

Planning & Zoning Board  
July 8, 2013

**Attendees:**

Regina Dunay, Chairwoman  
Susan Lomas, Board Member  
Marion Rayburn, Board Member

**Absent:**

Brian Leahy, Board Member  
Jon Van Voorhis, Board Member

**Staff:**

Bea L. Meeks, City Clerk  
April Fisher, AICP  
Jean Abi-Aoun, P.E.  
Sam Sebaali, P.E.

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**CALL TO ORDER**

Chairwoman Regina Dunay called the Planning & Zoning Board meeting to order at 6:32 p.m. City Clerk Meeks announced that with the exception of members Jon Van Voorhis and Brian Leahy, all Board members are present; there is a quorum.

**APPROVAL OF MINUTES**

May 13, 2013 Planning & Zoning Meeting

City Clerk Meeks noted that the votes in the meeting indicated 4/0 however, the votes were 3/0, as two Board members were not in attendance.

***Board member Lomas made the Motion to approve the May 13, 2013 minutes with corrections; Seconded by Chairwoman Dunay. Unanimously approved.***

**REVIEW AND CONSIDERATION OF COMPREHENSIVE PLAN AMENDMENT – RECOMMENDATION TO CITY COUNCIL**

City Attorney Hand explained to the Board that the Ordinance provided in their agenda packet does not have to be read in title, it is informational only. City Clerk Meeks noted that the Ordinance is what transmits the Comprehensive Plan Amendment to the Department of Economic Opportunity, with the approval of City Council.

Chairwoman Dunay referred to Planner April Fisher, who provided the following:

- She provided a PowerPoint presentation (attached to the minutes).
- Showed the Board a Future Land Use Map (FLUM) that she put together through Orange County GIS system. She said the map identifies two properties that currently do not have City zoning; Russell Home and the Baptist Church, both on Holden Avenue. She said the rezoning will be forwarded to the Department of Economic Opportunity (DEO), with the hope that DEO will accept as a clean-up to the City's FLUM. Planner Fisher confirmed for Chairwoman Dunay that the Russell home currently does not have a designation. She said there is no violation or conflict for the Russell Home to maintain the zoning it has.
- Provided Orange County's Policy 4.1.1 regarding storm water (newly adopted).
- Planner Fisher discussed density.
  1. Proposed mixed use with multiple units; including residential above a commercial building.
  2. Showed what Orange County is doing compared to the City.
  3. Change from 7 units per acre to 25, or up to 25. This would be a Planned Development. Engineer Jean Abi-Aoun said increasing the number of units is an incentive to develop. In response to Chairwoman Dunay, Engineer Abi-Aoun said that there are a number of things to consider in approving density, and this is what controls the number. Mayor Bagshaw noted that the height restriction can also restrict the number of units.
- Planner Fisher provided the "next steps" as shown in the power point presentation.

**Comments:**

Tina Demostene - 5106 Leeward Way, Edgewood, FL (copy of email regarding comments attached to the minutes)

Tina Demostene said she is a resident and a Planner. She said she reviewed the entire Comprehensive Plan Amendment, and provided the following:

1. Recommended policies including City/County land use designation.
2. Policy references to old policies that didn't exist; don't have specific internal policies.
3. FLU - 1.1.4 delete character standards, as some were too specific. She recommended doing something less specific.
4. Place conditions of compatibility such as provide buffers in more intense development areas.
5. Ensure architectural design.

Discussion regarding Tina's email that was not included in the agenda packet. City Clerk Meeks said that she asked Tina to give her comments verbally. Mayor Bagshaw explained the history behind the City's last amendment.

Susan Lomas asked April for her comments.

Annexation process –

1. She said the annexation process comes from the Joint Planning Agreement with parent County (1<sup>st</sup> stage); also statutory restrictions. Planner Fisher didn't recommend doing this process at this time.
2. Planner Fisher noted that as a result of the workshops, it was decided that less is more. She said they looked at the Land Development Code, and character policies are there.
3. Regarding Policy 1.1.6, she said if you are going to have mixed used in commercial, you will go through the PD process and the City currently has no mechanism for a PD process. Tina Demostene said she doesn't think the City needs to establish a time frame. Mayor Bagshaw said Council Member Chotas is reviewing the LDC to update.
4. Regarding Policy 1.1.9, Resident Demostene said if Planner Fisher wanted to leave out she was okay with it.

In response Chairwoman Dunay regarding level of service on the roads, Planner Fisher said if you have increased density, you have increased mobility. She said you can provide mobility options. Also, she said it can be designated as a transportation exception concurrency area, and explained what a transportation exception concurrency area (TECA) is.

Engineer Abi-Aoun said he and Planner Fisher reviewed residents Tina Demonstene and Alissa Torres' comments and they were addressed. Engineer Sebaali said that they didn't change the Comp Plan based on residents Demonstene and Torres' comments because the Plan is what came out of the

workshop. Engineer Sebaali said he feels they take their direction from Council, and that the plan is based on the Planning & Zoning Board and Council's direction.

Board Member Lomas made the Motion that the Planning & Zoning Board approve transmittal of the Comprehensive Plan Amendment to the Department of Economic Opportunity, with a recommendation to change mixed used density to up to 25 units per acre. Also with the recommendation to change the level of service as shown in document "clean-up item" (Policy 4.1.1), and Comprehensive Plan is capitalized throughout the document. Also, City Council is to be provided with comments from residents Tina Demostene and Lisa Torres for consideration and inclusion in the Comprehensive Plan Amendment, as they deem appropriate. Seconded by Board Member Rayburn. **Unanimously approved 3/0.**

**NEW BUSINESS**

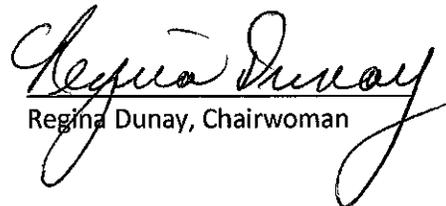
None.

**COMMENTS/ANNOUNCEMENTS**

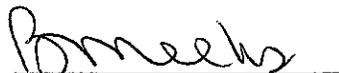
City Clerk Meeks announced the July 17<sup>th</sup> Council meeting will include setting tentative budget.

**ADJOURNMENT:**

With no further business or discussion, the Planning and Zoning Board meeting adjourned at 8:25 p.m.

  
Regina Dunay, Chairwoman

ATTEST

  
Bea L. Meeks, MMC, CPM  
City Clerk