

PLANNING and ZONING MEETING
October 7, 2019

Present: Board members Patricia Arvidson, Susan Neylon, Thomas Wheeler, Steven Danskine and Herbert Gardner. Absent – Sandra Smith.

Meeting minutes for August 5 and September 16 were approved unanimously after a correction for the August Meeting minutes was made.

Public Participation:

Two people spoke regarding a request to modify the “sign” regulations pertaining to business “sandwich” type signs. They are co-owners of a business in the historic area known as the West End, specifically 518 Washington. Code Enforcement recently advised that they are not allowed to have a “sandwich” sign on private property near the intersection of US 1 and Washington and would like to see this changed.

New Business:

1. **ZT-10-19: Boat Dock Regulations** – The purpose of this was to align the LDR with the Volusia County Manatee Protection Plan (VCMPP) as the two were not the same in a couple of areas. A major change is the number of “motorized” boats/watercraft (from four to TWO) that are allowed at a single-family residential boat slip. Also, the new regulations limit the size of a residential boathouse to 360 square feet. Information will be added clarifying what a standard facility is and stating that permits from all agencies who deal with the VCMPP must be granted before coming to the city for boat slip approval.

Public Participation: Three residents voiced concerns or asked questions. The first was about the “upcoming” number of Riverwalk boat slips that will be allowed as too many boats will endanger the manatees. The second was a question about canoes and kayaks and the new regulations, but since they are not motorized, they are not affected. The last question concerned the height of boathouse roofs and peaks. The response was that boathouses cannot exceed 25’ in height (measured at the highest roof elevation (peak)). The last question was about the Riverwalk docks and will they will come before the P& Z. Several Board members made it clear that the Riverwalk boat slips will be coming before the Board and public participation will be allowed.

The motion to align the LDR with the VCMPP was approved unanimously.

2. **ZT-11-19: Bed and Breakfast Homes** – The purpose of this was to allow the LDR to be updated to include more specific information about Bed and Breakfast Homes. The definitions for shed and container structures were added. Parking was brought up as it is always an issue, and it was noted that it is still the same: two spots for the owner and one for each room rented. Parking must be onsite or in a leased area.

The motion to allow the LDR to be updated was approved unanimously.

3. **S-1-19: Tractor Supply Subdivision Plat – Kennedy Park Replat** – The site plan for the three commercial lots (2.5 acres in total) at the southeast corner of US 44 & Corbin Park Road was reviewed. The developer had met with the local HOA and provided them the proper traffic impact studies which included counts and impacts of the store along with other businesses that may open in the outparcels, as requested. There will be a median closure and a right turn lane to enter the Tractor Supply lot, which will mitigate traffic impact. Also, tree preservation and landscaping requirements were shown as part of the site plan as requested by city staff. A question was asked about a traffic light, and the owner stated that a provision for an escrow account of 25% of the cost of one will be made; however, when the time comes, it will have to be DOT approved. Susan Neylon commented that she had seen the first site plan at a TRS meeting, and it had come a long way from the original and commended the owner and developer for the changes made.

The motion to approve the Tractor Supply Subdivision- Kennedy Park site plan was approved unanimously.

Comments or Statements by Board Members:

Susan Neylon voiced concern with the sign regulations to see if it's possible to allow a sandwich type sign if properly located, etc. per the request in Public Participation. City Staff assured her that this will be reviewed to see if it can be amended as this is not an isolated incident.

The October development activity report can be viewed at

<https://www.ournsb.org/wp-content/uploads/2019/10/October-2019-Development-Activity-Report.pdf>