

Planning and Zoning Board Meeting December 9, 2019

All board members were present. Steven Danskine was chosen to be the 2020 Chair and Sandra Smith the Vice-Chair.

The minutes of the November meeting were unanimously approved with two corrections. Both the January 6th and July 6th meetings for 2020 were changed to the 13th.

New Business:

A-11-19, 1110 Canal St. (south side of Canal St. between Old Mission Road and Ingham Road). The owners of the 0.1994 acres requested a voluntary annexation, Comprehensive Plan amendment, and rezoning from Volusia County Future Land Use (FLU) designation of Commercial, and Volusia County zoning designation of B-5 (Heavy Commercial) **to** City Future Land Use designation of Commercial, and City zoning designation of B-3 (Highway Service Business District). The new City zoning is closest to the current County designation.

Motion to approve the annexation, amendment, and rezoning was passed unanimously.

A-12-19, 1031 Bay Dr. (located at the north side of Bay Drive between Williams Road and Dillon Circle) and A-13-19, 1016 Dillon Circle (located between Williams Road and Bay Drive).

The owner of the 2.35 acre and 3.25 acre properties requested a voluntary annexation, Comprehensive Plan amendment, and rezoning from Volusia County FLU designation of Rural, and Volusia County zoning designation of MH-8, (Rural Mobile Home Estate) with an A, (Airport Height Notification Zone) designation **to** City Future land use designation of Rural, and City zoning designation of RA, (Rural Agriculture Estate) with an A, (Airport Height Notification Zone) designation. The new City zoning is closest to the current County designation.

Motion to approve the annexation, amendment, and rezoning of both properties was passed unanimously.

S-3-19, Palms Phase 2B Replat (Venetian Bay). The owner requested to replat three lots, 158, 159 and 160. Lot 160 would be reduced in width to allow lots 158 and 159 to be 40' in order to fit the proposed houses as there is a builder ready to buy them.

Motion to approve the lot changes was passed unanimously.

SE-4-19, 1919 N. Dixie Freeway (former car dealership). The owner request was for a Special Exception, that is permission with conditions, to operate an indoor and outdoor boat storage facility. The preconditions were that outdoor storage shall be behind a fence and the garage be sprinklered. The Board added a condition that the fence be white vinyl.

Motion to approve the request for conditional special exception use was passed unanimously.

Future CPA-3-19, land Use Amendment for a limited area of the Florida Days Subdivision and PUD 2-18, 5th Amendment to Florida Days Master Development Agreement.

These two items were combined because they cover the same territory. The first was a request to change the zoning of the 30.445 acres from FLU designations of Rural and Residential Estate City

Future Land Use (FLU) to City FLU designation of Low Density Residential. There will still be a maximum of 125 homes with an average of 1.1 units per acre. No historic trees will be removed, and the flood plain will not be disturbed. The second request was to approve the incorporation of an additional 7.9 acres into the 105-acre PUD. The amendment also proposed revised lot sizes and densities, within two (2) other geographic areas of the existing PUD, under a currently proposed Future Land Use Map amendment.

The motion to approve the Comp Plan and the PUD were unanimous. (It should be noted that a neighbor, not part of Florida Days, complained about a flooding issue and a crushed culvert. Although it was not relevant to the discussion, the City will have engineers look at the problem and report to the Board.)

SE-2-19, SR 44 and Sugar Mill Drive (Borrow Pit). The owner requested a Special Exception approval for a Borrow Pit / Excavation. The applicant proposed to enlarge an existing borrow pit behind the former Shell station on SR 44 on a portion of a 119-acre parcel that is currently used as pasture. All buildings (Shell station and fruit stand) will be torn down, and the driveway will be used for trucks entering and leaving the area. No one (the Board, the staff and the applicant) was happy with the prospect of using that driveway, but it is FDOT's call. The applicant has agreed to have further traffic studies done if traffic becomes an issue. The applicant will also construct landscape screening and a berm, and the borrow pit will be filled with water and become a small lake. The applicant will post a bond for reclamation and the lake will never be counted as part of the land total for any type of future development.

The motion to approve the Special Exception was 5-2 with Hulvershorn and Neylon voting No.