

MINUTES

REGULAR MEETING – PLANNING BOARD

February 23, 2023

Minutes of the Regular Meeting of the Planning Board of The City of Daytona Beach, Florida, held on Thursday, February 23, 2023 at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

1. Call to Order

Mr. Barhoo introduced Vernon Weatherholtz as the newest member of the board. He advised that he would have chance at the end to share a little bit about himself.

2. Roll Call.

Tony Barhoo (Chair)	Present
Vernon Weatherholtz	Present
Michael McLean	Present
James Newman	Present
Tony Servance	Absent
Milverton Robinson	Present
Cathy Washington (Secretary)	Absent

Also Present:

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

3. Approval of Minutes

Approval of the Minutes of the January 26, 2023 Regular Planning Board Meeting held at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Action

It was moved by Mr. McLean to approve the minutes, seconded by Mr. Newman. The motion passed 5-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Vernon Weatherholtz	Yea
Michael McLean	Yea
James Newman	Yea

4. **Integrated LPGA Phase B – Major Subdivision Preliminary Plat – DEV2021-125 (Quasi-Judicial Hearing)**

A request by Michelle Widick, P.E., Zev Cohen & Associates, Inc., on behalf of AG EHC II (LEN) MULTI STATE 1, LLC (property owner), to approve a Preliminary Plat for phased 276 lot subdivision along with associated utility infrastructure, stormwater conveyance and treatment systems for LPGA Integrated Phase B.

Staff Presentation

Paula Long, Planner, presented the staff report which was included as part of the packet. She stated the site is generally located to the North of the intersection of LPGA Boulevard and West of the International Speedway Boulevard, with an aerial view showing the site is currently vacant and undeveloped. Ms. Long indicated it is currently zoned as Planned Development-General, surrounded by the same to the northeast and a portion to the west with single-family residential zoning for the balance of the west and to the south. It was further stated that the project holds the Future Land Use (FLU) of Retail (R), Level 2-Residential (L2-R) and Level 1-Residential (L1-R) with a small portion of Golf. Lastly, it was stated the project is also surrounded by a small portion of Golf on the northeast corner with the balance being (L1-R) to the north, west of the subject property is a combination of L1-R and L2-R, along with R and east of the subject parcel is a combination of L1-R and L2-R and the outline of the Preliminary Plat was included in the board members packet. Ms. Long indicated the proposed Major Preliminary Plat is consistent with all lot dimensions, access, and infrastructure requirements outlined in Article 7 of the Land Development Code subject to the LPGA Planned Development Agreement: and that approval of the proposed Major Preliminary Plat will allow the applicant to move forward with the Final Plat approval process. Ms. Long stated that Staff recommends approval of the Major Subdivision Preliminary Plat for the Integrated LPGA Phase B allowing a 276-lot development on 130.31± acres of land.

Mr. Robinson stated that he noticed that the environmental impact of the animals and if this is the last empty acres in that area addressed in the report.

Mr. Gross stated that she be a question that should be addressed by the applicant and then he would respond thereafter.

Ms. Long stated that the applicant is here to answer those questions, but generally this has previously come up in the Plat process that is not want this particular part is for, during the process where the site plan development occurs, that is the time when those types of questions will be addressed.

Mr. Robinson stated he wanted to start the discussion in the beginning so they do not get to the end then it is too late. He stated that he wanted to put that question on the floor now.

Mr. Mrozek advised Mr. Robinson that this phase of the development is just part of the larger development, which is almost 400 acres of property. He stated that he thinks the total number of units on the 400 acres is about 600 total units, so there is a lot of area with that 400 acres that is not being developed with the residential. He stated that there is a mix of the open space in the environmental area, plus the working with the residential within that development. He stated they have about 10,000 acres that are on the west side of the City, on the other side of LPGA Boulevard that was always

intended for an open area lot for the animals to be able to have a place to prosper.

Mr. Barhoo inquired about the lot sizes for the 276 homes and would they meet the required setback without doing a lot of variances.

Mr. Gross stated that the Preliminary Plat is reviewed for compliance with minimum lot size requirement, which in this case they are established by the Integrate LPGA Agreement. He stated that has already been determined and approved in that Agreement , which has been in place for a while.

Mr. Mrozek stated that the setback requirements will be done during the permitting process to be in compliance with the Land Development Code.

Applicant Presentation

Jessica Gow, Assistant Attorney, Cobb Cole, 149 S. Ridgewood Avenue, on behalf of AG EHC II (LEN) MULTI STATE 1, LLC (property owner), stated that this property bridges the gap on the Grand Champion Boulevard extension and creates that cut from LPGA Blvd and ISB Blvd without having to enter the intersection. She stated this will case a road improvement and decrease transportation issues after the signal light has been installed at Grand Champion Blvd and ISB Blvd. She stated that on the environmental question, the PD says for an open space requirement of 20% is required but for this phase they are over 60% open space within this development. She stated it is 276 lots and 130 acres for this phase, that is a density of around two units an acre, so there is quite a wide spread and about a quarter of what is allowed under the lowest land use on this site. She stated she think (L2-R) allows up to 20 units an acre and a portion of this site has about 300 feet and that is the FPL easement. She it is not what the FPL easement was created for but the unintended side effect of that 300 feet is a nice wildlife corridor of movement there. She stated there are 40 and 58 lots and there are 141 (40 foot wide lots) and 135 (50 foot lots), which complies with the PD standards.

Mr. Robinson asked what was the potential speed limit in the subdivision.

Ms. Gow stated that Grand Champion with be a City facility, so she will let them answer that question but she thinks it is a design speed of 35 but it will be a public roadway and they are just constructing it.

Mr. Mrozek stated that he does not have the answer to that but believes the design speed with be 25.

Mr. McLean asked where is the entity of the property owner, where are they located.

Mike McQuarrie, Lennar Homes, 6 Pine Valley Circle, Ormond Beach, Fl, stated they are a Florida Based Company and he is based in Ormond Beach for over 30 years. He stated that the entity is a holding company but it is a Lennar Homes project. He stated there was some mention of environment concerns, this property historically has been platted pines before they even controlled it. He stated it was platted pines, so it has been kind of worked but not developed in an agricultural sense.

Board Comments

There were no further questions by the board.

Citizen Comments

There were no public comments.

Board Action

It was moved by Mr. McLean to approve the request per staff recommendations. Mr. Robinson seconded the motion in accordance with the staff report as presented. The motion passed 5-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Vernon Weatherholtz	Yea
Michael McLean	Yea
James Newman	Yea
Milverton Robinson	Yea

5. Halifax Hospital Medical Center (HHMC) Phase 2 – Major Subdivision Preliminary Plat–DEV2023-002 (Quasi-Judicial Hearing)

A request by Darren Elkind of Paul, Elkind, Branz & Paul Attorneys at Law, on behalf of Halifax Health Medical Center (HHMC), LLC (property owner), to approve a Preliminary Plat for subdivision into 2 lots.

Staff Presentation

Paula Long, Planner, presented the staff report which was included as part of the packet. She stated the subject lot is generally located on the West side of Clyde Morris Boulevard and South of Dunn Avenue. Ms. Long indicated that the property is currently vacant and undeveloped. A previous building and the parking lot remnants still exist. Ms. Long indicated that the property is zoned as Planned Development-General (PD-G) and surrounded by the same to the west and south with a portion to the northeast is also PD-G with the balance of the property to the north is hospital medical. It was further stated that the project holds a Future Land Use (FLU) of mixed-use surrounded by the same with the majority of the Land Use North of the subject property hospital use and East being Office Transition. Ms. Long stated that the details of the subdivision showing the Preliminary Plat Map was included in the board member’s packet. Ms. Long stated the proposed Major Preliminary Plat is consistent with all lot dimensions, access, and infrastructure requirements outlined in Article 7 of the Land Development Code, subject to the HHMC Planned Development Agreement. Ms. Long indicated approval of the Major Preliminary Plat will allow the applicant to move forward with the Final Plat approval process, stating that Staff recommends approval of the Major Subdivision Preliminary Plat for the Halifax Health Medical Center allowing development of 2 lots on 93.518± acres of land.

Mr. McLean stated that on page 2 of the staff report mentioned the plat development to allow the applicant to move forward with the redevelopment on the site as it had previously been destroyed by fire, what was destroyed by the fire.

Ms. Long stated that is a typo that actually was used from another template for a different property that she had done before, so she apologize that was left in this report.

McLean stated that on page 3 of the staff report, it mentioned the majority of the land is currently vacant, so what is there currently.

Ms. Long stated that based on the PowerPoint he can see where there was previously a building there and there are remnants of a parking lot. She stated that it does not actually have a parking lot at this point, it is just what is left over.

Mr. Weatherholtz stated since there is a building there, is there any infrastructure still in place.

Ms. Long stated usually when a property is demolished the infrastructure is removed at that time, however, she wasn't employed with the City at the time that the property was located there and how it was handled in previous years. She stated that now the way it is done all the infrastructure and everything is taken, now he can actually see that there is a little bit of foundation that was still there, so it is very possible that some of that infrastructure is there.

Mr. Mrozek stated that as far as the utility infrastructure that might be available to them they will have to upgrade when they come in for their site plan to meet all Land Development Code requirements and their connections.

Mr. Weatherholtz stated that the biggest interest would be is the stormwater because he noticed there is a retention area there and would they be subject to be able to use the retention area or do they have to reallocate something.

Mr. Mrozek stated that maybe the applicant can speak on this but this is part of the HHMC plan development, which has a master plan stormwater program with it, so when it does get designed they will be incorporating the master plan stormwater development to make sure they meet all requirements.

Mr. Weatherholtz stated that he is familiar with the location and site and it is prudent to go one step above of what they have available and what was approved with the surge in that area and it is possible that something they might want to look at more stringently on the platting and when they submit their final plan. He stated that he was just bringing it up since he was new to the board and really did not know whether this was the proper place to bring something like this up.

Mr. Gross stated he do not think that it is because this is a Quasi-Judicial hearing during which this board is required to apply the criteria that have been established in the Land Development Code and so

the time to talk about policy would be during City Commissioner comments or if he wants to schedule something as an agenda item, he could do that too.

Applicant Presentation

Darren Elkind, Attorney, Paul, Elkind, Branz & Paul Attorneys at Law, stated he was present to answer any questions on behalf of HHMC.

Mr. McLean asked was his law office located in Volusia County because he is not familiar with the firm.

Mr. Elkind stated that his law office is located on the West side of Volusia County in the Deland area for approximately 28 years. He stated he does not do much land development work for land owners but have a pleasure doing a lot of work for HHMC.

Mr. Gross stated that Mr. Elkind is also the City Attorney for the City of Deland.

Mr. Elkind stated that he is a City Attorney for the City of Deland as a private counsel and he calls Mr. Gross for free legal advice that is why he knows this information. He informed Mr. Weatherholtz that it is an area with plenty of space and they are not trying to cram too much in and there is a particular end user that is going in on the west and the second smaller lot that is being created, it is a low traffic generation public use and they will address everything very well when they move to the site plan process.

Board Comments

There were no further comments by the board.

Citizen Comments

There were no public comments

Board Action

It was moved by Mr. McLean to approve the request per staff recommendations. Mr. Newman seconded the motion in accordance with the staff report as presented. The motion passed 5-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Vernon Weatherholtz	Yea
Michael McLean	Yea
James Newman	Yea
Milverton Robinson	Yea

6. **Hyundai Auto Dealership – Major Site Plan – DEV2022-105 (Quasi-Judicial Hearing)**

A request by Parker Mynchenberg, P.E., on behalf of Jon Hall Chevrolet Inc., to approve a Major Site Plan for the demolition of the 10,575± sf Jon Hall Used Cars Super Center & construction of a two-story 36, 525± sf Hyundai dealership & 1,401± sf accessory car wash & all associated site improvements/

Staff Presentation

Hannah Ward, Senior Planner, presented the staff report which was included as part of the packet. She stated the site is located at the northwest corner of the Nova Road and Madison Avenue intersection, located at 700 North Nova Road. She stated that the site is fully developed with the Jon Hall Used Cars Super Center. She stated that the Future Land Use (FLU) is Retail and the zoning is split between the Jon Hall Chevrolet Planned Commercial Development (PCD) Agreement on the south half of the property and the Business Automotive (BA) zoning designation on the north half of the property. She stated that the corner of the property, which will comprise of Phase 2 of the development, is currently within the Multifamily Residential-20 (MFR-20) zoning designation. She stated that the City Commission approved the Jon Hall Chevrolet PCD (Ord. 94-406) rezoning 1.95± acres to allow for development of an automobile sales & service facility in 1994. She stated this rezoning encompassed the southern half of the property. . She stated the northern half of the property is within the BA zoning designation, which also permits the development of an automotive dealership. She stated the site has been operated as an automotive dealership since 1994. She stated Phase 1 of the development will comprise the principal structure for the Hyundai dealership in the area zoned BA and PD-G, while Phase 2, if approved, will comprise the 1,401± sf car wash, which is currently in the area zoned as MFR-20. She stated there is a PD-G rezoning application in staff review that will cover the entire site but will specifically allow for the development of the car wash on the portion of the property currently within the MFR-20 zoning designation. She stated there are four (4) proposed access points on the property: two (2) located on Madison Avenue and two (2) located on Nova Road. She stated there is existing vegetation and a block wall that will remain in place along the western side of the property. She stated the eastern side of the property i complies with the City’s Scenic Thoroughfare Overlay (STO) District requirements for a 25’ landscape buffer along Nova Road. She stated the north and south sides of the property also provide Land Development Code (LDC)-compliant landscaping. She stated that the building design is required to comply with the City’s Exterior Color & Design Standards for Major City Scenic Thoroughfares, and the elevations are included in board members packets. She stated the front elevation will face Nova Road and the south side elevation will face Madison Avenue. She stated that the applicant has proposed LDC-complaint parking on-site as well off-site parking in the area that was just recently rezoned to the Hyundai/Genesis PD to the south and across the street from the property. She stated that the signage is required to comply with the Jon Hall Chevrolet PD and LDC Business

District Sign Schedule that regulates the northern portion of the property. She stated that Staff recommends approval of the Daytona Hyundai Auto Dealership Major Site Plan to allow for the construction of a 36,525 ± sf auto dealership and a 1,401± sf car wash, to be constructed as Phase 2 of the development.

Mr. McLean stated he wanted to make sure he heard it correctly, the board is not approving Phase 2 rezoning tonight.

Ms. Ward stated that is correct, the board is not approving Phase 2 rezoning, it was just to identify that if the rezoning gets approved then they will be submitting the car wash because it is contemplated by this site plan.

Mr. McLean asked Mr. Mrozek why not wait until that review process is over as opposed to separating them and they could deal with everything at once.

Mr. Mrozek stated that staff asked the applicant to put Phase 2 on the plan, so when they do come in and the zoning is appropriate for the use, the car wash is 1,400 sf, which is something that can be administratively approved by staff anyway but they wanted the Planning Board to see that larger development to see how it all worked together.

Mr. Weatherholtz asked do they have to have a new environmental plan before they put structure on the site.

Mr. Mrozek stated that he would allow the applicant-Parker Mynchenberg the engineer talk about that.

Applicant Presentation

Parker Mynchenberg, Project Engineer, 1729 Ridgewood Avenue, stated that this is an existing dealership and basically they are tearing it down and build something new and better. He stated that with any site plan that they do in Daytona Beach and anywhere in the county, they basically have to do endangered species reports to see if there are any animals and that has been done for this site. He stated that being that this site is fully developed, there is not as many critters as if it was a vacant site but they have to do an environmental report.

Mr. Weatherholtz asked what about oil environmentally as far as parking vehicles or anything parking that does service on vehicles.

Mr. Mynchenberg stated usually when someone is purchasing a piece of property especially if they have a mortgage, the bank requires them to have to do what is called Phase 1 Environmental and they look at the history of the site. He provided an example if someone purchased a previously torn down gas station they would have to do monitoring wells and test the water, among other things but being this is a car wash that is not being sold, it is just being redone. He stated there is no real requirement to do any of those types

of studies.

Mr. Gross stated that this is a permitting issue under State and Federal law, property owners who buys property that has underground contamination is liable for the cleanup, whether the property owner did it or not. He stated that creates an interest in the marketplace to find out about those issues before they buy, because sometimes the cleanup can be a lot more expensive than the actual purchase.

Board Comments

There were no further comments by the board

Citizen Comments

There are no public comments

Board Action

It was moved by Mr. McLean to approve the request per staff recommendations. Mr. Robinson seconded the motion in accordance with the staff report as presented. The motion passed 5-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Vernon Weatherholtz	Yea
Michael McLean	Yea
James Newman	Yea
Milverton Robinson	Yea

7. **Tomoka Town Center – Large-Scale Comprehensive Plan Text Amendment (LSCPA) – DEV2022-136 (Legislative Hearing)**

A request by Robert A. Merrill Esq., Cobb Cole, on behalf of Jeff Preston, North American Development Group, for approval of a Large-Scale Comprehensive Plan Amendment (LSCPA).

Staff Presentation

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. He stated the site is located southwest of the intersection of Cornerstone Blvd and Williamson Blvd. and the property is currently undeveloped. He stated the northernmost boundary of the Property abuts Cornerstone Blvd., the easternmost boundary of the property abuts Williamson Blvd., and the southernmost boundary of the property abuts multifamily development, and the westernmost boundary of the property abuts the Tanger and Tomoka Town Center developments. He stated this a proposed text amendment to Neighborhood “S” the parcel, a portion of the larger project subject to the terms of the Tomoka Town Center Planned District Agreement and identified as Parcel

2 and Parcel 3 consists of 69.6± acres which the applicant proposes amending Neighborhood “S” issue (j) to permit an additional 175,000 sf of non-residential development within Parcel 2, with an equivalent reduction in Parcel 3. He stated the proposed text amendment ensures that the mixed use development results in a zero additional trips and the current future land use is Mixed Use (MU) and Interchange Commercial (I-C). He stated that in order to limit the overall intensity of the developments, the proposed FLU Element text amendment for the Neighborhood “S” Issues (i) and (j) will allow for an additional 175,000 square feet of non-residential development within Parcel 2, with an equivalent reduction in a portion of Parcel 3. He stated that the amendment to Issue I, Policy 2; adding as exception as modified by Issue J, Policy 4 herein and Issue J, Policy 4 is very convoluted but basically say that 175,000 sf of one parcel being reduced from the other parcel. He stated that the proposed amendment to Neighborhood “S” will result in a zero net impact to potable water and waste water demand and trip generation. He stated that Staff finds that the large-scale amendment is consistent with the Comprehensive Plan, does not represent urban sprawl and the City has available capacity to serve the demand on water and sewer. He stated based on staff analysis and review, the proposed amendment to Neighborhood “S” Issue (j) adding Policy (4), to permit an additional 175,000 sf of non-residential development within Parcel 2, with an equivalent reduction in Parcel 3 appears to meet criteria for the proposed amendment. He stated this item is tentatively scheduled to be heard by the City Commission for 1st reading on April 5, 2023 for transmittal and 2nd reading (public hearing) for approval subsequent to State and County review.

Applicant Presentation

There was no applicant

Board Comments

There were no comments by the board.

Citizens Comments

There were no public comments.

Board Action

It was moved by Mr. McLean to approve the request per staff recommendations. Mr. Newman seconded the motion in accordance with the staff report as presented. The motion passed 5-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Vernon Weatherholtz	Yea
Michael McLean	Yea
James Newman	Yea

8. **3rd Amendment to Tomoka Town Center PD – Planned Development- General (PD-G) Rezoning – DEV2022-135 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Tomoka Town Center 2 LLC, Tomoka Town Center 3 LLC, and Tomoka Town Center 4 LLC (property owners), to amend the Tomoka Town Center (TTC) PD to increase the maximum nonresidential square footage permitted for “Parcel A” from 250,000 sf to 425,000 sf.

Staff Presentation

Hannah Ward, Senior Planner, presented the staff report which was included as part of the packet. She stated the site is located on east side of I-95, south of LPGA Blvd., and west of Williamson Blvd. She stated that the site is currently vacant and partially developed. She stated “Parcel A” is the non-contiguous piece of the Tomoka Town Center property between Cornerstone Blvd and I-95. She stated that the current zoning on the property is Planned Development-General (PD-G), and the site is located within the Tomoka Town Center PD. She stated the Future Land Use (FLU) is split between Interchange Commercial and Mixed Use. She stated that the original PD was approved in 2017 to allow for a mixed use development that includes retail and residential use on 118± acres. She stated in 2019, the City Commission approve the 1st amendment to increase residential density, reduce FAR for non-residential uses, modify development criteria & provide a more detail sign plan. She stated, in 2021, the 2nd Amendment approved by the City Commission to increase density from 550 to 716 dwelling units. She stated , now, the applicant has requested the 3rd Amendment to the PD to increase the maximum nonresidential sf for “Parcel A” from 250,000 sf to 425,000 sf, this excludes Parcel A-7, which is developed with a Rooms To Go, and Parcel A-8 which is under construction for an Ashley Furniture store. She stated the amendment will be consistent with the concurrent Large Scale Comprehensive Plan Amendment (LSCPA) that has been submitted. She stated Staff recommends approval of the 3rd Amendment to the Tomoka Town Center PD to increase the maximum nonresidential sf permitted for “Parcel A” of the development from 250,000 sf to 425,000 sf. She stated the item is tentatively scheduled to be heard by the City Commission for 1st reading on April 5, 2023, and for 2nd reading following transmittal of the Large Scale Comprehensive Plan A (LSCPA) to DEO & VGMC.

Mr. McLean stated looking at the same parcels, one being a planned amendment and the other being a rezoning, looking at the table on page 2 of both staff reports under land use and zoning, he would think they would be identical but they are both different.

Mr. Gross stated that the Comprehensive Plan report list the property to the south as being PD-G, the rezoning report listed is having two zoning designations and also a difference in the label regarding the property to the west between the two.

Ms. Ward stated if he looks at the zoning map, the south of the property is the M4 zoning.

Mr. McLean stated he understood but he was looking at the table, the site shows on item seven (undeveloped) and item eight shows (partially developed) within the TTC, to the north offices are undeveloped on item seven, and in item eight there is Culver's Restaurant, Sam's Club, and other things. He stated he is trying to understand if there is a reason for distinctions and he will think all those tables be exactly the same.

Ms. Ward stated that she could clarify some discrepancies; TTC is partially developed and should not be vacant and there are no offices, however there are offices to the north but not directly abut to the TTC. To the north of "Parcel A" is the Sam's Club and Culver's Restaurant, and there is a Twin Peak Development along the southside of the Cornerstone Office Park but the offices does not directly abut the TTC.

Mr. Robinson asked how can the staff report state there is zero changes or environmental impact when the site is going from 0 with nothing there now to + when something is built there, he apologizes to Mr. Mrozek for not returning his phone call prior to the meeting to address this question.

Mr. Gross stated the no impact statement is referring to the current Comprehensive Plan that authorizes a certain level of density and intensity. He stated that the statement he thinks is that based on the changes of there is no increase in those two features of the property compared to what the Comprehensive Plan currently has.

Mr. Robinson stated that they are just shifting around the numbers to complete the building.

Mr. Mrozek stated that is correct, there will be an increase in the development, so there is a vacant lot there now. That is the time when they take a look at the site plan that comes in and look at the impacts of what is that is coming in and then we address those impacts and the concurrencies for the traffic and water & sewer and all of that is done at the site level when the development comes in. Mr. Gross was correct the Land Use provides what the maximum would be permitted and in this case they are shifting it from this area to that area, what the maximum is permitted, so that stays the same.

Applicant Presentation

Robert Merrell, Attorney, Cobb Cole, 149 S. Ridgewood Avenue, stated sounds like the board has hashed out any questions that would be asked of him, however, they did this back in 2017 and should have probably had more flexibility in these allowances and so they have had to do these amendments as a result of the market changing the need but not adding anything just shifting things around that simple. He stated the previous amendment there was a change to add some residential and decreased the commercial and in this case it is moving commercials from one place to the other.

Board Comments

There were no further comments by the board.

Citizens Comments

There were no public comments.

Board Action

It was moved by Mr. Newman to approve the request per staff recommendations. Mr. McLean seconded the motion in accordance with the staff report as presented. The motion passed 5-to-0 with the breakdown as follows:

Tony Barhoo (Chair)	Yea
Vernon Weatherholtz	Yea
Michael McLean	Yea
James Newman	Yea
Milverton Robinson	Yea

9. Other Business

A. Downtown/Balough Road Redevelopment Area Board Report

Mr. Newman stated there was no meeting for the month of February 2023.

B. Midtown Redevelopment Area Board Report

No report provided due to Ms. Washington absence.

C. Beachside Redevelopment Area Board Report

No report provided due to Mr. Servance absence.

D. Public Comments

John Nicholson, 413 N. Grandview Avenue, discussed the new condominiums that are being built on

A1A that will cause more extreme damage to the roofs on residential homes as the result of the wind going around the buildings.

E. Staff Comments

Mr. Mrozek stated that this is the time of the year for the board to elect their new Chair, Vice Chair, and Secretary. He stated that Mr. Barhoo can serve another term as Chair if he chooses to do so.

It was moved by Mr. McLean to elect Mr. Barhoo as Chair for another term. Mr. Robinson seconded the motion. The motion passed 5-to-0 with the breakdown as follows:

Tony Barhoo	Yea
Vernon Weatherholtz	Yea
Michael McLean	Yea
James Newman	Yea
Milverton Robinson	Yea

It was moved by Mr. Robinson to elect Mr. McLean as Vice Chair for another term. Mr. Newman seconded the Motion. The motion passed 5-to-0 with the breakdown as follows:

Tony Barhoo	Yea
Vernon Weatherholtz	Yea
Michael McLean	Yea
James Newman	Yea
Milverton Robinson	Yea

It was moved by Mr. McLean to elect Ms. Washington as Secretary for another term. Mr. Newman seconded the motion. The motion passed 5-to-0 with the breakdown as follows:

Tony Barho	Yea
Vernon Weatherholtz	Yea
Michael McLean	Yea
James Newman	Yea
Milverton Robinson	Yea

Mr. Mrozek stated that he can have staff from the utilities department to schedule a time to make a presentation to the board to discuss; what they are doing with the stormwater issue and what is happening in the city. So, board members can get an understanding of what is happening and if Mr. Weatherholtz want to provide some suggestions they will be the experts to address that with.

Mr. Weatherholtz stated with the issues that the city has been having that would be an excellent idea.

Mr. Mrozek stated it probably will not occur at the April meeting but hopefully by May.

F. Board Members Comments

Mr. Weatherholtz provided a brief bio of personal and work experience to the board members. He is looking forward to assisting with making some improvements to the city, especially the beachside.

Mr. Barhoo asked have there been any updates provided to the staff regarding Mr. Servance.

Mr. Mrozek stated the staff have not received any updates on Mr. Servance.

Mr. Barhoo asked that the board continue to keep Mr. Servance in their thoughts and prayers.

Adjournment:

There being no further discussion or comments the meeting was adjourned at 7:10 p.m.



Tony Barhoo, Chair

ATTEST



Gina Fountain, Board Secretary