



**PLANNING AND LAND DEVELOPMENT
REGULATION COMMISSION (PLDRC)
REGULAR MEETING
Lake Helen City Hall – 327 S. Lakeview Drive
August 28, 2017 at 7:00 P.M.**

CALL TO ORDER: Meeting called to order by Chairman Joseph Hammett the August 28, 2017 Planning and Land Development Regulation Commission Regular Meeting at 7:01 pm.

Present: Chairman Joseph Hammett
Commissioner Robert G. Feather
Commissioner Joy Taylor
Commissioner Roxann Goodman (late arrival)
City Administrator Jason Yarborough
Vice Chairman Ann E. Nehrig
Commissioner Stacy Eckert
Commissioner Travis Grimm
City Clerk Becky Witte

DELETIONS OR MODIFICATIONS TO THE AGENDA AS PUBLISHED: As revised publish agenda was issued 8/24/2017 with removal of Concept Plan for Charter Middle and High School on W. Main Street.

APPROVAL OF MINUTES: July 24, 2017

MOTION by Vice Chairman Ann Nehrig to approve the minutes of July 24, 2017. **SECOND** by Commissioner Stacy Eckert. **Motion Carried Unanimously.**

PRESENTATION: None for this meeting

PUBLIC HEARINGS: None for this meeting

COMMISSION CONSIDERATION AND DISCUSSION:

Gateway Corridor / Gateway Overlay District

Discussion with input from City Administrator Jason Yarborough
Discussion of Gateway Corridor Maps.

Option 1: Entire parcels within Commercial Areas in the City including: the ECW (Employment Center Workplace), GCD (Gateway Commercial District), NRC (Non-Retail Commercial District), NCS (Neighbor hoof Convenience Services), DCD (Downtown Commercial District) as well as one-hundred feet off the Residential property line for the following Gateway Corridor Streets: N. Summit Avenue (from Jennings Avenue to City Line), W. Main Street (from Summit Avenue to Lakeview Drive), N. Lakeview Drive (from W. Main Street to Lake Pearl), McKenzie Road (from Lake Pearl to City Line), Macy Avenue (from W. Ohio Avenue to City Line), W. Ohio Avenue (from Orange Avenue to Prevatt Avenue), Lemon Avenue (from S. Orange Avenue to Prevatt Avenue), Tangerine Avenue (from N. Lakeview Drive to Prevatt Avenue – encompassing a section of Barbe Street).

Option 2:

Entire parcels within Commercial Areas in the City including: the GCD (Gateway Commercial District), NRC (Non-Retail Commercial District), NCS (Neighbor hoof Convenience Services), DCD (Downtown Commercial District) as well as one-hundred feet off the Residential property line for the following Gateway Corridor Streets: N. Summit Avenue (from Jennings Avenue to City Line), W. Main Street (from Summit Avenue to Lakeview Drive), N. Lakeview Drive (from W. Main Street to Lake Pearl), McKenzie Road (from Lake Pearl to City Line), Macy Avenue (from W. Ohio Avenue to City Line), W. Ohio Avenue (from Orange Avenue to Prevatt Avenue), Lemon Avenue (from S. Orange Avenue to Prevatt Avenue), Tangerine Avenue (from N. Lakeview Drive to Prevatt Avenue – encompassing a section of Barbe Street).

Public Comment:

Heather Lindsay (Tangerine Avenue), **Cameron Lane** (Tangerine Avenue), **June Troy** (Rose Avenue), **Alan Cooke** (Oak Tree Lane), Jim Doherty (High Street), Kent Titcomb (Lake Helen Villas), Jeff Richie (Michigan Avenue)

Commission Discussion

Joy Taylor discussed adding notes on the map:

NOTES (Ref: City of Lake Helen Land Development Code Article 5. New Construction Design Specifications, Historic Preservation and Gateway Corridor)

*Gateway boundaries depicted on the Gateway Map are subject to changes due to changes in ownership and land use.

COMMERCIAL

1. All Commercial uses shall comply with the Gateway Corridor Standards.
3. Commercial uses in the Gateway Corridor is comprised of entire parcels.
4. Ownership of two or more adjacent parcels for commercial land use requires all such parcels comply with the Gateway Corridor Standards.

RESIDENTIAL

1. The Gateway Corridor for Residential property is one-hundred feet off the Residential property line.
2. Residential uses shall comply if any of the building or structure falls within one hundred (100) feet of the property.

Arrival of Roxanne Goodman 7:32pm

Continued discussion of the Gateway Corridor Maps with input from Alan Cooke (Oak Tree Lane), Ryan Wilkins (Prevatt Ave), Cameron Lane (Tangerine Avenue), Kent Titcomb (Lake Helen Villas)

Commission Discussion

MOTION by **Chairman Joe Hammett** to recommend to the City Commission Draft 1 with elimination of Tangerine Avenue from Lakeview Drive to Prevatt Avenue. **SECOND** by **Joy Taylor**.

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|-------------------------------------|----------------------------------|
| Chairman Joseph Hammett: Yes | Vice Chairman Ann E. Nehrig: Yes |
| Commissioner Robert G. Feather: Yes | Commissioner Stacy Eckert: No |
| Commissioner Joy Taylor: Yes | Commissioner Travis Grimm: No |
| Commissioner Roxann Goodman: No | |

MOTION carried 4-3 with Commissions Stacy Eckert, Commissioner Travis Grimm and Commissioner Roxann Goodman voting NO.

Land Development Code Re-Write Review

Discussion with input from City Administrator Jason Yarborough
 Schedule of Special Meeting on Monday, September 11, 2017 at 7 pm at City Hall, First Floor Conference Room.

Discussion of Alternate Member with a consensus to keep alternate member.
 Discussion of Article 4 and Carport Canopies with input from Kent Titcomb (Lake Helen Villas), Heather Lindsay (Tangerine Avenue)

Vote to Recommend Prohibiting Carport Canopies to the City Commission:

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|-------------------------------------|----------------------------------|
| Chairman Joseph Hammett: Yes | Vice Chairman Ann E. Nehrig: Yes |
| Commissioner Robert G. Feather: Yes | Commissioner Stacy Eckert: Yes |
| Commissioner Joy Taylor: Yes | Commissioner Travis Grimm: Yes |
| Commissioner Roxann Goodman: Yes | |

Discussion and consensus to remove 4.03.10 – subdivision guard house and gates.

Discussion and consensus to remove 4.07.02 – Subdivision boundary fences.

Article 5 – discussion of requirement for a two-car garage in new home construction with input from June Troy (Rose Avenue), Kent Titcomb (Lake Helen Villas), Alan Cooke (Oak Tree Lane), Ryan Wilkins (Prevatt Avenue)

June – against it

Discussion of maps. Commissioner Robert Feather asked that water bodies be added to the maps in blue. Commissioner Joy Taylor suggesting adding a link to the FEMA flood map to website.

Discussion of 75 feet setback to the high-water line with input from Alan Cooke (Oak Tree Lane).

Discussion of Article 8 led by Commissioner Joy Taylor with input from Alan Cooke (Oak Tree Lane), Ryan Wilkins (Prevatt Avenue), Kent Titcomb (Lake Helen Villas).

Discussion of Recompense with consensus to recommend to the City Commission at a value of \$30.

ADJOURNMENT: Chairman Joseph Hammett adjourned the August 28, 2017 Planning and Land Development Regulations Commission Regular Meeting at 9:32pm