

Planning and Zoning Board Meeting November 9, 2020

All members were present. Steven Snively replaced Patricia Arvidson whose term had expired. The minutes from the September 14, 2020 meeting were unanimously approved

New Business:

A-18-20: 1309 Washington St. (0.43 acres) A request was made for a voluntary annexation, Comprehensive Plan amendment, and rezoning from Volusia County Future Land Use (FLU) designation of Urban Medium Intensity, and Volusia County zoning designation of R-4, Urban Single-Family Residential to a comparable City FLU and zoning designation. The parcel is located in the Airport Height Notification District

Motion to approve the request was unanimous.

A-19-20: 1200 Canal St. (415 acres located South side of Canal St. between Old Mission Rd. and Ingham Rd.) Request for a proposed voluntary annexation was withdrawn.

A-20-20: Corbin Park Rd. (2.85 acres located south of State Rd. 44, along the east side of Corbin Park Road north of Patty Rd.) A request was made for a voluntary annexation, Comprehensive Plan amendment, and rezoning from Volusia County Future Land Use (FLU) designation of Urban Medium Intensity, and Volusia County zoning designation of R-4, Urban Single-Family Residential to comparable City FLU and zoning designation. The parcel is located the Airport Height Notification District

Motion to approve the request was unanimous.

SE-4-20: 2606 North Dixie Freeway (approximately 0.93 acres): A request was made for Special exception approval for offsite Boat and Trailer Storage for a Boat Dealership located at 911 North Dixie Freeway. It was continued.

Special Exception SE-3-20: Tonia Rd. Recreation Vehicle and Boat Storage Facility (approximately 2.94 acres) A request was made for Special exception approval to allow a recreational vehicle and boat storage facility. It was be continued.

CPA-2-20 Recreation and Open Space Element. An update to the Comprehensive Plan which was approved by the Neighborhood Council and is an expression of the overall desired level of service. Next will be a Parks Master Plan which will list unmet needs. The Board recommended that all future PUDs and subdivisions add amenities as certain development percentages are met.

Approval was unanimous. (As an aside, Mr. Fields noted that development fees will be increased.)

ZT-9-20: Mobile Food Dispensing Vehicles. The State of Florida has passed a law that cities may no longer forbid food trucks but can limit their location. The Planning Department proposed to allow them in I-1 and Light Industrial areas in order to not compete with brick and mortar restaurants. Some members felt there should be more locations allowed in the days of Covid as food trucks are outside and food is generally less expensive than regular restaurants.

Motion to approve the request passed four to three, with the vote being Danskine, Neylon, Hulvershorn, and Wheeler voting YES, and Causey, Snively, and Smith, voting NO.

CPA-3-20 and Z-2-20: Sea Star Properties (10+ acres located on the south side of SR 44 east of South Walker Dr.) The affected properties were recently purchased by the City as part of the Turnbull Creek Land Preservation bond referendum. CPA-3-20 requests a change of the existing City Future Land Use (FLU) designation of Commercial **to** Conservation. Z-2-20 requests a change of the City zoning designations of B-3, Highway Service Business **to** the City zoning designation of Conservation. The Board felt strongly that there should be added restrictions to make sure this change is in perpetuity so that a different City Commission could not decide to rezone it as the goal is to preserve and protect our environmentally sensitive lands.

Motion to approve both requests were unanimous.