

AGENDA

CITY OF ARCHER
16870 SW 134TH AVENUE
P.O. BOX 39
ARCHER, FL 32618-0039

October 3rd, 2017

6:00 p.m.

PLANNING AND ZONING
MEETING

ARCHER CITY HALL

CALL TO ORDER
PLEDGE OF ALLEGIANCE
QUORUM CHECK

I. Consent Agenda

- A. Approve minutes from the meeting on July 25, 2017

II. New Business

- A. Resolution Number PZ/LPA LDC 17-01, Approval of an Amendment to the Text of the City of Archer Land Development Code

III. Public Comment

IV. Motion to Adjourn

All persons wishing to participate and speak on an issue at the public meeting have the right, through the Chair, to ask questions of staff or other speakers, to seek clarification of comments made by staff or other speakers, and to respond to the comments or presentations of staff or other speakers. All persons who present written materials to Commissioners for consideration must ensure that a copy of those materials is provided to the Clerk for inclusion in the record of proceedings and official minutes.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

All interested persons are invited to attend and be heard.

If any accommodations are needed for persons with disabilities, please contact the Archer City Hall (352) 495-2880 (voice) or (352) 495-9337 (TDD).

CITY OF ARCHER

16870 SW 134th Ave, Archer, Florida 32618-0039

Phone 352-495-2880 Fax: 352-495-2445

PLANNING & ZONING MEETING MINUTES

July 25, 2017 Time: 6:00 PM

Call to Order Chair Dreyfuss called the meeting to order at 6:03PM

Pledge of Allegiance lead by Chair Dreyfuss

Quorum Check

Chairman Scott Dreyfuss

Vice Chair Linda Kasicki

Members Ryan Wilhour

Ann Green

Johanna Blasak

City Attorney Courtney Johnson

Consent Agenda

Approve minutes from the meeting on June 28, 2017

Board Member Green requested a correction on page 2. Striking out Ann Davis and replacing with Ann Green.

MOTION made by Vice Chair Linda Kasicki to approve minutes as presented and amended.

MOTION SECONDED by Board Member Ryan Wilhour

VOTE 5-0 passed unanimously.

New Business

Purpose: CUP 17-01, Feagle Properties, LLC - Archer Automotive Storm Water Relocation

QUASI JUDICIAL HEARING opened

Attorney Johnson read the Quasi-Judicial Hearing procedure for the City of Archer.

Attorney Johnson asked if any board member had any exparté communications which needed to be disclosed on the record. Seeing and hearing none.

Attorney Johnson swore in both Mr. Chris Gremere - Engineer of record and owner Mr. Richard Feagle.

Mr. Richard Feagle gave a brief explanation as to the purpose for the request of CUP 17-01. Mr. Feagle stated he is looking for approval so the Storm Water retention area can be relocated to provide for additional parking and for possible further expansion. Mr. Gremere as engineer gave a brief professional bio of his work in the area.

STAFF REPORT with City Manager Folston not in attendance Attorney Johnson directed the board members to all the documentation that was required. She stated that the City's Zoning Manager, City Manager Zeria K. Folston, did recommend the approval of Conditional Use Permit CUP 17-01.

PUBLIC COMMENT None

ADDITIONAL APPLICANT COMMENTS None

QUASI JUDICIAL HEARING closed at 6:07

BOARD DISCUSSION None

MOTION by Board Member Ryan Wilhour to recommend Conditional Use Permit CUP 17-01.

MOTION SECONDED by Board Member Ann Green.

BOARD COMMENT None

PUBLIC COMMENT None

VOTE 5-0 passed unanimously

Attorney Courtney Johnson stated that this Conditional Use Permit CUP 17-01 will be heard by the City Commission on August 14, 2017.

Public Comment: None

MOTION to Adjourn made by Vice Chair Linda Kasicki

MOTION SECONDED by Board Member Johanna Blasak

VOTE 5-0 passed unanimously

Meeting Adjourned at 6:16PM

Scott Dreyfuss – Chair

RESOLUTION NO. PZ/LPA LDC 17-01

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF ARCHER, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF ARCHER, FLORIDA, RECOMMENDING TO THE CITY COMMISSION OF THE CITY OF ARCHER, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE CITY OF ARCHER LAND DEVELOPMENT CODE, PURSUANT TO AN APPLICATION BY THE CITY COMMISSION; PROVIDING FOR AMENDING SECTION 7.07 ENTITLED PERMITS, PLANNING AND ZONING BOARD ACTION STATING THAT THE ZONING ADMINISTRATOR SHALL FORWARD THE APPLICATION AND RECOMMENDATIONS FOR ACTION TO THE PLANNING AND ZONING BOARD; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Archer Land Development Code, as amended, hereinafter referred to as the Land Development Code, empowers the Planning and Zoning Board of the City of Archer, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend to the City Commission of the City of Archer, Florida, hereinafter referred to as the City Commission, approval or denial of amendments to the Land Development Code, in accordance with said regulations;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Archer, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Commission, approval or denial of amendments to the Land Development Code, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Code and Section 163.3174, Florida Statutes, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing concerning said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that a need and justification exists for the approval of said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, is consistent with the purposes and objectives of the comprehensive planning program and the Comprehensive Plan;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, will further the purposes of the Land Development Code and other ordinances, regulations and actions designed to implement the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of an application for an amendment, as described below, would promote the public health, safety, morals, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF ARCHER, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF ARCHER, FLORIDA, THAT:

Section 1. Pursuant to an application, LDC 17-01, by the City Commission, to amend the text of the Land Development Code, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the City Commission that Section 7.07 entitled Permits, Planning and Zoning Board Action be amended to read, as follows (words ~~struck through~~ have been deleted, and words underlined have been added):

SECTION 7 - PERMITS

7.07 PLANNING AND ZONING BOARD ACTION

The Zoning Administrator shall forward the application and the Zoning Administrator's recommendation for action to the ~~City Commission~~ Planning and Zoning Board for consideration.

Section 2. All resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This Resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED in regular session with a quorum present and voting by the Planning and Zoning Board, serving also as the Local Planning Agency, this 3rd day of October 2017.

PLANNING AND ZONING BOARD
OF THE CITY OF ARCHER, FLORIDA,
SERVING ALSO AS THE
LOCAL PLANNING AGENCY
OF THE CITY OF ARCHER, FLORIDA

Attest:

Zeriah K. Folston, City Clerk

Scott Dreyfuss, Chair

Approved as to form and legal sufficiency:

Courtney W. Johnson, Assistant City Attorney