

Planning and Zoning Board Meeting March 1, 2021

All Board members were present: Stephen Snively, Sandra Smith, Steve Danskine, Thomas Wheeler, Susan Neylon, Kip Hulvershorn, and John Causey. Motion to approve the January 11, 2021 minutes was unanimous. No one spoke during Public Participation.

A-21-20, 2100 Swope Dr. (6 acres) and A-1-21 Davis Dr. (0.258 acres). Requests for voluntary annexation, Comprehensive Plan amendment and rezoning of these properties. The owners requested a change from Volusia County Future Land Use (FLU) designations and zoning to a City FLU designation of the same Residential Density and City zoning designation of R-2, Single Family Residential with an A (Airport Height Notification Zone designation). **Motion to approve both requests was unanimous.**

S-5-9. Final Plat and Development Plan for Ocean Gate Commerce Center, Phase 2 (47 acres). This PUD is a Commercial Subdivision next to the RaceTrac gas station. This application is for infrastructure of access roads, stormwater, landscaping, and utilities for the development of 10 proposed commercial lots. The only unresolved issue is the proportional share agreement that will apply to the maintenance of the roads. This still needs approval from the County, the City and State DOT. The property owners' association will maintain the roads. So far, however, the only expected members of the Association are a Holiday Inn and a restaurant. One member of the public expressed concern about the road design and turning radius for emergency vehicles. Staff said that the roads had been approved by the Fire Marshall. **Motion to approve the request was unanimous.**

2T-1-21 Docks. City staff requested that the P&Z give a favorable recommendation to the City Commission for an amendment to Sec. 803.04 in the LDR regarding size of docks. Background: At the [January 28, 2021 City Commission Workshop](#), Staff was tasked to make a minor change to the current dock regulation. The City Commission requested a change in how the City would calculate the size of a dock. Dedicated open boat storage is not counted in the calculation, but covered storage and boathouses are. There was a public suggestion to limit the length of walkways. Staff noted that The City only controls docks on canals, etc. The Indian River is controlled by The State and the Army Corps of Engineers. **Motion to approve this request was unanimous.**

F ZT-3-21 Unpaved Public Parking Lots. City staff requested that the Board give a positive recommendation to the City Commission regarding unpaved parking lots owned by the City. The lots are in MU or Recreational zoned and generally provide beach parking. This would provide a path to bring public parking lots into compliance with code. Mr. Hulvershorn commented that he felt that unpaved lots were a good thing for the environment and the City should encourage them. **Motion to approve was unanimous.**

Comments by Board Members:

Mr. Wheeler commented about the importance of preserving vegetation, not just historic trees, and insisting on penalties for clear cutting. He noted that Coastal Woods was not near the coast nor in the woods and native vegetation had been burnt.