

PLANNING & ZONING BOARD MINUTES
October 9, 2017

Planning and Zoning Board Members:

Regina Dunay, Chairperson (Quorum)
Chris Rader, Board Member
Marion Rayburn, Board Member
Ben Pierce, Board Member
Wade Fischer, Board Member (absent)

Staff:

Drew Smith, City Attorney
Ellen Hardgrove, City Planner
David Mahler, City Engineer
Vince Jackson, Police Lieutenant
Sandy Repp, Deputy City Clerk

Applicant:

Sheila Cichra, Streamline Permitting

CALL TO ORDER

Chairwoman Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m., followed by the Pledge of Allegiance. Deputy City Clerk, Sandy Repp, announced that there was a quorum with Board Member Fischer absent.

APPROVAL OF MINUTES

- **August 14, 2017**

Board Member Rader made the Motion to approve the August 14, 2017 minutes; seconded by Board Member Pierce. The motion was unanimously approved (4/0).

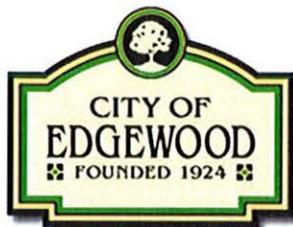
NEW BUSINESS

1. Variance 2017--04 Lopes Boat Dock

Chairwoman Dunay opened discussion for the requested Variance for height for the boat dock located at 517 Harbour Island Rd and reviewed the criteria for boat dock variances from Code section 14-11. City Engineer Mahler supplemented CPH's comments for variance criteria for boat docks.

In response to Board Member Rayburn, Attorney Smith said this variance was discovered upon the inspection process.

Contractor Sheila Cichra from Streamline Permitting who represented the homeowner and the contractor, explained that the boat dock was built higher than what was approved due to a contractor error. Because



the top of the seawall was a little higher than normal, it caused the height to be higher above the NHWE than it should have been per the City's requirements. This was a misunderstanding because the contractor was considering Orange County's requirements.

Chairwoman Dunay requested a motion.

Board Member Pierce moved to recommend approval of the variance request to allow a boat dock height of 13.6 feet above the Normal High Water Line; seconded by Board Member Rayburn. Motion passed unanimously (4/0).

Per Deputy City Clerk Repp, this will go before Council on Tuesday, November 21, 2017.

Attorney Smith questioned if there should be additional consideration from the Board resulting from this case regarding architectural elements. David Mahler discussed height variations of metal roofs, shingles and tiles and how that would affect measurements. Per Engineer Mahler, the City has required as-built surveys on all boat docks and this process is what caught the difference with height.

2. Sign Ordinance Discussion

Chairwoman Dunay opened the Sign Ordinance draft for discussion. Attorney Smith discussed changes made to the proposed sign ordinance.

In response to Board Member Pierce regarding red line versions Attorney Smith said that he has that available but wanted to avoid confusion.

Discussion ensued amongst the Board, Attorney Smith and Planner Hardgrove regarding the proposed ordinance. Topics discussed included sign faces versus panels, signage for multiple frontages, sign design and specifications.

The Board discussed amortization of illegal signs versus nonconforming signs. Per Attorney Smith, there is an appeal process which allows avoidance of deprivation of value of sign. Short amortization periods can be expensive quickly.

In response to Board Member Dunay's recommendation to table further discussion until the next meeting, Attorney Smith said that he will bring a new version with the changes.

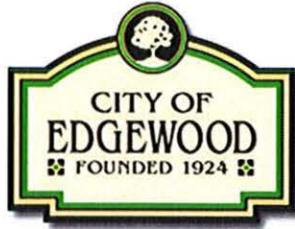
COMMENTS/ANNOUNCEMENTS

Chairwoman Dunay asked Administrative Assistant, Repp for the next meetings who confirmed that the next Planning and Zoning dates would be November 13, 2017 and December 11, 2017

ADJOURNMENT:

With no further business or discussion, Chairwoman Dunay asked for a motion to adjourn the meeting.

Board Member Chris Rader made the Motion to adjourn the Planning and Zoning Board meeting; seconded by Board Member Rayburn. Motion unanimously approved (4/0). The meeting adjourned at 9:06 pm.



Regina Dunay
Regina Dunay, Chairwoman

ATTEST

Sandra Repp
Sandra Repp, Deputy City Clerk