

**MINUTES
PLANNING AND ZONING BOARD
TUESDAY, SEPTEMBER 14, 2010
4:00 PM**

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

Planning & Zoning Board

George Whitlock, Chairman
Michael Pooser

Shirley Brown
Russ Summers

Arcadia City Staff

City Recorder Dana Williams
CFRPC Jennifer Codo-Salisbury

City Administrator Lawrence Miller

1. MINUTES OF THE AUGUST 31, 2010 MEETING

On motion of Russ Summers and seconded by Michael Pooser, the minutes of the August 31, 2010 meeting were unanimously, 4-0 approved as presented.

2. EAR AMENDMENTS - CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

Ms. Codo-Salisbury distributed a definition of "natural person" which had been called into question at the last meeting; but noted it would not be added to the definitions listed in the Comprehensive Plan unless it was the expressed desire of the Board.

She next covered the DeSoto County income level guidelines for a 4-person family and briefly touched on the updates per the recommendations from the last meeting, with particular note to the flexibility added to green building specifications and changing the word "inducements" to "incentives."

Referencing the Future Land Use Map (FLUM) which was distributed, Ms. Codo-Salisbury recognized the golf course, Tremron plant, Livestock Market, and machine shop with their proposed land use designations. There was discussion regarding the site south of the former Livestock Market and whether it should be Business (commercial) or Industrial. It was decided to recommend a change from the current County's FLU designation to the City's Industrial FLU based on the site's existing use and potential uses in the future as well as the surrounding area.

A discussion followed on the "old tire store" which is currently Ken Pepper's irrigation business. Mr. Whitlock noted it was listed as "business" although he felt it should have an industrial or manufacturing designation. He asked if the map as presented were accepted and passed, could the proprietor or land owner request a zoning change in the future. Ms. Codo-Salisbury responded in the affirmative. Mr. Whitlock suggested leaving it as is particularly as it buffers into a residential area.

The City Administrator asked if these amendments would take a simple or super majority of the Council to approve and also, how these amendments would be affected if Amendment 4 is passed. Ms. Codo-Salisbury responded all land use changes would be required to go to referendum. Briefly Amendment 4 was discussed, particularly as an unfunded mandate and burden to municipalities.

Ms. Codo-Salisbury directed attention to a parcel in the southwest section of the map, which was developed by the Housing Authority and is listed as "Medium Density Residential" although it does not actually have a City land use. She suggested retaining the MDR specification for the City's designation as well. That was amenable to the Board.

Ms. Codo-Salisbury reviewed the revisions to policies that were discussed at the August 31st workshop. The Board concurred that the revisions made were corrected based on their input. With regard to the first Future Land Use policy related to greenhouse gas reduction and energy efficiency, she explained the CFRPC staff is continuing work on the definition of "availability" of utilities and thresholds for connection to centralized potable water and wastewater. Those policies will be presented at the September 28th workshop.

The City Administrator asked if residential was a permitted use for the upper floors in the business district downtown. Ms. Codo-Salisbury stated it was.

Ms. Brown talking about FEMA planning for development that included the downtown area, but noted there was not sufficient parking; and whether in terms of a parking garage or some other kind, the zoning for such was precluded. Ms. Codo-Salisbury stated she could add that into the future land use element and will draft a policy, particularly since it ties into the walkability portion. Councilmember Keith Keene, who was in the audience, mentioned the on-going efforts of Arcadia Main Street for the downtown improvement plan which includes looking at the upper floors for both residential and shops. He added that Main Street is looking at grants for parking and walkability. Ms. Codo-Salisbury said she would coordinate the policy with Main Street.

The Board then reviewed and discussed in detail the RBP (Mixed use) Overlay District which is Policy 1.12 of the Future Land Use Element. The discussion included challenges in implementing the Overlay. Ms. Codo-Salisbury asked if it was reaching its goals or should it be added to, in order to offer the potential for a mix of residential and commercial uses.

(The City Administrator left the meeting at this point)

The Board then discussed various properties within the RPB Overlay area, and distinguished between the requirement for 50% residential with the overlay area or the specific parcels. Mention was made to possibly lowering that percentage, although no decisions were made. However, the Board did direct Ms. Codo-Salisbury to follow up by reviewing the Zoning Code's requirements in the RPB district versus the RPB Overlay in the Comprehensive Plan.

They also discussed commercial uses as opposed to residential ones along the key transportation corridor of Magnolia/Highway 70. Highlights of this discussion were being more conducive to business because of the transportation corridor, but also the desire to preserve the historic, residential structures. Ms. Codo-Salisbury suggested stepping away from the RPB and renaming it a historic overlay in order to do away with the residential requirements. Mr. Summers felt if the area were called historic, then it would hinder any types of repair unless done to a historic standard. Mr. Whitlock suggested leaving the overlay district as currently named, but reducing the requirement for residential. Mr. Summers then suggested adding language to "preserve the historic character" although Mr. Whitlock felt there was no need to over-regulate and that people would restore the properties to blend in. Ms. Brown disagreed; adding that to not specify certain characteristics and requirements, the city would have to be willing to allow demolition of the historic homes. She pointed out there used to be several three story historical homes along Brevard, and felt people would forget the "old town." In the

end, the consensus of the board was to remove the requirements for residential in the RPB overlay district.

Ms. Codo-Salisbury stated she would provide a new zoning map at the next meeting before moving to the Future Land Use Element Goals, Objectives and Policies hand-out. She asked the board members to think about changes to the land use designations, particularly as they related to the units per acre covered under each designation. She also pointed out that throughout the Comprehensive Plan, the industrial designation is the only one where economic development is mentioned.

Mr. Whitlock would like to discuss the Conservation Future Land Use designation more fully and asked Ms. Codo-Salisbury to look into the zoning requirements for it.

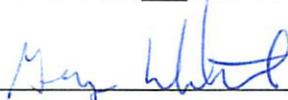
Moving to the draft Public Schools Facilities Element, Ms. Codo-Salisbury pointed out it was consistent with the Interlocal Agreement between the City, County, and School Board; and that it was state mandated to require planning and coordination between the entities for updating population projections and having well-planned facilities.

Ms. Brown asked how the City determined the need for affordable housing and what criteria was used. Ms. Codo-Salisbury stated there were three components: the market in the community, the housing authority looking for opportunities, and school projections for unit types based on historical trends.

ADJOURN

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

APPROVED THIS 28th DAY OF SEPTEMBER 2010.

By:  _____

George Whitlock, Chairman

ATTEST:



Dana L.S. Williams, CMC
City Recorder