

**PLANNING & ZONING COMMISSION/
LOCAL PLANNING AGENCY
May 21, 2008
MINUTES**

CALL TO ORDER: Chairman Buddy Akers called the meeting to order at 5:10 p.m.

ROLL CALL: *Present:* Board Chair, Buddy Akers; Board Member, Joel Tyson; Board Member, Bob Coe and Board Member, Michael Ruehman and Alternate Board Member, John McCants. *Absent:* Board Member Sherlee Watt (Excused), and School Board Representative Lenora Quimby. Also present were Warren Dill, City Attorney, Rochelle Lawandales, City Planner and Lisa Harris, Recording Secretary.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was said by those present at the meeting.

ADOPTION OF MINUTES: Joel Tyson moved that the Minutes be approved noting that on page 8 section D - 1st paragraph the word "square" be removed Michael Ruehman seconded. The Minutes of March 19, 2008 and April 16, 2008. Motion passed 5-0.

ELECTION OF NEW CHAIR AND VICE-CHAIR: Joel Tyson nominated Buddy Akers to continue as Chair. Michael Ruehman seconded. Buddy Akers accepted. Buddy Akers nominated Joel Tyson for Vice-Chair. John McCants seconded. Joel accepted. These nominations passed 4-0.

NEW BUSINESS:

Warren stated both of these items were quasi-judicial hearings. He then gave the Committee a little history on how this came about. He asked if anyone on the Committee had any contact with anyone regarding this item. No one had.

Buddy Akers read the item and opened the Public Hearing for:

Discussion/Action/Public Hearing: CUP-08-03- Verizon Wireless Telecom Antenna and support structures. Lisa Harris swore everyone in. Rochelle Lawandales went through the staff report regarding this item. She stated the City Attorney was reviewing the Lease which would be brought before City Council. She stated the applicant and their representatives were present. There were a few questions and comments from the Committee regarding landscaping, propane tank, generator, lease, closeness to playground and homes. Mr. Ruehman asked about the amount in which the City would be leasing this space to Verizon. Rochelle Lawandales stated that she would get that information for him and if he would like she would provide him with a copy of the lease. Mr. Rich Cuccharo, Mr. Mike Clementi and Mr. Will English then approached the podium. Mr. Cuccharo stated that did not have a formal presentation however, he gave them a summary of the project and why he felt this was a benefit to the City. Mr. English suggested that Verizon landscape the area around the compound in lieu of the whole area. He also suggested vinyl screening around the perimeter. Ms. Lawandales stated that the vinyl screening would not be allowed. Mr. Cuccharo stated that they would maintain the equipment with the highest standards. Mr. Warren Dill had a few questions regarding the pre-fab building and the propane tank, noise, and generator. Mr. Dill stated this would be a non-exclusive access as the City would need to enter the area. Mr. Dill asked if another company could also have an antenna in this location. Mr. Cuccharo stated yes and explained how this worked. Mr. Dill asked about the cables and Mr. Cuccharo stated they would be above-ground.

Mr. Akers asked if there was any opposition to this item; however, no one from the public was present to speak. Mr. Akers asked who would be maintaining the landscaping and Ms. Lawandales stated that the City would. Mr. John McCants motioned for approval of this item and allowing the City to work with the applicant on the landscaping. Mr. Bob Coe seconded the motion. Motion passed 5-0. Ms. Rochelle Lawandales stated that City Council would be hearing this item on June 19th at 7:00.

B. Discussion/Action/Final Plat, Grace Meadows, Applicant; McCain and Associates/Masteller and Moler; for Habitat For Humanity

Mr. Buddy Akers opened the public hearing. There were no disclosures. Lisa Harris swore in everyone. Ms. Rochelle Lawandales began giving the staff report on this item. She stated there were a few conditions: Meet all City Engineer and City Attorney Comments, provide as-builts and copies of any remaining permits. She stated they Habitat had submitted a request that City take over the roadway and that the City was in the process of considering the pros and cons of this issue and that this would be resolved prior to City Council hearing this item. She also stated that the City would have to accept the final improvements. She stated that the City had worked with Habitat and that were proud to have them here in our City. There a few questions regarding the roadway. Ms. Lawandales stated that the Homeowners Association would be taking care of the roadways. Mr. Buddy Akers asked about the maintenance of the sidewalks and common areas. Ms. Lawandales stated that had not been discussed as of yet. Mr. Dill stated that if the City took over they would have to maintain the right-of-ways. Ms. Lawandales stated the applicants were present to answer any questions. Mr. Andy Bowler talked a little about the subdivision (i.e. number of homes in community, infrastructure on Phase II, number of completed homes, etc.). Mr. Bowler also stated that in the past they had turned roads over to the County, but they had maintained a contractor to cut the grass. Mr. Bowler then stated that they would love to be able to get the homeowners in once the final inspections were done. Mr. Dill asked about the requirement improvements. Mr. Bowles indicated that they were done with the exception of the landscaping. Mr. Chris Pontello stated that the landscaping and sidewalks had not been done in Phase I. He further stated everything except unfinished lots and landscaping. Mr. Dill asked about the landscaping. Ms. Lawandales stated that a formal landscape plan had not been done upfront. There were some questions from the Committee regarding applicants and local participation. Mr. Bowles stated they were trying to generate local support. Mr. Dill mentioned that the Fellsmere Exchange Club had offered to help. Ms. Polly Coe stated there was not much notice given. Mr. Bowles stated they would do a better job on this. Ms. Lawandales asked how many residents were from our City. Mayor Sara Savage stated two (2). Mr. John McCants stated that the Committee could recommend that the Co's be issued. Mr. Akers asked if there wan any opposition to this item, there was none. Mr. Bob Coe moved to approve the item with conditions/Mr. Michael Ruehman seconded. The motion passed 5-0.

Discussion continued with Ms. Polly Coe asking if maybe the City could put this on it's calendar. Mr. Bowles stated that their season was October to May however, they would like to work year around if enough support was generated. Ms. Coe made some suggestions regarding communication on the project (i.e. Exchange Club, churches, etc.).

Mr. Warren Dill then gave a presentation regarding Florida's Sunshine Law.

Next Meeting: June 18, 2008.

Mr. McCants and Mr. Coe stated that they would both be gone in June.

Mr. McCants moved to adjourn/Mr. Coe seconded the motion.

Chair Buddy Akers adjourned the meeting at 6:30 p.m., as there was no business.

Respectfully submitted:

Lisa Harris, Recording Secretary

Buddy Akers, Chair