

**MINUTES
PLANNING AND ZONING BOARD
TUESDAY, AUGUST 31, 2010
4:00 PM**

This is a special meeting of the Planning and Zoning Board for the purpose of consulting with the Central Florida Regional Planning Council staff regarding EAR based amendments.

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

Planning & Zoning Board

George Whitlock, Chairman
Melva Sawyer
Russ Summers

Shirley Brown
Michael Pooser

Arcadia City Staff

City Recorder Dana Williams
CFRPC Jennifer Codo-Salisbury

City Administrator Lawrence Miller

1. MINUTES OF THE JULY 27, 2010 MEETING

On motion of Russ Summers and seconded by Melva Sawyer, the minutes of the July 27, 2010 meeting were unanimously, 5-0 approved as presented.

2. PETITION TO CLOSE STREET – 60' WIDE PLATTED STREET LYING BETWEEN BLOCK "M" AND BLOCK "N" OF THE W. H. JOHNSON'S SUBDIVISION.

Mrs. Sawyer stated she had visited the site and viewed the property and that nothing seemed to be amiss. In addition, she had read all the letters, understands the request and has no objections to the request for closure.

Mr. Summers confirmed with the applicant the property being closed would be divided down the middle with each property owner sharing half.

On motion of Russ Summers and seconded by Shirley Brown, the Board voted unanimously, 5-0 to approve the petition to close a 60' wide platted street lying between Blocks "M" and "N" of the W. H. Johnson Subdivision.

3. EAR AMENDMENTS - CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

Ms. Jennifer Codo-Salisbury of the CFRPC provided an overview of the Evaluation and Appraisal Report (EAR) process which is required by Florida Statutes and mandates that cities and counties update their Comprehensive Plan in order to respond to changes that occur over time. She continued the EAR process is comprised of two steps, the first being the report which helps identify ways the Comprehensive Plan should be changed to address major issues within the community; and the second, the update of the EAR based on recommendations found in the previous EAR. She then outlined the

proposed schedule for Arcadia's EAR amendment process which is scheduled to culminate with the City Council transmittal hearing in the late October/early November timeframe.

Ms. Codo-Salisbury distributed several maps and discussed recently annexed property on each. Parcels of particular note were the golf course, former Livestock Market, and Tremron. She covered each parcel's current land use and the proposed City land use. Mr. Whitlock also questioned the machine shop (shown just south of the Livestock Market) which should be 'industrial' although it is not listed as such on the FLUM. Ms. Codo-Salisbury will bring that back at the Board's next meeting.

A discussion on annexation and conforming uses followed, although it was mainly for clarification purposes. In addition, it was mentioned and discussed that the City's Code requires a connection to City sewer, but allows for a permissive connection to City water (see 2nd bullet below).

Ms. Codo-Salisbury then briefly discussed the issue, proposed language and comments for each of the Future Land Use, Housing, Intergovernmental Coordination, and Definitions & Acronyms elements. Following are items of particular note:

Future Land Use Element

- o The purpose of the greenhouse gas reduction and energy efficiency is to increase walkability and sustainability while reducing the number of vehicle trips.
- o The infrastructure element should be amended to require a connection to City water and sewer. This spawned further discussion on the Stonegate Apt complex and a permissive, rather than mandated value for water connection in the City code.
- o It was recommended to add the phrase "if available" and include distance thresholds for connection to centralized potable water and wastewater systems.
- o The Level of Service Standards includes a new item in the Comprehensive Plan; that being Public School Facilities Element. Ms. Codo-Salisbury noted it was well underway and the interlocal agreement between the City, County, and School Board was just recently updated.

Housing Element

- o The third item of proposed language from the distributed materials should include principals only and not each of the specific building councils or rating systems.
- o In the language proposed as State requirement for density bonuses and accessory dwelling units, the word "inducements" should be changed to "incentives".

Definitions and Acronyms

- o For the GOP "extremely-low-income persons", the term "natural person" was questioned and should be clarified or otherwise amended.

(Dr. Miller left the meeting at 5:30 PM)

Ms. Codo-Salisbury next discussed the state requirements for the Comprehensive Plan and a little about the Heartland 2060 Vision study. She also stated she will provide an enlarged area map of the downtown and historic districts.

Mr. Summers again mentioned the vacancies on the Board from Mr. Smith's resignation and Mr. McLure's numerous unexcused absences. It was recommended that individual members of the Board talk with various acquaintances to encourage their participation or engage their interest. The City Recorder noted ads had been published in the newspaper and that a recruitment ad is currently posted on the City's website, but thus far no applications have been received.

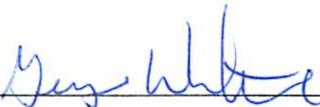
The City Recorder also updated the Board on the sign ordinance, noting upon review, the City Attorney had several questions and comments and was working with the consultant to rectify those. Once resolved, the ordinance will come back to the Planning & Zoning Board for final review.

ADJOURN

Having no further business at this time, the meeting was adjourned at 5:45 PM.

APPROVED THIS 14th DAY OF SEPTEMBER 2010.

By:



George Whitlock, Chairman

ATTEST:



Dana L.S. Williams, CMC, City Recorder