



## Meeting Minutes Planning Commission

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Tuesday, April 18, 2017

1:30 PM

Council Chambers

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[17-04RZ](#)

CITY ZONING MAP AMENDMENT - GULF HARBOR ESTATES

Planner: Scott Pickett, AICP, Senior Planner

Owner: Southbridge Investments, LLC.

Mr. Snyder announced this is a quasi-judicial hearing, read memorandum regarding advertisement and written communications, and opened the public hearing.

Mr. Persson queried board members on ex-parte communications and conflicts of interest. Mr. Snyder, Mr. Newsom and Mr. Towery disclosed site visits with no communications.

Mr. Persson stated there was a request for affected party status from Leora Nelson and explained the purpose and procedure for affected party status.

Leora Nelson, 1104 Sunset Dr., being duly sworn, spoke to why she should be granted affected party status.

**A motion was made by Mr. Murphy, seconded by Mr. Newsom, to approve Ms. Nelson's request for affected party status. The motion carried by the following vote:**

**Yes:** 5 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Murphy and Mr. Newsom

**Excused:** 2 - Mr. Graser and Ms. Fawn

Mr. Pickett, being duly sworn, noted that staff has not reviewed the written communication received by Ms. Nelson on April 17, 2017, reviewed the petition to include existing and proposed zoning districts, future land use designation, concurrent preliminary plat application, annexation, city attorney input, aerial photograph of property, existing zoning maps, discrepancies in zoning maps, and comparison of county RSF-2 and city RSF-3 zoning and responded to board questions regarding city RSF-2 standards for development.

Mr. Pickett continued to discuss future land use designation, land use compatibility, compliance with the land development code (LDC), concurrency, and summary findings of fact and responded to board questions regarding lot sizes on the preliminary plat.

Roland Piccone, Gap Engineering and Planning, LLC., being duly

sworn, spoke to not being notified there was an affected party status request, clarified the minimum size and largest sized lots proposed in the preliminary plat, parcel design to ensure the number of lots coincide with the adjacent homes, additional square footage potentially increasing property value and requested board approval.

Discussion took place regarding approval of the preliminary plat.

Ms. Nelson spoke to the development to include the number of lots proposed, RSF-2 standard comparisons, zoning code discrepancies, planning department map disclaimer, annexation documentation, yard requirements in relation to additional square footage, maps received from the planning department, official zoning atlas, petition signatures obtained, flood zoning, planning and zoning analysis, personal analysis of neighborhood lots, and stormwater management and requested the vote to comply with RSF-2 city designation.

Mr. Shrum spoke to research of the property and information retained over the last couple months and information provided by staff at meetings with the developer.

Mr. Piccone spoke to proposed lot sizes, not exceeding nine lots as noted in the preliminary plat and drainage.

Tom Ballenger, Gap Engineering and Planning, LLC., being duly sworn, spoke to proposed density.

Discussion took place regarding the architectural designs of the homes.

Mr. Pickett responded to board questions regarding the proposed preliminary plat site plan.

Ms. Nelson spoke to the size of lot one and merging lots one and two.

Gary Anderson, 1104 Sunset Dr., being duly sworn, expressed his concern with lot sizes, drainage treatment and landscaping.

Shirley Geoffrion, 409 Sunset Dr., being duly sworn, requested information on foliage and trees that will be removed.

Janice Riordon, 1127 Sunset Dr., being duly sworn, expressed concern with the number of proposed homes and drainage.

Mr. Snyder closed the public hearing.

**A motion was made by Mr. Murphy, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as local planning agency and land development**

regulation commission, finds this petition inconsistent with either the Comprehensive Plan or Land Development Code due to inconsistency with existing zoning and, therefore, recommends to City Council denial of Zoning Map Amendment Petition No. 17-04RZ. The motion failed due to lack of a second.

A motion was made by Mr. Towery, seconded by Mr. Newsom, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency and land development regulation commission, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, and recommends to City Council approval of Zoning Map Amendment Petition No. 17-04RZ.

Discussion took place regarding lot size requirements, density and lot coverage being consistent with RSF-2, adjacent lot compatibility, drainage, foliage concerns, maintenance of records and city council hearing both zoning and the preliminary plat petitions at the same time.

**The motion carried by the following vote:**

**Yes:** 4 - Chair Snyder, Ms. Moore, Mr. Towery and Mr. Newsom

**No:** 1 - Mr. Murphy

**Excused:** 2 - Mr. Graser and Ms. Fawn

Recess was taken from 3:41 p.m. until 3:51 p.m.

Mr. Shrum clarified that the verbiage for all petitions are recommendations of approval or denial to city council.