COMPREHENSIVE PLANNING ADVISORY BOARD
REGULAR MEETING MINUTES
MARCH 23, 2015

Pursuant to Public Notice, Chairman David Daleiden convened a regular meeting of the Comprehensive Planning Advisory Board on Monday, March 23, 2015, at 7:04 p.m., in the Council Chamber. Those present were Chairman David Daleiden, Board Members Alan LaMotte, Richard Eginton, Ken Lindeman, and Rodney Smith. Others present were Jim LaRue of LaRue Planning & Management Services, Inc., Building Official/CRA Administrator John Stone and Board Secretary Diane Niosi. Those absent were Board members Douglas Glass, Neal Johnson, Christina L'Heureux, Lisa Crawford McRoberts and Amanda Morsics.

Chairman David Daleiden led the Pledge of Allegiance.

ADOPTION OF MINUTES: FEBRUARY 23, 2015 WORKSHOP & REGULAR MEETINGS
ACTION: Rodney Smith MOVED, SECOND by Alan LaMotte, to approve the February 23, 2015 minutes, as presented. VOTE: ALL YES. MOTION CARRIED.

DISCUSS/MAKE RECOMMENDATIONS REGARDING AMENDMENTS TO THE COMPREHENSIVE PLAN
Jim LaRue addressed the Board regarding the proposed changes to the Future Land Use Element Goals, Objectives, and Policies of the Comprehensive Plan, as follows:

Page 1-2 - Commercial and Services (C):
- Changed wording to enable capability of Mixed Use Residential on commercial properties:
  - Height specifications at thirty-five (35') feet in height west of Highway A1A.
  - Height specifications at sixty-five (65') feet in height east of Highway A1A.
  - Floor area ratio of 1.00 with a maximum impervious surface area of seventy (70%) percent.
- Mixed commercial-residential development must meet the following conditions:
  A. Residential use to be clearly and permanently secondary to the primary commercial use.
  B. Residential space must not exceed fifty (50%) of the total enclosed square footage of the development.
  C. Residential use is permitted only on lots meeting all minimum dimensions of the zoning district in which it is located.
  D. Maximum allowable residential density shall be seven (7) dwelling units per acre or a minimum of two (2) dwelling units, whichever is greater.
  E. The combined square footage of commercial and residential floor space shall not exceed a floor area ratio of 1.00.

Page 1-3 – Water Related Uses (WR):
Deleted "TOWN CENTER MIXED USE (CM)" to place all properties under commercial land use.

Page 1-5 – Policy 1.2.9b:
Added wording: "Future Land Use and Zoning changes that allow for residential use as an accessory use to a principal commercial use are not considered a change from non-residential to residential use."

Page 1-7 – Policy 1.9.2:
Changed "Town Center Mixed Use" to "Commercial".

Alan LaMotte felt mixed use above commercial buildings was much more attractive than on a side street but expressed concern, along with Board members Lindeman, Smith and Eginton as to whether this concept would be beneficial to the residents and fear it would increase the density, population and traffic in the City.

Mr. Stone stated the reason the City is considering Commercial Mixed Use (CMU) is to give existing commercial businesses a viable option to increase their income and to market other commercial properties in certain sections on Highway A1A and South Patrick Drive to prospective buyers.

The Board discussed removing the last sentence under "GENERAL MIXED USE (GMU) on Page 1-3 to be applicable to larger commercial properties or to change the percentage to fifty (50%) percent. Mr. LaRue suggested it be kept at twenty-five (25%) percent, stating the City could categorize larger parcels under the CMU Future Land Use Category rather than the PUD Zone since the properties are different from the existing commercial. As per Mr. LaRue's suggestion, the Board decided to leave the last sentence in this section as written.

ACTION: Rodney Smith MOVED, to approve the recommendations for the changes as being consistent with the Comprehensive Plan to City Council. Motion died for lack of a SECOND.

Chair Daleiden asked if there were any public comments.

PUBLIC COMMENT
Resident John Monteiro questioned the motive for making these changes in order to accommodate developers instead of abiding by what already exists. [Mr. Stone: For retention and redevelopment purposes of the commercial businesses].

Resident Dayle Abrahams asked if businesses such as Dakine's, Cibelli's and Beach Side Grill would have the option of expanding. [Mr. Stone: Yes].

AGENDA ITEMS FOR NEXT MEETING
Mr. LaRue suggested the Board continue the Public Hearing as opposed to adjourning to avoid having to re-advertise the meeting.

ADJOURNMENT
ACTION: Richard Eginton MOVED, SECOND by Rodney Smith, to adjourn the meeting. VOTE: ALL YES. MOTION CARRIED.

The meeting was adjourned at 8:35 p.m.

Diane R. Niosi

Diane Niosi, Board Secretary