

MINUTES

REGULAR MEETING – PLANNING BOARD

July 23, 2020

Minutes of the Regular Meeting of the Planning Board of The City of Daytona Beach, Florida, held on Thursday, June 25, 2020 at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

1. **Call to Order**

2. **Roll Call.**

Tony Servance (Chair)	Present
Helen Humphreys (Vice Chair)	Present
Tony Barhoo	Present
Jeff Hurt (Secretary)	Present
Milverton Robinson	Present
Cathy Washington	Via Audio Connection

Also Present:

Dennis Mrozek, Planning Director
Ben Gross, Deputy City Attorney
Doug Gutierrez, Principal Planner
Lauren Davis, Planner
Hannah Ward, Planner
Vanessa Trimble, Planning Technician
Becky Groom, Board Secretary

3. **Approval of Minutes**

Approval of the Minutes of the June 25, 2020 Regular Planning Board Meeting held at City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

It was moved by Mr. Bahoo to approve the minutes, seconded by Ms. Humphreys. The motion passed 6-to-0 with the breakdown as follows:

Tony Servance (Chair)	Yea
Helen Humphreys (Vice Chair)	Yea
Tony Barhoo	Yea
Jeff Hurt (Secretary)	Yea
Milverton Robinson	Yea
Cathy Washington	Yea

4. **Summary of Public Comment Procedures**

Included as part of the agenda is a summary of Public Comment Procedures.

5. **Site Plan – Orthopaedic Surgery Center DEV2019-187(Quasi-Judicial Hearing)**

A request by Mark Dowst, Mark Dowst & Associates Inc., on behalf of GDM&S Properties LLC, and Volusia Orthopaedic Trauma Call Associates LLC, to approve a site plan for 7.1± acres of land generally located at 1871 LPGA Boulevard, to construct a 40,000 square-foot addition to the existing East Coast Surgery Center facility with associated site improvements.

Staff Presentation

Steven Bapp, Planner, presented the staff report which was included as part of the packet. Mr. Bapp stated the request is for a Site Plan approval to construct a 40,000 square-foot clinic to the existing East Coast Surgery Center east of Clyde Morris and south of LPGA. Mr. Bapp stated the site is currently undeveloped. Mr. Bapp stated the landscaping is in compliance with the City’s requirements and proposed parking is more than ample. Mr. Bapp stated conditions of approval include the requirement for a recorded easement for the sidewalk along LPGA; a stormwater billing exhibit which will show the impervious area on each parcel; and a rendering of the proposed monument sign must be provided to Permits and Licensing.

Applicant Presentation

Mark Dowst, Mark Dowst & Associates, 536 N. Halifax, Daytona Beach, Florida spoke representing the applicant. Mr. Dowst stated this is an expansion of the previously-approved project and will provide room for expansion.

Citizens Comments

No comments

Board Comments

No Comments

Board Action

It was moved by Ms. Humphreys to approve the request per staff recommendations. Mr. Barhoo seconded the motion in accordance with the staff report as presented. The motion passed 6-to-0 with the breakdown as follows:

Tony Servance (Chair)	Yea
Helen Humphreys (Vice Chair)	Yea
Tony Barhoo	Yea
Jeff Hurt (Secretary)	Yea
Milverton Robinson	Yea
Cathy Washington	Yea

6. **Rezoning to Planned Development-General (PD-G) – LPGA Medical Center PD, DEV2020-027 (Quasi-Judicial Hearing)**

A request by Mark Dowst, Mark Dowst & Associates Inc., on behalf Scott Bullock, CRISP39-7 LLC, to rezone 7.3± acres of land generally located on the south side of LPGA Boulevard, approximately 0.4 miles west of Jimmy Ann Drive and 0.5 miles east of the Clyde Morris Boulevard, from General Industrial (M-3) zoning to Planned Development – General (PD-G), to allow for the development of a medical center with individual tenant buildings with associated improvements.

Staff Presentation

Lauren Davis, Planner, presented the staff report which was included as part of the packet. Ms. Davis stated this is a request to rezone property to allow for the development of a medical center with individual tenant buildings and associated improvements. Ms. Davis stated the site is currently vacant and undeveloped. Ms. Davis stated three buildings are planned and medical/dental uses are proposed. Ms. Davis stated the application is consistent with the Land Development Code and no waivers are proposed.

Applicant Presentation

Mark Dowst, Mark Dowst & Associates, 536 N. Halifax, Daytona Beach, Florida spoke representing the applicant. Mr. Dowst stated this application will be presented in the near future for Site Plan approval.

Citizens Comments

No Comments

Board Comments

No Comments

Board Action

It was moved by Mr. Barhoo to approve the request per staff recommendations. Ms Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 6-to-0 with the breakdown as follows:

Tony Servance (Chair)	Yea
Helen Humphreys (Vice Chair)	Yea
Tony Barhoo	Yea
Jeff Hurt (Secretary)	Yea
Milverton Robinson	Yea
Cathy Washington	Yea

7. **Large Scale Comprehensive Plan Amendment (LSCPA) – Dollar General, DEV2020-023 (Legislative Hearing)**

A request by Mark A. Watts, Esquire, Cobb Cole, on behalf of PHB Investments LLC, and Hix Snedeker Companies LLC, for approval of a Large Scale Comprehensive Plan Amendment (LSCPA) for 3.8± acres of land, changing the Future Land Use Map designation from Office Transition (OT) to Retail (R), for 2.9± acres of land generally located on the northeast corner of North Clyde Morris Boulevard and Mason Avenue. The request also proposes to include language to Neighborhood K Issue (a), policy (1) to limit the Floor Area Ratio (FAR) to 0.5 and Policy (2) to revise language designating office, storage and service-related businesses and retail activities from accessory uses to principal uses.

This item was presented in conjunction with Item 8, Rezoning to Planned Development-General (PD-G) – Dollar General-Clyde Morris PD – DEV2019-185.

Staff Presentation

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated the property is located at the northeast corner of Clyde Morris and Mason and is currently undeveloped. Mr. Gutierrez stated the applicant is requesting to change the Future Land Use Map from Office Transition to Retail.

Applicant Presentation

The applicant’s comments were included under Item 8.

Citizens Comments

No Comments

Board Comments

Comments from the Board were included under Item 8.

Board Action

It was moved by Mr. Hurt to approve the request per staff recommendations. Ms Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 6-0 with the breakdown as follows:

Tony Servance (Chair)	Yea
Helen Humphreys (Vice Chair)	Yea
Tony Barhoo	Yea
Jeff Hurt (Secretary)	Yea
Milverton Robinson	Yea
Cathy Washington	Yea

8. **Rezoning to Planned Development-General (PD-G) – Dollar General-Clyde Morris PD, DEV2019-185 (Quasi-Judicial Hearing)**

A request by Mark A. Watts, Esquire, Cobb Cole, on behalf of PHB Investments LLC, and Hix Snedeker Companies LLC, to rezone 3.8± acres of land generally located at the northeast corner of North Clyde Morris Boulevard and Mason Avenue from Single-Family Residential-5 (SFR-5) and Residential/Professional (R/P) zoning to Planned Development – General (PD-G), to allow for the development of a 10,640 sf retail sales establishment and associated site improvements.

Staff Presentation

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the request is to rezone the property from Residential/Professional to Planned Development-General. Ms. Ward stated the applicant proposes to construct a 10,000 s.f. Dollar General store on the site. Ms. Ward stated Land Development Code modifications requested include a modification for the color of the building, landscaping and buffers, and parking. Ms. Ward stated the proposed wall signage will comply with the Land Development Code requirements. Ms. Ward stated the applicant has requested to install two pole signs; however, staff recommends that monument signs be installed in lieu of pole signs.

Applicant Presentation

Mark Watts, Cobb & Cole, 231 N. Woodland Blvd., DeLand, Florida spoke representing the applicant. Mr. Watts stated there is an FPL easement at the rear of the property which restricts the site and is the reason for the number of waivers requested. Mr. Watts stated Dollar General stores have a broader type of products available than those found in a convenience store and do not charge higher prices like a convenience store. Mr. Watts stated the concerns raised at the neighborhood meeting were addressed during the meeting. Mr. Watts stated the Site Plan review will address traffic patterns in and out of the property. Mr. Watts stated an investment in new development in a community helps to increase property values when it is shown that improvements are being made in the area.

Matthew West, Lassiter Transportation Group, 140 W. Granada, Ormond Beach, Florida stated the site will be restricted with no left turn from the site. Mr. West stated there will be a raised median which will force cars to turn right when leaving the site. Mr. West stated there are Votran stops on three corners of this site.

Citizens Comments

No comments

Board Comments

Mr. Barhoo expressed concern regarding the number of Land Development Code modifications requested. Mr. Barhoo stated there were comments from the neighborhood meeting about parking and the location of a Votran stop. Mr. Barhoo stated he was concerned about ingress/egress issues since the property is located on a curve.

Ms. Washington stated she did not receive a packet for the Planning Board meeting. Ms. Washington asked if the building will be facing Clyde Morris or will the building be at an angle.

Ms. Ward stated the front of the building will be facing Clyde Morris and the property is on a curve.

Ms. Humphreys asked about the structure directly east of the site.

Ms. Ward stated it is an empty commercial building.

Mr. Robinson stated he had concerns about this proposed development since there is a convenience store already located at the same corner.

Ms. Humphreys stated she prefers monument signs as opposed to pole signs.

Mr. Robinson stated he feels a better traffic pattern than the one that is proposed may be needed. Mr. Robinson stated he is concerned about the lack of nutritional and healthy food products that will be available in the store. Mr. Robinson questioned the statement in the report that this project will improve the property values of the homes in the area.

Ms. Humphreys stated there is an Aldi located further east of this site and they offer fresh produce at a low price.

Board Action

It was moved by Mr. Hurt to approve the request per staff recommendations. Ms Humphreys seconded the motion, in accordance with the staff report as presented, including the staff recommendation that a monument sign be installed instead of a pole sign. The motion passed 6-0 with the breakdown as follows:

Tony Servance (Chair)	Yea
Helen Humphreys (Vice Chair)	Yea
Tony Barhoo	Yea
Jeff Hurt (Secretary)	Yea
Milverton Robinson	Yea
Cathy Washington	Yea

9. **Preliminary Plat – Tomoka Town Center Parcel A, DEV2020-034 (Quasi-Judicial Hearing)**

A request by Charlie Potter, P.E., Avid Group, on behalf of Jeffrey Preston, Tomoka Town Center 2 LLC, Tomoka Town Center 3 LLC, and Tomoka Town Center 4 LLC, to approve the preliminary plat for Parcel A of Tomoka Town Center, consisting of nine lots generally located on the west side of Cornerstone Boulevard and the east side of Interstate-95 (I-95), to allow for future commercial/retail development.

Staff Presentation

Lauren Davis, Planner, presented the staff report which was included as part of the packet. Ms. Davis stated the request is to approve the preliminary plat for Parcel A of the Tomoka Town Center which consists of nine lots. Ms. Davis stated the intended uses are commercial/retail, including the recently approved Rooms To Go site.

Applicant Presentation

Charlie Potter, Avid Group, 2300 Curlew Road, Palm Harbor, Florida, spoke representing the applicant. Mr. Potter stated this is part of the master Tomoka Town Center project and two plats have been previously approved for this project. Mr. Potter stated this is the third and final plat for this development.

Citizens Comments

No comments

Board Comments

No comments

Board Action

It was moved by Mr. Barhoo to approve the request per staff recommendations. Ms Humphreys seconded the motion , in accordance with the staff report as presented. The motion passed 6-0 with the breakdown as follows:

Tony Servance (Chair)	Yea
Helen Humphreys (Vice Chair)	Yea
Tony Barhoo	Yea
Jeff Hurt (Secretary)	Yea

Milverton Robinson
Cathy Washington

Yea
Yea

10. **Large Scale Comprehensive Plan Amendment (LSCPA) – Silver Hills DEV2019-179 (Legislative Hearing)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Decatur Properties V, Inc., for approval of a Large Scale Comprehensive Plan Text Amendment, changing the Future Land Use (FLU) Element, amending Neighborhood “A” policies to increase maximum density from 40 dwelling units per acre (du/ac) to 62 (du/ac) and limiting the density on the property to 250 dwelling units for 3.9± acres of land generally located on the east and west sides of North Atlantic Avenue, south of Golf Boulevard and north of Driftwood Avenue.

Staff Presentation

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated the applicant is proposing to develop a 250 unit multi-family dwelling with a maximum height of 75 feet and maximum density of approximately 62 dwelling units per acre. Mr. Gutierrez stated the site is currently undeveloped and is consistent with the Comprehensive Plan. Mr. Gutierrez stated the project does not represent urban sprawl and the city has available capacity to serve the site with available roads, water, and sewer.

Applicant Presentation

The applicant’s presentation was included as part of Item 11.

Citizens Comments

No comments

Board Comments

Mr. Robinson asked if the property on Driftwood will be used as a parking lot and if the site will be rental units.

Mr. Gutierrez stated the Dirftwood area is designated for parking and the units will be rental units.

Mr. Robinson asked if a crosswalk is included in the plans.

Mr. Gutierrez stated that will be addressed at Site Plan review,

Board Action

It was moved by Mr. Hurt to approve the request per staff recommendations. Mr. Barhoo seconded the motion, in accordance with the staff report as presented. The motion passed 5-1 with the breakdown as follows:

Tony Servance (Chair)	Yea
Helen Humphreys (Vice Chair)	Yea
Tony Barhoo	Yea
Jeff Hurt (Secretary)	Yea
Milverton Robinson	No
Cathy Washington	Yea

11. **Rezoning to Planned Development-General (PD-G) – Silver Hills PD, DEV2019-180 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Decatur Properties V Inc., to rezone 3.9± acres of land generally located on the east and west sides of North Atlantic Avenue, south of Golf Boulevard and north of Driftwood Avenue, from Tourist Accommodations (T-1) zoning to Planned Development – General (PD-G), to allow for the development of a 250-unit multifamily dwelling with a maximum height of 75' and a maximum density of approximately 62 dwelling units per acre (du/ac).

Staff Presentation

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the site is currently vacant and undeveloped and is proposed for a rental community consisting of 282 dwelling units. Ms. Ward stated a parking demand study was provided and is included as part of the packet. Ms. Ward stated the signage complies with the Land Development Code. Ms. Ward stated the applicant is requesting modifications to the requirements for landscaping and setbacks.

Applicant Presentation

Jessica Gow, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke representing the applicant. Ms. Gow stated the structure will be 6 stories with rental units and parking underneath the structure. Ms. Gow stated the parking reduction study is based on similar projects completed by the applicant. Ms. Gow stated the setbacks are requested in order to reach the number of units requested so the project will be financially feasible. Ms. Gow stated there is a crosswalk planned at the traffic signal at Driftwood. Ms. Gow stated a neighborhood meeting was held and the neighbors seemed very receptive of the project.

Citizens Comments

No comments

Board Comments

Ms. Humphreys asked about drainage onto the Beach. Ms. Humphreys asked if the parking lot across the street will be used for construction items during construction of the project.

Ms. Gow stated the drainage plan will guarantee that none of the drainage will go toward the beach. Ms. Gow stated the parking lot may be used for staging during construction but that has not been determined.

Ms. Humphreys asked about the viewpoints on either side of the building. Ms. Humphreys stated she would hope some of the people that work in the area may be able to rent some of the units and asked what the rental cost may be.

Ms. Gow stated the rents will be market based. Ms. Gow stated the setbacks will allow for 25' to 30' view corridors along the building.

Mr. Barhoo stated he is concerned about the number of modifications requested, such as the ones for parking and setbacks. Mr. Barhoo asked why a smaller building could not be constructed in order to comply with the City's requirements.

Ms. Gow stated the applicant wants to build a project that will be financially feasible.

Mr. Robinson expressed concern about affordability of the project and visibility of the ocean. Mr. Robinson asked if it is proposed that the beach in front of this site will be privatized and not have public access.

Mr. Hurt stated he does not believe there will be affordable housing on either the oceanfront or riverfront.

Ms. Gow stated the property is zoned for tourism and the applicant is encouraging people to live on beachside. Ms. Gow stated there is no intention to privatize the beach in front of the project.

Board Action

It was moved by Mr. Hurt to approve the request per staff recommendations. Ms. Humphreys seconded the motion, in accordance with the staff report as presented. The motion passed 4-2 with the breakdown as follows:

Tony Servance (Chair)	Yea
Helen Humphreys (Vice Chair)	Yea
Tony Barhoo	No
Jeff Hurt (Secretary)	Yea
Milverton Robinson	No
Cathy Washington	Yea

12. **First Amendment to O'Connor Capital Planned District (PD) Agreement, DEV2020-025 and Approval of Cottages of Daytona Preliminary Plat, DEV2020-033 (Quasi-Judicial Hearing)**

A request by Michael Sznajstajler, Esquire, Cobb Cole, on behalf of Capstone Collegiate Communities LLC, and CRISP 39-3 LLC, for approval of the First Amendment to O'Connor Capital Planned District (PD) Agreement, to develop a rental community consisting of 282 dwelling units with associated site improvements on 29.7± acres of property generally located on the west side of North Williamson Boulevard and south of Strickland Range Road and approval of the Cottages of Daytona preliminary plat .

Staff Presentation

Lauren Davis, Planner, presented the staff report which was included as part of the packet. Ms. Davis stated the request is to construct 282 rental dwelling units on the north side of Williamson and south of Strickland Range Road and to also approve the Cottages of Daytona preliminary plat. Ms. Davis stated the site is currently vacant and undeveloped. Ms. Davis stated the site will be developed as single units but will be owned by one owner who will rent the units. Ms. Davis stated waivers requested include building separation, exterior color, signage, tree preservation, and landscaping.

Mr. Barhoo asked about signage.

Ms. Davis stated signage requests are included in the packet and waivers for signage are noted.

Ms. Humphreys stated the name of the applicant is Capstone Collegiate Communities and asked if this will be primarily used for college students.

Ms. Davis stated she did not believe it would be used for college students.

Ms. Washington stated she did not receive a packet and asked if the homes will be tiny houses.

Ms. Davis stated the applicant has a presentation and will provide the unit sizes during the presentation.

Mr. Robinson asked what the traffic impact will be on the area.

Dennis Mrozek, Planning Director, stated the applicant will have to go through a Traffic Impact Analysis and will have to meet concurrency for the impact placed on the roads. Mr. Mrozek stated a Proportionate Fair Share Agreement will probably be proposed and those funds will be used for improvements in the area.

Applicant Presentation

Michael Sznajstajler, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke representing the applicant. Mr. Sznajstajler stated the applicant is Capstone Communities. Mr. Sznajstajler stated the number of waivers requested is because there is not currently this type of project in the area. Mr. Sznajstajler stated there will be 1, 2 and 3 bedroom units in the project, and the project includes a 4,000 s.f. clubhouse. Mr. Sznajstajler stated the structures will give the development a sense of a single family neighborhood with open space and fenced yards.

Citizens Comments

No comments

Board Comments

Mr. Robinson asked if the lake will be fenced to ensure safety.

Mr. Sznajstajler stated the property will be managed 24 hours a day, 7 days a week and the ponds must meet St. Johns River Water Management District requirements.

Ms. Humphreys stated she was pleased to see a development proposed that is not a gated community.

Mr. Barhoo asked about the spacing between the buildings and the setbacks.

Mr. Sznajstajler stated the building separation will be a minimum of 5 feet.

Parker Mynchenberg, 1729 S. Ridgewood Avenue, Daytona Beach, Florida, stated most of the units will have fenced back yards; and for the majority of the homes, the separation is greater than 5 feet.

Mr. Sznajstajler stated the units cannot be individually sold and the project will be owned and maintained by one owner.

Mr. Hurt stated some renters do not want to rent in a high-rise building and feels this is a great idea.

Mr. Servance stated he is pleased to see this type of model.

Ms. Washington asked about the size of the units.

Mr. Gross stated the minimum size will be 450 s.f. for a one bedroom; 550 s.f. for a two bedroom; and 700 s.f. for a three bedroom.

Mr. Sznajstajler stated what Mr. Gross cited is the City's basic minimum standards but noted some units will be over 1,000 s.f. and some one bedroom units will be 736 s.f. Mr. Sznajstajler stated the 3 bedroom cottage will be 1,346 s.f.

Board Action

It was moved by Mr. Hurt to approve the request per staff recommendations. Ms Humphreys seconded the motion. The motion passed 6-to-0 with the breakdown as follows:

Tony Servance (Chair)	Yea
Helen Humphreys (Vice Chair)	Yea
Tony Barhoo	Yea
Jeff Hurt (Secretary)	Yea
Milverton Robinson	Yea
Cathy Washington	Yea

13. **Rezoning to Planned Development-General (PD-G) – The Blake, DEV2020-015 (Quasi-Judicial Hearing)**

A request by Michael Sznajstajler, Esquire, Cobb Cole, on behalf of North Williamson Square LLC, Concierge LPGA LLC, Concierge Property Owners' Association Inc., and The Blake at Daytona Beach LLC, to rezone 14.4± acres of land generally located in the northeast quadrant of the LPGA Boulevard and Williamson Boulevard intersection, to allow for development of the remaining vacant, undeveloped lots within the LPGA PCD "A" subdivision, to include an assisted living facility on Lot 4, potential commercial uses on Lot 1, and expansion of the existing stormwater pond on Lot 3.

Staff Presentation

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the site will include potential commercial uses and an assisted living facility on Lot 4. Ms. Ward stated the applicant is requesting to increase the maximum building size to 50,000 s.f. on Lot 1. Ms. Ward stated the applicant is requesting to reduce the requirement for retention of existing trees. Ms. Ward stated the applicant is requesting waivers regarding signage but noted all signs will be monument signs with a maximum height of 12 feet.

Applicant Presentation

Michael Sznajstajler, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke representing the applicant. Mr. Sznajstajler stated the existing Merrill Lynch office building will remain and an Assisted Living Facility will be added to the site on Lot 4. Mr. Sznajstajler stated Commercial/Retail will be placed on Lot 1 and the stormwater retention pond on Lot 3 will be expanded. Mr. Sznajstajler stated the site is almost completely cleared so that is why there is a request for a reduction in the number of trees.

Citizens Comments

No comments

Board Comments

Mr. Barhoo expressed concern regarding the number of modifications requested and asked why Lot 2 has larger signage.

Ms. Ward stated Lot 2 is the location of the existing building; and the Permits & Licensing division noted that the existing signage will not accommodate all of the tenants in the building.

Ms. Humphreys stated she would like to see the larger trees retained.

Mr. Robinson asked what the benefit is to increase the size of the signs to 12 feet.

Mr. Sznajstajler stated the project is 200 feet from LPGA and 80 to 90 feet from Williamson and most other developments are closer to the street.

Board Action

It was moved by Mr. Hurt to approve the request per staff recommendations. Ms Humphreys seconded the motion, in accordance with the staff report as presented. The motion passed 6-0 with the breakdown as follows:

Tony Servance (Chair)	Yea
Helen Humphreys (Vice Chair)	Yea
Tony Barhoo	Yea
Jeff Hurt (Secretary)	Yea
Milverton Robinson	Yea
Cathy Washington	Yea

14. **Other Business**

A. Downtown/Balough Road Redevelopment Area Board Report

The Downtown/Balough Road Redevelopment Area Board did not meet in July.

B. Midtown Redevelopment Area Board Report

The Midtown Redevelopment Area Board did not meet in July.

C. Beachside Redevelopment Area Board Report

The Beachside Redevelopment Area Board did not meet in July.

Ms. Humphreys stated there are piles of garbage at the corner of Main Street and Atlantic on the Anderson property. Ms. Humphreys stated she would like to see it cleaned.

Ms. Humphreys asked for an update on the seawall where homeless people were living and asked for an update.

Mr. Mrozek stated he would let Reed Berger, Redevelopment Director, know about Ms. Humphreys' concerns regarding the Anderson property.

Mr. Mrozek stated the seawall was a Code Enforcement matter and that has been taken care of and is no longer an issue.

D. Public Comments

There were no Public Comments.

E. Staff Comments

Mr. Mrozek apologized to Ms. Washington for not receiving her packet. Mr. Mrozek stated if a Board member does not receive their packet, please call the office to let staff know.

F. Board Member Comments

Mr. Barhoo stated he did not receive his packet until the day before the meeting.

Mr. Hurt stated he received his on Monday.

Ms. Washington stated she was not aware that today was the date for the meeting until she received a call from staff asking if she would be attending.

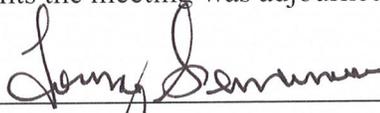
Mr. Barhoo stated he is concerned about the number of modifications that are requested. Mr. Barhoo stated the city has a standard and applicants should follow that standard.

Ms. Washington stated she agreed with Mr. Barhoo.

Mr. Robinson stated Charles Bryant is retiring from the city and wanted to acknowledge his service.

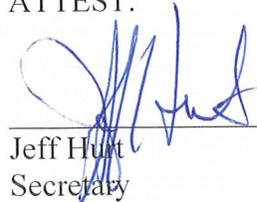
16. Adjournment

There being no further discussion or comments the meeting was adjourned at 8:14p.m..



Tony Servance
Chair

ATTEST:



Jeff Hult
Secretary