

Planning and Zoning Board Meeting December 3, 2018

All members were present. There is a new member, Thomas Wheeler, who replaces Mr. Kolody. The others are chair Ardvison, Danskin, Gardiner, Casserly, Calkins and Smith.

The minutes of the November 5th meeting were approved without change, and there were no comments during Public Participation.

New Business:

1. V-16-18: 142 SR44- requested variance for reduced side yard setbacks for two monument signs from the Land Development Regulations (LDR) Section 604.12.G.2.4.(b) was postponed.

2. SP-3-18: Riverwalk Condo Phase 3- request for approval for construction of the four final condominium buildings on this waterfront site, containing a total of 112 multifamily residential units, with associated infrastructure, parking, and landscaping. There will be four buildings, two will be six-story with 35 units each, and the other two will be four-story with 21 units each. There were two items that still had to be addressed: the public access easement along the water and payment for roadway improvements. Staff recommended approval with the two items to be done, and any proposed piers will require a separate site plan.

The developer had no issue with any comments. NSB Citizens for Smart Growth, however, had two comments. There is a restriction on short term rentals and the entrance on Quay Assisi is being utilized more than expected. There also was a concern expressed about the mangroves. The attorney for the developer said that would be addressed as there will be additional shoreline plantings.

Motion to approve the final Riverwalk Condo Phase 3 was passed unanimously.

3. SR-5-18: North Causeway Townhouses- request for Preliminary and Final Plat approval for a proposed residential subdivision, and associated infrastructure improvements, for a proposed total 14 townhouse lots within a 1.15-acre area. The variances were approved March 5, 2018. Staff recommended approval of the final plat with a few minor concerns. The developer stipulated to any conditions.

Motion to approve the Preliminary and Final Plat of the North Causeway Townhouses was passed unanimously.

4. Sr-6-18: The Palms phase 5- request for the Final Plat approval of a residential subdivision which would include 20 single family and 216 modern duplex plots and associated infrastructure improvements. There were fewer than 10 engineering comments, but the plat will need an independent survey, consulting traffic engineer approval, an affordable housing down payment program and implementation of a Community Development District. Staff recommended approval with these conditions.

There were questions about building on the wetlands. The developer stated that they are mitigated through a St. John's permit for Phases 3, 4 and 5, and are putting 54 acres in a conservation area. There was a public question about what happens if the workforce housing isn't developed. Per staff, the land will go into land conservation.

Motion to approve the Final Plat of The Palms passed unanimously.

5. V-15-18: 1700 North Indian River Rd.- request for a variance for 6.9 feet from the required 17 feet 6 inch in the second front yard setback to allow for a new single-family house; and a request for variance for 9.4 feet driveway length from the minimum required 20 feet driveway length to allow a 10.6-foot driveway. Besides these variances, the applicant also wishes to demolish the current house which is prone to flooding and build a FEMA compliant new home with the exact same setbacks as the current home. There was a great deal of board discussion because of the special circumstances that exist which are peculiar to the subject property and do not generally apply to the neighboring lands, structures, or buildings, but an agreement was eventually reached.

Motion to approve the variances was approved with the final vote 6-1. Chair Arvidson voted NO; Danskine, Wheeler, Gardiner, Casserly, Calkins and Smith-vpted YES.

Reports and Communications by Staff:

There was general board discussion of fence permits and tree removal and the fact that most homeowners don't know that a permit is needed for tree removal.

The Assistant City Attorney made a detailed presentation on Florida's public record's law.

The Planning Director reported that work has begun, and consultants hired for an update of the 2019 Comprehensive Plan.