

**MINUTES
CITY COMMISSION WORKSHOP
HAINES CITY, FLORIDA**

February 1, 2018

6:00 PM

Commission Chambers

1. CALL TO ORDER

At 6:04 p.m. Mayor H.L. Roy Tyler called the City Commission Workshop to order in the City Commission Chambers located in City Hall, at 620 E. Main Street, Haines City, Florida.

Mayor H.L. Roy Tyler, Commissioner Don Mason, Commissioner Anne Huffman, and Commissioner Horace West were in attendance. Vice Mayor Morris West was excused.

Also in attendance were the following staff members: City Manager Deric Feacher, City Attorney Fred Reilly, and City Clerk Linda Bourgeois.

2. WORKSHOP ITEMS

2.1. DEVELOPMENT REGULATIONS - LDR TEXT AMENDMENTS

Staff Contact: Mark Bennett, Deputy Director of Development Services/CRA Mgr.

Development Services Director Greenwood presented on the proposed Land Development Regulations. He said at the regular meeting staff's recommendation will be to continue this ordinance on first reading until February 15, 2018.

- Add Definitions - *Family Day Care Home, Open Space, Conservation; Open Space Habitat Protection, Public Common, Open Space, Recreation and Administrative Conditional Use.*
- Add text regarding *Transitional Uses Permitted by Annexation Agreement.*
- Amend *Specific Exception to Conditional Uses and Board of Adjustment to City Commission.*
- Add text allowing for greater staff flexibility in determining compatible uses in the RIO, CNC, CG, and CH zoning districts.
- Allow Administrative Official to grant waivers for infill development in the CBDX, CG, and CH zoning districts.
- Allow for alternate types of fencing in industrial zones (ILW, IM, & IH).
- Chapter 7 - Signs; Add language requiring an *Administrative Conditional Use* for *Electronic Display Signs and Signs, Electronic Community Board.*

- Chapter 11 - Off-Street Parking, Loading, Storage; Add language with regard to parking of vehicles that obstruct access of emergency vehicles, prohibiting wheel stops in parking areas without a raised curb and prohibiting of overnight parking of commercial vehicles on public right-of-way.
- Chapter 12 - Transportation; Amend sidewalk width from 4' to 5'.
- Chapter 13 - Subdivision; Amend surety bonds time limits from 1 year to 24 months for improvements and from 1 year to 24 months for landscaping for any project.
- Chapter 15 - Communication Towers and Antennas; Update Tower Permitted Use Matrix to account for additional zoning districts; change text from Special Exception to Conditional Use; Add definitions and include provisions for small cell facilities based on recent change to Florida Statutes.
- Chapter 19 - Commissions; Boards; Amend language that a quorum for the transaction of business shall consist of 3 members from 4 members.

Director Greenwood said there were other considerations to be added to the ordinance before first reading.

- Sand mining regulations
- Small cellular facilities
- Food trucks
- Temporary signage for subdivisions
- Sober homes
- Micro/Craft breweries
- Artesian facilities
- Wind/Solar Energy facilities

City Commission discussion surrounded the process for implementing the new sign regulations, the review of the quorum due to only having five voting members during the meeting, and clarification of the duplexes, triplexes, and multiple-family dwellings along Dr. Martin Luther King, Jr. Way being approved by conditional use permits.

Director Greenwood was commended for helping to resolve an ongoing issue with permitting.

RESULT:	DISCUSSED
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2.2. CODE COMPLIANCE COURTESY NOTICE DISCUSSION

Staff Contact: James Elensky, Chief of Police

Police Chief Elensky provided an overview of the code compliance process and said the city was sending fifteen day courtesy notices by the United States Postal Service. He went on to say he was a proponent for an extension to thirty (30) days.

Commissioner Mason explained the reason the city had changed the name from code enforcement to code compliance was because the city wanted to encourage compliance with the code.

A discussion ensued and it was agreed that a thirty (30) day courtesy notice would be given, followed by a formal violation notice prior to the case being placed on the agenda. In addition it was agreed that if the property came into compliance five days prior to the scheduled magistrate meeting it would be pulled from the agenda.

City Attorney Reilly commented and said the city should draw distinction between the informal period with the courtesy notice, and the formalized period which is the enforcement procedures. When the city gets to the enforcement procedures then the city has to follow our city code which is also consistent with State Statute. He continued and said once the city initiates a formal case, we are obligated to follow due process. He concluded his comments and noted that any health and/or safety issues can be expedited through the code compliance process to correct the violation expediently.

A consensus was given to extend the courtesy notice period to thirty (30) days. Further it was agreed the new policy will come back before the City Commission for formal adoption as an agenda item.

RESULT: DISCUSSED

3. AGENDA REVIEW

There were no items on the February 1, 2018 City Commission Meeting agenda discussed.

4. ADJOURNMENT

At 6:58 p.m., the City Commission Workshop was adjourned.

APPROVED: _____

BY: _____

ATTEST:

Linda Bourgeois
City Clerk