



PLANNING AND LAND DEVELOPMENT
REGULATION COMMISSION (PLDRC)
REGULAR MEETING
Lake Helen City Hall – 327 S. Lakeview Drive
September 25, 2017 at 7:00 P.M.

CALL TO ORDER: Meeting called to order by Chairman Joseph Hammett the September 25, 2017 Planning and Land Development Regulation Commission Regular Meeting at 7:00 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:

APPROVAL OF MINUTES: August 28, 2017

MOTION by Commissioner Travis Grimm to approve the minutes of August 28, 2017. **SECOND** by Vice Chairman Ann E. Nehrig. **Motion Carried with Robert Feather voting no.**

PRESENTATION: None for this meeting

PUBLIC HEARINGS: Final Development Plan for 230 N. Summit Avenue

- Quasi-Judicial Hearing
- Disclosure of Exparte Communication: None
- Applicant was sworn in by City Clerk Becky Witte
- Staff report by City Clerk Becky Witte
- Applicant Presentation
- Discussion with input from City Administrator Jason Yarborough and Applicant Ryan Wilkins.
Arrival of Roxann Goodman at 7:13pm
- Public Comment: None

MOTION by Chairman Joe Hammett to recommend that the City Commission Approve the Final Development Plan with the following conditions:

All Development-related infrastructure improvements, as described on the Final Development Plan, with the addition of:

1. *A waiver of two parking spaces per the applicants request due to the limited number of customers and employees that will be parking on premises. The owner shall agree that that no parking shall be allowed in areas other than in designated parking spaces or along N. Summit Avenue. If the owner desires additional parking in the future, he may apply for a permit with the City. The City has the right to require additional parking spaces up to the code required number if it is determined that the limited parking is insufficient.*
2. *A waiver of the requirement for sidewalks along N. Summit Avenue. N. Summit Avenue has an existing sidewalk located on the east side of Summit Avenue. A sidewalk does not exist along the other businesses and residences along the west side of N. Summit Avenue.*
3. *A waiver of the landscape islands within the parking areas.*
4. *Compliance with all applicable Land Development Regulations*
5. *Final approval from SJRWMD (if applicable), Volusia County, and all applicable agencies to be reviewed at Building Permit Application by City Administrator.*

SECOND by Commissioner Joy Taylor. **MOTION CARRIED UNANIMOUSLY**

COMMISSION CONSIDERATION AND DISCUSSION:

Gateway Corridor / Gateway Overlay District

Discussion with input from City Administrator Jason Yarborough

Discussion of Gateway Corridor Maps with input from **Craig Wickham** (Lake Helen Villas, Lemon Ave), **Mark Shuttleworth** (W. New York Avenue), **Cameron Lane** (Tangerine Avenue), **Ann Robbins** (Hobart Avenue) and **City Administrator Jason Yarborough**.

MOTION by **Commissioner Ann Nehrig** to recommend to the City Commission approve the draft Gateway Corridor Map with inclusion of entire parcels along Prevatt Avenue between Lake Pearl to Kicklighter Road as well as the Woods of Lake Helen.

SECOND by **Commissioner Stacy Eckert**.

*Discussion with input from **Cameron Lane** (Tangerine Avenue), **Ryan Wilkins** (Prevatt Avenue), **Betty Doherty** (Lake Helen Villas), **Craig Wickham** (Lake Helen Villas), **June Troy** (Roseville), **City Administrator Jason Yarborough**.*

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: No

Commissioner Roxann Goodman: Yes

MOTION carried 6-1 with Commissioner Travis Grimm **voting NO**.

Land Development Code Re-Write Review. *Discussion of proposed Land Development Codes with input from City Administrator Jason Yarborough.*

Discussion of Article 8: Landscaping and Tree Protection and Preservation Requirement led by Commissioner Joy Taylor.

Discussion of Article 2: Zoning led by City Administrator Jason Yarborough with input from June Troy (Roseville Ave) and Cameron Lane (Tangerine Avenue), Heather Lindsay (Tangerine Avenue) regarding Private Event Facilities within Residential with a minimum acreage of 5 acres SFR-2 and SFR-1, SFR-RE, SFR-R by Special Exception.

Discussion of Short Term Vacation Rentals with input from City Administrator Jason Yarborough. To add 4.02.01 proposal from staff.

Discussion of Article 4: Bed and Breakfast with input from June Troy (Roseville Ave). Agreed on 10 rooms within GCD, DCD, Transitional, and the Historic District

Discussion of Article 5: Building Permits, New Construction Design Specification, Historic Preservation and Gateway Corridor

Discussion of Article 9: Easements, Utilities, Stormwater Management, Assessments with input from City Administrator Jason Yarborough.

Discussion of Article 10: Floodplain Management with input from City Administrator Jason Yarborough.

Discussion of Article 11: Transportation and Improvement Standards with input from City Administrator Jason Yarborough.

Discussion of Article 12: Level of Service, Concurrency with input from City Administrator Jason Yarborough.

Discussion of Article 13: Administrative and Decision-Making Procedures with input from City Administrator Jason Yarborough.

Discussion of Annexations.

Discussion of Article 14: Site Development Plans and Subdivision Regulations with input from City Administrator Jason Yarborough.

Discussion of Article 15: Hearing Procedures, Appeals, Code Compliance & Enforcements with input from City Administrator Jason Yarborough.

MOTION by **Commission Ann Nehrig** to recommend the City Commission approve the Land Development Code. **SECOND** by **Commissioner Travis Grimm**.

Discussion with input from Cameron Lane (Tangerine)

MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT: **Chairman Joseph Hammett** adjourned the August 28, 2017 Planning and Land Development Regulations Commission Regular Meeting at 9:41pm