

*Planning Board Meeting Minutes  
March 12, 2009*

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A special meeting of the City of Daytona Beach Planning Board was held on Thursday, March 12, 2009, at 6:00 PM in City Hall Commission Chambers, 301 S. Ridgewood Ave., Daytona Beach, Florida.

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Board members Present were as follows:

John McGhee, II  
Jeff Hurt  
Tracy Remark  
Bob Hoitsma  
Cathy Washington  
Edith Shelley  
James Neal  
Larry Moore  
Janet LeSage

Absent Members:

Sam Rogers  
Kenneth Wood

Staff members present:

Mr. Paul McKittrick, Deputy City Manager/Administrative Services  
Mr. Richard Walton, Planning Director  
Mr. Thad Crowe, Planning Manager  
Mr. Reed Berger, Redevelopment Director  
Ms. Carrie Lathan, Assistant City Attorney  
Mr. Jason Jeffries, Redevelopment Project Manager  
Ms. Rose Askew, Planning Technician

1. **Call to Order**

Robert Hoitsma, Chair called the meeting to order at 6:07 pm.

2. **Roll Call**

Ms. Washington called the roll and noted members present as listed above.

Mr. Hoitsma stated at the request of the Board Emory Counts, Community and Economic Development Director was present to answer a few questions they had about the Economic Development Element. He asked the Board if Mr. Counts could go first since he had another meeting he had to attend.

The Board members agreed.

Emory Counts, Economic & Community Development Director gave responses to the Board's comments on the Evaluation and Appraisal Report (EAR) Based Amendments from the February 26, 2009 meeting.

The discussion has been incorporated with Agenda Item No. 8 - Large Scale Comprehensive Plan Amendment, DEV 2009-012, EAR-Based Amendments.

3. **Semi-Public Use Permit, DEV2008-123, Children's Advocacy Center**

A request by Robert A. Merrell, III, Esq., Cobb Cole, on behalf of Kency Mocombe, Halifax Hospital Medical Center, to approve a resolution for a Semi-Public Use Permit for .2± acres of land located at 503 Heineman Street for a treatment and counseling center for assault victims (continued from February 26, 2009 meeting).

**Staff Presentation**

Thad Crowe, Planning Manager gave a PowerPoint presentation. He stated this was a Semi-Public Use application and the Land Development Code (LDC) had certain requirements that must be met for it to be approved when the use was specifically not allowed in the zoning district. He stated the property was located at the corner of Heineman and Dunn Avenue and it was a single-family home located in a residential neighborhood. Mr. Crowe stated the center was currently operating out of the home and the request was seeking LDC conformity. He stated the Sexual Assault Response Team (SART) provided evidence collection, processing, and counseling for sexual assault victims. The office hours were daytime, but victims were seen 24 hours a day; victims were transported in police cars to SART, otherwise no visiting traffic except for employees; there were eight employees, but only three regularly present during daytime office hours. He stated the site plan provided one handicapped parking space and three unpaved spaces and it was likely that there would be times when police or employees would occasionally park on right-of-way, which was typical in neighborhoods. He stated lighting would not exceed what was normally expected in a residential area and no signage would be allowed, except for on the mailbox. He stated the driveway apron would be paved and the request was a low impact would not negatively impact the area. Mr. Crowe stated there was a neighborhood meeting held and none of the attendees objected to the proposal; vehicular access for nonresidential uses would not be located across from residential uses; prohibition of parking in the front yard in residential districts except for driveways; parking lots must be paved and the existing building did not meet front and side setbacks for R-1a zoning district. He stated staff was recommending approval with following conditions:

- Driveway apron and handicapped space must be paved, rest of front parking area may be stabilized alternative surfaces, to be approved by City.
- No more than three employees shall work out of the office on a regular basis.
- Regular office hours between the hours of 8 AM and 6 PM.
- No signage allowed other than lettering on mailbox (SART).

Mrs. Remark asked how the center had been operating for seven months without the permit.

Mr. Crowe stated he would let the applicant reply to that question. He stated staff thought they had been cited by Code Enforcement but found out they were not.

Mrs. Shelley stated she wanted to clarify that staff's recommendation was that all parking areas be paved and that crushed shell or similar product was not acceptable.

Mr. Crowe stated staff was recommending the handicapped space in the driveway definitely be paved and the remainder could be of a shell material with the approval of the City's Development Review Engineer.

### **Applicant Presentation**

Robert Merrell, Cobb Cole, 150 Magnolia Avenue, Daytona Beach stated he wanted to point out, although the staff report listed Halifax Hospital as the applicant, that Children's Advocacy Center (CAC) was in fact the operating entity for the facility. He stated Halifax Hospital owned the property. He gave a brief history on how the center was moved to the current location. He stated when the new tower at the hospital was built; the center's old location was taken away. He stated they held a neighborhood meeting and once the residents understood what the center was, they had no objections to it.

Mr. Moore asked if the neighbor at 504 Heineman was present at the neighborhood meeting.

Mr. Merrell replied the neighbors that were a couple of doors to the west of that neighbor were present and they knew that neighbor. He stated those neighbors stated they had spoken to the other neighbors and none of them had any objections.

Mrs. Remark asked how this request was any different from the CAC on US92.

Mr. Merrell replied this was not a CAC service, but it was under the umbrella of the agency. He stated it was SART that would function out of the facility which was kind of a subsidiary CAC.

Mr. Hoitsma asked if there would be any additional parking for people other than employees since there appeared to only be one space and that space appeared to be handicapped.

Mr. Merrell replied yes there really were typically two to three people there at one time and usually one to two cars that stay there on a permanent basis; none of which were handicapped. He stated if someone were to come for counseling there were parking spaces around the yard.

**Citizen Comments**

Genesis Robinson, 1025 Cadillac Drive, Daytona Beach asked about the hospital purchasing land north of the property.

Mr. Merrell stated when he said north he meant north of the hospital and south of Dunn Avenue.

Mr. Robinson asked if there were any intentions of purchasing other property in the area north of Dunn Avenue.

Mr. Merrell replied no, most of the residents that attended the neighborhood meeting wanted to make sure the hospital was not going to take away their property. He stated for the record that absolutely was not the intention of the hospital.

**Board Motion**

It was moved by Mr. Hurt to approve Semi-Public Use Permit, DEV2008-123, Children's Advocacy Center with staff recommendations. Seconded by Mrs. Shelley.

**Board Action**

The motion was approved 9-to-0.

4. **Special Use Permit, DEV 2007-190, Cape Morris Cove Townhomes**

A request by Jeff Jackson P.E., Zev Cohen & Associates, on behalf of Mark Gauthier, Cape Morris Cove Partners, LLP, to approve a resolution for a Special Use Permit to construct a 20-unit townhouse subdivision on 2.07± acres of property located at the southeast intersection of Big Tree Road and Old Kings Road.

**Staff Presentation**

Staff presentation was given at the February 26, 2009 Planning Board Meeting.

Mr. Hurt asked if there had been dialogue between the applicant and the homeowners association since the last meeting.

Mr. Crowe stated he would defer that question to the applicant but he had spoken with the homeowners association's representative and several of the residents. He stated he had tried to encourage a meeting of the minds.

Mrs. Remark asked what the City could do if the request was approved and the owner/operator went outside the permitted hours of operation.

Mr. Crowe replied if there were not any conditions of approval it would be a normal code enforcement issue where the applicant would be sited for violating the City's noise ordinance.

Mrs. Remark asked what would happen if there were conditions put in the approval and the owner/operator went outside the permitted hours of operation.

Mr. Crowe replied Code Enforcement would be responsible for processing the violation in either situation.

Mrs. Remark asked if Code Enforcement could do a stop work order if it were one of the conditions of approval.

Mr. Crowe replied they would go through their normal process and staff would work with them. He stated if a stop work order was one of the conditions staff would try to expedite the process.

Mr. Hoitsma informed board members that Mr. Crowe had supplied him with a copy of the noise ordinance and stated if anyone wanted a copy to see him.

### **Applicant Presentation**

Mark Watts, Cobb Cole, West Volusia Branch, 351 East New York Avenue, Suite 200, Deland stated he would give a little background history on the project. He stated the request actually came before the Board in February 2008 and was approved as part of the preliminary and final plat that came through with the rest of the project. He stated the Board approved the townhome portion of the plat in March 2008 and the full plat was approved April 2008. He stated there were some technical issues related to the underground utilities being installed that caused a substantial delay between April 2008 when the Board approved the request and October 2008 when the final plat was approved and recorded. Mr. Watts distributed to the Board a copy of the plat and a drawing of the townhomes. He stated over all the Cape Morris Cove project had 177 apartments and that part had been fully constructed and the Certificate of Occupancy (CO) had been issued. He stated there was a Planned District (PD) for a commercial corner that had come before the Board and City Commission, been approved and was already in place. He stated the townhome piece was the last piece of the project and in January 2009 when the final plat was brought before the City Commission for final approval, somehow the special use request was not included so they had to go through the process again in order to be able to use the lots that had been approved in the plat. He stated the existing zoning on the property was RA which permitted 18 units per acre; multifamily housing which yielded a total of 37 units permitted on the property at a maximum height of three to four stories under straight zoning depending on what the setback was to the lotline. Mr. Watts stated by his calculations under the standards they could build approximately a 40-foot high building and still respect the 30-foot setback required by that height. He stated the rear yard setback would be 25-feet plus six inches for every foot over 35-feet. He asked the Board to support the request again.

Mrs. Remark asked how much backing out onto Old Kings Road was occurring.

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Mr. Watts replied presently from the edge of the project down to the end of Old Kings Road, all of the existing houses along there had driveways where people backed out onto Old Kings Road and their project had the same set up.

Mrs. Remark stated so you would be adding 20 driveways onto that section of the road.

Mr. Watts responded that was correct.

Mrs. Remark asked Mr. Watts how amenable he would be to putting a little bit of teeth into the agreement just in case someone got a little overzealous with a bulldozer and took out the 10-foot buffer because to her understanding they were saying they would not go anywhere near the back 10-feet, not grading, bulldozing or anything.

Mr. Watts responded not fully; there were two exceptions to that. He stated one was along the property line; they would have to clear some of the vegetation to put in the six foot vinyl privacy fence that the residents were requesting. He stated when they were finished they would then replant that area. He stated second on the townhome side of the buffer, there was a drainage swale that was part of the storm water system that had to go into a portion of the westerly most five feet of the buffer and they would have to create the swale and then replant the area. He stated staff suggested putting a conservation easement over the 10-foot swathe but they could not do that and put the additional plantings into the swale area if there was a conservation easement in place. He recommended his client be responsible for replanting the entire 10-foot area once the swale was put in and before the Certificates of Occupancies were issued.

There was additional discussion from the board on conditions of the approval.

**Citizen Comments**

Billy Bone, 1341 Arbol Grande Circle, La Costa Village, Port Orange spoke in opposition of the project and asked about the width of the property.

Mr. Watts responded the lots vary but they averaged around 95 to 106 feet deep.

Mr. Bone stated the street that was put in was very narrow and just south of the project a church was being built and there was also an existing church to the north. He stated this would create quite a bit of traffic.

Mary Louise Bone, 1341 Arbol Grande Circle, La Costa Village, Port Orange spoke in opposition of the project. She stated she was very glad Mr. Hoitsma went and saw the property because it was a tiny, narrow strip of land. She stated she believed the road was moved east to accommodate the 177 unit apartment buildings that were built which made the road even narrower. She stated right now it was scrubby and brush that was home to raccoons, possums, turtles, etc., but it provided a wonderful buffer and they were saddened to think it would be wiped out. She stated she was also concerned about cars backing out onto Old Kings Road.

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John Hoyt, 1388 Flor Del Sol Drive, La Costa Village, Port Orange spoke in opposition of the project. He stated he was the La Costa Village, Homeowners Association president and he had received complaints about machines up and running before 6:00 am.

Mr. Hoitsma stated that did not come under the Board's jurisdiction but they would try to help a little by recommending a 7:00 am to 7:00 pm condition.

Mr. Hoyt stated the existing vegetation was excellent but if it were to be taken out it would be just like the retention pond where the vegetation was sparse. He recommended having the applicant plant a different type of vegetation than what was being proposed and to make sure there was at least a 10-foot buffer.

Frank Boisvere, 1333 Cali Del Sol, La Costa Village, Port Orange stated he was the unfortunate person whose property abutted the water retention pond. He stated the water retention pond, for whatever reason, had everything stripped right up to the fence. He stated the applicant did try to accommodate residents afterwards and he was told by John Henderson, Site Manager that at one point, consideration was being given to tearing down the chain link fence because it encroached on the other person's property. He asked if the chain link fence would be taken down and stated, if so on the other side of the water retention pond was children and in the pond were golf clubs, golf balls and several other things with no signs. He stated if the fence was taken down there would be kids on his car in his driveway because it was only 25-feet from the chain link fence to his driveway. He asked the Board to consider not allowing work on Sundays or holidays.

David Pagan, 1349 Arbol Grande Circle, La Costa Village, Port Orange spoke in opposition of the project. He stated his property abutted Old Kings Road and when he first moved there it was considered an historic road but now it was a bent road. He stated he believed it was changed to accommodate the new developments. He stated if by chance there was a fire only one fire truck would be able to fit.

William Thompson, 1353 Arbol Grande Circle, La Costa Village, Port Orange spoke in opposition of the project. He stated he had a concern that the fence might be taken down and when it was re-erected it might not be in the same location. He asked what the depth of the building was, if the fence would be torn down and if so would it be put back in the same place.

Paul La Porte, Community Manager for La Costa Village, 1275 La Costa Boulevard, Port Orange spoke in opposition of the project. He stated most of their issues had been addressed but he had a major concern about the 10-foot buffer on the La Costa Village side of the property. He stated it was 385 feet from the south retention pond to where they have 10 to 15 feet of buffer and he did not feel a six foot high vinyl fence would offer very much privacy for a two story townhouse. He asked for plants like wax myrtles in addition to the fence to add privacy.

Mrs. Remark asked if there was anything preventing La Costa Village from planting vegetation on their side of the property.

Mr. La Porte replied when they provide the landscaping La Costa Village will provide the maintenance and irrigation.

Mrs. Remark stated La Costa Village had a Home Owners Association that could plant vegetation.

Mr. La Porte replied no, the maintenance of the community was management's responsibility and not the Home Owners Association.

Genesis Robinson, 125 Cadillac Drive, Daytona Beach asked what consequences the developer would suffer if they did not adhere to the conditions the Board approved.

Mr. Hoitsma replied it would go to Code Enforcement. He stated he thought it was a good point made by Mrs. Remark regarding the La Costa Village residents buffering their side of the property.

There was additional discussion between the Board and Mr. Watts regarding conditions of approval.

**Board Motion**

It was moved by Mr. Hurt and seconded by Mrs. Remark to approve Special Use Permit, DEV 2007-190, Cape Morris Cove Townhomes with the following conditions:

Board Recommendations (In addition to staff's conditions listed below)

1. No activity (setup, breakdown, construction) between the hours of 7:00 pm to 7:00 am.
2. Installation of buffer should be monitored by the City for density of the understory and trees.
3. LDC lighting not to exceed the residential standards and should be directed downward. Should be contained on the building site and should not feed over to adjacent residential area.
4. Construction will not intrude on the adjacent residential area.
5. Will provide a 6-foot privacy fence.
6. No work on Sundays or holidays.
7. If the hours of operation are violated, applicant will receive two warnings. Upon the third violation, there will be a 24 hour work cessation.
8. If there is substantive buffer damage, there will be a work cessation until the vegetation is replaced.

Staff Recommendations

1. A natural vegetation buffer will be preserved along the rear property line and supplemented as needed to provide for visual screening, and that this area will be put in a conservation easement, with language in the covenants and restrictions protecting this area and requiring the ongoing maintenance of a vegetative visual screen. The conservation easement and covenants and restrictions must be executed prior to the project being issued a certificate of occupancy.
2. Minimum living area for individual townhome units will be 1,000 square feet.
3. Waiver of Special Use Criterion # 8 is provided (allowing vehicles backing out of driveway into roadway).

Board Action

The motion was approved 9-to-0.

5. Special Use Permit, DEV 2009-015, Italian Festival, Our Lady of Lourdes Catholic Church

A request by Joseph Hopkins, P.E., on behalf of Our Lady of Lourdes Church, located at 201 University Boulevard, to approve a resolution for a Special Use Permit to operate a carnival (Italian Festival) on the church grounds from Thursday, April 16 to Sunday, April 19, 2009.

Staff Presentation

Thad Crowe, Planning Manager gave a PowerPoint Presentation. He stated this was a Special Use Request for an Italian Festival that was an annual event held by Our Lady of Lourdes Catholic Church. He stated the Land Development Code (LDC) Article 17 (Conditions and Requirements for Special Uses), Section 2.23.b & c (Carnivals and Circuses) states:

- (b) *Conditional use in all T, OP, BP, M-1 and AE districts.* A temporary license for carnivals or circuses located on private property in any T, OP, BP, M-1 or AE district shall be issued provided the following standards are met:
1. Off-street parking shall be provided. The off-street parking area shall be equal in size or greater than the area devoted to the carnival activities. Circuses shall provide one parking space per five seats. Where parking spaces are in existing parking lots serving other permitted uses, the city shall determine if both uses can utilize the same parking areas without adversely affecting the neighborhood.
  2. Carnivals or circuses located within 500 feet of any residence shall be prohibited from operating between the hours of 12:00 midnight and 8:00 a.m.
  3. Temporary licenses shall not exceed ten days. No site may be licensed again for the same use for at least 90 days after the expiration of the most recent license.
- (c) *Special use in any district.* Carnivals or circuses may be approved as a special use in any district provided conditions (b)1 and 3 above are met, and in addition:
1. Within residential districts, the off-street parking shall be contiguous to the carnival or circus, or the parking area shall buffer the proposed event from existing residences.

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2. No rides or shows shall be located adjacent or in close proximity to a residential unit.
3. Carnivals or circuses located within 500 feet of any residence shall be prohibited from setting up, taking down, or operating between the hours of 10:00 p.m. and 8:00 a.m.
4. Carnivals or circuses located within residential districts shall be permitted only when sponsored by a public or semipublic body.

Mr. Crowe stated the conditions of approval were the same as the ones presented last year. He stated the conditions were as follows:

1. The special use must comply with the site plan as presented in Exhibit 5-2.
2. The activities of setting up the carnival, carnival operations, and taking down the carnival will not occur between the hours of 10 PM and 8 AM.
3. Our Lady of Lourdes Church is the carnival's controlling entity and will be responsible for monitoring activities and for ensuring that they are in accordance with the site plan and any conditions for approval.
4. Temporary lighting will be directed away from adjacent residences.
5. At least 4 portable toilets will be available for attendees as well as interior church restrooms.

Mr. Crowe stated it had been brought to staff's attention that in 2007 there were some additional Conditions of Approval, that were not included in 2008 or the current year's request. He stated they are:

1. Carnival workers will not remain onsite overnight, with the exception of one supervisor to watch the equipment.
2. Our Lady of Lourdes will provide a security guard that remains onsite overnight.
3. Our Lady of Lourdes volunteers will remain onsite each night until all carnival workers have left the property and the security guard has arrived.
4. Our Lady of Lourdes will coordinate with the Police Department to provide increased observation of the area during the period of the Festival.
- 5.

He stated staff recommends approval of Special Use Permit request with the following conditions:

1. The special use must comply with the site plan as presented.
2. The activities of setting up the carnival, carnival operations, and taking down the carnival will not occur between the hours of 10 PM and 8 AM.
3. Our Lady of Lourdes Church is the carnival's controlling entity and will be responsible for monitoring activities and for ensuring that they are in accordance with the site plan and any conditions for approval.
4. Temporary lighting will be directed away from adjacent residences.
5. At least 4 portable toilets will be available for attendees as well as interior church restrooms.

Mrs. Remark asked if there was any discussion regarding amplified music being located in the church social hall and not outside.

Mr. Walton recommended the applicant give his recommendations on conditions.

Mr. Hoitsma replied yes because he wanted the applicant to address children directing traffic and leaving the u-turn in the parking lot coming off the southeast side of the building.

### **Applicant Presentation**

Joseph Hopkins, 100 Marina Point Drive, Daytona Beach stated they sent out over 300 notices to surrounding residents. He stated he believed the Board received three different sets of comments but he wanted to focus on the set submitted by Mr. Carr. He stated Mr. Carr had attended the public hearings pertaining to the festival for several years and he believed he had the most knowledge about what conditions had been adopted previously. He stated he met with Mr. Carr and they were in agreement with his recommendations. Mr. Hopkins stated items one through six on Mr. Carr's memo were consistent with staff's recommendations and he and his client were in agreement with them; they were also in agreement with items seven, eight and nine. He stated he and Mr. Carr had discussions about item 10 regarding amplified sound and Mr. Carr was not opposed to some music under the outdoor pavilion where dinners would be served. He stated the problem was in the past a DJ would come in at night with loud music and crank the crowd up. Mr. Hopkins stated he wanted to make an adjustment to Mr. Carr's condition that allowed some music but would be limited to background music and be under the pavilion. He stated it was difficult for him to determine what the decibel meter should be and he did not think the City had one they used.

Mrs. Remark stated the City had several decibel levels.

Mr. Hopkins stated if the City did have a decibel level that was used at other events, they would accept that and he and his client were in agreement to give Mr. Carr a point of contact, someone active at the festival in the event the music became overbearing. He stated regarding parking attendants, they had a relationship with Father Lopez High School where some of the students received community service hours for parking at the festival and the majority of them were not 18 years of age. He stated they would agree to have high schools students parking but have adults supervising any students less than 18 years of age.

Mrs. Remark stated the adult would need to understand that the students were not to jump out into the roadway with signs showing where parking was located.

Mr. Hopkins stated he did not believe they would be jumping in the road but they would have signs that gave directions to parking.

Mrs. Shelley stated she had seen students from Our Lady of Lourdes School and asked that he specify that they must be high school students.

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Mr. Hopkins agreed to high school students under adult supervision. He addressed Mr. Hoitsma's concerns regarding parking. He stated the plan he provided was consistent with Mr. Carr's plan with the exception that Mr. Carr added a red line. He stated he neglected to put the red line on his site plan but it was intended to be there. He stated they needed to define a good access point along Halifax Avenue and it had been suggested that they use the existing driveway. He stated there was a dumpster there and a pole and he needed to review that to make sure there was ample space to get cars through. Mr. Hopkins asked the board for a small amount of liberty in that area so they could make sure they had a single point of access on Halifax Avenue.

Mrs. Remark asked if the dumpster could be moved over right next to the building.

Mr. Hopkins replied it had an enclosure that had a shadow box fence around it and was anchored in the ground.

**Citizen Comments**

Bob Carr, 306 Waverly Circle, Daytona Beach showed an aerial photo of the property that showed the entrance and exit of the parking lot. He stated immediately to the left as you come you will see the dumpster that had been relocated slightly to the left and had been enclosed. He stated he drove by the property on the way to the meeting tonight and the paved parking goes straight into the dirt so people could just drive through with no curb stops or blockages. He stated there was a telephone pole of some type that had been placed there so serve as some sort of curb stop but it had been struck enough times that it was now at a 45 degree angle. He asked the Board to add a condition that the paved entry and exit be used and if he was wrong from an engineering perspective and it is not safe to use the entrance and exit safely, then the City Commission could delete that condition. Mr. Carr stated when he spoke with City staff they were concerned about the sidewalk being damaged from vehicles driving across it. He stated using the paved entrance and exit could alleviate that problem.

Mr. Hopkins recommended amending the attached site plan to demarcate the red line that was on Mr. Carr's exhibit. He stated with regard to the entrance and exit he would suggest a condition that had limited access to Halifax. He stated he would go to the site tomorrow to see if vehicles could enter and exit safely, if not he would establish a limited access point to the north that would not be in conflict.

Mrs. Remark asked if he did that and the sidewalk got cracked, would the church cover the cost for repairs to replace or repave it.

Mr. Hopkins replied he believed that was standard procedure.

**Board Motion**

It was moved by Mrs. Shelley, seconded by Mr. Hurt to approve Special Use Permit, DEV 2009-015, Italian Festival, Our Lady of Lourdes Catholic Church, with the below listed conditions:

- A. Operating hours shall be from 8:00 a.m. – 10:00 p.m. on Thursday and Sunday, and from 8:00 a.m. – 11:00 p.m. on Friday and Saturday.
- B. Carnival operations, including but not limited to the movement of vehicles or equipment to or from the church property, set up or take down, maintenance or cleanup activity, shall not occur outside the approved operating hours. No lights, noise, amplified sound, or any other activity is permitted outside of the approved operating hours.
- C. Our Lady of Lourdes Church is the carnival's controlling entity and will be responsible for monitoring activities and for ensuring that they are in strict compliance with the site plan and all conditions of approval.
- D. Temporary lighting shall be directed away from adjacent residences.
- E. At least 4 portable toilets, as well as interior church and school restrooms, will be available for attendees. Portables will be centrally located on paved surfaces in areas accessible for normal or emergency servicing as needed.
- F. Larger and noisier rides and generators will be located farthest away from adjoining residences on the east side of the site and none shall be located within the 50 foot setback/buffer.
- G. Carnival tractor trailers and vehicles parked on site shall be parked to the east of the carnival rides to provide additional buffer to adjoining residences and may be parked within the 50 foot setback.
- H. Carnival employees shall not remain on the church property outside of the approved operating hours. No overnight camping or sleeping by carnival personnel is permitted, nor the parking of motor homes, campers, or any other vehicle with sleeping facilities. The carnival may leave one employee overnight to serve as an active watchman. The employee shall be a walking post or be sitting inside a car.
- I. Music shall not exceed a decibel of 70, as to not disturb surrounding residences.
- J. Parking attendants may be provided to assist and direct traffic where the designated traffic flow is impeded by carnival activity. Parking attendants shall be high school age or older. Any parking attendants under the age of 18 must be supervised by Our Lady of Lourdes staff.
- K. The police department shall be made aware of the restrictions and conditions attached to this permit and the fire department/EVAC shall be made aware of the emergency access provisions.

- L. Our Lady of Lourdes will coordinate with the police department to provide increased observation of the area during the period of the Festival.
- M. Parking and access along Halifax Drive shall be limited to ensure and maintain vehicle and pedestrian safety.
- N. Our Lady of Lourdes shall appoint a contact person for the neighborhood liaison in order to facilitate the resolution of any complaints or emergencies.

**Board Action**

The motion was approved 9-to-0.

6. **Large Scale Comprehensive Plan Amendment, DEV 2008-145, Daytona BR-GD**

A request by Robert A. Merrell, III, Cobb Cole, on behalf of Daytona BR-GD, Inc. to approve an ordinance for a Large Scale Comprehensive Plan Map Amendment changing the Future Land Use Map designation from (Volusia County) Commercial, Low Impact Urban, and Environmental Systems Corridor to Commercial/ Retail and Potential Environmentally Significant (PES) for 43.0± acres of land located west of Interstate 95, approximately 1,500 feet south of State Road 40; and to add an issue with accompanying policies to the Neighborhood V section of the Future Land Use Element that addresses development intensity limitations and environmental/open space preservation. This is part of the 2009-1 cycle of comprehensive plan amendments.

**Staff Presentation**

Thad Crowe, Planning Manager gave a PowerPoint presentation. He stated the project was formerly known as the Rossmeyer Amendment that came before the Board several years ago as a large scale amendment but the City of Ormond Beach and the County had some objections based on increase of intensity and so it was not approved. He stated the applicant was now resubmitting the project with a neighborhood policy that limits impact. He stated the property was located in the far northwest corner of the City, is accessed from Interchange Boulevard from the north, is adjacent to Interstate 95 on the east, and the Tomoka River Wetlands on the west. He stated the property is in the County's Low Impact Urban category, with the northern portion already in the Commercial Retail County designation. He stated the wetland portion is Environmental Systems Corridor (ESC). Mr. Crowe stated the site was 43± acres, with 29.5± acres in the Low Impact Urban category, 10± acres are Commercial and 3.5± are in the ESC. He stated the request was for all of the property to go to City Commercial Land Use (Retail). Mr. Crowe stated the proposed neighborhood policies provided in the board's packet seeked to echo National Reserve Management Area (NRMA) standards which were as follows:

- 20% upland preservation of County LIU & ESC (6.6 acres)
- Approx. 2,000 linear feet along Tomoka River
- Approx. 1,300 linear feet in NRMA/Low Impact Urban area (if 6.6 upland preserved areas were concentrated here, average buffer width would approach 200 feet, with 50' OFW buffer along 700-foot commercial part)
- 100,000 SF max. in 29.5-acre LIU area

Mr. Crowe stated the City's Comprehensive Plan has criteria that governs amendments to the plan, they were as follows:

*1. The extent of departure from the appropriate land use area.*

Mr. Crowe stated staff believes this represents a limited increase and entitlements, approximately 60,000-square foot of commercial in addition to what the County allows and approximately 2,200 vehicle trips which is not a tremendous increase. He stated he believes the applicant was trying to make a wash which means to make the same impacts under County use as would be under the City's use.

*2. Conditions in the area that would support the use in the proposed area.*

Mr. Crowe stated staff believes this is supported by access to the north from State Road 40 and looking toward the future, the proposed Hand Avenue Extension, which is in the County's long range plan. He stated the City has already placed language in the Comprehensive Plan which claims the land needed for future roads like the Hand Avenue Extension. He stated also supported by growth and development in the State Road Corridor west of I95 and high visibility along I95 that would support commercial use. Mr. Crowe asked the Board to keep in mind a lot of people were traveling from the growth area west in Ormond Beach on State Road 40 to cross the interstate and staff believed there was some potential to capture those trips and produce some trip links.

*3. Consistency with the goals, objectives and policies in this Comprehensive Plan.*

Mr. Crowe stated there were some listed in the Staff Report and there were Comprehensive Plan policies to support this which are: provision of commercial land to support new growth areas; acquisition of lands needed for new road corridors like the Hand Avenue Extension Overpass and protection of natural resources. He stated it was also an opportunity to use NRMA, which are the County's standards that allow for wetland and upland preservation along the Tomoka River.

*4. Impact on other jurisdictions. The extent of departure from the appropriate land use area.*

Mr. Crowe stated staff typically relies on the Volusia Growth Management Commission (VGMC) Process to determine if the City's neighbors have any concerns. He distributed tables 2 and 3 revised that reflected changes staff found after the Board received their packet information. He stated there were some discrepancies that staff found in the applicant's traffic report. Mr. Crowe stated the applicant's traffic report showed a reduction in trips but staff's report showed a slight increase approximately 2,200 ± additional trips. Mr. Crowe stated the explanation for that was staff used a very simple trip generation rate from the ITE Manual and the applicant did a more defined study that consist of pass-by and specific ITE linier equations. He stated neither staff nor the applicant was wrong in this case because all the data was just estimates and projections based on surveys.

Mrs. Remark asked if staff had received any comments from the County.

Mr. Walton replied County comments would be received through the VGMC process.

Mr. Crowe stated Mr. Walton was correct but staff had run the request by the County and got their feedback on the 100,000 square foot cap and the NRMA provisions.

Mrs. Remark asked if the 200 foot buffer was based on NRMA standards and did they know how it would translate to the current proposal.

Mr. Crowe replied it was open ended and to his understanding the County standards were designed to be flexible. He stated the example he gave of the buffer was very simple.

Mr. Moore stated he noticed Mr. Crowe corrected the impact infrastructure to table number three but did not table number two.

Mr. Crowe stated that should have also been corrected.

Mr. Moore stated he noticed under the Transportation Element, Objective 1.9 and Policy 1.9.1, 1.9.2 and 1.9.3 that staff was recommending dedication of right-of-ways for Hand Avenue and Tomoka Farms Road extensions but he did not see that anywhere in documents the Board received.

Mr. Crowe replied he believed staff set the stage for that; there was two ways to look at that, one was the Comprehensive Plan already allowed it through the normal practice or two; a neighborhood policy could be added as a precaution.

Mrs. Shelley stated so even though it was not in the Board's documents staff believed it was what should be done.

Mr. Crowe replied it was an option.

### **Applicant Presentation**

Robert Merrell, Cobb Cole, 150 Magnolia Avenue, Daytona Beach stated he believed the documents the Board received in their packets demonstrated both consistency and compliance with both the City's Comprehensive Plan and Florida Administrative Rule 9J5, which was the administrative code rule DCA looked at when they reviewed comprehensive plan amendments. He emphasized the property was not currently in the City; it is property on the interstate across from the new hospital that is being built. He stated the property had the flood plain of the Tomoka River to the west of it but it did not abut the Tomoka River in any way. He stated on page eight and nine of the agenda packet it actually gave the language which was substantial textual restrictions on the land use map amendment. He stated he wanted to make sure it was clear that the request was for commercial land use and their intent was to have the City's land use apply to the property. Mr. Merrell stated there would be commercial land use with the

restrictions and the City's potentially environmentally sensitive, which is the City's version of the environmental systems corridor County land use applied to the areas where the ESC is now. He stated he felt the text amendments addressed the NRMA issues, the proximity to the Tomoka River, the environmental protection and compatibility issues that resulted from potentially having a commercial use in an area that was adjacent to a flood plain or wetland area. He stated he wanted to point out that two years ago the Board approved this amendment without these protections and he was not trying to hold the Board to things done two years ago but he wanted to remind them that this was a much better and improved version than what they approved previously. He stated he had conversations with the City of Ormond Beach as well as the County and believed they would no longer have objections to the request. He stated the traffic impact analysis differences Mr. Crowe discussed earlier were very small and what it really came down to was the differences did not create a failure and hopefully that resolved any doubt the board may have had.

### **Board Comments**

Mrs. Remark asked if the 10 percent of open space that had to be provided would be provided after it had been clear cut and replanted or provided the buffer as part of maintaining the natural vegetation, the canopy that was already and the existing root system.

Mr. Merrell replied the buffer she was referencing was a preserved buffer and there were some overlapping buffer issues. He stated there would be some landscaping overlapping issues also but the buffers she was referencing were intended to be environmental and open space percentages and restrictions.

Mrs. Remark asked if it would be a problem to say under the umbrella of the 20 percent that at least 15 percent must be the preserved natural buffer that must be protected and maintained. She stated in terms of flooding and storm water issues the current process no longer worked and she had a real problem with just going in, clear cutting and saying because they would plant the parking it was the same thing, because it was not.

Mr. Merrell stated he agreed with Mrs. Remark but the question with the numbers was confusing him and he wanted to make sure they were clear about it. He stated one of the things not mentioned in the report was the text amendment that required the applicant to come back as a planned development, which was not a normal thing but it was intended to bring forward the parallel provision in the County's NRMA overlay. He stated what it did was give the City the opportunity to look at whatever plans came forward at both the zoning and site plan stages, which in his opinion combined both the 50 percent limitation on what could be done for open space that would be contained in a wetland; 20 percent that needed to be contiguous upland habitat sited in an ecologically strategically manner e.g. adjacent to wetlands contiguous to offsite conservation areas along with all the other language that talked about recognizing the suitability of the property in part for commercial but western parts of the property environmentally sensitive. He stated all of those things combined gave the board ammunition to penalize him severely when he came back before the Board with the planned development.

Mrs. Shelley stated she wanted to follow up on staff's comments regarding including the Transportation Element as a part of the neighborhood policy.

Mr. Merrell stated there had been discussions about the idea of whatever got developed on the property developing the extension of Tomoka Farms Road as part of that development and staying out of the way of Hand Avenue and ultimately dedicating whatever right-of-way was necessary when that came across I-95. He stated what he did not want to do was have something in the Comprehensive Plan that would bind his client such that it interfered with whatever might come of impact fee credits or concurrency review that relate to those things in the future. He stated he believed it would be a good idea to plan for those roadways to occur and make sure the development was aware of that. Mr. Merrell stated he believed at a later date there would be discussions on how it would happen. He recommended the Board say they support staff's initiative in that regards and maybe before the request goes before the City Commission there could be discussions on what form it would take.

Mrs. Shelley stated so you would be comfortable with the Board inserting that as separate language but not a neighborhood policy.

Mr. Merrell replied yes.

Mrs. Remark stated maybe she misunderstood what Mrs. Shelley was saying because she thought that was already in the Transportation Element of the Comprehensive Plan and that Mr. Crowe was recommending that it be repeated in the Neighborhood B.

Mr. Merrell replied whatever was already in the Comprehensive Plan he had no problems with.

Mrs. Shelley stated that was also her understanding that they were discussing the Transportation Element that was already in the Comprehensive Plan and staff just asked for clarification to have it transferred but it was not something new.

### **Board Motion**

It was moved by Mrs. Shelley to approve Large Scale Comprehensive Plan Amendment, DEV 2008-145, Daytona BR-GD subject to staff comments and adding The Transportation Elements to the neighborhood policy. Seconded by Mrs. Remark.

### **Board Action**

The motion was approved 9-to-0.

7. **Large Scale Comprehensive Plan Amendment, DEV 2008-147, Halifax Hospital Medical Center**

A request by Robert A. Merrell, III, Cobb Cole, on behalf of Halifax Hospital Medical Center to approve an ordinance for a Large Scale Comprehensive Plan Map Amendment changing the Future Land Use Map designation from Government/Institution (Hospital) and Level 2 Residential to Government/Institution (Hospital) for 54.5± acres of land located east of Lakeshore Drive, south of Dunn Avenue, west of Heineman Street, and north of West International Speedway Boulevard; and to add an issue with accompanying policies to the Neighborhood L section of the Future Land Use Element that provides a maximum floor area ratio (FAR) of 1 as well as a reference to this FAR in the description of the Government/Institution (Hospital) future land use category, Future Land Use Element 1.1.2. This is part of the 2009-1 cycle of comprehensive plan amendments.

**Staff Presentation**

Thad Crowe, Planning Manager gave a PowerPoint presentation. He stated this was a request for Halifax Hospital to amend the Future Land Use Map designation for 10.5± acres of land currently under Level 2 Residential to go to Government/Institution (Hospital). He stated the Floor Area Ratio (FAR) for the site would increase from current .6 to 1.0; traffic, water, and sewer impact increases have been noted and the amendment would not result in road failures in the impacted area in the five year plan period. He stated there were two conditions that would support the use in the proposed area: 1) growth in the area compelled hospital expansion and 2) the request was consistent with the goals, objectives and policies in the City's Comprehensive Plan. He stated the impact to other jurisdictions would be determined through the VGMC process and staff was recommending approval.

Mrs. Remark stated she wanted to make sure she understood the recommendation. She asked if the language on page eight referencing the 54.5± acres was clear enough.

Mr. Crowe replied he had no problem with defining it by street boundaries.

Mrs. Shelley stated she would like to see a policy that was more defined.

Mr. Crowe stated they would change the language to precisely define it by bounding streets.

Mr. Merrell stated he agreed because factually what was on the ground was surrounded by streets.

**Applicant Presentation**

Robert A. Merrell, III, Cobb Cole, 150 Magnolia Street, Daytona Beach stated as Mr. Crowe stated there were very clear policies in the City's Comprehensive Plan that supported the request and this was in furtherance of those policies. He stated at the end of the day because no additional road failures occurred as a result of the request they were clear to move forward at this stage of the process.

**Board Motion**

It was moved by Mr. Hurt to approve Large Scale Comprehensive Plan Amendment, DEV 2008-147, Halifax Hospital Medical Center with the condition that street boundaries were added to the language referencing the 54.5± acres. Seconded by Mr. Moore.

**Board Action**

The motion was approved 9-to-0.

8. **Large Scale Comprehensive Plan Amendment, DEV 2009-012, EAR-Based Amendments**

An administrative request by The City of Daytona Beach, Development and Administrative Services Department, Planning Division to approve an ordinance for multiple revisions to the Comprehensive Plan called for by the City's adopted Evaluation and Appraisal Report. This is part of the 2009-1 cycle of comprehensive plan amendments.

Mr. Hoitsma asked the Board to keep in mind that they had already gone through the entire document at the last meeting and that they were only putting into affect what had already been submitted and accepted by the state. He recommended going through each element and if anyone had questions they could address them at that time.

It was the consensus of the board to go through each element and address any questions at that time.

**Future Land Use Element**

*Page 26, Neighborhood B, Issue (I,) Policy (1)*

Mrs. Remark stated she wanted to make sure they were talking about the Main Street Redevelopment Area.

Mr. Walton replied that was the intent but if the Board wanted different language it could be changed.

Mrs. Remark replied the language was ok she just needed to be sure the name of the board did not govern the area.

*Page 28, Policy (c)(1)*

Mrs. Shelley asked why the date 2010 was stricken through. She stated a date needed to be there and in the draft the Board reviewed at the last meeting it was not stricken through.

Mr. Crowe stated that was an error.

**Housing Element**

Page 80

Mrs. Shelley stated she wanted to say again for the record, until an inventory list had been completed she was not comfortable with adopting standards for expediting affordable housing to a greater degree than other projects.

Page 81, Policy 1.2.5

Mrs. Shelley stated she did not understand how the language in the last sentence coordinated with the first sentence and she was not comfortable with that language. She recommended making it a separate policy.

Mr. Counts replied it could be a separate policy. He stated he could make it Policy 1.2.5.1 and it would read *"The City shall encourage the provision of workforce housing as part of existing or mixed use developments."* He stated he would endeavor to get an inventory list of occupied and unoccupied affordable housing in the City.

Mrs. Shelley stated making it a separate policy would not keep it away from the South Beach Street Historic District. She recommended striking the entire sentence.

It was the consensus of the board to strike the last sentence.

Page 83, Policy 1.3.10

Mrs. Shelley stated wanted to make sure the 2011 date for completion of the affordable housing inventory that Mr. Counts agreed to earlier be added.

Mrs. Remark stated she was wondering if the 2011 date tied back to Policy 1.1.3 on page 80.

Mrs. Shelley stated she would feel very comfortable with the policy if there was language that said *"relative to the 2011 date."*

Mrs. Remark agreed.

Mr. Crowe stated for a point of information, Policies 1.1.3 through 1.1.5 was underlined as if it were new language when in fact it had already been adopted.

Mr. Walton stated he believed those policies were the housing program requirements that were adopted with 2008-2 cycle.

Mr. Crowe stated they should not be shown in blue or underlined.

**Redevelopment Element**

Page 118, B

Mrs. Shelley stated at the last meeting that language was not in blue and now it is. She asked what it should be.

Mr. Walton replied it was an existing policy but he was not sure it was in this spot. He stated it may have been in the wrong spot and moved here.

Mrs. Shelley stated when she compared it to her notes from the last meeting it appeared to be in the same spot just not in blue.

Mr. Walton asked Mr. Jeffries for clarification.

Jason Jeffries, Project Manager stated it had already been adopted and should be linked with the existing text above.

Mrs. Shelley stated she believed the entire section was moved and not just part of it.

**Economic Development Element**

Page 133, Policy 2.1.8

It was the consensus of the board to strike the entire policy.

Mr. Counts stated he did not have a problem striking the entire policy.

Policy 2.1.11

Mrs. Shelley asked how they came up with the Downtown Development Authority (DDA) as a major tourism recruitment group; how they came up with two significant events a month and how they determined what made the event significant. She asked to have the language stricken pertaining to the DDA being part of major tourism recruitment.

Mr. Counts stated he would change the language to read "*Work with the major tourism recruitment groups such as the Halifax Area Advertising (HAAA) and Convention and Visitors Bureau (CVB) to adopt a goal of producing, promoting and supporting at least two (2) events per month.*" He stated the Economic Development Advisory Committee felt if the City had two significant events a month going on it would help promote the City as a vacation, entertainment capital. He stated the language pertaining to a "significant event" meant events that were viable, events that made sense economically and paid for City services that were used to promote a positive image for the City and minimized the impact on the surrounding neighborhoods. He stated that the definition was actually included in Policy 2.1.13.

Policy 2.1.12

Mr. Counts addressed Mrs. Shelley's question concerning what the policy meant in relation to the City's riverfront and the language "*highest and best*". He stated it related back to what was being described in Policy 2.1.12 that discussed adoption of a Master Plan. He stated when the Economic Development Advisory Board discussed a master plan for public spaces, they were trying to come up with an easy way to communicate to promoters that may come to the area what types of events the City would like or would not like to see in each of those areas. He stated it was to be a general description.

Mrs. Shelley stated so when it says highest and best use that was not what it really meant.

Mr. Counts replied what it meant for the Economic Development Advisory Board related back to the definition provided in Policy 2.1.13.

Mrs. Remark asked if it would be a problem for the language to read "*by 2011 the City shall develop and adopt a Master Plan for all public areas in the City including the riverfront areas to produce economically viable events.*"

Mr. Counts stated that language worked for him but he had actually rewritten the policy to read, "*Develop and adopt a master plan for all public areas in the City including the riverfront areas to facilitate development of viable events by 2011.*" He stated that way it would again tie back into the description used for viable events in Policy 2.1.13.

It was the consensus of the Board to use the language recommended by Mr. Counts.

Page 137, Policy 5.1.5

It was the consensus of the board to put a period after the word employees and strike the language "*of medical, insurance, school system, government and financial businesses.*"

Mr. Counts stated in Objective 1.1 at the beginning of the Economic Element, it described some industries and jobs that were to be targeted for recruitment because they were relatively high paying and the jobs generally came with good benefits for residents. He stated the Committee identified: telecommunications businesses, environmentally clean manufacturing businesses, information technology businesses, etc. He stated when the Board put it into the policy they were trying to tie the development of school courses back to those growing those identified targeted industries. He stated they were not trying to limit it to just those types of businesses but rather they wanted to give a few examples or the kind of flavor for what types of education courses, and also, the kind of businesses they wanted to target. He stated it would not be a problem taking the language out if it was not clear.

Mrs. Remark asked if it would be helpful to put in the qualifier instead of the targeted industries. She recommended the following language, "*The City shall encourage development of occupational courses for students and for employees in high salary level jobs with benefits for residents.*"

Mr. Counts stated he would relate the language back to that element and tie it to the targeted industries.

**Board Comments**

Mrs. Shelley stated one of the things the Board was trying to tie down was a date certain for the affordable housing inventory.

Mr. Counts stated he could comfortably say they would have it done by the next fiscal year.

Mrs. Shelley asked if 2012 would be ok or could he go with 2011.

Mr. Hoitsma stated they had been asking for it a long time and he liked 2011 better.

Mr. Counts replied 2011 would be fine.

**Historic and Cultural Facilities Element**

*Page 141, Key Planning Issues, (1)*

Mrs. Shelley asked if the City Commission had changed that process.

Mr. Walton replied at a recent City Commission meeting there was an item requesting to go out and do an assessment. He stated staff was directed and has begun to evaluate all the data available and bring it back to the City Commission.

Mrs. Shelley stated then that would still fit in with this language.

Mr. Walton replied yes.

Mrs. Shelley thanked staff for putting in the policy regarding Certified Local Government (CLG).

**Public Schools Facilities Element**

Mr. Walton stated at the last meeting there were some questions raised about the possibility of additional schools in Daytona Beach being closed. He stated he received an email today from Helen La Valley that stated "the district at this time had no plans to close any schools other than the ones already approved to be closed by the School Board last year." He stated that confirmed what he had already heard.

Mrs. Remark asked if staff would still follow-up with inviting Sara Lee Morrissey to speak to the Board.

Mr. Walton replied yes staff had extended an invitation to her.

**Citizen Comments**

Chris Daun, 132 Pierce Avenue, Daytona Beach introduced some of the residents from his neighborhood. He stated he attends the meetings and speaks on their behalf because a lot of them are not able to attend. He stated he wanted to verify that the Community Redevelopment Agency (CRA) expansion recommendation had been stricken from the language in the Future Land Use Element for Neighborhood B.

Mrs. Shelley replied yes it was.

Mr. Daun stated he also wanted to say for the record that he and his neighbors were supportive of an arts district in Neighborhood D. He spoke briefly about the language in the Historic and Cultural Facilities Element that had the language pertaining to arts districts and limiting them to redevelopment areas only. He asked the Board to remove the criteria that only allowed arts districts in redevelopment areas.

There was Board discussion about how Mr. Daun was interpreting the language.

Mrs. Shelley stated the interpretation that was explained to her did not limit arts districts to redevelopment areas only.

Mrs. Remark stated it says "to provide incentives."

Mr. Daun stated so the incentives would take place in the redevelopment areas but it was not limiting.

Mrs. Remark stated that was correct and it was her understanding that he was already working with staff dealing with this issue at a LDC level. She stated this was for incentives in redevelopment areas.

**Board Comments**

**Economic Development Element**

*Page 138, Policy 5.1.5*

Mrs. Remark stated she just wanted to make sure the policy reflected the language that was discussed earlier.

**Board Motion**

It was moved by Mr. Hurt to approve Large Scale Comprehensive Plan Amendment, DEV 2009-012, EAR-Based Amendments with corrections and changes as noted. Seconded by Mrs. Shelley.

**Board Action**

The motion was approved 9-to-0.

10. **Other Business**

A. **Downtown/Balough Road Redevelopment Area Board Report**

Mrs. Shelley stated the Board met Tuesday, February 3<sup>rd</sup> and discussed Manatee Island's Amphitheater Roof construction that was continued from December 2008 meeting. She stated the Board also discussed the Redevelopment Element of the EAR and the comments have been placed in the draft EAR that was approved tonight. She stated The Board also met on Tuesday, March 3<sup>rd</sup> and approved a conditional use request for a sidewalk café and outdoor table service for Hound Dogs, located at 168 North Beach Street; had discussion on the Special Strategic Planning Meeting that was held on February 27<sup>th</sup> where the Board worked with staff to come up with a list of priorities for the Downtown/Balough Road Redevelopment Area. She stated staff put together of the priorities and the Board has gone through and rated them in an effort to move forward.

B. **Midtown Redevelopment Area Board Report**

Mr. Rogers not present. No report.

C. **Main Street/South Atlantic Redevelopment Area Board Report**

Ms. LeSage stated the Board met on March 11<sup>th</sup> and approved a request for an extension on a temporary parking lot located at the Boardwalk. She stated it was not a preferred use of the land but considering the economic times and the need for parking in the area it was approved for two more years with conditions. She stated the Board approved a \$20,000 contribution to Commissioner Shiver's Street Team initiative for Main Street only. She stated they discussed painting the pools and some other things in the neighborhood in addition to picking up trash and sweeping the sidewalks on the main drag. She stated the Board encouraged Commissioner Shiver to come back and request funding for the south side of the street. Ms. LeSage stated the Board set a date of April the 8<sup>th</sup> at 4:00 p.m. for their Strategic Planning Workshop.

Mr. Hoitsma stated he felt Commissioner Shiver's Street Team had done a great job around the community and felt anything the Board could do to assist and encourage its continuance should be done.

D. **Vision Committee Report**

Mrs. Shelley stated the committee's next meeting was scheduled for March 16<sup>th</sup> at the Police Department headquarters and they will discuss the continuation of the Vision Steering

Committee and forming a subcommittee to come forward with a list of names to bring forward to have the steering committee continue. She stated at the next City Commission Meeting the Commission will vote on the draft that was submitted last fall regarding the continuation of the steering committee.

E. **Public Comments**

No public comments.

F. **Staff Comments**

Mr. Walton thanked the Board for all of their time and effort put forth with the EAR package.

Mr. Hoitsma stated he felt staff had done a really good job putting the package together.

G. **Board Member Comments**

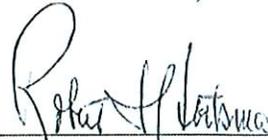
Ms. LeSage stated Commissioner Shiver gave a really heartwarming PowerPoint presentation at the Main Street/South Atlantic Redevelopment Area Board meeting last night. She stated it is a social and collective problem in the community and he has really taken the bull by the horns and has done a great job at rounding up the disadvantaged people in our society and trying to assist them as well as give them hope. She stated she really hopes other boards will encourage them as well.

Mr. Hoitsma stated they attended his Rotary Club meeting and they were all lined up in the back of the room and it was very touching.

Mrs. Shelley stated she wanted to announce that Mrs. Gallentine would be receiving her star.

**Adjournment**

There being no further actions to come before the board, the meeting was adjourned at 9:10 pm.



ROBERT HOITSMA  
Chair

ATTEST:



CATHY WASHINGTON  
Secretary