

**MINUTES
PLANNING AND ZONING BOARD
TUESDAY, MARCH 8, 2011
4:00 PM**

The meeting was called to order at approximately 4:00 PM with the following members and staff present:

Board Members

George Whitlock, Chairman
Melva Sawyer
Russell Summers

Shirley Brown
RoseAnne Collins

Arcadia City Staff

City Recorder Dana Williams
Jennifer Codo-Salisbury, CFRPC

Assistant City Administrator Judi Jankosky

1. APPROVAL OF THE MINUTES OF THE FEBRUARY 8, 2010 REGULAR MEETING

On motion of Melva Sawyer and seconded by RoseAnne Collins, the Board voted unanimously, 5-0, to approve the minutes of the February 8, 2010 regular meeting as presented.

2. SIGN CODE AMENDMENT

The City Recorder distributed a draft copy of proposed Ordinance 965 along with a memorandum explaining the impetus and schedule for consideration of the ordinance. The ordinance will be heard by the City Council on first reading at their regular meeting of March 15th, followed by the P&Z Board's review and recommendation on April 12th. Any requested changes will be implemented into the ordinance prior to second reading before the Council on April 19th.

3. COMPREHENSIVE PLAN UPDATE – EAR AMENDMENTS

Ms. Codo-Salisbury of the Central Florida Regional Planning Council (CFRPC) provided a slide presentation covering the amendments made to the EAR as part of the Comprehensive Plan update. She first covered the schedule of meetings and workshops held to reach this point, before discussing the transmittal hearing with the City Council to be held March 15th, after which the Department of Community Affairs will have 60 days to review the document prior to coming back for final adoption. She also explained the Board would have the option for recommending to the Council the amendments be transmitted approved as presented, approved with conditions, approved with recommended changes, or for denial.

Covering each of the inclusive elements, Ms. Codo-Salisbury noted the changes which have been made as follows:

- **Future Land Use Element**
 - Updated time references
 - Incorporated the reduction of Greenhouse Gas Emissions in Goal 1, Objective 1

- Policy 1.10 recognized the Peace River as environmentally sensitive
- Relocates RV's from Conservation to Recreation and Open Space FLU and allows for up to ten dwelling units/acre
- Removed the 50% residential requirement in the RPB Overlay District
- Provided coordination of LOS standards as development proposals are reviewed and approved in the City
- Added Objective 9 and Policies 9.1 and 9.2 to protect the downtown core through revitalization and infill development
- Added Objective 10 and Policies 10.1 through 10.6 to create sustainable development and redevelopment; and to coordinate efforts with state and local economic development organizations

Councilmember Craven, who was in the audience asked if the sustainable development objective allowed for using the upper floors of downtown buildings for residential use; and using the Mercer Building as an example, could she develop six 1-bedroom apartments in the upstairs. Mr. Summers responded that typically the cost is prohibitive because of having to bring the building up to code with sprinklers, elevators, etc. Ms. Codo-Salisbury pointed out that the FLU element does allow for mixed use.

Ms. Phyllis DaValencia of 523 E. Oak Street, questioned if that area was available for business use. Mr. Summers answered that it is within the RPB Overlay and therefore is, provided she applies for the business license and permitting requirements.

▪ **Future Land Use Map Series Updates**

Ms. Codo-Salisbury briefly covered each of the maps included in this series, which are:

- Proposed 20230 Future Land Use & Amendments
When speaking to Site 6, the .94 acres proposed to be changed from City Industrial to City Business, the City Recorder read into the record a letter of support from Charles W. Whidden, Trustee of that property.
- Historic Resources
- Wetlands
- Floodplains
- Generalized Soils; and
- 2030 Energy Conservation

Ms. Codo-Salisbury explained this particular map addresses the new requirements of greenhouse gas reduction strategies.

▪ **Transportation Element**

- Updated time references
- LOS standards for consistency with the Florida Department of Transportation Strategic Intermodal System facilities (included in Policy 2.1)
- Non-Motorized Traffic circulation as provided for in Policy 5.1 – 5.2
- Maps associated with this element included traffic circulation and evacuation routes

▪ **Housing Element**

- Updated time references
- Reduction of Greenhouse Gas Emissions and Energy Efficiency through Objective 9 and its supporting policies to include support for green building principals, solar panels, and landscape materials

- **Infrastructure Element**
 - Updated time references
 - Map series updates for generalized topography and the Florida aquifer recharge area

- **Conservation Element**
 - Updated time references
 - Integrated Network of Open Spaces and Natural Areas through Objective 6
 - To encourage the acquisition and conservation of an interconnected network (Policy 6.1)
 - Provide for City and County coordination (Policy 6.2)
 - Plan for future neighborhoods and subdivision (Policy 6.3)

- **Recreation and Open Space Element**
 - Updated time references
 - Future trail connections (Policy 4.3)
 - Development of Community Gardens (Policy 4.4)
 - Map showing recreational and open space locations

- **Intergovernmental Coordination Element**
 - Updated time references
 - School coordination (Policies 4.1-4.4)

- **Capital Improvements Element**
 - Public School LOS standards (Policy 2.1)
 - Florida Inventory of School Houses (FISH)

- **Public School Facilities Element**
 - This is a new element adopted through an Interlocal agreement between the City, County and School District to establish service area coordination and LOS standards

- **Definitions and Acronyms**
 - Added were: Extremely Low Income Persons, Financial Feasibility, General Lanes, Public Transit, and Substandard
 - Deleted was public Facilities and Services

The Chairman thanked Ms. Codo-Salisbury for her work on this project, noting it was a lot of work, but that she had done a wonderful job and made the amendments very simple to understand. Other members of the Board echoed that sentiment.

On motion of Russell Summers and seconded by Melva Sawyer, the Board voted unanimously, 5-0, to approve as presented the EAR Amendments and forward them to the City Council.

Ms. Codo-Salisbury on behalf of the CFRPC thanked the City Recorder saying it had been a pleasure to have worked together. The Board members also wished the City Recorder best wishes for the future.

ADJOURN

Having no further business at this time, the meeting was adjourned at 5:25 PM.

APPROVED THIS 12th DAY OF APRIL 2011.

By:


George Whitlock, Chairman

ATTEST:


Dana L.S. Williams, CMC, City Recorder