

# PLANNING COMMISSION MEETING

MAY 21, 2013

Chairman Wilson called the meeting to order at 6:14 p.m.

Present: Chairman Charles Wilson, Member David Prins, Member Warren MacKenzie and Member Bill Stefanski; also present were Kathy Delp and Jennifer Codo-Salisbury. Absent: Member Michael Ho-Shing

Jennifer Codo-Salisbury introduced an update to incorporate changes to the Unified Land Development Code – Article 3, for discussion. The Planning Commission Members followed along using their copy of the new code book.

I note here that the Commission followed along with Ms. Codo-Salisbury using their copy of the New Code Book. I did not have this Book at my disposal during the meeting, so my notes are somewhat uncertain in its' content.

Ms. Codo-Salisbury said that 'codes are written for each section and that Central Business Districts will be addressed at a later date.

Ms. Codo-Salisbury provided a brief overview of each of the following sections of Article #3:

- 1) Compatibility
- 2) Landscaping
- 3) Buffering Standards

## **COMPATIBILITY**

- Work toward 'Florida Friendly' planting
- The need to take a look at water conservation
- Choosing plants that are more conducive to growing in Florida weather
- Recognize those plants that are 'invasive-type' species

## **LANDSCAPING**

- New development would include a preliminary landscape plan
- There would be a minimum on tree heights and how far away they would need to be from the pavement.
- Minimum shrub planting should be required for ground cover and spacing.
- Cities should work with contractors and developers with regard to what landscaping would be required.
- Cypress Trees are getting scarce
- The use of Cypress Mulch is discouraged because it absorbs the water that plants need to survive.
- Charles Wilson (Vice Chairman) asked Kathy Delp what types of mulch is recommended. Ms. Delp said she would look into the matter and get a list.
- Ms. Codo-Salisbury advised it is important to keep planting beds free of leaves and debris.

- Mr. Wilson asked if we had any subdivisions that are on sewer; Ms. Delp said that any subdivision should be on sewer -- 95% of lots are not developed. Septic systems already have huge trees on them

### **BUFFERING STANDARDS**

- It is important that dumpsters are not put in the way of a buffer yard.
- Tree canopy waiver – commercial and industrial districts. You can always add a canopy if it does not obstruct a view.
- Irrigation can be installed to run water to canopy trees in parking lots.
- Landscape buffer should be looked at with regard to apartment complexes.
- Should look at zoning districts, and if in doubt, a buffer would be needed.
- Recognize what types of landscaping buffer would be needed on a Right-of- ways.
- On any piece of property that creates a “triangle”, hedges should be kept to only three (3) feet high to clear visibility.
- Any house next to a general commercial lot would not need a buffer.
- Mr. Wilson inquired as to the size of trees contractors are currently putting in. Ms. Codo-Salisbury explained that trees should be chosen according to the size of the lot.
- Small tree would fit under a power line.
- Mr. Wilson asked if the City enforces the decision of what landscaping is required for a particular location. Ms. Delp answered “yes”.
- She further advised that any penalty fee for not following the approved landscaping requirement would be determined by the City’s Magistrate.

A motion to accept the Code document with subsequent changes was made by David Prins, seconded by Bill Stefanski.

A motion to adjourn the meeting was made by David Prins, seconded by Bill Stefanski.

The meeting adjourned at 7:00pm

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Patricia Jackson, City Manager

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Chairman Charles Wilson