

MINUTES
REGULAR MEETING – PLANNING BOARD

November 19, 2009

Minutes for the Regular Planning Board for The City of Daytona Beach, Florida, held on Thursday, November 19, 2009, at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board members Present were as follows:

John McGhee, II
Tracey Remark (6:06)
Edith Shelley
Bob Hoitsma
John McGuinness
Larry Moore
James Neal
Kevin Fishback (6:10)
Cathy Washington

Absent Members:

Jeff Hurt
Janet LeSage

Staff members present:

Mr. Richard Walton, Planning Director
Mr. Thad Crowe, Planning Manager
Ms. Carrie Lathan, Assistant City Attorney
Ms. Rose Askew, Planning Technician

1. **Call to Order**

Robert Hoitsma, Chair called the meeting to order at 6:00 pm.

2. **Roll Call**

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

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3. **Approval of the Minutes:** October 22, 2009

Board Motion

It was moved by Mrs. Shelley to approve the October 22, 2009 Planning Board Meeting Minutes. Seconded by Mr. Moore.

Board Action

The motion was approved 7-to-0.

Continued Items

4. **Land Development Code Text Amendment, DEV 2008-077, Boat Slip Allocation Ordinance**

An administrative request by the Development and Administrative Services Department, Planning Division, to add a new Section 5.10, Boat Slips, to the Land Development Code Article 16 (Overlay Classifications and Regulations), Section 5 (Waterfront Classifications), providing for boat slip allocation and fees associated with the Manatee Protection Plan. *(Continued from October 22, 2009 Planning Board Meeting).*

Staff Presentation

Thad Crowe, Planning Manager stated this amendment stemmed from the County's Manatee Protection Plan (MPP), which was approved in October 2005. He stated all coastal counties are required to have a MPP to reduce manatee mortalities and injuries while taking into consideration all natural resources, recreational demands and economic factors. He stated a component of the County's MPP is the boat facilities siting, which establishes what is called boat slip-to-shoreline ratios for municipalities like Daytona Beach. Mr. Crowe stated it basically it determines how many boat slips you are entitled too. He stated the City is proposing two options for boat facility sitings:

Option 1: "as is" option, evenly distributes slips on a geographical basis, which takes the City's entire river frontage and evenly distribute the allotment of slips on a geographical basis.

Option 2: "Slip Aggregation" option, with "slip pool" of excess slips to be distributed based on criteria, which determines the number of slips that can be distributed to all properties and then have another bank of slips that are extra and can be allotted to properties upon request based on certain criteria.

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Mr. Crowe stated staff was recommending Option 2, due to its recognition of site-specific factors such as high public access, location in redevelopment areas, navigability, and other factors that come into play. He stated the City has been allocated over 4,000 slips of which, approximately 1,900 have been distributed, which leaves approximately 2,200 slips available. He stated the staff report has a table that reflects the breakdown of how the slips are being distributed and any applicant that wanted additional slips over what they were entitled would have to get approval from the City Commission. The City Commission would make its determination based on finding of net public benefit and other criteria as listed in the draft ordinance. He stated staff had received input from VCARD and additional information from stakeholders that should be evaluated. Based on this, staff recommends discussion and continuance of the request.

Richard Walton, Planning Director stated staff's goal tonight was to make sure the Board understood what was being brought forward. He stated staff had received at least three additional comments since the VCARD meeting and they require more discussion and probably some minor changes to the ordinance. He stated the ordinance had three changes to the LDC. One was to the fee schedule, another is to Article four and the other change is to Article 16. He stated the ordinance will establish criteria that the City Commission would use to allocate slips to individual property owners. Mr. Walton stated some slips will be given due to entitlement and then slips requested over the entitlement will have to go through the process laid out in the ordinance. He stated all other applications would have to go through the normal process laid out in the LDC. He stated this process only addresses the allocation of boat slips and has nothing to do with approving uses.

Mrs. Remark asked if the request was for the Board to consider something in a City marina for public access or in any marina.

Mr. Crowe replied he did not think that really mattered. He stated if a private developer requested additional slips they would be required to make the public slips they were requesting be accessible as well as providing parking for these slips.

Citizen Comments

Robert Merrell, 150 Magnolia Avenue, Daytona Beach stated he was speaking on behalf of VCARD and they had a few issues that were raised at the meeting. He stated the first issue was the fee that was being assessed because the County assesses the same fee and they were told the funds were to be used in accordance with the MPP. He stated they wanted clarification on what the City's fee would be used to cover. He stated another issue was the timing because the timing of the expiration of the issuance of the allocation does not allow enough time. Mr. Merrell stated also when the fee must be paid should tie into when the applicants were ready to build. He stated one last thing he wanted to mention was how marinas are treated in terms of zoning. He stated places where the City allows marinas are very limited in terms of zoning and he feels that issue should be addressed during the LDC rewrite process.

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Mrs. Remark asked if the two plus years he referenced in a project he is currently working on could possibly become three years. She asked what Mr. Merrell considered a reasonable amount of time.

Mr. Merrell replied there should be some sort of a trigger related to the permitting that should give some kind of idea how long it would take. He stated the expiration should begin when all permits are issued and then there should be a specific number of years to build the project.

Mrs. Remark asked what the usual timeframe was to get all of the required permits.

Mr. Merrell replied he did not believe there was such a timeframe because it was a complicated permitting process that involved numerous complicated factors. He recommended tying it to the issuance of the permits and whether or not the project was moving forward in good faith.

Mr. Hoitsma stated good faith were the key words.

Mr. Merrell stated he did not think faith was a good word to use because there were loops that they have to go through and they could be kicked out of the process and be required to start all over if they miss a deadline date.

Mr. Hoitsma asked what he thought should happen if applicants never start the project.

Mr. Merrell suggested having a start time for permitting. He stated they were not trying to do anything to get away from the purpose of this ordinance; they were just trying to make it reasonable from a business standpoint.

Board Comments

Mrs. Shelley asked Mr. Walton if he included the documents received from Mr. Morris with his information.

Mr. Walton replied yes. He stated some of the criteria for a couple of additional areas that would be looked at included all of Mr. Morris's comments.

Mr. Hoitsma asked what the revenue generated from the fee would be used for.

Mr. Walton replied it would be used to administer the program. He stated at the next meeting staff would have a list of everything required to administer the program.

Mr. Hoitsma asked if the County had the same process.

Mr. Walton replied they do not enforce the City's ordinance.

Mr. Moore stated so both the County and City have the same fee.

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Mr. Walton stated applicants must get a permit from the County in order to get any slips and the fee they pay the County is used for the MPP.

Mrs. Remark stated so we are required as a City to have this program.

Mr. Walton stated the City must have a way to allocate the slips and we had been given a number of slips and there must be an ordinance that explains the process.

Mrs. Remark stated one of the things in the VCARD letter that she thought was a good idea at first was the graduated payment but then she started to think about the process and now feels it really would not work because it would require a staff person dedicated to tracking bills, collections, etc.

Mr. Walton stated a lot of time and thought had been put into the ordinance and additional changes and tweaking was still needed.

Mr. Hoitsma asked the Board if there was anything they wanted staff to bring to the next meeting.

Board Motion

It was moved by Mrs. Remark to continue Land Development Code Text Amendment, DEV 2008-077, Boat Slip Allocation Ordinance to the December 17, 2009 Planning Board Meeting. Seconded by Mrs. Shelley.

Board Action

The motion was approved 9-to-0.

5. Annual Review and Updates to the Capital Improvement Element of the Comprehensive Plan, DEV 2009-109

An administrative request by the Development and Administrative Services Department, Planning Division, to review the City's annual update of the Capital Improvement Element (CIE), which is part of the City's Comprehensive Plan (*Continued from October 22, 2009 Planning Board Meeting*).

Staff Presentation

Thad Crowe, Planning Manager gave a brief PowerPoint presentation. He stated this was the annual update of the Capital Improvement Plan (CIP). He stated some capital projects and comprehensive plan policies have been added to the plan to relieve flooding problems in the five and 10 year time frames. He stated Mit Tidwell, Utilities Director and Shannon Ponitz, Utilities Engineering Manager was available to answer any technical questions the Board may have. Mr. Crowe stated the CIP is updated annually as required by Legislature and the purpose is to identify capital improvements needed to implement the Comprehensive Plan. He stated staff is required to reference the five year schedules from the Metropolitan Planning

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Organization (MPO) and the Volusia County School Board. He stated the Legislature also requires that the update be completed by December 1st. He stated staff was late in sending the update last year and will also be late. He stated the CIP was exempt from the twice a year Comprehensive Plan Amendments and it did meet Level of Service (LOS) standards except for traffic. Mr. Crowe stated he had to make a correction to the information the Board received because the Williamson Boulevard project was listed on the potential future funding list of the County's five year plan but it was not currently funded. He stated the second problem was Clyde Morris Boulevard from International Speedway Boulevard, south to Beville Road. He stated the road was failing but funds had been allotted for widening of the road. He stated it was an ongoing project that Mr. Walton had been more involved with than he. Mr. Crowe stated the in the five year plan the Halifax River Crossing was included in Water Supply Plan project and it was funded in this current years' budget. He stated the Utilities Department had developed a list of projects that included the Madison Avenue Pipe Debris Desilting Removal (2009-2010), South Street Stormwater Improvements (2009-2010), North Street Pond Pump Station Emergency Force Main (2010-2011), North and Mark Stormwater (2012-2013), Kennedy Road (2012-2013) and Midtown Town Stormwater Median, Phase I (2012-2013). Mr. Crowe went over the list of proposed Comprehensive Plan changes.

Mr. Moore asked for clarification on what the yellow highlighted data represented.

Mr. Crowe replied the yellow highlighted data were changes that had already been approved or deleted.

Mrs. Remark stated on page six, Objective 1.9 Deficiencies and Needs Drainage, if they use the language "within the drainage basin affected by the Nova Canal" were they talking about the overall City in terms of mitigating drainage problems and if so would that be the same thing as in Policy 1.9.4.

Mrs. Ponitz asked if she was saying it was redundant.

Mrs. Remark stated she was looking at the objective because there were drainage problems City-wide and if they make the Objective only address problems within the Nova Canal Basin it would leave out other parts of the City.

Mrs. Ponitz replied that was a good point.

Mrs. Remark asked if it would be better to delete that language out of Objective 1.9.

Mrs. Ponitz replied she was not accustomed to seeing the language written this way and she was focusing on the Nova Canal Basin.

Mrs. Remark replied but she did not want to take it out if it was needed there.

Mrs. Washington asked for clarification on why the language was being deleted.

Mrs. Remark replied because it was already in Policy 1.9.4.

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Mrs. Ponitz stated their goal was for the Objective to include the overall City but Policy 1.9.4 was specifically addressing the Nova Canal Basin. She stated they were doing more than just the backflow preventers in the basin and recommended adding language to Policy 1.9.4 that would reflect other stormwater mitigation projects would also be addressed.

Mrs. Remark restated Mrs. Ponitz's recommendation for clarification purposes.

Mrs. Shelley asked in Neighborhood "G" Development Policies, Issue "g" where the language reads "Federal Emergency Management Agency's (FEMA) 100-year floodplain ..." if the other neighborhoods were not included in the FEMA area because everywhere else the language read "not within the 100 year flood plain."

Mrs. Ponitz replied the areas that experienced the flooding in May are not in a flood zone and therefore those residents do not have flood insurance because it is not a requirement.

Mrs. Shelley stated but the other areas are not in flood zones either but FEMA was not part of the language for those areas.

Mrs. Ponitz replied it was probably just an oversight or typographical error.

Mrs. Shelley stated her question was did the language need to be consistent throughout the document.

Mrs. Ponitz replied yes it should be consistent throughout all of those neighborhoods.

Mr. Fishback stated his understanding was the new plan to elevate flooding was a four-phase process.

Mrs. Ponitz replied that was correct.

Mr. Fishback asked if the Board voted in favor of the changes to the Comprehensive Plan would all four phases be included in the changes.

Mrs. Ponitz replied some of the phases were past the five year window and the reason for that was mainly funding. She stated the reason they rushed to change the City's Capital Improvement Program to make it consistent with the Comprehensive Plan and Capital Improvement Plan was to become eligible to apply for federal funding.

Mr. Fishback asked if Phase four was included within the five-year plan.

Mrs. Ponitz replied it was not because it was outside of the five-year plan.

Mrs. Remark asked if Neighborhoods G, H, I and J were within the Nova Canal Basin.

Mrs. Ponitz replied yes.

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Mrs. Remark stated since Policy 1.9.4 addressed the Nova Canal her understanding was Phase one was part of the plan for designing additional drainage improvements.

Mrs. Ponitz replied correct.

Mrs. Remark stated she had a concern in reference to Neighborhoods G, H, I and J. She stated when she looked at the zoning map she saw a lot of the zoning was Business Automotive and Manufacturing and she could see doing additional development entitlements but a good portion was single-family zoning and she did not see that additional development entitlements could be done in single-family zoning.

Mr. Crowe replied he did not believe the City did but they wanted to have the option where someone could accumulate land and seek a rezoning of the land. He stated that was why the language read that stormwater improvements should to be proportional.

Board Motion

It was moved by Mrs. Shelley to approve Annual Review and Updates to the Capital Improvement Element of the Comprehensive Plan, DEV 2009-109 subject to staff and Planning Board comments. Seconded by Mrs. Remark.

Board Action

The motion was approved 9-to-0.

New Items

6. Public Use Permit, DEV 2009-118, Daytona State College Temporary Parking Lots

A request by Steven D. Eckman, Director of Facilities, Daytona State College for a Public Use permit allowing temporary parking lots for an area bounded by Warnock Street on the north, West International Speedway Boulevard on the south, White Street on the west and North Seneca Street on the east. *(Due to noticing deficiencies staff recommends continuation of this item to the December 17, 2009 Planning Board Meeting.)*

Staff Presentation

Thad Crowe, Planning Manager stated for the benefit of the audience that this type of request requires three types of notices, legal advertisement in the newspaper, posting of the property and a letter from the applicant that goes to the residents within a certain distance from the property. He stated the legal advertisement and property postings were done but the applicant did not send out the letter to the neighbors in the prescribed time, therefore legally this request cannot be heard tonight. He stated after the meeting tonight the property posting will be changed to reflect the December 17, 2009 Planning Board Meeting.

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Residents asked for the date the letter was mailed and who it was mailed to.

Mr. Crowe replied it was mailed to the property owner whose name is listed on the tax roll with the County of Volusia Property Appraiser's Office.

Citizen Comments

Milagros Montalno, 283 Deeley Street, Daytona Beach spoke in opposition of the request. She asked if the letter had been mailed and if it had already been mailed when was it mailed.

Mr. Crowe asked a representative from DSC to respond to that question.

Mr. Eckman with Daytona State College stated the letter would be sent out after the meeting with the December 17th Planning Board Meeting date on it.

Mr. Hoitsma apologized for any inconvenience this may have caused anyone.

Board Motion

It was moved by Mrs. Shelley to continue Public Use Permit, DEV 2009-118, Daytona State College Temporary Parking Lots to the December 17, 2009 Planning Board Meeting. Seconded by Mr. Moore.

Board Action

The motion was approved 9-to-0.

7. Rezoning, DEV 2009-103, International Speedway Square PCD Substantial Modification

A request by Mark Dowst, P.E., LLC, on behalf of International Speedway Square, LLC, to approve a substantial modification to an approved Planned Commercial Development (PCD) for 37.6± acres of land located at 2500 West International Speedway Boulevard, to allow for the construction of additional retail space and associated improvements.

Staff Presentation

Thad Crowe, Planning Manager gave a PowerPoint presentation. He stated request was to approve a substantial modification, to allow for the construction of additional retail space and associated improvements and the Planning Board made the final action. He showed an aerial map of the site and stated the future land use was all retail and the zoning was PCD. He stated staff was recommending approval of the amended development agreement and site plan with the following conditions:

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1. Prior to final staff site plan sign off, applicant must provide survey dated within two years of application date.
2. Plans should be revised to show plantings, including regularly spaced Drake Elms, in perimeter buffer west of the east driveway (behind the proposed store) as shown in the originally approved landscape plan.
3. Per the LDC, prior to the Certificate of Occupancy being granted a landscape architect must certify that the entire PCD conforms to the approved landscape plan.
4. Provide shade tree plantings in sidewalk cut-outs along the south side of the building at a regular spacing (one tree per 50 feet, or four trees).
5. Add to the PCD addendum a prohibition on practice of “lollipopping” and “hatracking” and require proper pruning according to standard horticultural practices of these and all other trees on the site.
6. The applicant should provide calculations that show that plantings in the new site plan (broken out into shade trees, small trees, and landscape area) meet and preferably exceed what was in the old site plan.

Mr. Crowe stated he discussed the condition of the shade trees with the applicant and recommended having large planters with small trees spaced along the sidewalk.

Mrs. Remark asked if there was anything in the LDC that required the applicant to put something on the north wall so it was not so bare.

Mr. Crowe replied this was a PCD and the Board had the ability to discuss with the applicant options for breaking up the wall with some vertical elements.

Open discussion on various ways to make the wall more aesthetically pleasing.

Applicant Presentation

Mark Dowst, P.E., LLC, 536 North Halifax Avenue, Daytona Beach stated they were the original project engineers when the center was originally built. He stated what happened was Circuit City went out of business which created a large hole in the center. He stated an opportunity came up with Dick’s Sporting Goods that was really a tight timeframe and staff jumped on the schedule needed to move the request forward tonight. He addressed all of Mr. Crowe’s conditions and recommendations as follows:

1. They had already updated the survey.
2. The landscape plan included with the request reflects the new landscape plans that are being proposed. He stated there was a full landscape plan for the rest of the center and he did not think all of that needed to be included.
3. Agree to staff recommendation.

Mr. Dowst stated they upgraded the architecture to include three types of textures on the sides and added vertical elements in an effort to break up that side.

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Mr. Crowe asked if it would be possible to bring the vertical elements up to the roof because it appears that they fall a little short.

Mr. Dowst stated they could look into that but he would have to speak with the architect any changes could be done to the plans. He stated he felt having the columns stop where they currently are looked better because it gives a little bit more interest in how the elevation looks.

Mrs. Shelley stated she agreed with Mr. Dowst.

4. Did not have an objection to adding trees on the side but they would be limited because there was a proposed water main under the edge of the sidewalk. He stated he could put ground cover and bushes and they may allow him to put ornamental trees but nothing that has a root structure that goes down.

Mrs. Remark asked if he was talking about planters connected to the sidewalk because she thought staff was recommending planters that sat on top and had no connection to the water underneath.

Mr. Dowst stated he was talking about the type planters they had around the rest of the center.

Mrs. Shelley and Mrs. Remark stated they would not call that a planter and they thought Mr. Crowe was referencing planters like pots that just sat on the sidewalk.

Mrs. Remark stated that would take care of the water main problem and roots.

Mr. Dowst stated he would go ahead and add the condition requiring planting (pots) on the sidewalks and he would take that information back to their design team to work on.

5. Does not feel this language should be put in the agreement because all landscaping should be maintained properly.

Mr. Dowst stated typically the landscape plan has notes on it that read landscaping should be maintained properly but he would leave that decision up to the Board.

6. Agree to staff recommendation.

Mr. Walton asked Mr. Dowst for clarification on whether or not he was in agreement with all of staff's recommendations because staff was recommending approval with conditions.

Mrs. Shelley stated she had some additional questions for Mr. Crowe regarding Mr. Dowst's comments. She asked Mr. Dowst if the signage would remain the same as in the original agreement.

Mr. Dowst replied yes.

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Mr. Hoitsma asked about palm trees on the site. He stated he understood the palms in front of building so the sign would not be obscured. He asked if there was a reason why the trees to the left at the end of the building could not be shade trees.

Mr. Dowst replied palms were being proposed there because the sidewalk was 15' wide with a 5' planter cut out right next to the curb edge, which only left 10' for pedestrians and 5' was not a lot of room for shade trees. He stated palms give vertical element so they work better. He stated Washingtonian Palms are being proposed in groups of three instead of Sable Palms. Mr. Dowst stated they could do a smaller ornamental tree but it would not have the height.

Mr. Hoitsma asked why height was needed because some of the trees were taller than the building.

Mr. Dowst stated that was because they grow fast and they had been there too long.

Citizen Comments

John Nicholson, 413 North Grandview Avenue, Daytona Beach stated was in favor of the project and he was Ok with the parking. He stated the residents could not see what the Board saw on the television and asked if there were other types of trees that could be used in place of Washingtonians and Sable Palms.

Board Comments

Mrs. Shelley asked Mr. Crowe if staff was satisfied with Mr. Dowst' response to staff's second condition.

Mr. Crowe replied yes. He stated originally staff did not have the landscape plan for the entire center. He stated condition number three will actually take care of condition number two.

Mrs. Shelley stated on condition number four, it was her understanding they were replacing what was proposed with large planters that hold small trees.

Mr. Crowe replied yes. He stated originally staff recommended having one every 50-feet but since it was being changed to smaller planters, they might want to change it to every 30-to-40 feet in keeping with the vertical components of the building. He asked for a little flexibility.

Mrs. Shelley asked if staff still wanted condition number 5. She stated personally she agreed with staff.

Mr. Crowe stated sometimes conditions that are in the LDC are placed in agreements to show special emphasis. He stated to Mr. Hoitsma that one unique component of the shopping center was the driveway runs right along the sidewalk where typically there is a parking rail along the sidewalk where there are landscape islands that have shade trees. He stated that could not be done with this project but it was something that could be done for future projects.

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Mr. Hoitsma asked who was responsible for maintenance of the trees.

Mr. Crowe replied whoever was responsible for maintaining the landscaping had to be in compliance with the landscape plan.

Mr. Hoitsma stated his concern was whether or not they were addressing their questions to the correct person.

Mr. Walton stated the property owner was also the applicant.

Mrs. Remark stated this was not just for Dick's it was for the entire center.

Board Motion

It was moved by Mrs. Shelley and seconded by Mr. Moore to approve Rezoning, DEV 2009-103, International Speedway Square PCD Substantial Modification with the following recommendations from staff:

1. Satisfied
2. Deleted
3. Satisfied
4. Provide shade trees plantings in large planters with smaller trees 30-to-40 feet apart, keeping with the vertical elements of the building to improve the appearance of the building.
5. Add to the PCD addendum a prohibition on practice of "lollipopping" and "hatracking" and require proper pruning according to standard horticultural practices of these and all other trees on the site.
6. The applicant should provide calculations that show that plantings in the new site plan (broken out into shade trees, small trees, and landscape area) meet and preferably exceed what was in the old site plan.

Board Action

The motion was approved 9-to-0.

Discussion Items

8. **Land Development Code Text Amendment, DEV 2008-080, Use of Submerged Lands in Density/Intensity Calculations**

A request by the Planning Board, to provide information and recommendations pertaining to the use of submerged lands in calculating residential density and commercial intensity.

Mr. Hoitsma stated from time to time the Board has requested to have this topic on the agenda for discussion.

Staff Presentation

Thad Crowe, Planning Manager recapped the discussion on Submerged Lands from previous meetings. He stated the item pertained to the use of Submerged Lands in calculating residential density and commercial intensity for underwater land. He stated the LDC did not have a hard and fast rule for the calculating but staff generally uses the growth density calculation when calculating residential density in land use categories. He stated staff surveyed other cities to see how they calculated submerged lands and found each city did it differently. He stated the City of Ormond Beach does not allow submerged lands to be used to determine density/intensity while the City of Port Orange does. He stated the City of Titusville has a provision where applicants can claim vested rights for submerged lands and they have to provide a valid Consumptive Use Permit (CUP) from St. Johns River Water Management District and the City of West Palm Beach through the PD process allows the use of a portion of submerged lands to transfer the density/intensity to the upland portion of land. Mr. Crowe stated if the City decides to allow the use of submerged lands to calculate density/intensity staff was recommending some uniformity. He stated there were a couple of options which included: completely prohibiting it like Titusville does or allowing a middle ground approach like West Palm Beach does.

Board Comments

Mrs. Remark asked about Titusville applicants having to have a valid CUP. She stated she thought CUPs belonged to municipalities.

Mr. Crowe replied they belong to the applicant. He stated it is a district permit that the applicant/owner has to get from SFRWMD. He asked Mr. Walton to confirm.

Mr. Walton replied the City has a CUP but he did not know whether or not a developer could get one.

Mrs. Remark asked if one of the things required of the City was to make sure the developer was not over drawing our CUP.

Mr. Walton stated staff would have to consult with the Utilities Department for an accurate answer to that question but he did know the City had a CUP that determined how much water could be pulled from the aquifer but he was not sure about developers requesting a CUP.

Mrs. Remark stated but the City has to figure them into our CUP.

Mr. Walton replied no, the CUP is for what we pull out of the aquifer.

Mrs. Remark stated with all of our projects.

Mr. Walton replied what the City pulls out.

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Mr. Crowe stated he would go back and review the City of Titusville's policy to see if that was a typographical error.

Mr. Hoitsma asked the reason why the City would want to leave submerged lands in the calculation.

Mr. Crowe stated to basically allow applicants who can show that they own the land the ability to transfer it like they would do from a wetland or prevent the land from being filled in for development.

Mr. Walton stated the argument from the applicants is that they own it, they pay taxes on it and they have a survey showing the perimeter of their property. He stated if the City was now asking the property owners to go back and try to pull out something less than that they would be upset. He stated he was not sure how many definitions the City had that broke down the definition of what is submerged by wetlands or by saltwater, etc. He stated the City did not have a variety of definitions in the LDC that deals with all of the issues pertaining to residents not being able to use a piece of property they have a deed on.

Mrs. Remark stated she felt the City was already doing that with the regulations put on stormwater, setbacks, utilities and everything else. She stated they do not get to use 100 percent of their property just because they pay taxes on 100 percent.

Mr. Fishback stated that was also the perspective he had. He stated just because you pay taxes on property did not mean you could do whatever you wanted to do on the property.

Mrs. Shelley stated Mr. Walton was correcting in saying applicants would say that.

Mr. Hoitsma stated he felt they got more for the land when they purchased is because the value was higher because the land was on the waterfront.

Mr. Merrell stated he was not going to suggest that it was or was not the way it worked he was just trying to make sure he understood what the Board was saying and try to give some feedback. He stated his understanding of what Mr. Walton was saying was historically if you owned the property and paid taxes on it you could use it in terms of calculating the ownership versus build ability and he was very discouraged to hear the Board discuss things like tightening that sort of aspect of the development regulations especially now when the community is in a situation where people are trying to figure out whether or not they can do anything with their property. He stated number two was he felt it was a bad policy to change whether or not a person could use their property underground or above ground to calculate density. He asked the reason for change.

There was additional discussion among the Board members and Mr. Merrell on how density should be calculated involving submerged lands.

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It was the consensus of the Board that now was the right time to review this information so it could be included with the LDC re-write.

Mr. Hoitsma asked staff what information they needed from the Board tonight.

Mr. Walton replied the Board requested this item be placed on the agenda for discussion. He stated staff's original recommendation was to make amendments to the LDC during the re-write but if the Board decides to take on code issues during the process you could do that.

Mrs. Shelley stated that isn't what was happening. She stated she thought because the Board knew these issues would take a lot of input and discussion they were discussing them now so the Board could come to a consensus on what would move forward in the re-write.

Mr. Hoitsma asked the Board members what they wanted between now and the next time the item was on the agenda for discussion that would help this move forward.

Mrs. Shelley replied she felt that the discussion tonight was moving toward the Board coming to a consensus on what they wanted on the issue. She stated Mr. Merrell pointed out some legal implications that might arise and also it was important to have community input.

Citizen Comments

John Nicholson, 413 North Grandview Avenue, Daytona Beach stated he was in favor of the third option. He stated saltwater was different from freshwater and he was not in favor of resident using any saltwater because naturally you don't usually build on the river. He stated if they want to build docks or decks then they could use submerged lands, however for the interior, rather than none at all he would recommend tradeoffs. He stated this way they would get to use a portion of their submerged land for density purposes. Mr. Nicholson stated doing it this way; the City would also get some benefit. He stated yes residents do pay taxes on submerged land but not as much as if it was dry land.

Board Comments

Mr. McGhee stated he was in favor of option three also.

Mr. McGuinness stated he did not think there was any distinction between wetlands and waterfront. He stated he was also in favor of option three because he felt was better to have a distinct rule for all submerged land.

Mr. McGhee asked if there would be type of grandfathering in once the change takes place.

Mr. Hoitsma replied he guessed it could be.

Mr. Walton stated certainly if there was an existing approval on the site.

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Mrs. Remark stated it would have to actually be an existing approval and not just a check attached to a piece of paper with vague language about a site plan being attached for approval. She stated the project would have to have gone through every approval and it could not be in process.

Mr. McGuinness stated with no exceptions for PCDs.

Mr. Walton asked what that statement meant.

Mrs. Remark replied it does not become a negotiable item.

Mr. Walton stated the PD process has always allowed request for public benefit and variances from other things. He stated that is the way the LDC works today.

Mrs. Remark stated she wanted to be clear on what Mr. Walton was saying. She stated so if the Board voted to approve a specific way to calculate density and someone came forward with a PD they would be allowed to negotiate and the process in place would be out the window. She asked if the Board wanted this to be a prohibition the language would have to read "it could not be used anywhere, for anything, in any kind of zoning."

Mr. Moore asked if what Mrs. Remark was saying was she did not want this to be negotiable during the PD process.

Mrs. Remark replied yes not on this issue. She stated in her discussions with Clarion staff they were very surprised to see how much development was being done in the City through the PD process. She stated she felt that there should be certain things that should not be negotiable through the PD process.

Mr. Crowe replied he agreed with Mr. Walton that during the PD process things were negotiable but to his understanding the Planning Board set the planning policies and the Board had the ability to influence the way staff interprets the code. He stated he felt is staff and the Board agrees with the interpretation professionally then there were several options to choose from. He stated if it is the Comprehensive Plan then it would be a definite no; that would prevent any PD from utilizing it, which is the hardest edge you could take. He stated language could be put in the LDC that specifically references not being able to accept something in a PD and another option could be to direct staff to interpret in a particular fashion. He asked for Mr. Walton's thoughts.

Mr. Walton replied staff was following the LDC and not someone's interpretation of the LDC. He stated if the Board wanted to change the LDC they could recommend that but the City Commission would make the final decision. He stated he felt the LDC was fairly clear when it came to calculating density.

Mr. Hoitsma asked the Board members what they wanted to do. He asked if they wanted time to think about the discussion and bring the item back on the next agenda for discussion or as an action.

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Mrs. Remark stated the memo included in the Board's agenda packet did read "Staff anticipates the initial draft of Task II to be completed this month." She asked if that would eventually become available for public input.

Mr. Walton replied Task II was the outline and this issue would be on the list of issues to be considered for the draft.

Mrs. Remark stated she felt that was where it belonged especially if that is when public input would be allowed.

Mrs. Shelley stated she thought it would also be interesting to have Clarion's professional expertise on how this should be handled. She stated from what she heard tonight, the Board appeared to be leaning toward option three and felt Clarion should look at that option as they are working of the list of issues but it would definitely need public input.

Mrs. Remark stated she liked Mr. McGhee's suggestion on grandfathering-in with approved projects.

Mr. McGuinness asked how many projects were currently approved that had submerged lands.

Mrs. Remark replied just a handful.

Mr. Walton stated if he was including wetlands and uplands then almost everything that is approved would be included.

Mr. Moore asked if anything was being done with those projects.

Mr. Walton replied there were very few sites in the City that did not have wetlands on them.

Mrs. Remark stated which is why she felt Clarion's input would be helpful. She stated she also felt the Board appeared to be leaning toward option three.

Mr. Walton stated staff can relay the Board's feelings to Clarion.

Mr. Hoitsma asked the Board if that was OK .

The Board members replied yes.

9. **Land Development Code Text Amendment, DEV 2008-081, Floor Area Ratio**

A request by the Planning Board, to provide information and recommendations pertaining to the use of enclosed parking in calculating Floor Area Ratio (FAR).

Staff Presentation

Thad Crowe, Planning Manager stated this item deals with the issue of enclosed parking and how it impacts floor area ratio (FAR). He stated the FAR calculation was simply the floor area divided by the site area and it was used to measure commercial intensity in various land uses and zoning districts. He stated the practice on whether enclosed parking was included to calculate FAR could be done through the PD process and in tourist districts. He stated in tourist districts, parking areas could be excluded when calculating density/intensity for oceanfront developments and you could also have an additional hotel or condominium floor for every parking floor. Mr. Crowe stated the height limits for oceanfront lots were handled by setbacks; the wider the lot is, the taller the building can get, therefore height limits are not really needed because it is governed by the setbacks. He stated there were some benefits from a planning perspective if the calculation was done correctly. He stated if parking was inside the building, then it would not be a requirement to have additional outside parking and could therefore have more green space and less areas devoted to pavement. He stated he felt ultimately there would be more space available for public and civic use. He stated the con to this would be that the buildings would be taller. He stated it was a common practice most cities in Florida to exclude parking when calculating FAR. He stated staff was recommending some alternatives: 1) Continue to allow it through the PD process and in tourist districts. 2) Exclude it outright. 3) Allow it as a wider practice. Mr. Crowe stated the one thing staff wanted to relay was if the Board chooses to expand the use of crediting for enclosed parking then surface parking should also be limited because the advantage should be to reduce surface parking. He stated staff felt it would be more appropriate to have it as a performance standard that applies in various height intensity zoning districts as opposed to just the tourist or PD district.

Mrs. Remark asked if PDs were all over the City.

Mr. Crowe replied yes.

Mrs. Remark stated so this process was already being applied here and there.

Mr. Crowe stated he did know if the process had been utilized that much.

Mrs. Remark stated but it is available right now through the PD process.

Mr. Crowe stated something he had observed here and in other cities is there appears to be developments with an excessive amount of parking. He stated staff encourages developers to consider structured parking so our City does not become expansions of paving with little buildings popping up.

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There was open discussion on good and bad parking structures.

Mrs. Remark stated she liked the way it was being done in the tourist district and that was how she would like to see it done throughout the City. She stated she felt that was a great standard to have. She stated one of the main points in the City's Vision Plan was more green open space.

Citizen Comments

John Nicholson, 413 North Grandview Avenue, Daytona Beach spoke on having the first floor of parking garages on A1A reserved for stores or something for tourists to utilize. Second, he asked to have the language from page three of the Staff Report that reads "encourage terraces, breezeways, plazas and open porches to be included in FAR" because he feels it enhances the project. Third, hotels that have restaurants are required to have a certain number of parking spaces per square footage and a quite a few of the restaurant patrons also stay in the hotel. He asked in an effort to encourage amenities in hotels that the hotel owners not be penalized twice through parking requirements.

Board Comments

Mrs. Shelley stated she felt it was good idea to forward the Board's comments on to Clarion to be addressed as part of the LDC re-write.

Mrs. Remark stated she thought Mr. Nicholson had some great comments in particular the one regarding the parking garage starting on the first floor and Mr. Crowe's suggestion on design standards being included.

Mrs. Shelley stated she wanted Mr. Nicholson's comments included in the data being forwarded to Clarion.

10. **Land Development Code Text Amendment, DEV 2008-082, Planned Development Time Limits**

A request by the Planning Board to provide information and recommendations pertaining to project time limits for planned developments.

Staff Presentation

Thad Crowe, Planning Manager stated the intent of PDs is to allow flexibility, which includes longer approval periods. He stated the current site plan approval is one year and can be extended a second year by request of the applicant. He stated the City's PD template, which staff suggests all applicants follow allows five years for project completion, which is approximately three years beyond what a typical site plan would require. He stated large projects might take longer so they are reviewed on a case-by-case basis. Mr. Crowe stated there was some concern on how to balance flexibility and longer time limits while at the same time not allowing projects to just sit dormant indefinitely. Mr. Crowe stated alternatives

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would be to continue using the current PD template and let the Board know when applicants deviate from that template; incorporate some hard timeframes into the LDC. He stated he felt it was really based on what the Board decides to do. He stated staff was aware that there was on weak spot in the template and that was the timeline for construction after the permit is issued. He stated currently it is one year and staff was recommending several more years be added to allow for a reasonable amount of time for construction to occur. He stated if timeframes are added to the LDC, staff was recommending longer timeframes for special circumstances.

Mr. Hoitsma stated this issue came up partly due to the state of the economy. He stated he feels there is a need to allow for some flexibility during difficult times as long as the Board is kept abreast of what is going on.

Mrs. Shelley stated the Board's goal was definitely not to be punitive in any way, shape or form and she had heard this discussion in the past at City Commission meetings. She stated she felt the Board's concern was getting the projects built and it was difficult to determine if projects were just sitting idle or if there were problems keeping the project from moving forward.

Mr. Hoitsma asked staff's recommendations were in line with what the Board liked or desired.

Mr. Neal stated it appeared to him that all of the increased timelines were well within reason as far as giving potential builders an opportunity to really get started.

There was open discussion among Board members on some of the problems with projects not moving forward.

Mrs. Remark stated she felt the current template was good but it did not address flipping properties.

Mrs. Shelley stated there has been quite a bit of discussion about all of the torn down buildings on A1A and Daytona being such a difficult city to work with. She stated her response to those comments was do not blame the City for that because lots of beautiful projects have been approved that never come to fruition.

Mr. Moore stated maybe in some way it is the City's fault because there is not a process in place that requires specific start times.

Mrs. Shelley asked staff if it was possible to research how this issue is handled in other communities.

Mr. Crowe replied most of the communities he has worked in are pretty flexible and it is all negotiated. He stated they also tend to have more structure or baseline.

Mr. Walton stated he believes the only way to assure a project moves forward is for the City to engage in a public/private partnership where it can be mandated in the agreement.

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Mrs. Remark asked if there was anything to keep the Board from putting in the language that says if a project is approved and the developer sales the property and does not build on it then they lose their approval. She stated it appears the idea of creating continual value and then flipping the property is the problem.

Ms. Lathan stated the problem is the PD agreement represents the zoning for the property. She stated in the template there is language that reads the zoning does not go away but the development rights would expire under certain conditions which she believes would be a solution to the problem.

Mr. Moore stated if there was a timeline in place and then the property is sold would not the timeframe continue on and if the developer does not meet the timeline in place would they have to start over.

Mr. Walton stated if the timeline expires the development rights would expire at the same time the PD expires.

Mrs. Remark stated maybe the development rights should expire upon resale.

Mr. Walton stated he did not believe the expiration could be tied to ownership.

Mrs. Shelley directed staff to come back with ideas for baseline and sunset right on PDs when the properties are sold.

Mr. Moore stated the timeframe is pretty close for completion of Task II of the LDC re-write process.

Mrs. Remark stated right now they were just discussing changing staff's template that is currently used.

Ms. Lathan stated she found the template and it has language that talks about effective dates and expiration dates. She stated it reads "submittal of all required plans, documents, and issuance of City permits shall be completed no later than five years after approval of the agreement. The deadline can be extended for a period of not more than five years by action of City Commission." She stated it then reads "if all permits have not been issued or improvements are not completed within the allotted time as specified above all development rights granted pursuant to this agreement shall automatically expire."

Mrs. Remark stated what that does is allow applicants to sit for five to 10 years before they do anything. She stated maybe that was where the Board needed to look at changing the baselines. She stated maybe it should read the way VCARD recommended for the Boat Slip Allocation process.

Mr. Hoitsma asked Mr. Walton if staff was clear what the Board wanted.

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Mr. Walton replied yes.

Addendum Item

Land Development Code Text Amendment, DEV 2009-079, Prohibited Signs

A request by the Planning Board, to amend the Land Development Code (LDC), Article 18 (Appearance Standards), Section 6 (Signs), Sub-Section 6.6 (Prohibited Signs), to strike language that allows deviation from prohibition of specific signs elsewhere in the LDC. (Continued from the August 27, 2009 Planning Board Meeting)

Staff Presentation

Thad Crowe, Planning Manager stated this item was approved by the Board earlier in the year and afterwards there was some confusion on what was approved. He stated staff was still under the opinion that there needs to be some flexibility for signs. He stated staff was under the impression that a lot of the concern was concentrated around LED signs that flash and are very bright that could be an aesthetic issue. He stated staff was recommending the Board consider standards that clarify prohibited signs may only be utilized in the context of a conditional approval where only certain criteria is looked at that would mitigate negative impacts. He stated some examples of criteria that might be reviewed would be, the amount of time the sign was flashing, the brightness and intensity and landscaping. Mr. Crowe stated staff believed more time needed to be spent researching this amendment.

Mrs. Shelley stated she was not in favor of allowing the signs the way it was presented in staff's report. She stated she felt if the Board approved this amendment without any standards it would cause major problems. She stated she was very concerned about opening this up to PDs and public use requests. Mrs. Shelley stated Daytona State College had changed their sign to rotate on a 12 hour basis and lowered the lighting which makes it appear mobile. She stated Clarion had some great ideas on this subject but they were not in favor of opening this up to the full community.

Mrs. Remark stated she was surprised to see staff's recommendation because she thought the Board was very clear when they voted and when they asked to have the item come back before it went to the City Commission. She stated basically what the Board wanted were the first four types of signs prohibited with no exceptions. She stated what happened when they voted the first time was the Board focused more the language required and did not look at items five through nine on the list, which impacted the redevelopment areas. She stated she felt the Board was clear in saying they realized this was a problem but they still wanted it prohibited, they did not want it opened up and there were not any conditions that would make it acceptable in any case. She stated all the Board wanted from staff was language that would do just that.

Mr. Walton stated when the item was last discussed the Board directed staff to draft some criteria. He asked if the Board was now saying they did not want criteria because staff was willing to do whatever the majority of the Board wanted.

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Mrs. Remark replied the Board voted to prohibit the signs not to have criteria drafted for them.

Mr. Hoitsma stated if you outlaw them then there is no need for criteria.

Mr. Walton replied correct. But when last discussed the Board discussed criteria. He stated staff will do whatever the Board directs.

Mrs. Remark stated she thought the criteria the Board asked staff to draft language that would say the first four types of signs were prohibited in the City.

Mr. Moore asked if the current interpretation came from the City Attorney.

Mrs. Remark replied the re-interpretation, yes.

Mr. Moore stated and all the Board was trying to do was close that gap.

Mrs. Remark stated the Board did not want the signs to become available through the variance process either because then you would have everyone requesting variances.

Mr. Moore stated no means no.

Citizen Comments

John Nicholson, 413 North Grandview Avenue, Daytona Beach spoke in opposition of the Board's request. He stated he was present approximately 15 ago when this request went before the City Commission and the reason it went before the board was not the LED and scrolling signs. He stated it was the neon lights, which were very popular during that time. He stated when one or more of the neon lights were out it made the sign look ugly and so it was brought to the City Commission to come up with a way to upgrade the tacky image that was being portrayed. He stated along with that came LED message boards that were approximately 4"x4' that scrolled fairly quickly and people would get into accidents trying to read them. Mr. Nicholson stated during that time, it made sense but to say today that anything controlled by a computer cannot be used on a sign does not make sense. He stated he felt in this day and age to have to climb up on a ladder to change a sign just does not make sense and he did not feel that was what the community wanted. He asked what the difference was in having the sign change by computer versus having it turn.

Mrs. Shelley stated she disagreed somewhat with Mr. Nicholson said regarding what the City Commission wanted. She stated they were not just looking at little bulbs; they were looking at signs in their entirety. She stated however, changing signs with computers does not mean they can't change every three seconds as well and that is why it had been stressed to her that if the Board chose to allow this that there be very specific language about the time the copy could change. She stated personally she was more open to this with huge restrictions. She stated it was interesting to her that this City talks about new urbanism standards but when you talk to communities that already have those standards they do not allow certain things. Mrs. Shelley stated she was somewhat open but not to opening it up to every public, semi-public, PD, or special use request throughout the City because ISB would turn into a nightmare.

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Mr. Merrell asked if the Board would be taking action on the item.

Mrs. Remark replied it was a discussion item but the Board had to give direction to staff.

Mr. Merrell stated there were business people in the community that had an interest in this issue and he would like for those people to have the opportunity to see this item on the agenda even if it were a discussion item. He asked to have the item brought back on another agenda to allow public input.

Mrs. Shelley stated with the other discussion items on the agenda tonight she was surprised that he was the only person present tonight to speak. She stated she thought there would be more people present to speak on the Submerged Lands discussion item. She stated this particular item came up because of a re-interpretation of something that the Board thought had already been taken care of.

Mrs. Remark stated public hearings had already been held and the Board had already made their recommendation. She stated this was a re-discussion because the Board realized there was a problem with the language that was crafted that night.

Mr. Merrell stated regardless of what the reason was it should be put on the agenda for public input and discussion.

Mrs. Shelley stated she would like to see it included as part of the LDC re-write discussion.

The Board directed staff to bring the issue back on the December 17, 2009 agenda as an action item.

11. Other Business

A. Downtown/Ballogh Road Redevelopment Area Board Report

Mrs. Shelley stated the Board met on November 3rd and heard reports from the Police Department, Code Enforcement Division; reviewed economic incentive grant programs; approved a request to issue Request for Proposal (RFP) for Streetscape Improvements to West ISB; Update on the Riverfront Park Master Plan; Redevelopment Plan update; Old Daytona Streetscape; Discussed the audit; Discussed getting direction from the City Commission on the Redevelopment Plan to identify potential development sites and specific capital projects; discussed the Downtown Daytona being a possible site for an Amtrak Station and status on Blodgett House.

B. Midtown Redevelopment Area Board Report

Mr. McGhee stated the Board met on November 10th and heard reports from the Police Department, Code Enforcement Division; Streetscape Project on Lincoln and ISB; Mary McLeod Bethune Festival tentatively scheduled for September 2010 and approved the Bethune-Cookman University Lee Ryan housing facility.

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C. Main Street/South Atlantic Redevelopment Area Board Report

Mrs. Remark stated the Board met on November 11th and heard reports from the Police Department, Code Enforcement Division; approved two new signs for restaurants on the Ocean Walk facing the beach front; updated a final version of the landscape grant program which will now go forward to the City Commission acting as the CRA and discussed the Streetscape Project on the east side of ISB once you cross the bridge.

D. Public Comments

None

E. Staff Comments

Mr. Walton stated included in each Board member's folder was a copy of a memo sent to the City Manager and City Commission that gives an update on the LDC update. He stated Task I has been completed and Task II requires Clarion to provide a diagnosis or all current issues with the LDC and provide an annotated outline that consists of the structure of the new LDC. It also requires additional meetings to explain and answer questions on each chapter and section. He stated staff was anticipating receiving a draft by the end of the month to allow time for changes. After that a public meeting will be scheduled for public input. He stated at the completion of Task II they should have a clear picture of what is needed to draft the new LDC. Mr. Walton reminded the board that Clarion's contract was only for Task I and II but he believed the intent was to also have them draft the new LDC. He wished everyone a Happy Thanksgiving.

F. Board Member Comments

Mr. Moore thanked staff for their hard work in bringing forward the discussion items the Board requested.

Ms. Washington stated on the Roll-Call list it had Mr. Rogers name instead of Mr. Fishback. She asked Ms. Askew to make sure she marked Mr. Fishback as present.

Mrs. Shelley stated in the memo from the City Manager to Mr. Walton on the LDC rewrite, there was a comment that read "At the direction of the City Commission, staff has placed an item on the next Economic Development Advisory Board Meeting, scheduled for November 17, 2009 at 8:00 a.m., to create a subcommittee of this Board to work with Clarion in providing input on the new document as it progresses." She stated she attended that meeting and she did not hear the City Commission give the directive to set up a subcommittee of the Economic Development Advisory Board. She stated Clarion had only met with the Planning Board's Subcommittee one time and that was to introduce themselves. She recommended in an effort to cut cost that the Economic Development Advisory subcommittee meet with Clarion at the same time the Planning Board Subcommittee met with them. She stated what she heard the City Commission say was they wanted the Economic Development Advisory Board to be kept in the loop as well as all other boards. She asked Mrs. Remark what she thought about that recommendation.

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Mrs. Remark asked staff to go back and double check what the City Commission said because keeping in the loop is different than forming a subcommittee. She stated per Florida Statutes 163 the Planning Board is the local planning agency designated by the City's Charter and she thinks there would be a problem with forming a subcommittee of an advisory board. She stated Economic Development Advisory Board meetings are public meetings and anyone that wants to speak on the update can come to the meeting and speak. She stated if the City Commission really did say they want a subcommittee then she agrees with Mrs. Shelley that they need to be at the same meetings as the Planning Board Subcommittee. Mrs. Remark stated she believes this might be what Mr. Chisholm wants.

Mr. Fishback stated in different areas in the City there are pockets of problems with crime and he would like for Clarion address whether or not the setup of the City is in some way inviting crime in and also address ways to improve safety. He stated he wanted to make sure the City was not in some way fueling criminal activity by the way the LDC is written. He stated the second issue he would like Clarion to address was wages. Mr. Fishback stated the minimum wage would be almost \$10 per hour if it were adjusted for inflation. He stated he did not know if the LDC could address this but if it were possible he would like feedback on it.

Mr. Hoitsma stated the latter issue Mr. Fishback talked about was a national problem. He stated he felt society was creating two classes again and it was almost like the depression. He stated he heard on the news the other day that now there is more separation that there was just before the depression.

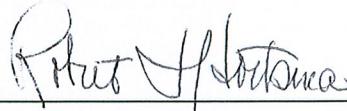
Mr. McGhee stated at the Midtown Redevelopment Area Board meeting, the Board had a discussion on advertising and promotions by way of the City. He stated he knows that is not a responsibility of the Board or the City but he wanted to know if there was one location where people could go to get information on activities for the entire County.

Mrs. Shelley replied the Convention and Visitors Bureau (CVB). She stated people can even have their name added to their email list and they will email the calendar of events.

Mr. Hoitsma reiterated what Mr. Moore said regarding staff's response to directives from the Board. He stated he felt staff had done an excellent job. He thanked Board members who were representing the Planning Board on other boards. He stated he knew it took up more of their time and he just wanted to acknowledge them and say thank you.

Adjournment

There being no further actions to come before the board, the meeting was adjourned at 8:45 pm.



ROBERT HOITSMA
Chair

ATTEST:



CATHY WASHINGTON
Secretary