

Planning and Zoning Board Meeting September 14, 2020

All board members were present. Several board members expressed a desire to include a summary of discussions in the minutes.

Public Participation: A resident of Venetian Bay asked what documents control commercial and residential development and how often are they updated. He expressed concern for the lack of accessibility for emergency vehicles and the lack of adequate parks and recreation areas. Staff responded that the PUD process controlled the development and suggested that he contact Brian Fields.

A City resident reiterated the importance of having discussion included in the minutes, so issues can be revisited if they aren't followed through as promised.

New Business:

A-17-20: 1990 Mayport Ave. (Located South of Turnbull Bay Rd. and west of Kenard St.).

The request was for voluntary annexation, Comprehensive Plan Amendment, and rezoning from Volusia County Future Land Use (FLU) designation of rural, and County zoning of A-3 (Transitional Agriculture) to City A-2, agricultural, with an "A" designation as part of the Airport Overlay Zone.

Motion to approve requests was unanimous.

Z-1-20: 647 Louella St. and CPA-1-20: 647 Louella St. (16.7 acres located north of Pioneer Tr., west of North Glencoe Rd.)

Z-1-20 was a request for rezoning from R-2 (Single Family Residential) and RE (Residential Estate) to A-2 (Agricultural District). **CPA-1-20** was a request for a Large-Scale Comprehensive Plan amendment changing the Future Land Use from Low Density Residential and Residential Estate to Rural. Owner plans to build one house on the parcel with plans to subdivide into two parcels.

Motion to approve both requests for 647 Louella St. was unanimous.

ZT-7-20: An Amendment to Article VII of the Land Development Regulations intended to relocate the Coastal Construction Setback Line for the property located at 1667 N. Atlantic Ave. (.24 acres)

The applicant is requesting approval of an amendment to relocate the City's CCSL (Coastal Construction Setback Line) line 17.16 feet east from its current location along the south property line and 15.96 feet east of its current location on the north property line in order to build a swimming pool. Staff cited City Ordinance 41-08 enacted June 10, 2008 prohibiting structures such as porches, decks, pools, patios, etc. from being constructed east of the CCSL. One community member questioned if approval would set a precedent and suggested that the pool could be located in the front yard of the home. Some comments/concerns by Board members:

- This is not the time to make exceptions.
- With rising seas there is a need to adhere to the CCSL.
- This is a unique property with 300 feet of dunes. Exceptions should be considered on a case-by-case basis.
- The CCSL line was put there for a reason.

Motion to approve request failed by a vote of 1 to 5, with Wheeler voting, YES.

PUD-4-18: Hidden Lakes MDA (41.2 acres located west of Turnbull Bay Rd. and the FEC railroad tracks and south of Whispering Pines Dr. from which the property will be accessed).

The applicant requests rezoning from existing zoning designations of A-3 Transitional Agriculture and RC, Resource Corridor, to City Planned Unit Development (PUD) zoning, under the proposed Hidden Lakes PUD Master Development Agreement (MDA) and Conceptual Development Plan to allow for the development of a residential subdivision with a maximum of 132 units.

The applicant proposes a 55+ community of 76 golf villa lots (40'X110") and 56 duplex units (66'X125' for the two units in each duplex.) Board members had received two emails with concerns about the PUD and density. The president of the Hidden Lakes HOA testified that the HOA is in favor of the project but has concerns about emergency access. Five area residents expressed concerns about traffic and safety, emergency access, density, small lot size, flooding and buffers between new and existing homes. Some Board member concerns were:

- With only 10 feet between buildings, AC units should be placed in the rear of the homes.
- No emergency vehicle access - inadequate turn ratio for fire trucks.
- There would be traffic and density with 132 units and no lights or stop signs.

Motion to approve request passed by a vote of 4 to 2, with Arvidson and Causey voting, NO.

PUD-4-19 2nd Amendment to the Ocean Gate MDA (181 acres located SW of SR44 and I-95).

The request is a 2nd amendment to the existing recorded Ocean Gate, MDA and CDP.

Requested are addition of three new, permitted uses:

1. A stand-alone carwash
2. An individual mini storage warehouse facility
3. A wave pool for surfers allowing a maximum of 20 wave pool participants per hour

Also requested is revision/clarification of terms and references for setbacks, buffers, easements, Floor Area Ratio (FAR) and to revise the proposed phasing and existing ODP. The request is proposed to increase the Holiday Inn FAR from .50 to .60. The applicant stated that they can't break even at .50. The plan would also be revised to have one main road through the property instead of two to accommodate an FPL easement and avoid wetlands. It was noted that the City will not be responsible for maintaining the road. Several board members expressed concern with the reduction of the FAR, and the precedent it might set and requested a stipulation to the motion that it only apply to the Holiday Inn property.

Motion to approve the request passed by a vote of 5 to 1, with Neylon voting NO.

ZT-8-20: Administrative Updates to the Subdivision and Site Plan LDR Chapters.

Staff proposed changes to Articles X and XI to streamline permitting and development reviews, reduce paperwork, and implement online/electronic business practices. The proposed changes will bring the LDR into compliance with current and planned City business practices including the implementation of Energov electronic permitting and plan review software.

Motion to approve the proposed changes was unanimous.