

MINUTES

REGULAR MEETING – PLANNING BOARD

April 28, 2022

Minutes of the Regular Meeting of the Planning Board of The City of Daytona Beach, Florida, held on Thursday, April 28, 2022 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 Barhoo (Chair)	Present
Helen Humphreys	Present
Michael McLean	Absent
James Newman	Absent
Tony Servance	Absent
Milverton Robinson	Present
Cathy Washington (Secretary)	Present

Also Present:

- Ben Gross, Deputy City Attorney
- Dennis Mrozek, Planning Director
- Doug Gutierrez, Principal Planner
- Steven Bapp, Senior Planner
- Hannah Ward, Planner
- Shannon Ruane, Planner
- Paula Long, Planner
- Vanessa Trimble, Planning Technician
- Gina Fountain, Board Secretary

3. **Approval of Minutes**

Approval of the Minutes of the April 28, 2021 Regular Planning Board Meeting held at City Hall, 301 South Ridgewood A venue, Daytona Beach, Florida.

Board Action

It was moved by Ms. Humphreys to approve the minutes as corrected, seconded by Mr. Robinson. The motion passed 4-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Helen Humphreys	Yea
Milverton Robinson	Yea
Cathy Washington (Secretary)	Yea

New Items

4. Watermark Daytona – Site Plan DEV2021-111 (Quasi-Judicial Hearing)

A request by Brent Lenzen, P.E., Kimley-Horn and Associates, on behalf of CRIS39-6 LLC (property owner), to approve a major site plan for the development of a 300-unit multifamily complex and all associated site improvement on 32.9± acres of land. The property is located in the southeast quadrant of Williamson Boulevard and Hand Avenue intersection.

Staff Presentation

Shannon Ruane, Planner, presented the staff report which was included as part of the packet. She stated the site is vacant and undeveloped. She stated the right corner of intersection is not included, it is 2.5± acres of Future Commercial Outparcel not included in site plan but part of PD and property north of Hand Avenue is owned by Volusia County. She stated there are 12.06± acres of wetlands that will remain undisturbed. She stated the Future Land Use designation on the property is Retail, which allows for 40 dwelling units per acre. She stated the site plan proposes a density of 9.31 dwelling units per acre. She stated the Williamson/Hand Avenue Planned District was approved by City Commission in 2020. She stated the site of PD on 32.3± acres of land.

Applicant Presentation

Jessica Gow, Cobb Cole Law Firm, LLC, 149 S. Ridgewood Avenue, stated Drift at Daytona would be the official name of complex. She stated 12 to 13 acres of wetland preserve out of 18. She stated they have 300 units. She stated they ran PD numbers and it was entitled for 720 units, so it's coming in at a lower number. She stated County Council approved Proportionate Fair Share and the fee was paid. She stated they are working on minor comments on the lot split.

Citizens Comments

No comments

Board Action

It was moved by Ms. Washington to approve the request per staff recommendations. Ms. Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 4-to-0 with the breakdown as follows:

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

5. INA Group – Planned Development -General (PD-G) Rezoning DEV2021-110 (Quasi-Judicial Hearing).

A request by Mark Watts, Esq., Cobb Cole, on behalf of INA Group LLC (property owner), to rezone 231.9± acres of land from Single-Family Residential-5 (SFR-5) to Planned Development-General (PD-G) to allow for a 352-unit single family residential subdivision. The property is general located east of and adjacent to the City's Municipal stadium and south of and adjacent to the City's Water and Wastewater Treatment Plant.

Staff Presentation

Hannah Ward, Planner, presented the staff report which was included as part of the packet. She stated the site is vacant and undeveloped. She stated the site is east of the Municipal Stadium, and south and east of the Water & Wastewater Treatment Plant. She stated the site is currently vacant and undevelopment and currently doesn't have legal access. She stated they are proposing to development of a portion of the Dunn Ave. Extension through the property to provide legal access to phase one and phase two. She stated the development will be bisected by Dunn Ave., phase one will be located on north side and phase two on south side. She stated packet of development, north and south will have two access points minimums. She stated to the south connecting to potentially Royal County Blvd, which is the Grande Champion Extension, they are trying to establish legal access to make a third connection which would connect down to the integrated subdivision being developed

Applicant Presentation

Jessica Gow, Cobb Cole Law Firm, LLC, 149 S. Ridgewood Avenue, stated the existing zoning and traffic study allows density of 1400 units on site. She stated in order to preserve the wetlands on site there is a shift in the development and market. She stated they are reducing the project trips under the zoning by 9000 daily trips in corridor. She stated there is a small strip of property between the integrated that they do not own but in process to gain control or obtain easement.

Citizens Comments

No comments

Board Comments

Mr. Barhoo asked about the house square footage

Ms. Gow stated the house size meets the code minimum and the layouts show a big development envelope, which is why the lot coverage has increased.

Board Action

It was moved by Mr. Robinson to approve the request per staff recommendations. Ms. Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 4-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Helen Humphreys	Yea
Milverton Robinson	Yea
Cathy Washington (Secretary)	Yea

Tony Barhoo, Chair, stated Item 6 & Item 7 will be presented together then voted on separately.

6. **Tomoka Town Center – Large-scale Comprehensive Plan Map Amendment (LSCPA)-DEV2021-065 (Legislative Hearing).**

A request by Robert A. Merrell, Esq., Cobb Cole, on behalf of Jeff Preston, North American Development Group, for approval of a Large-Scale Comprehensive Plan Amendment (LSCPA) for 7.2± acres of land, amending Neighborhood "S" Issue (j) to permit an additional 166 residential units

to the current 550 units, permitting a total of 716 units. The property is generally located southwest of the intersection of Cornerstone Blvd. and Williamson Blvd. The Property is currently undeveloped.

Staff Presentation

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. He stated the site is undeveloped. He stated the site is located southwest of the intersection of Cornerstone Blvd. and Williamson Blvd, abuts the existing multifamily development that has been cleared and developed with no environmental impact. He stated the proposed language that approximately 7.2± acre portion of approximately 118.1± acre of undeveloped property allowed an additional 166 units over the 550 units previously amended. He stated current land use, mixed use, and the impact would cause net increase of 0.12 million gallons per day and the net decrease of 76 peak hours for the maximum allowed by the current land uses.

Citizens Comments

No Comments

Board Comments

Mr. Robinson asked about the projected demand of water.

Mr. Gutierrez stated can not give a good answer regarding the potential use or annual consumption of the water.

Mr. Ben Gross, Deputy City Attorney, stated they have a certain physical capacity, but they also have a legal limit established by the St. John River Water Management District on the total number of gallons on average per day that they can pull out of the aquifer. He stated Water Management District establishes these limits of all local jurisdictions and other users who pull water with idea of making sure that they preserve the aquifers.

Mr. Robinson asked about water projections effects from St. Johns County.

Mr. Gross stated no legal ability to approve a site plan that past limits causing the Water Management District involvement.

Mr. Robinson asked about daily water limits.

Mr. Gross stated permitted 15.5 MGD potable water per day and current level between 13.3-13.8 and item on City Commission agenda for next week to retain engineering consultant to petition the Water Management District for consumptive use permit for level demands.

Mr. Gutierrez stated reserve capacity at 2 million gallons per day beyond 15.5 MGD.

Mr. Dennis Mrozek, Planning Director, stated utility department are a part of the review process as the applications are done. He stated utility department express concerns with water levels and monitor how much water they have, what is the capacity, what is actual usage, volume that the plants can produce and operate.

Mr. Robinson stated he does not see a recommendation by staff to pro developers to start using reclaimed water.

Mr. Gross stated they are required by code to use reclaimed water.

Board Action Item 6

It was moved by Ms. Washington to approve the request per staff recommendations. Mr. Robinson seconded the motion in accordance with the staff report as presented. The motion passed 4-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Helen Humphreys	Yea
Milverton Robinson	Yea
Cathy Washington (Secretary)	Yea

7. **2nd Amendment to Tomoka Town Center – Planned Development– General (PD-G) Rezoning– DEV2021-066 (Quasi-Judicial Hearing).**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Jeff Preston, Tomoka Town Center Phase 1 LLC, and Tomoka Town Center 3 LLC (property owners), to approve the Second Amendment to the Tomoka Town Center Planned District (PD) Agreement, to increase the maximum number of residential dwelling units permitted to be developed within specific areas of property. The subject property consists of 118±acres generally located east of I-95, west of Williamson Blvd., and south of LGPA Blvd.

Staff Presentation

Hannah Ward, Planner, presented the staff report which was included as part of the packet. She stated site is partially developed. She stated the site is southeast of LPGA & I-95 Interchange, west of Williamson Blvd, and north & east of Tanger Outlets. She stated western parcel is the least developed, most of Town Center is developed, and two apartment complexes on site. She stated a request to increase density northwest corner of Williamson and Cornerstone Blvd from 550 units to 716 units. She stated current zoning is PD-G & FLU which permits retail & residential development, and the proposed zoning is IC & MU. She stated site in Tomoka Town Center Planned District approved by City Commission in 2019. She stated site of PD on 118± acres of land.

Applicant Presentation (Item 6 & Item 7)

Robert Merrell, Esquire, Cobb Cole Law Firm, 149 S. Ridgewood Avenue, stated site was a mixed-use project that will be transformed into a retail, restaurant, entertainment and residential opportunities. He stated the entitlements are switching from commercial to residential. He stated staff recommendation there is no net impact for approval relates to transportation impacts, water and sewage impacts, and other things, which they are just switching the uses.

Citizens Comments

No comments

Board Comments

Ms. Washington asked about sprinkler systems in apartment complexes.

Mr. Merrell stated apartment complexes sprinkler systems has been approved through various departments that includes fire department and code compliance based on a certain spacing and height.

Mr. Gross stated requirements imposed by the Florida Fire Prevention Code such as fire extinguishers for apartments and condos in order to require sprinklers, floor has to be a high rise greater than 75 feet above the lowest level of fire department of vehicular access.

Board Action Item 6

It was moved by Ms. Washington to approve the request per staff recommendations. Mr. Robinson seconded the motion in accordance with the staff report as presented. The motion passed 4-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Helen Humphreys	Yea
Milverton Robinson	Yea
Cathy Washington (Secretary)	Yea

Board Action Item

It was moved by Ms. Humphreys to approve the request per staff recommendations. Ms. Washington seconded the motion in accordance with the staff report as presented. The motion passed 4-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Helen Humphreys	Yea
Milverton Robinson	Yea
Cathy Washington (Secretary)	Yea

Tony Barhoo, Chair, stated Item 8 & Item 9 will be presented together then voted on separately.

8. 1500 Tomoka Farms Road – Small – Scale Comprehensive Plan Map Amendment (LSCPA) – DEV2021– 142 (Legislative Hearing).

A request by Steven R. Buswell, P.E., Parker Mychenberg and Associates, Inc. on behalf of Zachary E. Stoumbos, Manager at THP, LLC, for approval of a Small-Scale Comprehensive Plan Amendment (SSCPA) changing the Future Land Use Map designation for 46.8± acres of land from Level 1 Residential (L1R) and Potentially Environmentally Sensitive (PES) to Level 2 Residential(L2R) and Potentially Environmentally Sensitive (PES). The property is located at 1500 Tomoka Farms Road, north of First Baptist Parkway and west of Tomoka Farms Road.

Staff Presentation

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. He stated the site is undeveloped. He stated the request is to amend Future Land Use Map designation to develop a multi-family facility. He stated the site is located at 1500 Tomoka Farms Road, north of First Baptist Parkway and west of Tomoka Farms Road. He stated the small portion of wetlands on the southern portion by road would be left alone or impacted but not very significant in size. He stated the current zoning is L1R & PES which permits residential development with density 10.7 for 20 dwelling units per acre, and the proposed zoning is L2R & PES that could impact transportation facilities in area. He stated City's potable water and wastewater plants have significant water for FLU, and proposed amendment has potential net increase of 0.039 MGD. He stated proposed FLU Map amendment net decrease of 64 ADT.

Citizen Comments

No comments

Board Comments

Mr. Robinson asked about preservation of wetlands.

Mr. Gutierrez stated there`s a lot of wetlands conservation land use preserved behind church. He stated there is a potential wetland in a small sliver near the south that maybe already impacted by road.

Mr. Gutierrez stated there`s a lot of wetlands conservation land use preserved behind church. He stated there is a potential wetland in a small sliver near the south that maybe already impacted by road.

Mr. Robinson stated he wish that they preserve those potential sensitive wetlands.

Mr. Gutierrez stated they would because the impact requires going through another process.

Mr. Barhoo asked about plans to widen Tomoka Farms Road.

Mr. Mrozek stated the County would have to amend their Comprehensive Plan to have greater than two lanes.

Board Action Item

It was moved by Ms. Humphreys to approve the request per staff recommendations. Ms Washington seconded the motion in accordance with the staff report as presented. The motion passed 4-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Helen Humphreys	Yea
Milverton Robinson	Yea
Cathy Washington (Secretary)	Yea

9. **2nd Amendment to 1500 Tomoka Farms Road – Planned Development – General (PD-G) Rezoning – DEV2021– 143 (Quasi–Judicial Hearing).**

A request by Robert A. Merrell III, Esquire, Cobb Cole, LLC, on behalf of THP LLC (property Owner), to approve the Second Amendment to the 1500 Tomoka Farms Road PD (f/k/a Tomoka Independent Living PD) to increase the maximum permitted density and modify the approved lot development criteria for a multifamily complex. The subject property consists of ~46.81± acres located at 1500 Tomoka Farms Rd., at the northwest corner of First Baptist Parkway and Tomoka Farms Road (CR-415).

Staff Presentation

Hannah Ward, Planner, presented the staff report which was included as part of the packet. She stated the site is vacant and partially cleared. She stated half of site will remain wetland conservation area and east half of property will be developed. She stated the PD was formally called Tomoka Independent Living PD , which will be renamed to 1500 Tomoka Tomoka Farms Road PD because it`s no longer limited to an independent living facility. She stated the site is located northwest corner of 1st Baptist Church Parkway & Tomoka Farms Road. She stated current land use L1R and the proposed land use

L2R, with current and proposed zoning PD-G. She stated annexation, LSCPA, and PD-G rezoning that allowed for an 150 unit age restricted multifamily complex approved by City Commission in 2018. She stated 1st amendment to clarify permitted encroachments with STO that allowed for air conditioners and condensers approved by City Commission in 2020. She stated 2nd amendment proposed renaming of the agreement and increasing the density from 150 units to 500 units, which trips the threshold for the comprehensive plan amendment at approximately 11 dwelling units in ACRE. She stated a requested for a height increase from 35 feet to 65 feet, maximum coverage increase from 35% to 50%, reduced to 5 feet separation between each structure and to 30 to 20 front-to-rear, waive perimeter landscaping, and reduce parking to 1.75 spaces per dwelling unit. She stated there will be three proposed access points on Tomoka Farms Road.

Applicant Presentation

Robert Merrill, Esquire, Cobb Cole Law Firm, 149 S. Ridgewood Avenue, stated staff has provided required information in their presentations to address any questions.

Citizens Comments

No comments

Board Comments

Mr. Barhoo expressed his concerns with buildings being places to close together.

Mr. Merrill stated the cottage concept is an alternative to the plan and has the same spacing that a traditional multifamily would have.

Ms. Humphreys asked area had gully washers would that potentially develop into a small river.

Mr. Merrill stated this would be based on what's considered in the floodplain, which this side is in the floodplain.

Board Action Item

It was moved by Ms. Humphreys to approve the request per staff recommendations. Mr. Robinson seconded the motion in accordance with the staff report as presented. The motion passed 4-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Helen Humphreys	Yea
Milverton Robinson	Yea
Cathy Washington (Secretary)	Yea

Tony Barhoo, Chair, stated Item 10 & Item 11 will be presented together then voted on separately.

10. **530 N. Charles Street – Small-Scale Comprehensive Plan Map Amendment (SSCPA) – DEV201 – 145 (Legislative Hearing).**

A request by Patrick J. Worsham, Black Sands Development, property owner, for approval of a Small-Scale Comprehensive Plan Amendment (SSCPA), changing the Future Land Use Map designation for 0.7± acres of land from Office Transition (OT) to Local Service Industry (LSI). The property is located south of Hazel St. between N. Charles St. and Railway St. (530 N. Charles St.).

Staff Presentation

Doug Gutierrez, Principal Planner, Planner, presented the staff report which was included as part of the packet. He stated the site is undeveloped. He stated the parcel consists of 0.7± acres and proposes change from Office Transition (OT) to Local Service Industry (LSI) for their contractors business. He stated the impact is minimal and have a potential net decrease in demand of 1,525 GPD and the trip generation would be a potential net decrease of 117 PM peak hour trips and 599 ADT. He stated the amendment does not represent urban sprawl and the City has available capacity to serve demand on available water and sewage.

Citizen Comments

No comments

Board Action Item

It was moved by Ms. Washington to approve the request per staff recommendations. Mr. Robinson seconded the motion in accordance with the staff report as presented. The motion passed 4-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Helen Humphreys	Yea
Milverton Robinson	Yea
Cathy Washington (Secretary)	Yea

11. 530 N. Charles Street – Rezoning from Residential/Professional (RP) to Local Industry (M-1) – DEV2021– 164 (Quasi – Judicial Hearing)

A request by Patrick J. Worsham, Black Sands Development, property owner, to rezone approximately half of 0.7± acres of land, generally located at the southeast corner of the intersection of Hazel Street and N. Charles Street, from Residential/Professional (RP) to Local Industry (M-1). This is for there to be consistent zoning with the adjoining properties in order to develop a contractor’s storage yard.

Staff Presentation

Shannon Ruane, Planner, presented the staff report which was included as part of the packet. She stated the site is a undeveloped storage yard. She stated site is located on southeast corner of the intersection of Hazel Street and N. Charles Street near railroads. She stated current conditions, they are trying to bring up into compliance. She stated a need to change rezoning in order for them to fully develop and they will have to bring a site plan forward for the development to occur. She stated current zoning is RP and the proposed zoning is Local Industry (M-1). She stated there is a corrected rezoning map included in folder because original map wasn’t correct in packets. She stated half of 0.7± acres is RP and other half is M-1 and trying to make consist so they can fully develop the their property.

Citizens Comments

No comments

Board Action Item

It was moved by Ms. Washington to approve the request per staff recommendations. Ms. Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 4-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Helen Humphreys	Yea
Milverton Robinson	Yea
Cathy Washington (Secretary)	Yea

12. Add Medical/Dental Clinic/Office and Financial Institutions to OP Zoning – Land Development Code (LDC) Text Amendment DEV2022– 075 (Legislative Hearing).

A request by the Development and Administrative Services Department, Planning Division, to amend Article 5, Section 5.2 Principal Uses of the Land Development Code (LDC) adding Medical or Dental Clinic/ Office and Bank or Financial Institution without Drive-Through Service to the Office Professional (OP) Zoning Designation.

Staff Presentation

Paula Long, Planner, presented the staff report which was included as part of the packet. She stated the proposed text amendment will add medical and dental clinic/office & bank or financial institution without drive-thru service. She stated currently there are five locations in the city where the LP zoning district is located. She stated the principal use table will be amended to add the uses of medical or dental clinic/office and bank or financial entity institution without drive-thru service. She stated there is a (P) that’s going in under the OP for medical or dental clinic/office and a (P) in the commercial uses section under retail sales and service uses under OP for bank or financial institution without drive-thru.

Applicant Presentation

None

Citizens Comments

No comments

Board Comments

Mr. Robinson asked what prompted this amendment.

Mr. Mrozek stated the old LDC and zoning district permitted medical and dental offices in the OP zoning district but was omitted from the new LDC. He stated also banks without drive-thru was omitted from the new LDC.

Board Action

It was moved by Mr. Robinson to approve the request per staff recommendations. Ms. Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 4-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
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Helen Humphreys	Yea
Milverton Robinson	Yea
Cathy Washington (Secretary)	Yea

13. Tymer Creek Village – Preliminary Plat – DEV2020-102 (Quasi- Judicial Hearing)

A request by the Development and Administrative Services Department, Planning Division to amend Article 6 (Development Standards), Section 6.22 (Affordable Housing), to permit fee waivers (not including connection fees) with construction of a dwelling unit for development of an affordable housing unit.

Staff Presentation

Steven Bapp, Senior Planner, presented the staff memo which was included as part of the packet. He stated there was an unanimous vote by the Board to recommend approval to the City Commission on December 16, 2021. He stated the staff report should have read “to one multifamily residential parcel and eleven commercial outparcels.” He stated this is at the curb at LPGA, larger residential lot, and other lots are commercial. He stated the confusion was there’s a lot 2A & 2B and same with lot number 9A & 9B and to add the numbers up it equals 11 and a total of 12.

Applicant Presentation

Jessica Gow, Cobb Cole Law Firm, LLC, 149 S. Ridgewood Avenue, stated staff has provided required information in their presentations to address any questions.

Citizens Comments

No comments

Board Action

It was moved by Ms. Washington to approve the request per staff recommendations. Mr. Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 4-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Helen Humphreys	Yea
Milverton Robinson	Yea
Cathy Washington (Secretary)	Yea

14. Waiver Impact Fees Affordable Housing – Land Development Code (LDC) Text Amendment DEV2022– 071 (Legislative Hearing)

A request by the Development and Administrative Services Department, Planning Division to amend Article 6 (Development Standards), Section 6.22 (Affordable Housing), to permit fee waivers (not including connection fees) with construction of a dwelling unit for development of an affordable housing unit.

Staff Presentation

Steven Bapp, Senior Planner, presented the staff report which was included as part of the packet. He stated the proposed text amendment is to encourage the development of affordable housing, to meet the ever-increasing demand, to add incentives the City can currently grant developers for affordable

housing both on multifamily and single family residents, waiving certain permit fees, provide for administrative waivers of impact fees subject to conditions, and there is a inclusion of Sunset Provision prohibiting award of impact fee waivers after September 30, 2027.

Applicant Presentation

None

Citizens Comments

John Nicholson, 413 N. Grandview Avenue, asked if there was a legal reason for imposing connection fee.

Mr. Gross stated when the City was facing repeated requests for waiver of impact fees, initial concern was that they couldn't do impact fee waivers because they might be pledged as collateral on their bond covenants. He stated the applicant could request that the Commission give a subsidy in an amount equal to the connection fee.

Board Action

It was moved by Mr. Robinson to approve the request per staff recommendations. Ms. Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 4-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Helen Humphreys	Yea
Milverton Robinson	Yea
Cathy Washington (Secretary)	Yea

15. Other Business

A. Downtown/Balough Road Redevelopment Area Board Report

No comments

B. Midtown Redevelopment Area Board Report

No comments

C. Main Street/South Atlantic Redevelopment Area Board Report

Anne Ruby, 137 Park Avenue, stated that Gary Libb was elected as chair of the Board and hopefully board will become proactive with things to do.

D. Public Comments

John Nicholson, 413 N. Grandview Avenue, discussed concerns about the ratio parking garages and parking spaces for hotels and submerged lands. He also voiced concerns with the mall parking spaces.

E. Staff Comments

Mr. Mrozek stated in regards to Mr. Nicholson concerns, if there is a restaurant that's an accessory to a hotel, there is no required parking. He stated there is additional parking required if there is a separate use, where they have an entrance and have signage to the street. He stated as far as the mall

redevelopment the City Technical Review Team is reviewing applications for redevelopment of parts of the mall to add multifamily development on the mall parking lot.

F. Board Member Comments

No comments

16. Adjournment

There being no further discussion or comments the meeting was adjourned at 7:58 p.m.

Tony Barhoo
Chair

ATTEST:

Cathy Washington
Secretary