

**MINUTES
PLANNING BOARD MEETING
January 18, 2017
REGULAR MEETING 6:00 P.M.**

CALL TO ORDER Chair Joe Hults

INVOCATION Board Member Biggar

PLEDGE OF ALLEGIANCE

ROLL CALL: Those in attendance were Chair Joe Hults, Vice Chair Deborah Hoffman, Board Members Matthew Noone, Bette Biggar, Karen Abdul-Hameed, Administrative Assistant Mamie Drane, Community Development Director Valerie Vaught, and Jeff Schmucker with the Central Florida Regional Planning Council.

Not in attendance; Board Member Renee Ferrer Jr.

Chair Hults called for approval of Minutes from the October 26th 2016 meeting. Board Member Noone made a motion to approve the October minutes; Vice Chair Hoffman seconded the motion. Motion passed by unanimous vote.

APPROVAL OF MINUTES: OCTOBER 26, 2016 MEETING

Board Member Noone made a motion to approve the Planning Board Meeting minutes for the August 21, 2015 regular meeting; seconded by **Board Member Hoffman** motion was approved by unanimous voice call vote.

BUSINESS ITEMS

1) PUBLIC HEARING: Downtown Overlay District Land Development Code Text Amendment

Chair Hults announced the next item on the agenda which was the public hearing for the Downtown Overlay District Land Development Code Text Amendment. He turned the meeting over to staff to present the issue.

Director Vaught introduced **Jeff Schmucker with the Central Florida Regional Planning Council** to present the changes to the Downtown Overlay District Land Development Code Text Amendment.

In January 2013, the City adopted the Lake Alfred Downtown Master Plan as a planning tool to provide a roadmap for downtown (re)development. To implement the Downtown Master Plan the City adopted a series of Land Development Regulations (LDRs) through the creation of a

Downtown Overlay District (DOD), which provided guidelines and standards to support the City's development vision for the downtown area.

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To ensure the City continues to meet the goals and objectives of the Downtown Master Plan, proposed text amendments to the DOD language are provided. The amendments address the following:

1. Updated requirements with regard to "Required" and "Encouraged" design standards as provided in Article 2, Table 2.04.03.01.03(A).
2. Clarification of development guidelines and design standards with respect to the following:
 - a. Architectural Treatments;
 - b. Façade Articulations;
 - c. Parking;
 - d. Screening;
 - e. Landscaping;
 - f. Low Impact Development; and
 - g. Furnishing Zone Enhancements.
3. New provisions in the City's general Compatibility, Landscaping and Buffering Standards section (3.07.00) referencing the DOD standards and providing new language prohibiting "exotic and nuisance plants."
4. Definitions in Article 9, providing clarification of terms.

Chair Hults opened the public hearing and asked if anyone would like to comment. No one came forward. **Chair Hults** closed the public hearing.

Discussion ensued with concerns about who would incur the cost of adding furnishing zone elements (i.e. the City or the Developer). There were comments regarding if too much control inhibit growth in the downtown area. There was also a question regarding what other cities were doing with their downtown districts. Also, Board members discussed underground vault or retention for a water storage system as this method is being used in the larger cities.


Board Member Biggar then made the motion that the Planning Board make a recommendation to the City Commission to amend Articles 2,3 and 9 of the City's Unified Land Development Code (ULDC) the proposed text changes provide updated language pertaining to the City's Downtown Overlay District. Motion was seconded by **Board Member Noone**. Motion passed by unanimous vote.

Chair Hults asked for any additional PUBLIC COMMENTS. There were none.

Chair Hults called for any additional BOARD MEMBER COMMENTS. There were none.

With there being no further business to discuss, meeting was adjourned at 7:07pm.

Respectfully submitted,



Mamie Drane
Administrative Assistant