof. This led to a discussion on Section 6-68 (b), coordination with Arcadia Main Street, conformity within the downtown merchants and whether it would be best to “let sleeping dogs lie”. Ms. Sawyer also expressed concern with “snipe signs” saying often times they cause a disruption to traffic and are particularly unsightly after a rain.

Ms. Brown asked how these regulations would be communicated to the public. The City Recorder stated it would eventually be codified into the City Code and could be posted on the website once in effect. The Chairman added the newspaper typically reports on the actions of the Council but also there was not an obligation to inform every citizen or business. Ms. Brown asked that a courtesy copy be provided to Arcadia Main Street.

On motion of Michael Pooser with a second by Melva Sawyer, the Board voted unanimously, 5-0, to accept the revisions to the Sign Ordinance and recommend approval of same to the City Council.

3. EXTEMPORANEOUS ITEM

The City Administrator requested the Board consider a request from the School District, introducing Mr. Bob Hrtstka, director of Facilities, and asking him to explain his item.

Mr. Hrtstka requested a variance for fencing at the former VFW building located at 930 E. Cypress Street. He explained the City Code limits the maximum height of fences in residential districts to four feet; however the school district will be utilizing the site as a school center and currently all

school sites are fenced with a minimum six foot fence. He continued that an increased height provides security and prevents vandalism. Mr. Hrtstka added the district currently has 8' fencing available from a site on Highway 31 which could be moved thereby saving the district money; but that if not approved, they would purchase and install a six foot chain link fence.

The Chairman stated his understanding of the request but needed assurance there was no impairment to visibility. This led to a discussion of the property as reflected on the sketch provided. The City Recorder felt certain there were specific advertising requirements associated with consideration of a variance, which may include notice posted at the property in addition to advertising in the local newspaper. The City Administrator added he was in possession of the School District's check as the application fee.

On motion of Michael Pooser and seconded by Melva Sawyer, the Board voted unanimously, 5-0, to recommend approval of a variance for an 8' chain link fence for the property located at 930 E. Cypress Street.

4. EAR AMENDMENTS - CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

Ms. Codo-Salisbury, Senior Planner for the Central Florida Regional Planning Council (CFRPC) provided an updated on the workshop conducted with City Council. She then distributed several aerials and maps, the first of which was FLU Map 2A showing an updated Site 6 and Site 7 from the previous versions. Ms. Codo-Salisbury explained the Council had questioned the area designated as site 6 be included in the overlay district in order to preserve the character; and that site 7 reflects the Way Building and City Hall as "public building and grounds."

The City Administrator asked if there was an overlay area in and around the airport & Habitat homes and specifically if there was an ordinance that gives the city authority to determine land use in an airport overlay. Ms. Codo-Salisbury stated she would look into that. The City Administrator then asked, hypothetically, if the city wanted to allow condominiums on the east side of designated site 1, would the suggested designation of "recreation & open space" allow for that. Ms. Codo-Salisbury responded it would not.

Addressing the westernmost boundary of the City along State Road 70, Ms. Codo-Salisbury pointed out the hand-drawn inserts showing the portions of property included and excluded from the city limits. She stated there was some discrepancy between what was shown as annexed from the 1991 EAR, records of the Property Appraiser's office and recollections of Ms. Margaret Way. The Chairman noted the issues needs to be resolved, but suggested annexation if it is determined to be outside the City limits. The City Administrator stated he was uncertain whether the Women's Club wanted to be a part of the City in part because of the proposed rental hall ordinance. Ms. Codo-Salisbury will talk with Ms. Way and review other records to try and determine the exact westernmost boundary.

She then briefly noted Future Land Use Maps 4 through 7, Infrastructure Maps 1 & 2, and the Public School Facilities Element map, before moving to the FLU Map 3 – Historic Resources. The Chairman asked what constituted historic since none of the noted sites are on the National Historic Register. Ms. Codo-Salisbury answered it was generalized from the state's Bureau of Archaeological Research data base.

Ms. Codo-Salisbury then quickly covered each of the proposed changes to the Future Land Use, Transportation, Conservation, and Recreation and Open Space elements. In many instances, the

changes were only to remove a time reference and add coordination with another appropriate agency. The Board accepted the changes as noted from previous requests or suggestions.

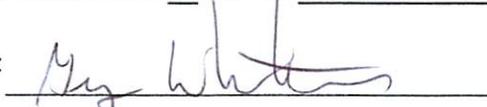
Ms. Sawyer complimented Ms. Codo-Salisbury on the "marvelous job" she had done in preparation and presentation.

ADJOURN

Having no further business at this time, the meeting was adjourned at 5:05 PM.

APPROVED THIS 9th DAY OF NOVEMBER 2010.

By:



George Whitlock, Chairman

ATTEST:



Dana L.S. Williams, CMC
City Recorder