Planning Board meeting
Minutes and proceedings
April 6, 2010

Meeting called to order by Chairman Carl Stewart at 4:00 pm. Mr. Stewart welcomed new member Ken Venables to the Board. **Members present:** Sue Roskosh, Earl Wallace, Anthony Harwell, Phil Leary, Ezekiel Johnson and Ken Venables. **Members absent:** Zachary Landis and Randy Braddy. **Also present**: Building and Zoning Director, Debbie Banks; Recording Secretary, Pam Sprouse and City Attorney, Donald Holmes.

Motion made by Sue Roskosh, seconded by Phil Leary to approve the minutes of the February 2, 2010. All present voted affirmative, motion carried.

Debbie Banks read "To Appeal Any Decision."

Carl Stewart requested that disclosure of any "Ex Parte Communication" be made prior to each case.

OLD BUSINESS

Case PB 09-30	**Address:**	Off Crystal Cove Drive and Comfort Road
	Parcel:	37-09-26-0000-0060-0082
	Owner:	Thirty-Ninth Avenue Professional Center, Inc.
	Agent:	James Meehan
	Request:	Approval of a preliminary plat for a subdivision

(Public Hearing)

Ms. Banks advised that no phone calls or letters were received, that the request is the preliminary plat, so the comments made by the department heads will be addressed at the final plat review.

Jim Meehan, the owner's representative, explained that they added units to meet the minimum requirement and added a connection to Comfort Road and reduced the number of units that connected to Crystal Cove Dr.

Mr. Meehan advised that they would prefer the City own the roads and that they will be built to city standards.

Ms. Banks read the review comments for this request made by the department heads.

Mr. Holmes advised that unlike their last request, they are not here to ask for any change to the Comprehensive Plan or in zoning. This is simply a preliminary plat approval process.

The following concerns noted by staff were discussed:

City Manager comments:

1. Appropriate drainage and roadway improvements will need to be made for Crystal Cove Dr.

   Mr. Meehan advised that the retention pond has been pulled further back off Crystal Cove Dr. and the swales were added further back onto the properties and if there need be additional

Case PB 09-30 Off Crystal Cove Drive and Comfort Road – continued

consideration made, they will.

2. A permit from SJRWMD will suffice, however, a copy of the stormwater calculations should be submitted for file purposes, and maintenance of the systems needs to be by the homeowners association and not held in private ownership.

   Mr. Meehan advised that they plan on a homeowner's association and that the storm retention area will be a wet pond and is considered best management practices (BMP) by SJRWMD.

3. No drainage connection is shown from the west side of Crystal Cove Dr. to the East side. There is an existing drainage system in the location of the stormwater retention area that needs to be identified and incorporated into the design and the overflow from the retention pond needs to be identified and incorporated into the design (overflow from the retention pond needs to be directly connected to this system).

   Mr. Meehan advised that there is an inlet right now in the ditch that flows under the road and into the river and that will be the point of connection to the river.

Mr. Venables made a recommendation that street lights be installed in the complex or at least at the entrances for security.

Mr. Holmes reiterated that if the code does not require something the Board may only make a recommendation to the developer.

Mr. Meehan advised that they do have a lighting consultant.

Phil Leary asked why they have put access from the multi-family section off of Comfort Rd. and the single-family section off of Crystal Cove Dr.

Mr. Meehan explained that separating the multi-family from the single-family is usually better for sales purposes.

Mr. Wallace questioned what buffering was intended between Crystal Cove Dr. and the backs of these houses on the east and the north side of the subdivision.

Mr. Meehan advised that he believed that one of the owners was committed to a fence or wall on the north side, but he was not sure other than plants on the east side.

Mr. Garry Woods, 207 Crystal Cove Dr., stated that one of his concerns was regarding the retention pond on the plan, as the existing one for their neighborhood is city owned and has blown out three times due to stormwater. He added that without a plan for reinforcement, it could wash out the only means of ingress and egress for their neighborhood.

Case PB 09-30 Off Crystal Cove Drive and Comfort Road – continued

Chevy Davis, 226 Crystal Cove Dr., stated that after the last meeting, the developers met with the neighborhood people and there was no discussion regarding quadraplex type units and from the pictures shown to the residents, they did not appear to be compatible with the existing homes in the area. He reiterated the concerns previously expressed regarding the retention pond.

Mr. Meehan advised that they actually had proposed fewer units with the last request and that they had to increase the number of units with the existing land use designation.

Ron Baukman, 246 Crystal Cove Dr. stated that at the meeting with the developers there have been a number of changes, and they had discussed several concerns of the neighborhood including the drainage issues, larger homes and lots and some type of wall or fencing, so they do not have to look into back yards. He stated concerns of that as the zoning can be changed, it should also be possible for it to be changed back, that they have concerns that there is nothing in writing and with all the plan changes that have been discussed, this could just as well end up being mobile homes, hurting the existing home values. He believed that the Board should have more authority and should have empathy for their situation and that the City needs to take drastic action.

Mr. Holmes reminded the residents that the applicant previously came before the Board and the public requesting a change of Land Use Designation which would have reduced the number of units and there was a lot of opposition at that time. Now the applicants have made changes to their previous plan and are planning to this development according to the existing zoning and land use requirements, therefore compatibility cannot be considered at this point.

William Stevens, asked if there would be a commitment to the community for a wall or fence for the north side of the development. He stated that if there were impact fees in place it would be a deterrent to this kind of development, that they are doing this because they don't have to pay those fees.

Mr. Holmes advised that a verbal commitment at this point would just be words, that it would not be something the City could enforce.

Ms. Banks advised of the buffering requirements between the two zoning districts.

Rick Leary, Crystal Cove Dr., shared the essence of a private conversation he had with Mr. Williams, who assured him that they will put a masonry wall with landscaping on the north side of the development, and gave assurance that the Single family housing will be a transitional type housing to be compatible with the neighboring residences.

Kevin Thomas, one of the owners from Gainesville, stated that he knows that there have been a lot of changes and partly due to the economic changes. He stated that John Williams is still 50% owner and that the houses will be in the $150,000 range, intended for the working force people, so if you have heard section-8 housing, put that out of your mind. He ended by saying that they do care about this project and want to be proud of it.

Case PB 09-30 Off Crystal Cove Drive and Comfort Road – continued

Discussion continued regarding buffering.

Phil Leary mentioned several concerns about traffic and stated that the planning world is not a perfect world and unfortunately we are seeing some of this with what has transpired here.

Mr. Holmes urged the developers to continue to communicate and take into consideration the concerns spoken by the residents.

Regular Meeting

Motion made by Mr. Venables to approve preliminary approval. Second made by Phil Leary, stating that he thought Don Holmes was correct in that we really don't have any choice in this particular matter. All present voted affirmative. Motion carried.

NEW BUSINESS

Workshop for Evaluation and Appraisal Report Major Issues

(Public Hearing)

Guy Parola advised that he contracted with the City to prepare the Evaluation and Appraisal Report which is kind of like an audit of the comp plan that looks at the goals, objectives and policies of the comp plan, and is required by the State to be done every seven years. He further advised that in 2007 there were 4 or 5 public workshops.

Discussion took place regarding the following 5 issues identified from those public hearings:

1. Historic preservation for the two historic districts is protected through the land development regulations, but not in the Comprehensive Plan.
2. Economic Development issues include, the need for a true mixed us category in the Comprehensive Plan for the Downtown area; income, as much of the workforce (approximately 35%) leave the county for employment because of the low wages throughout the county as well as an increasing unemployment rate; and for Housing and the need for bringing up the ad valorem base.
3. Transportation level of service – The city must adopt a mobility plan, as required for the transportation concurrency exception area, due to the Dense Urban Land Area community classification within the City. The City must figure out a way, either by funding or different strategies, to figure out how traffic is not going to negatively impact the city. This issue is complicated by US Highway 17, which is a failing, emerging roadway on the strategic intermodal system.
4. Trails and Parks – there needs to be a long-range plan to tie the park and trails plan together.
5. Annexations and Municipal Boundaries and the need for a city planned municipal boundary for providing municipal services. As the unplanned municipal boundary, resulting from decades

Workshop for Evaluation and Appraisal Report Major Issues – continued.

of a voluntary annexation policy for municipal services has resulted in a very inefficient system for providing these services. This will require creativity, possibly and incentives for annexation.

Ken Venables commented that he had been involved in the past, in several meetings with City and County Planners to determine service boundaries/overlays at least for police and fire hoping for some compromise to reduce inefficient services.

Debbie Banks stated that these are the major issues that came out of the workshop and discussion with some other citizens since that time, and she feels that this is a pretty comprehensive list of the things that we see as issues.

(Regular Meeting)

Motion made by Ken Venables and seconded by Phil Leary to recommend approval to City Commission. All present voted affirmative, motion carried.

Case PB 10-07 Planned Industrial Development

(Public Hearing)

Ms. Banks advised that our zoning code does not allow for planned unit developments in the M-1 district. The City attorney recommended that she add a Planned Industrial Development overlay to the municipal code. She added that she found one and customized it and then ran it by several Planners and that this is the document that came from their discussions. She also added that a 50 foot setback for any riverfront development is now required by the SJRWMD and that has been added to this document.

(Regular Meeting)

Motion made by Phil Leary and seconded by Earl Wallace to recommend approval to City Commission. All present voted affirmative, motion carried.

With no further business, meeting adjourned at 6:00 pm.