



Planning & Zoning Board Work Session Minutes

June 25, 2024 at 12:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Bill Segal, Alex Stringfellow, David Bornstein

Absent

Jim Fitch, Warren Lindsey, Jason Johnson, Michael Spencer

Staff Present

Director of Planning & Zoning Allison McGillis, Planning Consultant Jeff Briggs, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Bush

1. Meeting Called to Order

Chairman Bornstein called the meeting to order at 12:01 p.m.

2. Discussion Item (s)

a. Discuss Upcoming Agenda Items:

- Residential lot split at 1760/1780 Bryan Ave (previously approved in February 2020)
- Rezoning of the old library property at 460 E New England Ave
- Changes to the tree preservation Ordinance (draft Ordinance attached)

Mr. Briggs informed the Board that the applicant for the Rollins College request would be asking the Board to table the item until the August 6, 2024 regular meeting due to not having anyone available to attend and present at the July 2, 2024 regular meeting. He noted that the applicant had their community meeting, and it seemed to involve a very comprehensive agenda for discussion. He added that they have provided the community benefit agreement again with the terms requested by the Board.

Mr. Lewis provided a summary of an application for a lot split involving two 100-foot properties under the same ownership on Bryan Avenue. He noted that the request had previously been approved by the Board in 2020. He added that the applicant then pulled the request before being heard by the City Commission and the project was

placed on the back-burner due to the COVID-19 pandemic. He indicated that the applicant was proposing to split the lots into three single-family lots, and they were requesting a variance for lot area and width. He also indicated that the applicant's proposed lot widths are greater than the median lot width and just under the average lot width established by the review area. He added that the proposed lots are also greater in size than both the average and median lot areas. Mr. Lewis then noted that the front elevations of the proposed homes must be of significant and different architectural styles to ensure that there is architectural separation between the three structures at permit. He then spoke about a 2023 amendment to the city's comprehensive plan subdivision code involving narrowing the review area to the properties within a 300-foot radius that are part of the same block. He explained that within the 300-foot radius under a similar block structure where a median average area and width are needed, and it makes sense for the neighborhood, staff can recommend approval.

Mrs. McGillis explained that there would now be a sample motion for each hearing item included on staff's presentation slides for the meetings to assist the Board with making a complete motion on the items.

A brief discussion then ensued on when the variation of the architectural styles of the proposed homes would be formally checked for adherence to the condition of approval, who the applicant's builder would be, and if the project would still adhere to the comprehensive plan policy if it had three varied lot sizes.

Mrs. McGillis spoke about the request for the city's old library property. She indicated that a proposed lease for the property to Blue Bamboo Center for the Arts would be on the next City Commission's regular meeting agenda. She explained that for the city to lease the property to Blue Bamboo, the property would need to be rezoned from Residential (R-4) to Commercial (C-3) and its institutional future land use zoning changed to commercial future land use. A brief discussion ensued regarding possible neighbor concerns about the request. Mrs. McGillis noted that there were mostly people in support of the item when it was heard at the last City Commission regular meeting. The Board asked if the lease could be executed prior to the approval of the zoning and land use change, and if Blue Bamboo would be covering the cost of all the renovations to the property.

Josh Nye, the City's Parks Services Manager with the Urban Forestry department, presented a summary of the item regarding updating the city's tree preservation ordinance. He discussed why the city is updating the ordinance, changes proposed in the mitigation and replacement criteria for the ordinance, and how the mitigation process works. Mr. Nye noted that he may need to include a basic example in the code to clarify the city's interpretation of the code. He indicated that one of the updates is a proposal to create a class of trees called landmark trees since codes that have a

specialized class or classes of trees having extra protections above and beyond basic protected tree species tend to preserve their canopy at a slightly higher rate than others. A brief discussion ensued regarding whether replacement trees are allowed to be planted on other sites within the city. Mr. Nye expressed that it would be at the city's discretion but was not desirable to do. He added that the costs for required tree replacements in excess of the space available for planting on properties can be paid into the city's tree replacement trust fund, which is used for planting and caring for trees around the city. The Board then inquired about where the state preemption stands and if regulations by insurance companies are considered when mitigating trees on residential properties. The Board also asked if the fines and costs for developers that randomly remove trees are sufficient and if understory trees are converted into required replacements using a ratio. Mr. Nye responded that the city has a few options regarding fining for tree removals, which include doubling the mitigation requirements for a removal issue without a permit, adding a one-time fee of \$5,000 for irreversible irreparable harm, and quadrupling the per inch fine for repeat offenders. He then indicated that whether the fines are sufficient would have to be determined on a case by case basis. A brief discussion ensued about specimen trees used for replacement requirements, the protection of camphor trees, and the criteria of a certified arborist report.

3. Adjournment

The meeting adjourned at 1:08 p.m.

ATTEST:

/s/ Mary Bush, Recording Secretary