

MINUTES

REGULAR MEETING – PLANNING BOARD

December 17, 2009

Minutes for the Regular Planning Board for The City of Daytona Beach, Florida, held on Thursday, December 17, 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
Jeff Hurt
Tracey Remark
Edith Shelley
Bob Hoitsma
Janet LeSage
John McGuinness
Larry Moore
Kevin Fishback
Cathy Washington

Absent Members:

James Neal

Staff members present:

Mr. Richard Walton, Planning Director
Mr. Thad Crowe, Planning Manager
Ms. Carrie Lathan, Assistant City Attorney
Ms. Shakeisha Berry, OSII

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.

3. **Approval of the Minutes:** November 19, 2009

Board Motion

It was moved by Mr. Moore to approve the November 19, 2009 Planning Board Meeting Minutes. Seconded by Mrs. Shelley.

Board Action

The motion was approved 10-to-0.

Mr. Hoitsma announced that the Public Use Permit, DEV 2009-119, Daytona State College Temporary Parking Lots request had been with drawn and the addendum to the agenda would be heard after number nine.

4. **Land Development Code Text Amendment, DEV 2009-077, 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 the November 19, 2009 Planning Board Meeting)*.

Staff Presentation

Thad Crowe, Planning Manager gave a brief PowerPoint presentation. He stated this item was continued from the November Planning Board Meeting and that the request stemmed from the County's Manatee Protection Plan (MPP). He stated the MPP for Volusia County includes the requirement that jurisdictions are allotted a certain number of slips and it is up to the local jurisdiction how to allot the slips. He stated the options being presented tonight were

1. Evenly distribute slips on a geographical basis.
2. "Slip Aggregation" option, with "slip pool" of excess slips to be distributed based on criteria.

He stated staff was recommending Option 2, due to its recognition of site-specific factors such as high public access, location in redevelopment areas, navigability, etc. He stated the criterion that staff was looking at included public access, redevelopment area location, navigability and stormwater improvements. He stated the staff report shows the number of slips allocated to the City and a breakdown of by-right slips. He stated of the number of slips available, 25 percent must be reserved for public access. Mr. Crowe stated the applicants would have to make their request to the City Commission and the Commission would have to consider the criteria and find there to be a net public benefit. He stated based on feedback from the public, staff was also proposing a one year extension if the applicant could show the project were continuing in good faith with a \$100 application fee. He stated in summary staff was recommending approval.

Mr. Moore asked if the fee was a one-time or annual fee.

Mr. Crowe replied it was a one-time fee.

Mrs. Remark asked if they could only get the extension one time.

Mr. Crowe replied it was a one-time extension.

Mr. Hoitsma asked if they could come back, pay another \$1,000 and do it again.

Mr. Crowe replied the way it is currently set up it a one-time only extension. He stated it would be up to the Board to make that decision.

Mr. Hoitsma asked what would happen if they went past the one year extension.

Mr. Crowe replied they would have to reapply.

Citizen Comments

Robert Merrell, Cobb Cole, 150 North Magnolia Avenue stated he was present speaking on behalf of the Blue Water Group who owns the Gateway Project across the bridge and also on behalf of the Volusia County Association for Responsible Development (VCARD). He stated the staff report reflected two of the general comments that were made by VCARD and there had been some response to the comments but no real movement. He stated the first comment had to do with the fee staff was proposing. Mr. Merrell stated the Gateway Marina Project predated this ordinance and had already been allotted 172 boat slips. He stated they had spent approximately four years working with SJRWMD to get all of the permits required, which cost \$172,000 and that amount had already been paid to the County. He stated his understanding was the County had the responsibility of administering the Manatee Protection Plan provisions in terms of enforcement, education and all of the other things required to implement the plan. He stated his interpretation of the Memorandum of Understanding (MOU) and the Resolution between the City and the County was that the County was doing everything and that was why they were charging \$1,000 per boat slip and all the City was responsible for was counting the number of slips left in their pool so when an application was submitted for additional slips it would go through whatever the City's process was and then subtract the number allotted from the number allowed. Mr. Merrell stated he did not believe that was what was contemplated in the MOU. He stated he did not feel the proposed \$1,000 fee was justified from what was listed in the Staff Report. He stated in reference to the second comment that VCARD was questioning was the timing of the payment and duration of the reservation duration. He stated Mr. Morris went into great detail in his letter and also recommended some alternatives. He stated he could not see why staff would not propose to make the amount of time allotted for which the reservation was granted at least the same amount of time it would take to get the permits and then build something. He recommended making the timeframe concurrent with the permitting process as long as it is continuing in good faith. He stated he felt Mr. Morris's suggestion regarding a nominal reservation in the event that the fee was large was a good idea. Mr. Merrell read several other recommended changes from VCARD.

Mrs. Remark asked Mr. Merrell if \$172,000 paid to the County was 100 percent refundable.

Mr. Merrell replied he did not believe it was but he thought there was a provision in the MOU that read if they did not get final approval from the City it was refundable.

Mrs. Remark asked when his firm determined how to bill a client did they include any other time like paralegal, secretarial, or general overhead.

Mr. Merrell replied in any event there was always a rational basis for cost in services performed but his point was he did not see rational behind the \$1,000 fee.

Mrs. Remark stated she understood he had a different perspective coming from the private sector but not having worked in government she could say the overhead was different. She stated when she read what staff presented her understanding was someone had to do the work, which required staff time and it was not just counting.

Mr. Merrell stated his understanding was all of the staff responsibilities listed was part of some other process that was already being done. He stated he was not saying anything bad about staff because he knows they work hard but he did not see the justification in paying \$172,000 twice.

Mrs. Remark asked if he found the statement about the \$172,000 paid to the County being refundable.

Mr. Merrell replied it did not say but he thought it did.

Mr. Hoitsma asked Mr. Merrell if he said Code Enforcement was included in the bill.

Mr. Merrell replied no what he said was one of the things City staff said they had to do was code enforcement.

Jim Morris, 420 South Nova Road, Daytona Beach stated he was speaking in general terms about the proposed procedure. He stated the City had a census of slips allowed in its regulatory area of boundaries that is based on the City's shore edges. He stated it is not something that is owned by the City but is simply something assigned that says the City can have a certain amount of slips within the City limits by virtue of the shoreline for the purpose of manatee protection. He stated it was purely and solely a regulatory exercise. He stated when someone decides they want to build a dock or boat slip they are required to get a permit for construction, site plan, etc. He stated from the standpoint of code enforcement if it arises, there is also the ability to be fined. Mr. Morris stated with that in mind it was important to remember that what staff was proposing was the cost to regulate and he did not believe they had any idea what the cost to regulate was. He explained in detail his proposal on how the fee should be accessed. He stated some cities have looked at the slips and determined that they own them but they do not. He stated the only part cities played was a regulatory function and unlike Mr. Merrell he had worked for government and from the standpoint of how you calculate overhead, he knows

it is included in the calculation. He stated he felt in order to properly charge the fee there should be some sort of economic analysis that reflects the cost. He gave a list of things he felt should be included and excluded when making the slip calculation.

Mr. Merrell stated in paragraph eight of MOU it reads “in the event the City decides not to authorize boat docks, dry storage units, or boat trailer parking spaces for any reason, the County agrees to refund the mitigation fee to the applicant minus the \$25 application fee for single family and \$100 for other applications.” He stated he also wanted to point out that the MOU also read the City was guaranteed 4.1 percent of the County’s fee that gets collected.

Glen Storch, with Storch, Morris and Harris, 420 South Nova Road, Daytona Beach stated he was representing Terra Mark. He stated he felt it was very important that a boat slip ordinance was adopted. He stated he felt one of the most important things for promoting working waterfronts was having a secure set of rules and regulations that everyone could follow and right now everything was in limbo, which was preventing everything from happening. Mr. Storch stated he felt everyone would agree that putting boat slips, marinas, etc. on the waterfront would create a life for the waterfront especially in the CRA areas. He stated the other issue he wanted to address was the logistics of getting permits to do the boat slips. He stated it was an incredibly difficult process and the timeframe was even more difficult. He stated he felt the extension was a real issue and he felt the City needed to run the extension from the time of permitting and if the project was not built after all the permits were received then have them pay an additional fee for an extension. He asked for consideration in that area because he felt we should be trying to encourage development of marinas and one of the ways to do that is try to make the process a little easier.

Mr. Walton stated he thought at the meeting with VCARD there was a person there that said the permits were only good for one year.

Mr. Storch stated that was correct.

Mr. Walton asked if he was asking for City staff to set the timeframe after the permit was received.

Mr. Storch stated he did not have a problem with having one year after the permit was issued to build the project. He stated the problem he had was to pay the fee before the permit was issued and then have to come back because he could guarantee that they would not be able to get a permit within a year.

Mrs. Remark stated it said within three years.

Mr. Storch stated he did not think they could get a permit within three years and the last one permit they got took close to four years, which was typical because of so many agencies they had to go through. He stated they also had to work out the mitigation because every marina and boat slip usually has mitigation for the undersea vegetation. Mr. Storch stated to be honest right now it was very difficult to find merit time mitigation and so he was asking for some flexibility in that area.

Board Comments

Mrs. Remark staff if any other fees the City had was based on size. She asked if there was a graduated fee schedule.

Mr. Walton replied typically not. He stated it was based on the City's cost to process the request and one thing he disagreed with Mr. Merrell on was the City did not have 4,100 slips available we only had approximately 2,200 and once they were issued staff would still have the responsibility of enforcing and maintaining the ordinance forever.

Mrs. Remark asked if he would tell why the stormwater language was in the document.

Mr. Walton stated staff received a request to have the language put in because if the improvement is benefiting water quality then that would be an option the City Commission could look at as public benefit.

Mrs. Remark asked who made the request.

Mr. Walton replied someone from VCARD. Mr. Walton stated staff received a letter that read VCARD was in support of the ordinance with the exception of a few questions so he was a little surprised with Mr. Merrell's comments.

Mr. Merrell stated staff distributed an updated version of the ordinance that contained this language and they gave what he felt was a constructive suggestion and he asked that Mr. Walton not make the statement that their comments were not received in a timely manner.

Mrs. Remark stated she did not think that was what Mr. Walton said.

Mr. Merrell stated what they were trying to do was give constructive comments about some specific language because in the original letter they had only given the two concepts they were focused on due to time constraints. He stated which they had not done in the original letter because they had only given. He stated when they reviewed the updated ordinance they made the suggestion that if something positive was being done from the stormwater standpoint why limit it to a dead end street.

Mr. Walton stated staff's rationale was if it went into the water then water quality would be a benefit. He stated if there were other ways to protect water quality by improvements he did not feel it would be a problem expanding it to include those improvements but to say any improvement would not necessarily related to water quality or manatee protection and would not necessarily have public benefit.

Mrs. Remark asked Ms. Lathan, if the language on the last page of the Staff Report, under Boat Slips, Section 5.10 (E) that read "Residential use shall be allocated one slip per 25-feet of shoreline" tied the City's hands geographically or to a first come, first serve situation.

Ms. Lathan replied she believed the formula was derived based on the amount of shoreline Daytona Beach had and then they looked at the number of single-family residential uses, determined what was left and how it should be allocated.

Mrs. Remark stated this was the overall allocation formula and not just saying geographically for every 25-foot one slip would be allocated.

Mr. Morris stated he slightly disagreed with the characterization. He stated his understanding of the ordinance was to allow waterfront property two slips by right because it was a single-family waterfront property. He stated it is a property right that is being regulated and in terms of the 25-foot it is a coefficient relating to DEP permits what the ordinance does. He stated he did not believe anyone had any objections to the ordinance reading if someone had a waterfront lot then they had the right to two slips. Mr. Morris stated as a commercial property that had the right to do something more it would not have the same matter of right and it also would have zoning issues to deal with and therefore would have to come before the Board for allocations.

Mr. Crowe stated to answer Mrs. Remark's question there were three fees that did operate on a sliding scale, stormwater, site plan and plats. He stated there was a base fee and then above a certain number the fee would increase.

Mr. Hoitsma stated there were a couple of things involved with the fee, one was whether or not the ordinance was a revenue producer or was the fee a way to reimburse the City for cost involved with enforcing the ordinance. He stated he did see the logic with what was being said about having to pay \$1,000 times however many slips were being requested. He suggested possibly charging by the year that way it would keep their feet to the fire. He stated good faith was probably the most difficult thing he knew of to legislate because he did not know how it could be monitored. He stated if the charge was annually then the longer it took the more it would cost. Mr. Hoitsma stated he did not want to look at it as a revenue producer because if the City gets the money upfront it would all be spent.

Mr. Hurt stated he felt the same way about the fee structure because it added so much to the cost of the project. He stated he had been involved with getting permits through Tallahassee and it is an unbelievable process because sometimes they do not respond for six to eight months. He stated he felt it would be a small amount of people that would just sit and not do anything but the majority would try to move forward and we do not want to punish them. He stated it would affect everyone.

Mr. Hoitsma asked the Board what they thought about having an annual fee of \$250.

Mrs. Remark asked is he meant per slip.

Mr. Hoitsma stated he was not saying it had to be in the same for 30 slips in the same package.

Mr. Hurt stated he did not have a problem with a review fee but then you would have the graduated fee which was the same review and process, which adds to cost and he sees it as a revenue generator fee.

Mrs. Remark stated she liked the suggestion of an annual fee of \$250 because she felt rather than getting into extensions just doing a straight five years. She stated three to five years appears to be the average timeline.

Mr. Walton stated the representative at the VCARD meeting stated that the timeline varied depending on where it was and what was under the water but typically it took two years.

Mrs. Remark stated she did not feel this was something that the City Commission should have to deal with. She stated if they make the fee \$250 annually then the \$1,000 would be collected and administrative cost would be taken care of. She stated whether staff is enforcing the ordinance for three or 30 slips they would still use the general overhead figures.

Mr. Hurt stated the five years sounded reasonable to him. He asked what would happen at the end of five years when the project was not completed but the applicant could prove that they had been diligently working on getting it completed. He stated it would not be fair to just cut them off. He stated there would need to be something in the ordinance to address extensions.

Mr. Walton stated the only thing to consider was once the slips were all allocated they would be gone so if someone was not using them they would go back into the available slip pool.

There was additional discussion on the timeline required to get all permits needed.

Mr. Morris stated what happens was they had to go through multiple jurisdictions, Army Core, SJRWMD and DEP and how each jurisdiction managed the process varied. He stated none of the standards matched up in a perfect stack so someone could meet all of the standards for one jurisdiction and be out of compliance with another.

Mrs. Shelley stated from what she heard, she was not comfortable with what had been presented because there were a lot of issues that had been presented and unless they could come up with ways to address them she would not be able to support the request. She stated she also was not sure that they would be able to come up with language that everyone could be comfortable with. She stated there were concerns with the timeframe being concurrent with the permitting and she was not sure she would be comfortable with language that might be derived from the current discussion.

Mr. Hurt stated he felt the same way because there were so many conflicting things.

Mr. Hoitsma asked the Board what they wanted staff to do.

Mr. Moore replied perhaps consider the permitting timeframe and an annual fee.

Mr. Hurt stated he did realize the City had a limited amount of slips which creates a problem and that was why he was leaning toward an annual fee based upon permitting time.

Mr. Hoitsma asked if he would want the fee to be different if multiple slips were involved.

Mr. Hurt replied if it were an annual fee he felt that would be difficult to do.

Mrs. Shelley stated she agreed with Mr. Hurt.

Mr. Hoitsma stated he liked the annual fee because it would keep the applicants on their toes.

Mr. Fishback stated he liked the annual fee but he was assuming it would be prorated based on when the request was submitted.

Mrs. Remark stated if the fee was \$1,000 whether it took two years or five years you would still be responsible for paying the full \$1,000.

Mr. Fishback stated he was still not clear about the process for multiple slips.

Mr. Hurt stated he would like to actually see what it would cost the City to process 10 slips versus 100 slips.

Mr. Walton stated the difficulty with calculating that was once the ordinance was adopted and all the slips had been used, staff would still have the responsibility of enforcing the ordinance.

Mr. Hurt stated if they were all used up there would not be anymore allocations.

Mr. Walton asked what happens when a storm comes and some are damaged or destroyed.

Mr. Hurt stated that would be an entirely different because if the pylons were still there it would be a repair permit instead of a new dock permit.

Mr. Walton stated the building permit fee is based on the process not the enforcement and inspection of the slip.

There was additional discussion on how the fee should be derived and the timeline and fee amount.

Mr. Hoitsma asked the Board if they would consider a graduated fee for large slip request.

Mr. Hurt replied that was already what was being proposed.

Mr. McGhee stated he was thinking the more slips you request the smaller the fee amount.

Mr. Fishback asked if the fee would be applied to single-family and non-single-family.

Mr. Walton stated single-family was entitled to two slips and if they wanted more than two they would have to submit the request.

Mrs. Shelley asked Mrs. Remark if she would take the lead in drafting the ordinance language.

Ms. Washington stated she felt it was more than just language. She stated she felt there also needed to be some clarity. She stated there were actually three steps. She asked what would happen once all of the slips had been allocated.

Mr. Walton replied enforcement of the ordinance to make sure the slips were being used properly. He stated staff has to constantly maintain full knowledge of how many slips have been built, reserved and available.

Mr. Hurt asked if the City had reserved from the number of available slips a specific number for public use.

Mr. Walton replied the Comprehensive Plan dictates 25 percent.

There was additional discussion among Board members and staff.

Mr. Merrell stated he felt it was ridiculous that code enforcement was being included as part of the ordinance.

There was additional discussion on fees for the ordinance.

Board Motion

It was moved by Mrs. Remark to continue the item to the January 28, 2010 Planning Board Meeting. Seconded by Mrs. Shelley.

Board Action

The motion was approved 10-to-0.

5. **Public Use Permit, DEV 2009-119, Daytona State College Temporary Parking Lots**

A request by Steven D. Eckman, Director of Facilities, Daytona State College for Semi-Public Use permit allowing for 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 *(Continued from the November 19, 2009 Planning Board Meeting). (Withdrawn by the applicant).*

Board Motion

It was moved by Mr. Hurt to withdraw the request. Seconded by Mr. Moore.

Board Action

The motion was approved 10-to-0.

6. **Rezoning, DEV 2009-101, International Speedway Square PCD Substantial Modification**

A request by Matt Martinez, WD Partners 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 a 9,156 square foot restaurant with a full bar and exterior patio dining area and associated improvements.

Staff Presentation

Thad Crowe, Planning Manager gave a PowerPoint presentation. He stated the purpose of this request was to replace one restaurant with another. He stated the land use in the area is retail and the zoning is PCD. He stated there were a variety of trees on the property and landscape plan had been placed in each board member's folder. He stated a variance was not needed for wall signage but they did need a lighter paint color. Mr. Crowe read the LDC requirements for wall graphics based on a request for further clarification from Mr. Hoitsma. He stated the important criterion to be considered was "*scale design and intensity shall be consistent with the design of the building and compatible with surrounding structures.*" He stated the board should look at the building elevations to determine if they are in keeping with character of the building or clash with the general appearance. He stated staff was recommending approval.

Mrs. Shelley stated in looking at the elevations, the entrance was facing east and she was also looking at the south elevation which faces ISB and was questioning whether the side of the building that faced ISB was the least attractive side of the building. She asked if staff was fine with the building this way.

Mr. Crowe replied the facade was broken up by some of the vertical elements. He stated the only other thing to clarify was the packaged sales of beer. He stated the applicant stated they would be limited to what was brewed onsite and not just general package sales.

Applicant Presentation

Joan Leguay, with BJ's Restaurants, Inc., 7755 Center Avenue, Suite 300, Lexington Beach, CA 92647. She gave a brief overview of the restaurant and stated currently there were five restaurants in Florida and in spite of a very difficult restaurant climate; their restaurant sales had been very good. She stated they had been looking for an opportunity to come to Daytona Beach for quite some time and that opportunity presented itself when Buca Di Beppo decided to close their store upon expiration of their lease. She stated they would be hiring approximately 130 people from the local community to work in the restaurant and perhaps some of the Buca employees that have been displaced will be hired. She stated she wanted to correct a statement made by Mrs. Shelley regarding the building. She stated the front of the building did face ISB.

Mrs. Shelley stated the labeling did not make any sense to her.

Ms. Leguay stated the building would be constructed of very high quality materials and they had commissioned Mark Macintosh to create a series of artwork in the form murals which have been integrated into the design of the building. She stated the murals for the Daytona building were Americans during the turn of the century working in the fields harvesting the crops which speak to the ingenuity of Americans, how hard they work and their commitment.

Mr. Hoitsma asked if they would brew any beer in Daytona.

Ms. Leguay replied no they would not.

Mr. Hoitsma stated you will only sale the beers they brew.

Ms. Leguay replied yes that was correct. She stated currently they had four brews they would want to sale and they had no interest in selling any other types of brews.

Mrs. Remark asked if they sold other types of beer at other BJ's.

Ms. Leguay replied yes.

Mrs. Remark there would not be a sign anywhere that read package sales.

Ms. Leguay replied no.

Board Motion

It was moved by Mr. Hurt to approve *Rezoning, DEV 2009-101, International Speedway Square PCD Substantial Modification*. Seconded by Mr. Moore.

Board Action

The motion was approved 10-to-0.

7. **Rezoning, DEV 2009-113, Florida Memorial PCD Substantial Modification**

A request by Mark Dowst, P.E., on behalf of Memorial Health Systems, Inc., to approve the substantial modification of an approved Planned Commercial Development (PCD) for 140± acres of land located at 301 Medical Memorial Parkway, to allow for the installation of three banner style signs and the waiver of architectural guidelines for a proposed maintenance building.

Staff Presentation

Thad Crowe, Planning Manager gave a PowerPoint presentation. He stated this was another substantial modification to an approved planned development for Florida Hospital located on Williamson Boulevard. He stated the aerial photo included in the Board's packet was taken prior to the hospital being built. He stated the land use in the area is mixed use and the zoning for the overall hospital is PCD. He stated the packet the Board received also included several pictures of the hospital from various angles. Mr. Crowe stated there were several changes being requested some of which could be approved by staff and some that had to be approved by the Board. He stated the changes that can be approved by staff are as follows:

1. Fitness trail
2. Proposed maintenance building
3. Scenic thoroughfare buffer – There is a previously existing billboard that is part of a three party agreement between the City, Consolidated Tomoka and the hospital. He stated staff had spoken with the legal department and confirmed that since there is an existing permitted billboard already there, the view could not be blocked or obstructed in any way. He stated staff is working with the applicant to find ways to meet the scenic thoroughfare buffer requirement. He stated staff and the applicant had come to an agreement on the types and quantity of plantings would satisfy the requirement. He stated the tree preservation area would remain however; there was some talk of possible expansion of the cancer center into the pine forest. He stated he would allow the applicant to elaborate on that. Mr. Crowe stated before that could happen they would have to come back and request a minor modification to change the tree boundaries of the tree forest.

Mr. Crowe stated the next set of changes require this Board's approval.

4. Exemption of the maintenance building from the architectural standards. He stated the building is in an area that is fairly isolated with the wetland forest on two sides; the physical plant on the lower left and it is not in an area visible to the public. He stated staff requested that plantings be placed in the one area of the building that would be visible.
5. Sign variance (three types of banners being requested).
 - o Light pole banners
 - o Entry area banners
 - o Building banner

Mr. Crowe stated currently banners are allowed for temporary events which are approved by the City Commission. He stated this would allow the hospital to utilize these banners anytime as opposed to just in defined areas for specific requests.

6. Variance from the LDC requirement of landscape areas requiring shade trees. He stated the LDC requires that when palm trees are utilized as required trees they be planted in pairs. He stated the Applicant has proposed planting large Medjool Palm trees in two terminal landscape islands in front of the building. He stated the trees were larger than typical palm trees and therefore not sufficient room in the islands for two trees of this variety. Mr. Crowe stated staff was under the opinion that one tree was sufficient due to its size and expense and did not feel two trees were necessary.

Mr. Crowe stated the request had been reviewed by TRT and there were no outstanding concerns. He stated substantial deviation for PCD is final action by the Planning Board and staff recommends approval of the amended development agreement and site plan.

Mrs. Remark asked if the cancer center was north of the hospital building that was already there.

Mr. Crowe replied north and west.

Mr. Moore asked if there was only one banner that could be seen from the highway.

Mr. Crowe replied he believed people would probably be able to see the building banner but he would allow the applicant to further address the question. He stated the light pole banners would be visible because the parking lots are generally arranged the hospital facing the interstate.

Mrs. Remark asked if he knew how many light poles were there.

Mr. Crowe replied no but he believed there was someone present that may know.

Mr. Moore asked what types of banners they would use.

Mr. Crowe replied the City would not control the content of the banners.

Applicant Presentation

Jim Morris, 420 South Nova Road, Daytona Beach stated he would first go through each item and then go back and address the question concerning the entrance. He stated as Mr. Crowe pointed out items one through three had been addressed with staff so he was not going to spend additional time on them. He stated they met with staff earlier today to discuss preservation of the additional trees even though this request does not propose to impact them. He reminded the Board that the billboards were not owned by the hospital and that they were there as a result of an agreement worked out by the City Commission and CTLC, which was resulted in a reduction of some billboards along the frontage area. Mr. Morris stated subsequent to that time the hospital purchased the property subject too that agreement. He stated if it were up to the hospital the billboard would be gone and the buffer would be in place. He stated they were working within the restrictions that were already on the property at the time of purchase. He stated in regards to the fourth request for exemption of the maintenance building from the architectural standards, when you drive along Williamson Boulevard the structure is not visible. He stated the reason for the reduction is because it is a utility building for storing equipment and will not impact the view of the hospital. Mr. Morris stated in regards to the banners, when you go onto I-95 that will be the only place you will be able to see the entire property. He stated from the standpoint of whether a person could physically see the banner, he believes the only banner that would be visible would be the building banner. He stated he did not know the exact number of light poles on the property.

Mrs. Remark stated approximately 115±.

Mr. Morris stated the entry to the property is essentially towards the interstate, slightly cocked and they could see that on the site plan. He stated the banner would hang under the main entrance to the hospital. He stated the final request for variance from the LDC requirement of landscape areas requiring shade trees, the site had numerous shade and canopy trees and they were request a Medjool style palm tree which was quite a bit more expensive to provide than a canopy tree. He stated one of the things they tried to accomplish with the trees was for them to be straight and so individual trees in separate pots would be fairly straight but if you were to put two Medjool style trees side-by-side they would press together and eventually curve so you would not get the same result. He stated additionally this was a signature plant not a landscape plant. Mr. Morris stated there had not been much discussion about the fitness trail but they felt it would be a big asset to the facility and it has canopy trees. He stated everything in the request was equivalent to or above the cost of what the LDC requires and he wanted the board to know the request was not a cost saving measure but more so a design and impact exercise.

Mark LaRose, President and CEO of Florida Hospital stated with the banner situation they would like the option to post certain very special events and they feel highly sensitive to the high standards that have been set by the architecture of the building and the landscaping and would not want to do anything to draw away from that. He stated mainly it would be their staff, physicians and visitors to the hospital that would see the banner and Breast Cancer was one of the things they tried to draw attention too. He stated he was available to answer any questions from the Board.

Mr. Hoitsma stated the City rule was that banners were to be used for temporary events for limited periods of time and he did not want to open a president for everybody else. He stated he could live with the light post banners but he had trouble with the others. He complemented Mr. LaRose on attractiveness of the building and landscaping. He stated he felt since it was a hospital there was not a need to advertise and he struggles with having banners all over the property.

Mrs. Shelley stated she agreed with Mr. Hoitsma but to her the banners were clutter. She stated in Mr. Morris' presentation he stated they would not be visible from the highway but in the public benefit section it stated banners would be used to communicate to the public various health initiatives supported by the hospital. She stated the main entry did remind her of the White House and she could live with that one but to have them on 100± light posts would just be clutter. Mrs. Shelley stated she did not want to vote against the project but she was having difficulty with the banners.

Mrs. Remark stated she drove out to the property today and quite frankly she could not see any difference from having banners on light poles at the hospital versus having them on LPGA or all of the light poles at the Auto Mall. She stated she did not feel that was where they belonged and on Williamson Boulevard before you get to the curb, there were eight light poles that did not include future light poles that would be put in with the cancer center, parking lots and future out parcels. She stated the proposed language did not read just the current light

poles; it was for the entire PD. She stated she did not want to vote against the request but at this point the only banner she could live with was the banner at the main entrance of the hospital. She stated unfortunately, yes this was a health care facility but Daytona Beach was a special event town and that affects everything.

Mr. Moore stated that was the reason he brought it up because he was also concerned.

Mr. McGuinness stated on the other hand the LDC did allow banners for special events up to 80 days a year with size requirements.

Mr. Moore stated temporary signs.

Mr. McGuinness asked if they were talking about allowing the 80 days per year with the size requirements.

Mr. Morris stated the part of his letter that Mrs. Shelley read related to the building banner not to the others. He stated from the standpoint of the light pole banners people would see at bust a blotch of colors. He stated he did not feel the request should not rise or fall based on this particular item and what that may mean is part of the request could be reviewed tonight and part could not be reviewed. He stated in relation to the building banner, it would go in the location shown on the primary building, was 400 or 500 feet from the highway. He stated the illustration shown was made to scale and it was as Mr. McGuinness referenced, a temporary thing and that is the purpose the hospital had was to communicate events or activities. He stated yes people will come to the hospital because they are sick, the mission in wellness now is prevention.

Mr. LaRose stated he could assure the Board they did not have the intention to put banners on all of the light poles because it would be complete overkill and too costly. He stated he would be fine if the Board approved a specific number of light poles that could have signs. He stated in reference to the building banner, he was quite surprised that they were not allowed because every hospital he had worked allowed banners periodically for special events. He stated they did not plan on having the banner up for 80 days because it would be specifically for a special use or event.

Mrs. Remark stated she had some additional questions and comments on trees.

Mr. Morris stated he was glad she brought up trees again because the landscape architect was sitting beside him and he pointed out that every light pole on the site had a tree on each side. He stated now as Mr. LaRose said they had no intention of putting banners on every light pole.

Mrs. Remark asked which type of light poles they were talking about putting the banners on.

Mr. Morris replied they were referencing parking lot light poles. He stated what he was afraid of was in trying to skin the cat, they skinned it the wrong way and what they may want to do is come back with a more defined proposal. He stated from the standpoint of the banner for the main building, he did not think he heard very much opposition to it and asked if it could be addressed tonight. He stated from the standpoint of the building banner he did not know what to do except explain why they wanted it and have the Board reach a decision. Mr. Morris stated regarding precedence setting, the Board must consider what the precedent related too. He stated he did not think comparing banners at the Auto Mall was a fair comparison to banners at a hospital.

Mrs. Remark stated she saw two future out parcels that looked like they would be placed in what were currently tree preservation areas.

Mr. Morris stated when they met with staff today and talked about phase two of the cancer center, they are preserving the scenic buffer and the actual tree count is the same as if they planted that roof shaped wedge where the sign easement is.

Mrs. Remark asked if the tree preservation was being preserved or being moved.

Mr. Morris showed an illustration of what the final project would look like.

There was additional discussion on trees and banners.

Mrs. Shelley stated if the board was going to consider banners she felt they should establish temporary periods because she was not comfortable with it the way it was currently presented.

Mrs. LeSage stated she did not think they should separate the banner request.

Mrs. Shelley stated she felt they should withdraw the entire request for banners.

Mr. Morris asked the Board to make a recommendation on the other parts of the request and allow his client to come back with a more fine tuned request for the banners.

Citizen Comments

No comments.

Board Comments

No additional comments.

Board Motion

It was moved by Mr. Hurt to approve Rezoning, DEV 2009-113, Florida Memorial PCD Substantial Modification with the exclusion of item number five. Seconded by seconded by Mr. Moore.

Mr. Morris called for point of order and asked at some point during the meeting they would continue item number five.

Mrs. Shelley stated a motion would be made after they voted on the first motion.

Mrs. Remark asked if anything that happened with trees in the future would have to come back to the Board for approval.

Mr. Walton replied not if met the original approval or the code.

Mrs. Remark asked that meant the loss of any tree preservation was something staff would negotiate with the applicant down the road.

Mr. Morris stated he believed it was being misstated because they were not talking about eliminating tree preservation areas. He stated they were talking about working within the envelope of the site that was always anticipated to be developed and where the numbers are required they had met the requirement tree-for-tree and plant-for-plant. He stated there was never a waiver it was a configuration.

Mr. Walton stated at one point staff did list it as a waiver but it is not a waiver. He stated the ordinance allows for movement of landscaping.

Mr. Morris stated he did not now or ever want it to be interpreted as tree preservation.

Mrs. Remark stated that was part of the information he provided to the Board.

Mr. Morris stated that was why they met with staff this morning because of confusion on that particular point.

Mrs. Remark stated she understood what was being asked of the Board but she wanted to be clear on this point.

Mr. Crowe stated to clarify a little more to make sure everyone understands, there is a limit of clearance and in the site plan as it is approved now, the applicant would have to come back to change the limit because it is on the approved site plan. He stated it would be considered a minor modification that could be approved by staff and the Board would not have to see it again.

Board Action

The motion was approved 9-to-1.

Board Motion

It was moved by Mrs. Shelley to continue item number five of Rezoning, DEV 2009-113, Florida Memorial PCD Substantial Modification request to the January 25, 2010 Planning Board Meeting. Seconded by Mr. Moore.

The motion was approved 10-to-0.

Mrs. Remark asked at the next meeting if staff could let the Board know what the difference would be in doing this as a PD than if they just applied temporary permits when something came up.

Five minute break.

Meeting reconvened.

8. **Naming of City-Owned Land and Facilities, DEV 2009-133**

A request by Commissioner Shiela McKay-Vaughan, to name the point of land extending into the Halifax River, located on the east side of the News-Journal Center (221 North Beach Street), with the title of “Tippen and Josephine Davidson Memorial Park” and to place a plaque in this area to commemorate the contributions of these individuals.

Staff Presentation

Thad Crowe, Planning Manager stated this was a request by Commissioner Shiela McKay-Vaughan to name the public facility located right behind the News-Journal Center. He stated it was part of the old bridge that was replaced and it meets all of the criteria for City facility naming.

Mrs. Shelley stated she read through all the signatures and she noticed Commissioner Shiela McKay-Vaughan and John McGuinness signed twice.

Mr. Crowe stated the City’s Planning Technician, Rose Askew crossed off all signatures that had addresses that were not within the City and all duplicated signatures.

Mr. Hoitsma stated he did not believe anyone had done more for the community than Tippen and Josephine Davidson. He stated everything artistically that was done throughout the City they were involved with and he felt it was a well deserved honor.

Mrs. Remark stated the reason the City had one local historic district to begin with was because of Josephine Davidson and the park sits in that district.

Board Motion

It was moved by Mrs. Shelley to approve Naming of City-Owned Land and Facilities, DEV 2009-133. Seconded by Mr. Moore.

Board Action

The motion was approved 10-to-0.

Addendum

Preliminary Plat, DEV2009-131, Precision Manufacturing

A request by Mark Dowst, P.E., on behalf of Juno AO Real Estate, LLC, to re-plat an existing plat located at 1870 Mason Avenue, to remove a 100 foot parking restriction.

Staff Presentation

Thad Crowe, Planning Manager stated this item was added to the agenda after the original Board Planning Board packet had been mailed. He gave a brief PowerPoint presentation. He stated the purpose of this request was to remove a 100 foot building setback that limited the amount of parking that could be allowed. Mr. Crowe stated the applicant would still be required to meet all of the LDC requirements including the scenic 50-foot buffer and various other landscaping and zoning requirements. He stated staff supported the request because it encouraged economic development.

Applicant Presentation

Jeff Brock, 444 Seabreeze Boulevard, Suite #900, Daytona Beach, Florida stated he was representing AO Precision who was the current tenants. He stated the subject property was located near the intersection of Mason Avenue and Fentress Boulevard. He stated his client purchased the property at foreclosure and the purpose of the request was because his client was a defense contractor that needed to expand their business. He stated the new plat would be in compliance with the LDC and would allow much needed parking for employees.

Mr. Hoitsma asked if the original plat was done to allow for a billboard.

Mr. Brock replied he did not know what the reason was for the way the property was originally platted but the property immediately to the left of his client's property already encroached into the 100-foot setback, which was a violation of the LDC.

Board Motion

It was moved by Mrs. Remark to approve Preliminary Plat, DEV2009-131, Precision Manufacturing. Seconded by Mr. Moore.

Board Action

The motion was approved 10-to-0.

9. **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.

Staff Presentation

Thad Crowe, Planning Manager gave a brief PowerPoint presentation. He stated this item had been before the Board several time within the last few months. He gave a brief chronology on the item and stated staff understands and respects the Board's concerns with electronic message signs. He stated went through the LDC criteria for LDC amendments and stated one of the sign code purposes was to enable the identification and location of residences and businesses and allow for the communication of information necessary for the conduct of commerce. He stated he would be remised to say quite a few residents had brought up the point that modern technology does allow effective communication through electronically controlled signs. Mr. Crowe stated staff was still taking the position that there should be some flexibility allowed as opposed to an outright prohibition and should the Board decide to pursue the course that staff had been asked to define, that would in effect take out the first four prohibited signs. He stated staff had drafted language, some of which was provided by Mrs. Remark at a previous meeting that would strike the first four types of signs and prohibit their use altogether. He stated staff was recommending denial of the request.

Mr. Hoitsma asked if he was saying prohibit the first four types of signs.

Mr. Crowe replied staff's direction from the Board to take the first four type signs and prohibit them providing language that would not allow them to be utilized under any circumstances.

Mrs. Remark stated not even through a variance request.

Mr. Hoitsma stated when there is a movie being played someplace, they come out and change the lettering manually. He stated he understands the current language was put in the LDC because citizens did not want to have signs that moved all the time because they were distracting. He asked the Board if they would have a problem with an electronic sign that changed every 12 hours or allowing it to change once a day.

Mrs. Shelley stated that was what she mentioned during the last discussion with the Daytona State College sign but Mrs. Remark brought up the problem of enforcement. She stated she was not comfortable with opening up the use to semi-public use and she spoke with an ex-Planning Board member who stated he was very proud of what the Board had recommended in the past regarding LED signs. She stated he was very disappointed to hear that it was coming up again for reconsideration. Mrs. Shelley stated she feels it is a huge can of worms and a very difficult decision.

Mrs. Remark stated she felt it was not only a problem of enforcement but also of precedent. She stated in reference to Mr. Crowe's statement about this being modern technology, she stated she does not feel this is modern technology; it is 20 year old technology. She stated when she visits other communities and they have LED signs, she finds them to be very distracting and cluttering. Mrs. Remark stated Daytona Beach has more public use than any of the surrounding communities.

Mrs. Shelley stated she was not in favor of public use either.

Mrs. Remark stated she agrees with Mrs. Shelley that this is a can of worms that should not be opened.

Mr. Moore stated he thought the originally exception was for a limited special use because there are certain events that were able to have the use for a certain period of time. He stated the City Attorney interpreted it differently and asked Ms. Lathan to read the current language directly from Article 18 of the LDC and explain their interpretation.

Ms. Lathan read Article 18, Section 6.6 of the LDC and stated within there is public and semi-public use permits.

Mr. Moore asked where in the LDC it stated that those uses could be used through those processes.

Ms. Lathan replied it was not specifically stated but ...

Mr. Moore stated that was what he thought so it was a matter of interpretation by the City Attorney and that was what prompted this entire discussion and the Board was now trying to close that loophole.

Mrs. Remark stated she felt staff presented excellent language that would close the loophole.

Mr. McGhee asked if the main concern was safety.

Mr. Moore replied no it was a quality of life issue.

Mrs. Shelley stated safety was one of the concerns.

Citizen Comments

Jim Cameron, 126 East Orange Avenue, Daytona Beach spoke in opposition of the request. He stated the business community feels there is new technology available that can be utilized in a tasteful manner unlike 20 years ago. He stated they do not want to see flashy signs like in Las Vegas but they do feel there could be more flexibility in this area. He stated the business community was willing to work with the Board on this issue.

Mrs. Shelley stated she did not believe it was ever the intent to open this up to the business community.

Jeff Brock, 444 Seabreeze Boulevard, No. 900, Daytona Beach spoke in opposition of the request. He stated he represented some gas station owners and the trend in the industry was to go to digital signs for their price per gallon so he would be OK with Mr. Hoitsma's recommendation for signs that change once a day because it would not be a moving message or a flashing sign. He stated it would simply eliminate having to go outside to manually change the sign.

Board Comments

Mrs. Shelley stated the Board was fine with LED signs but what the code does not allow are LED changeable copy signs. She stated that was why she said earlier that the sign at Daytona State College (DSC) was a solution to the problem because it appeared to be a non-changeable copy sign.

Mr. Moore stated the DSC sign exceeded the monument sign limit.

Mrs. Shelley stated it exceeds a lot of things.

Mrs. Remark stated it would have to come down anyway.

Mr. Hoitsma stated Mr. Brock made a very good point because gas prices change constantly.

Mrs. Shelley asked if the Board wanted to direct staff to research the maintenance involved with allowing a 12 hour LED changeable copy sign.

Mr. Moore asked how that could be done.

Mrs. Shelley replied DSC is doing it right now.

Mr. Moore asked if she had gone by within a 12 hour period to make sure it was not being changed in between times.

Mrs. Shelley replied no she had not.

Mr. Hoitsma suggested making it 24 hours instead of 12.

Mrs. Shelley stated she believed DSC's sign was changed every 24 hours. She stated in the new urban communities LED changeable signs are not allowed.

Mrs. Remark stated she felt it was like being pregnant; either you are or you are not and it can't be a little bit.

Mr. Hurt stated there is a need for the signs in certain types of circumstances. He stated he had spoken with students at the college and they felt the sign could relay them information that normally they would have to wait on a memo to receive.

Mrs. Remark stated the college could text or twitter the information to students.

Mrs. Washington stated or they could email the information.

Mr. Hoitsma asked if the consensus of the Board was that the signs could not be changed at all.

Mrs. Shelley stated the amendment was only addressing the first four signs on the list in the LDC and those were the only type signs the Board thought they were discussing the first this amendment came through.

Mrs. Remark stated that was what the City had been operating under for years and until it was reinterpreted it was never a problem. She asked why it was being made into a problem now.

Mr. Hoitsma asked if there were any more comments from the audience.

Mr. Brock stated he was confused about the difference in changing a sign manually and changing a sign electronically.

Mr. McGhee stated he was kind of in the same place.

Mrs. Shelley stated years ago the community expressed that they did not want those types of tacky signs on buildings. She stated as Mr. Moore said, it is a quality of life issue.

Mr. McGhee asked if it would be horrible if all the signs on International Speedway Boulevard were like DSC's sign.

Mrs. Shelley replied that was not what they were saying because she was not opposed to the DSC sign but the problem was enforcement.

Mrs. Remark went through the code violation process and stated it would be a nightmare trying to do code enforcement on these types of signs.

Mr. Moore stated he would be fine if the signs changed every 12 or 24 hours and everyone followed the rules. He stated everyone knew that would not happen and he feels the only way to prevent the problem would be to enforce the sign regulations that are already in place.

Mr. Hoitsma asked if gas stations could have LED signs.

Mrs. Remark replied right now the code does not allow it and right now the reinterpretation is to allow it through the public or semi-public use permit process.

Ms. Lathan stated there were other mechanisms besides public and semi-public use permits that have allowed the use of these types of signs.

Mrs. Shelley stated the Board requested Clarion Associates to review the request and they are not in favor of allowing these types of signs throughout the City.

Mrs. Remark stated if the E-zone rises or falls over a few LED signs then the City has a much bigger problem.

Board Motion

It was moved by Mrs. Remark to approve Land Development Code Text Amendment, DEV 2009-079, Prohibited Signs. Seconded by Mr. Moore.

Mr. Hoitsma asked for clarification on the motion.

Mrs. Remark stated the motion is for LED signs could not be changed by computer or have moving parts. She stated basically it would continue to be the way it has been for years.

Mr. Fishback asked what the difference was between someone changing the sign manually and changing it by computer. He stated he did not really see the difference other than the fact that people were saying the light were tacky. He asked if the tackiness was the changing or the lights.

Mrs. Remark replied the continuous changing and movable copy.

Mr. Hoitsma stated he did not believe anyone had a problem with not allowing the continuous changing.

Mr. Fishback asked if they were voting on the signs never changing.

Mrs. Remark stated the motion was only referencing lighted signs.

Mr. Fishback stated so even if they wanted to change the sign once a month or once a year that would not be allowed.

Mrs. Remark stated they were talking about the type of technology that allows the running continual copy change. They would continue to go out climb up a ladder and change the signs manually the way they have always changed them.

Mr. McGhee stated he did not see the problem with someone sitting inside an office changing the sign versus someone climbing up on a ladder to change the sign.

Mrs. Remark stated the problem in this City is they would change them every 12 hours or 35 minutes or whenever they wanted and the only to prohibit that is with this language.

Mr. Fishback stated the point you are trying to get across is if a person has to physically go outside and change the sign they would not continually change it.

Mrs. Remark replied exactly.

Ms. Washington reminded Board members that there was a motion and a second on the floor.

Mr. Walton stated someone asked what a yes or no vote would mean. He stated a yes vote would mean there would be no way someone could come in and request it.

Mr. McGhee stated but if they had already submitted a comprehensive sign plan request that included this request then they would be exempt.

Ms. Lathan stated they would have the right to put theirs up since it would already have been approved.

Mr. Hoitsma asked what a no vote would mean.

Mr. Walton replied they would have to come through the public use or whatever process was allowed and justify the public benefit.

Board Action

The motion was approved by roll-call-vote 5-to-4 with the breakdown as follows.

Mrs. Remark	Yes
Mr. Hoitsma	No
Mr. Hurt	No
Mr. McGhee	No
Mr. Moore	Yes
Mr. Fishback	No
Mrs. Shelley	Yes
Ms. Washington	Yes
Mr. McGuinness	Yes

Mr. Moore asked if there had to be a super majority vote by the City Commission to pass the amendment.

Mrs. Shelley replied yes.

10. **Other Business**

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

Mrs. Shelley stated the Board met on December 1st. She stated the board approved a five year agreement with a possible five year extension after review for a conceptual plan review at Sunset Harbor for a temporary parking lot. She stated she felt they needed to discuss the definition of temporary. She stated they approved unanimously the historic overlay classification for Blodgett House; had discussion on the Riverfront Master Plan; A Redevelopment Plan update and a project update. Mrs. Shelley stated there was also discussion on the Daytona Streetscape, social service issues in the downtown and continuation of the Beach Streetscape onto ISB.

B. **Midtown Redevelopment Area Board Report**

Mr. McGhee stated they had a Special Interest Meeting on December 5th where they discussed the budget. He stated he was not in attendance at the meeting held on December 12th but he did have the minutes and they reflected the Board approved the Liberty Plaza project.

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

Mrs. Remark stated the Board had three items on the agenda but she was only present for the proposed new boundaries for the E-zone, which excluded Surf Side Village. She stated there was also discussion on different consultant fees for the E-zone ranging from \$1.2 million to \$300,000+. She stated there was also discussion on duplicating efforts.

D. **Public Comments**

No comments.

E. **Staff Comments**

Mr. Walton stated he had two things he needed to discuss. He stated he was asked by City administration to let the Board know the Planning Board representatives for Midtown Redevelopment Board and Downtown/Balough Road Redevelopment Board expire on December 31st and the Board needed to make a recommendation to the City Commission. He stated the Board needed to take action so he could report back to City administration.

Mr. Hoitsma stated both representatives were willing to continue serving as representatives.

It was the consensus of the Board to keep Mrs. Shelley as the Planning Board representative for the Downtown/Balough Road Redevelopment Board and Mr. McGhee as the Planning Board representative for the Midtown Redevelopment Area Board.

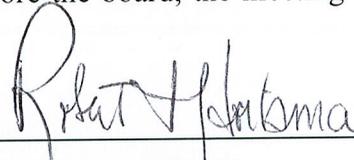
Mr. Walton stated the second thing he wanted to point out was there was a temporary part-time secretary working with staff to assist with needs of the City's advisory boards. He stated this was being done to allow staff time to complete more important task instead of working on transcribing minutes for days. He stated Rose would continue to be the primary person for this board and the temporary secretary would be her backup but for the other advisory board she would be the person responsible for transcribing the minutes.

F. **Board Member Comments**

Mr. Hoitsma stated this was the end of another year and he felt they had proven tonight that they do not think the same way but everyone can still smile and move forward. He thanked the Board for all of their hard work and wished everyone a Merry Christmas and Happy New Year.

Adjournment

There being no further actions to come before the board, the meeting was adjourned at 9:25 pm.



ROBERT HOITSMA
Chair

ATTEST:



CATHY WASHINGTON
Secretary