

TOWN OF ATLANTIC BEACH PLANNING BOARD MINUTES OF JULY 11, 2006 MEETING

Members present: Joe Tarascio, Tom Outlaw, Karen Koenig, Norman Livengood and Larry Burke

Members absent: Trace Cooper and Vada Palma

Others present: Lee Smith, Town of Atlantic Beach Planner; Wally Courie, Petitioner; Dale Holland, Holland Consulting Planners; and Maureen Will, Division of Coastal Management

As there were no minutes to approve, the Planning Board began the meeting with New Business:

1. **Request for Rezoning (RZ-06-03)** - 304 and 306 Money Island Drive. Wally Courie. Petition for zoning change from **RC** (Resort Commercial) to **RA-2** (Medium Density Residential).

Mr. Wally Courie presented a slight modification to the original request. He simplified the modification by saying the legal description would be PID 63851322, 0823000, minus Lots 29 and 30. Ms. Koenig stated that the houses on the east side of Money Island Drive were zoned RC, but asked the zoning classification for those beyond them. Mr. Smith clarified that the zoning beyond the houses on the east side was classified RA-3. Mr. Tarascio clarified that for Lots 20, 21, 22, 26, 27, and 28, an RA-2 classification was being proposed. Mr. Courie stated that a separate tax parcel would be prepared for Lots 29 and 30 and that they would be classified the same (as RC).

Ms. Koenig moved to approve the request for rezoning with the modification as presented by Mr. Courie (Lots 20, 21, 22, 26, 27, and 28 to change to RA-2 and Lots 29 and 30 will remain as RC). Mr. Livengood seconded the motion. The motion carried unanimously.

Mr. Smith stated that the item would be placed on the Council's agenda (call for public hearing).

2. **Request for Rezoning (RZ-06-04)** - 220 and 222 West Atlantic Boulevard. Donald Smith. Petition for zoning change from **RC** (Resort Commercial) to **RA-2** (Medium Density Residential).

Mr. Tarascio stated that the staff recommendation for this rezoning request was identical to the first request. Mr. Smith stated that this section of town was currently in the old RC district and should not be classified as RC, as there are nothing but residential houses in the area. Some discussion ensued concerning what was classified

RA-2 and what was not. Mr. Outlaw stated that there has never been anything commercial in that area.

Mr. Burke moved to approved the rezoning request as stated. Mr. Outlaw seconded the motion. The motion carried unanimously.

Mr. Smith said that he would recommend to the Council to advertise for public hearing. Mr. Tarascio asked if the Council could vote to approve the request the same night as the public hearing, assuming there was no opposition to the request. Mr. Smith stated that generally, the Council will do that.

3. **Review and Recommendation.** Draft language for ordinance amendment to allow covered sections of docks, under defined criteria, over waters within the Town of Atlantic Beach.

Mr. Smith summarized the ordinance amendment as follows: If there is a parcel that has direct access to the sound (not accessed through a creek or a canal or a channel, etc.), i.e., the lot faces on the main body of water, and the lot is at least 65' wide, and the dock is at least 275' in length, one may have a small 16' x 16' covered dock. There can only be one dock and it must be at least 275' out from the shoreline.

Mr. Livengood moved that the Planning Board accept the language as proposed in the ordinance amendment. Mr. Burke seconded the motion. The motion carried unanimously. Mr. Smith again stated that the item would be placed on Council's agenda to call for a public hearing.

4. **Review and Discussion** - Update and Progress Report, CAMA Land Use Plan

Mr. Dale Holland of Holland Consulting Planners asked the Planning Board members if the Board would recommend the revised future land use map to be sent (as a draft map) to the Council. Ms. Koenig questioned that the Peppertree area be classified as Mixed Use Residential versus Mixed Use Commercial. Mr. Holland stated that he would check the map that was marked up and would make that change as necessary. Also, the purple area of the map where Atlantic Station is located was supposed to be classified as Commercial. Mr. Holland stated that he would review that with Mr. Smith and make the change as necessary.

The stormwater concern map was also reviewed. Ms. Koenig asked Mr. Holland to clarify "stormwater concern." Mr. Holland stated that stormwater concern areas were those where any water is running off the surface that is not absorbed on-site or somewhere off-site, rather it is running into the sound or a receiving stream or into a storm drainage collection system which ultimately discharges into the sound. He stated that there have been changes from the areas of stormwater concern that were identified in the 1997 plan because of some work the Town has done, but the areas as represented on the current map are the ones which currently exist.

After discussion, the Board agreed that the future land use map could be sent as a draft to Town Council once appropriate changes had been made in accordance with Mr. Holland's and Mr. Smith's review.

The Planning Board reviewed the policies and implementing actions sections of the land use plan regarding industrial-commercial, conservation, and stormwater. Mr. Holland called the Board's attention to Policy 12 - The Town of Atlantic Beach opposes any industrial development land use within its jurisdiction. He stated that this wording was a carryover from the 1997 plan, but that the existing town zoning ordinance does allow light industrial zoning. He suggested that one way to resolve the inconsistency was to state that the Town opposes *heavy* industrial usage and allows light industrial usage, in order to be consistent with the Town's zoning ordinance.

Mr. Outlaw asked where the policies/implementing actions originated. Mr. Holland replied that the comments come from four sources: talking to the staff; comments from the Planning Board during discussion of Phase I of the land use plan process; text from Phase I; and reviewing the policies from the Town's 1997 plan.

Mr. Holland stated that the subjects of conservation, stormwater, and water quality would receive a lot of scrutiny from state and federal agencies, and from the Coastal Resources Commission. He stated that the draft of the plan, once the Planning Board is satisfied, will be sent to the Division of Coastal Management, who will send it to 40-50 state and federal agencies. The state and federal agencies, including the Division of Coastal Management, will comment on the plan. The Town will then respond to the comments.

Much discussion ensued involving live-aboard boats, floating homes, and mooring fields. To clarify, Mr. Holland stated that mooring field and floating homes were also addressed in the 1997 plan, but that nothing was ever effectively done about it. This plan states that the Town still needs to address the issue.

Mr. Tarascio stated that there is some controversy concerning the larger lot sizes on undevelopable tracts of land on the sound and ocean. Mr. Holland stated that the dune protection ordinance encourages larger lots. Mr. Smith stated that most of the land is already split up into smaller lots. Mr. Holland suggested that the wording on larger lot sizes be changed to refer to when possible in redeveloped areas.

Ms. Koenig asked whether other towns count or not count the wetlands when figuring square footage for building requirements for developers. Mr. Holland stated that while some do and some don't, communities that exclude the wetlands from the computation are trying to decrease density and reduce the impact of runoff on these sensitive areas. Mr. Holland suggested that wording be included in the plan to support "exerscaping" (landscaping with native vegetation) where possible.

Mr. Holland stated that the Board could continue to review the plan's policies and implementing actions at future meetings, but that a draft of the plan needed to be presented to the Division of Coastal Management by the end of August. Mr. Smith stated that he would coordinate the next meetings with the Board, but that the next meeting date would probably be August 1st.

There being no further business, the meeting was adjourned.