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# Town of Ponce Inlet

## Special Joint Meeting of Town Council and Planning Board December 17, 2015

**1. CALL TO ORDER:** Pursuant to proper notice, Mayor Smith called the meeting to order at 1:30 p.m. in the Council Chambers at 4300 South Atlantic Avenue, Ponce Inlet, Florida.

**2. PLEDGE OF ALLEGIANCE:** Mayor Smith led the attendees in the Pledge of Allegiance.

**3. ROLL CALL OF TOWN COUNCIL AND PLANNING BOARD:**

**Town Council present:**
Mayor Smith, Seat #1
Councilmember Milano, Seat #2
Vice-Mayor Hoss, Seat #3
Councilmember Perrone, Seat #4
Councilmember Paritsky, Seat #5

**Planning Board present:**
Mr. Lampe, Seat #1
Mr. DiCarlo, Seat #2
Mr. Bestic, Seat #3
Mr. Lowry, Seat #4
Mr. Arnold, Seat #5 - Absent
Mr. Cannon, Chairman, Seat #6
Mr. Thompson, Seat #7

**Staff members present:**
Ms. Cherbano, Human Resource Director/Deputy Clerk
Mr. Disher, Senior Planner
Ms. Hunt, Administrative Assistant
Mr. Joulani, Planning & Development Director
Attorney Shepard, Town Attorney
Ms. Witt, Town Manager

**4. ADDITIONS, CORRECTIONS OR DELETIONS TO THE AGENDA:** None

**5. REVIEW OF PLANNING PRIORITIES ESTABLISHED FOR 2013-2015:** Mayor Smith stated that the purpose of the meeting is to review planning priorities that were established in 2013-2015 and then discuss future planning needs. Chairman Cannon stated the Board requested this meeting to get policy direction for updating the Comprehensive Plan to reflect what the Town desires. He added that the Board is also seeking policy direction concerning the Coastal High Hazard Area (CHHA). He stated that the State had removed the prohibition of developing in the CHHA and changed to a policy of controlled development, and the Town's current policies are grounded in the pre-2011State Law. They are asking for direction on which way the Town should proceed and how to control these areas concerning future development.

**6. DISCUSSION OF COMPREHENSIVE PLAN POLICY UPDATES TO BE COMPLETED BY NOVEMBER 1, 2016.**

Mr. Disher referred to the December 9, 2015 staff report and reviewed the effects of the 2011 Community Planning Act, concurrency and development restrictions in the Coastal High Hazard Areas (CHHA). He noted that with concurrency, each individual local government may now decide whether to maintain service standards for transportation, parks and schools. He stated concurrency is measured by each type of facility using a Level-of-Service (LOS) standard. In Ponce Inlet, the LOS for parks is based on acres per 1,000 residents, which the Town has exceeded. School concurrency is not an issue for the Town, since the town does not have any schools located in its boundaries. Mr. Disher spoke about the CHHA and how the State Law is now focused more on managing the risks for development in the area of CHHA rather than prohibiting development. He spoke about the Town's density increase prohibition within CHHA, which is also based on a hurricane evacuation concerns. The question is whether the prohibition is still appropriate or does the Town's policy need to be changed to be more in-line with State Law. He stated a Comprehensive Plan amendment is required to rescind any of the now-optional concurrency policies; and the Town can do this from a policy standpoint to keep or repeal the locally-mandated types of concurrency.

Mr. Lowry questioned the transportation element, noting that the Comp Plan indicates bike paths, but the Capital Improvement Plan shows no bike paths. He asked if there was a plan to update that plan to implement the Capital Improvements. Mr. Disher stated yes, the bike/pedestrian pathway plan is in progress and about 99% complete at this time. At completion of the bike/pedestrian pathway plan it will then be placed in the Capital Improvement Plan.

Mayor Smith suggested piggy-backing on what the State does with the CHHA, but asked to not make the rules any tougher than what the State requires; because whatever the rules are in place when a builder builds in the CHHA, is what should be enforced. Mr. Disher stated that the State rules apply to the entire State and we need to keep that in mind, so some of the new codes may or may not apply to the Town. There was a brief discussion on density and how the town would still be under the concurrency requirements, if it was built out. The two policies that the Town needs to review and update are the CHHA and density; these are two separate issues with one concerning CHHA and the other is density that is applied Town wide; reminding everyone that they are both linked together in the Comprehensive Plan. Mr. Joulani stated that staff reviews each development application (regarding CHHA) on a case-by-case basis with regards to the density on the property, making sure it is in compliance with the Comprehensive Plan and LUDC. He noted that the building codes, zoning regulations, and the CHHA must all work together – and finding that balance can be very difficult. Mr. Joulani suggested the Town survey what other coastal communities are doing; keeping in mind that the building code and planning policies must work together. There was a recommendation that when staff reviews the density policy it does not affect hurricane evacuation time.

There was a discussion that focused on the mobility element concerning moving people with bike paths, travel routes, and cars ensuring they all work together. It was noted that the Town has 210 vacant and buildable lots at this time. Mr. Disher stated that the State requires periodic reviews of all local government Comprehensive Plans. The State has created a minimum standard that government entities must meet; adding that the Town can review and make changes to its Comprehensive Plan at any time, but must meet requirements set by the State.

The overall view was to keep in-line with State and Federal rules within the CHHA; and to handle requests to increase density on a case-by-case basis, opposed to the Town rules as they exist. Staff was asked to provide analysis of implications and recommendations. Mr. Disher felt staff got the direction that was needed.

**7. ADJOURNMENT:** Mayor Smith adjourned the meeting at 2:28 p.m.

Respectfully submitted by:

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Jeaneen Witt, CMC, Town Manager/Town Clerk
Prepared by Kim Cherbano, Deputy Clerk
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