

**Planning Commission**  
**MINUTES**  
**March 3, 2016**  
**5:30 p.m.**



*Robert Froehling Chairman*  
*Robert Mercer, Vice Chairman*  
*Doug Smith*  
*Phillip Jannarone*

*Dee Atkins*  
*Keith Raym*  
*Charles Kish*

*Joe Chrietzberg, Alternate Seat 1*  
*VACANT - Alternate Seat 2*

Meeting was called to order at 5:30 p.m.

1. Welcome New Board Member – Joe Chrietzberg, Alternate Seat 1- Deputy Clerk Morris swore in Mr. Chrietzberg to Alternate Seat 1 on the Planning Commission.

2. Roll Call –  
Commissioners Present – Joe Chrietzberg, Charlie Kish, Doug Smith (joined the meeting at 5:33 p.m.), Robert Froehling, Robert Mercer, Dee Atkins, and Keith Raym.

Commissioners Absent – Phil Jannarone.

Staff Present – City Manager Dave Burnell, City Attorney Elizabeth Lester Martin, and Deputy Clerk Lisa Morris

3. Moment of Silence – A moment of silence was observed.
4. Pledge of Allegiance – The Chairman led in the recital of the pledge of allegiance.
5. Adoption of Agenda – Commissioner Mercer motioned to adopt the agenda and Commissioner Atkins seconded the motion. Motion 6-0.
6. Approval of Minutes – *February 18, 2016 – Commissioner Atkins motioned to have a discussion related to the minutes and Commissioner Raym seconded the motion. Motion carried 6-0.*

Chairman requested to change the word “it” to “Building Height” in paragraph 11 of the minutes to clearly reflect Commissioner Jannarone’s intent on having a referendum on building Heights.

*Commissioner Mercer motioned to approve the minutes as amended and motion was seconded by Chairman Froehling. Motion carried 6-0.*

7. Citizen Input – None. Chairman Froehling requested that the record reflect that each person in the homeowner’s association of Woodland Estates received an email notice of the Planning Commission Meeting including the topic of discussion and none of the residents were in attendance.

8. Public Hearing - None.

9. Unfinished Business - *CRA Overlay Discussion* -

Discussion ensued pertaining to a referendum on height halting the Riverwalk process, no citizen in attendance, and the potential to eliminating the Riverwalk for several years because of the talks of a referendum and it was noted that this was the third noticed meeting regarding the overlay district and there had had been no citizen attendance.

The commission requested that an item related a referendum on building heights be placed on the next Commission Special Meeting agenda.

Discussion followed pertaining to advertising of the Planning Commission Meetings, the city website and the lack of participation by citizens in such an important process.

Chairman Froehling stated that the commission wants to do everything they can to do the best thing for the city and notify the citizens of the changes.

Waterfront setbacks and Building Placement- City Manager Burnell provided information to the Commission related to waterfront setbacks and building placement on commercial properties.

Discussion followed pertaining to the reason for setbacks.

Discussion ensued pertaining to being flexible on the waterfront setback, reclaimed stormwater project, and taking care with restrictions on developers.

City Manager Burnell stated that the commissioners may need to see conceptual drawings, site layouts to completely understand and visualize; to see what actually works.

City Manager Burnell suggested showing the commission renderings with various amounts of impervious surface, and waterfront setbacks.

City Manager Burnell suggested that if the setback is less than "X" then the developer would have to come before the Planning Commission and CRA board with site plans for approval to allow some flexibility for commercial properties.

Consensus from the commission for staff to come back with some sort of verbiage that allows flexibility on setback requirements that protects land owners and protects the environmental elements of the land.

Discussion ensued pertaining to developer's money being very portable, individual designs, and citizen concerns related to the height of a building on the waterfront property.

Discussion ensued pertaining to side setbacks on the commercial property, entrance to the Riverwalk placement, and FEMA rules on rebuilding.

Commission requested Staff to contact Florida of Cities to request information on cities that may have verbiage related to setback flexibility.

10. New Business -

**Accessory Structures - Canopy carports** - Discussion followed related to types carports, pre-manufactured carports- Item tabled until next meeting.

Discussion followed pertaining to allowing variances. An item was requested to be placed on the next regular commission meeting related to variances verbiage.

11. Staff Comments - **Request for Special Meeting on March 17, 2016** - The commission agreed to a special meeting on March 17, 2016.

Approval of By-laws by Council - Clerk Morris explained that Council approved the Commission's change to the bylaws related to the regular start time of commission meetings.

12. Commissioner's Comments - None.

13. Chairman's Comments - Chairman stated that there was good discussion and input.

14. Adjournment - Commissioner Smith motioned to adjourn the meeting and the motion was seconded by Commissioner Mercer. Meeting was adjourned at 7:00 p.m.

Attest:

  
ROBERT FROEHLING, CHAIR

  
LISA MORRIS, DEPUTY CLERK

