

**MINUTES
PLANNING & ZONING BOARD
APRIL 21, 2008
5:30 P.M.**

The Planning and Zoning Board met on Monday, April 21, 2008 at 5:30 p.m. at the Dundee Town Hall, 105 Center Street, Dundee, Florida, with Chairperson Mel Percy presiding.

CALL TO ORDER:

Chairperson Percy called the meeting to order at 5:31 p.m.

PLEDGE OF ALLEGIANCE:

Board Member Hall directed the Pledge of Allegiance.

ROLL CALL:

BOARD MEMBERS PRESENT:	Board Member Hall Board Member Burt Board Member Percy, Chrmn
BOARD MEMBERS ABSENT:	Board Member Brooks Board Member Clanton
STAFF PRESENT:	Development Director Leonard Planning Manager Barmby Asst. Town Manager/Clerk DeLegge Asst. Town Attorney Don Wilson
PARTICIPATING AUDIENCE PRESENT:	Valerie Kane

TAB 1: APPROVAL OF MINUTES: FEBRUARY 18, 2008 AND MARCH 10, 2008 MEETING MINUTES

MOTION was made by Board Member Burt, seconded by Board Member Hall, to approve the minutes of the February 18, 2008 meeting as amended.

AYE: Hall, Burt, Percy
NAY: None

MOTION was made by Board Member Burt, seconded by Board Member Hall, to approve the minutes of the March 10, 2008 meeting as amended.

AYE: Hall, Burt, Percy
NAY: None

TAB 2: ADDITION TO THE FUTURE LAND USE PORTION OF THE COMPREHENSIVE PLAN

A. CREATION OF A MIXED USE COMMUNITY CENTER (MU) FUTURE LAND USE CATEGORY.

Planning Manager Barmby announced that Mr. Adams is a developer and would be doing a presentation at this meeting. Town Staff has been working with Mr. Adams to come up with a mixed-use future land use concept.

Development Director Leonard stated that they included a mixed-use idea that would fit into the Comprehensive Plan. It has been through a review process with the Department of Community Affairs.

John Adams of R.J. Whidden and Associates, a planning firm in Kissimmee, Florida introduced himself. He prepared a series of graphics to give them an idea of what a mixed-use land use category can create. It is a more urban design than the other land use categories. It has a more compact development; a mix of land uses, high connectivity, and the emphasis is on the public space instead of the private space. With a more dense and compact area the infrastructure will not be spread out to create urban sprawl. It will not create extensive road lengthening, or water and sewer line lengthening. It is more efficient for a city and the taxpayers to maintain the infrastructure.

Mr. Adams showed the slides, explaining each one. He spoke about roads, sidewalks, landscaping, and parking.

Board Member Burt asked if the rapid transit vehicles were using the four-lane roads or the side roads.

Mr. Adams stated that in the example he showed them, they were using the four-lane roads. He showed an example of a light rail system in the roadway median. He spoke to them about Estes Park and how the developer would like to implement these principles in the mixed-use project.

Community Development Director Leonard stated that what they were looking for was a recommendation to include mixed-use in the next submission of a plan amendment for review by the Department of Community Affairs. He explained what the mixed-use designation could be used for and where it would be beneficial to the Town to have it. He recommended that the Planning and Zoning Board hold

a public hearing or discussion on mixed-use. If they were comfortable with it, they could make a recommendation that it be added to the Plan Amendment package and move it forward. Then they could talk more about the other two proposals that were on the agenda.

Board Member Burt asked if the agenda item regarding Lake Mabel Loop and Canal Road, conflicts with any of the plans that were closer to the center of Town.

Development Director Leonard stated that it did not conflict with that. There would be a mixture of clean industry and a developing mix of a moderately sized shopping center with a grocery store and a pharmacy.

Board Member Hall asked how the Town Centers would flow together.

Development Director Leonard stated that they do not flow together. Most commercial uses serve an area of approximately a two-mile radius. They would be creating centers of activity within the Town.

Board Member Burt asked what FAR meant.

Mr. Adams stated that it was "Floor Area Ratio". It was a way to control the square footage of non-residential uses. You create a ratio of building coverage to land area.

Development Director Leonard stated that all of Dundee's Floor Area Ratios are much higher than they need to be. When they go through the process of updating the Comprehensive Plan they would address that.

Chairman Percy asked what was anticipated as vertical construction. He wanted to know how many stories.

Mr. Adams stated that they were looking at three or four stories with the Downtown Center. As it spreads out, it would go back to two levels.

Board Member Burt stated that Mr. Adams had referred to the development as automobile oriented. The description he had, stated that vehicle mobility was secondary. He asked if Mr. Adams projections were consistent with the information that the Board had. He also asked how easy it would be for pedestrians to cross.

Mr. Adams said that by separating the travel lanes, the function of the roadway network would be maintained, and they would be creating a separation for the pedestrians. There would be pedestrian crossings and traffic signals in the design.

Board Member Hall stated that they would have to designate wider easements to put in roads and sidewalks.

Mr. Adams agreed that they would have to designate wider easements for that purpose. The infrastructure has to be designed in the beginning for what the project would be at build-out.

Chairman Percy thought this was a very desirable thing since they have almost no commercial opportunity in the downtown area of Dundee.

Board Member Hall stated that they would need to be careful of what type of businesses goes into the complex. He thought it sounded attractive.

Mr. Adams stated that it would give the town a variety of product that would market to multiple generations and create a more diverse, sustainable product.

Development Director Leonard stated that a public hearing on this could be put on the agenda for the next Planning and Zoning meeting.

Chairman Percy and Board Member Burt said that they would be comfortable having a public hearing at the next meeting.

Board Member Burt wondered whether the term, "Multiple Use" rather than, "Mixed Use" would be more appropriate to use.

MOTION was made by Board Member Burt, seconded by Board Member Hall, to place the proposal for a new Future Land Use category, "Multiple Use", as a Public Hearing on the May 19, 2008 agenda of the Planning and Zoning Board.

Board Member Hall asked how they planned to advertise this so that the people would know what it was about.

Development Director Leonard stated that it would have to be advertised at 18-point font in the newspaper and it has to contain a city map. It would be advertised in the News Chief.

Board Member Hall asked if there would a summary of the subject matter that would be discussed. He felt that there needed to be enough information so that people who were interested would come to the Public Hearing.

Development Director Leonard stated that it would have a summary that is similar to the title of an ordinance. They could include some of the provisions of the proposal to make it clearer to people. They would also be posting properties where this would apply.

Board Member Burt thought that a map would not do any good in the newspaper if there is not a specific location pointed out. He also wanted to know if they could recommend to Council at the next meeting, to approve the creation of a land use district. He also had a concern about it being advertised in the News Chief. A lot of people only get The Ledger newspaper.

Development Director Leonard stated that the first advertisement would just say it was Dundee and have a map. The second advertisement would be advertised at the same time and would be the proposal for the specific piece of property and would have a specific map. The proposals would go to Council as companion proposals in the same plan amendment package. The "Multi Use" proposal and the development where it would apply would both go to the Department of Community Affairs together if Council approves it.

Planning Manager Barmby stated that the Public Hearing would be posted on the Town's website and at the properties.

AYE: Hall, Burt, Percy
NAY: None

TAB 3: PUBLIC HEARING – FUTURE LAND USE AMENDMENT REQUESTS

- A. PETITION FOR FUTURE LAND USE AMENDMENT, ESTES GROVES, ET AL., REQUEST FOR LOW DENSITY RESIDENTIAL (LDR) FUTURE LAND USE FOR APPROXIMATELY 393 ACRES AND MIXED USE COMMUNITY CENTER (MU) FOR APPROXIMATELY 167.5 ACRES OF A 565 ACRE PROJECT (TEN PARCELS) LOCATED EAST OF LAKE MABEL LOOP ROAD, BISECTED BY CANAL ROAD, FROM APPROXIMATELY ½ MILE NORTH OF ALMBURG ROAD TO APPROXIMATELY ½ MILE SOUTH OF CANAL ROAD. ALSO INCLUDES 75 ACRES AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LAKE MABEL LOOP ROAD AND CANAL ROAD

Development Director Leonard stated that this was advertised. There would be a complete presentation on it at the next meeting.

Mr. Adams was representing Estes Groves. He pointed out the "Multiple Use" district that was being proposed. The remainder of the property was being proposed as "Low Density Residential". The "Multiple Use" district has a mix of uses such as: Commercial, Institutional, a proposed school site, parks, etc. This was where the more vertical construction would take place with three or four stories. There would potentially be a higher density townhouse project around it. As it gets further away from the Community Center, there would be lower density single family residential. They would create a landscape and retention system buffering of the communities that surround them. He spoke about roadways and parks. Everything is public with no gates.

Board Member Hall asked if the business areas would be the first areas to be developed.

Mr. Adams stated that some of the elements of the commercial areas would be put in first. It would be the focal part of the community.

Board Member Burt was concerned about the life span of a shopping center. He said that malls seem to have a twenty-year life and wanted to know if this would be the same type of thing.

Mr. Adams stated that the design of this project is geared toward a sustainable community. As long as people live in the homes it will sustain the businesses.

MOTION was made by Board Member Burt, seconded by Board Member Hall, to continue the Estes Groves application to the May 19, 2008 meeting at 5:30 p.m.

AYE: Hall, Burt, Percy
NAY: None

B. **PETITION FOR A CHANGE OF FUTURE LAND USE CLASSIFICATION, WHEELER FARMS, INC., REQUEST FOR A CHANGE FROM "LDR", LOW DENSITY RESIDENTIAL TO "COM", COMMERCIAL FUTURE LAND USE FOR THE EASTERN 33 ACRES OF A 76.4 ACRE PROJECT LOCATED ON THE WEST SIDE OF LAKE MABEL LOOP ROAD ADJACENT TO THE SOUTH SIDE OF ALMBURG ROAD**

Planning Manager Barmby pointed out the Wheeler Farms property on the map. The applicant has requested to be continued to the May 19, 2008 meeting because they would like to go from Commercial to Mixed Use. It would tie in better with what the other property is trying to do.

Tracy Garcia from David Carter Consulting Engineers said that they would like to be in conjunction with the Estes Property. Mr. Wheeler felt that it would be better to have a continual feel to create a unified market with the land around it rather than something standing alone.

MOTION was made by Board Member Burt, seconded by Board Member Hall, to continue the Wheeler Farms, Inc. application to the May 19, 2008 meeting at 5:30 p.m.

AYE: Hall, Burt, Percy
NAY: None

TAB 4: STATUS REPORT

A. **REPORT ON STATUS OF ITEMS THAT HAVE BEEN HEARD BY PLANNING AND ZONING AT PREVIOUS MEETINGS.**

Board Member Hall asked if this was about the projects that had been ongoing from two years ago.

Planning Manager Barmby stated that she would have an updated list of the things that were on the white board in the packet for their next meeting. What she had at this time were things that they had voted on in the past and have gone to the

Town Council. She would let the Board know what Council's final action was on anything they send to them. She will do this every month.

DELEGATIONS – QUESTIONS & COMMENTS FROM THE FLOOR

Valerie Kane of Poe Road asked if it would be possible for residents that live on Poe Road who are interested in the development to have a copy of the plans and maps.

Planning Manager Barmby stated that she could get the information for them.

REPORTS FROM OFFICERS

- PLANNING DEPARTMENT COMMENTS

None

- TOWN ATTORNEY COMMENTS

None

- BOARD MEMBER COMMENTS

Board Member Burt apologized to the Town Attorney and the Board Members for the reference he had made challenging the existence of a quorum at the last meeting. He had looked at an earlier copy of the Town Code before it was amended by Ordinance No. 05-82 which reduced the quorum requirements from four to three members. He did notice two other things that he had questions about. Each member of the Board is appointed to a three-year term. He is not aware of the length of his term and did not know if they had three year staggered terms established. He is succeeding someone.

Planning Manager Barmby stated that this was an issue that was a problem. They need to re-establish the three-year staggered term. She and the Town Clerk will be working on this.

- CHAIRPERSON COMMENTS

None

ADJOURNMENT

MOTION was made by Board Member Hall, seconded by Board Member Burt, to adjourn the meeting at 6:36 p.m.

AYE: Hall, Burt, Percy
NAY: None

CHAIRMAN MEL PERCY

ATTEST:

ASSISTANT TOWN MANAGER/CLERK DELEGGE