

**Planning and Zoning Board Meeting**  
**July 17, 2023**  
**Video of the meeting can be found [here](#).**

**Present:** John Frankhouser, Brooks Weiss, Sandra Smith, Curtis Hodges, Larry Wheatcraft, Kip Hulvershorn. **Absent:** Stephen Yates.

**PUBLIC PARTICIPATION:** None

**A-10-23: ANNEXATION APPLICATION, 2560 ERENA DRIVE (5.2 acres).** The applicant requests voluntary annexation, small scale *Comprehensive Plan* amendment, and rezoning **from** Volusia County Future Land Use (FLU) designation of Rural, and Volusia County zoning designation of RA, Rural Agriculture with an "A" attached for Airport Height Notification Zone **to** City FLU designation of Rural and City zoning designation of RA, Rural Agriculture with an "A" attached for Airport Height Notification Zone. **Motion to approve A-10-23 was unanimous.**

**A-12-23: ANNEXATION APPLICATION, property located on PIONEER TRAIL (1.08 acres).** The applicant requests voluntary annexation, small scale *Comprehensive Plan* amendment, and rezoning **from** Volusia County Future Land Use (FLU) designation of Rural, and Volusia County zoning designation of A-3, Transitional Agriculture with an "A" attached for Airport Height Notification Zone **to** City FLU designation of Rural and City zoning designation of A-3, Transitional Agriculture with an "A" attached for Airport Height Notification Zone. **Motion to approve A-12-23 was unanimous.**

**REPORTS AND COMMUNICATION BY THE STAFF**

- Kyle Fegley, City Engineer, presented the [Hurricane Ian Exposure Analysis Report](#) prepared by Jones Edmunds Consultants hired by the City following record rainfall from Hurricane Ian. Over 1,000 homes were flooded, and infrastructure was impacted. The goals of the project included the completion of a city-wide comprehensive exposure analysis of Hurricane Ian, an analysis of the impact of large new developments, and a review of the city's stormwater code and standards. Both the mainland and beachside were included in the study. The study concluded that stormwater code and standards are among the most protective in the state, but recommendations for potential improvements were made such as updating the Stormwater Master Plan. Analysis of the impact of new developments indicated that there was no significant post-development increase in flooding, for many of those parcels that flooded were developed prior to modern or current stormwater regulations and FEMA guidelines such as Corbin Park and the Historic Westside. A large investment of both time and money will be required to determine feasible, permittable solutions like the current raising of beachside homes 8' as well as looking at changing the LDR which would have the first floor of new homes be built above grade level, the height being determined by location due to sea level rise. Across the board, City staff are developing an action plan to implement some of the report's suggested recommendations to help NSB be better prepared for future flooding.
- On April 11, the City Commission directed staff to review **Mixed Use Zoning District** requirements to determine whether certain types of businesses (e.g., smoke shops,

gun stores, package stores) should be restricted in the Canal St. and Flagler Ave. areas to preserve their character. Staff is in the process of collecting data. There have been meetings with the Canal Street and Flagler Avenue merchants' associations. A website has been created with a survey to gauge public opinion on the matter. More than 100 surveys have been returned to date. Public hearings will be scheduled.

#### **COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD**

- Mr. Hulvershorn requested an update on the Third Avenue Hilton hotel site. Site plan approval and permits have been granted. Staff will provide update.
- Mr. Weiss asked about the status of proposed workshops for Board members. Ms. Doster, Planning Manager, stated that based on input from Board members, three topics have been identified: flooding concerns, landscaping issues, and parking, and Mr. Fegley's presentation this evening was intended to provide information to the Board on the flooding issues. She suggested one-hour workshops prior to regular P&Z meetings on one topic. Mr. Weiss stated that he would like to see more open dialog between staff and P&Z members.