

Planning and Zoning Board Meeting
September 11, 2023
[Meeting Video](#)

Present: Stephen Yates, John Frankhouser, Brooks Weiss, Sandra Smith, Curtis Hodges, Larry Wheatcraft, Kip Hulvershorn. Approval of minutes for July 17 was unanimous.

PUBLIC PARTICIPATION: None

NEW BUSINESS:

A-15-23: 1309 Findley St. (12 acres). The applicant requests voluntary annexation, small scale *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 with an “A” attached for Airport Height Notification Zone **to** City FLU designation of Medium Density Residential and City zoning designation of R-2, Single Family Residential with an “A” attached for Airport Height Notification Zone. **Motion to approve A-15-23 was unanimous.**

A-16-23: 1632 Martins Dairy Rd. (3.1 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-16-23 was unanimous.**

A-17-23: Dolores St. (0.575 acres). The applicant requests voluntary annexation, small scale *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 with an “A” attached for Airport Height Notification Zone **to** City FLU designation of Medium Density Residential and City zoning designation of R-2, Single Family Residential with an “A” attached for Airport Height Notification Zone. **Motion to approve A-17-23 was unanimous.**

SP-5-22: Medical Park City/Remedy Site Plan Class III, SR44/Florida Memorial Parkway (5.24 acres of three platted lots). The applicant requests a Class III Site Plan approval for a mixed-use medical office and hotel facility, and its associated infrastructure improvements that will complement Advent Hospital when it is built. Chief Planner Jeff Gove stated that conditional a traffic impact analysis was completed this morning and approved so Staff approved the Site Plan. The hotel will be four stories (162 rooms) with a 188-spot three-story parking garage and a rooftop restaurant. There will be 14,000SF for medical offices. Total parking for the development is 266 spaces, which exceeds the requirement.

The Site Plan has undergone many changes since its first submission in February 2022. This one meets all the requirements for the PUD zoning and the FLU code. Board Member Weiss questioned the 450’ length of the building. Its design and landscaping do not appear to be compatible with NSB architecture and he suggested that it could be broken into sections. The project manager explained that they are saving and moving trees as well as keeping some in clusters that will help with the aesthetics and design. He added that the whole design centers around the development’s mission to be a respite/oasis for those families who have a loved one in the hospital. The building will be broken up by the different businesses and with dimensionality of these sections and have as a centerpiece a lighthouse which will also break it up. **Motion to approve SP-5-22 with the condition to join the lots prior to construction was unanimous.**

SP-10-23: Carwile Beach Parking Lot, 1208 S. Atlantic Ave/3rd Ave. (1.03 acres). The owner applicant requested a Class III Site Plan approval for a 24/7 stand-alone 86 space concrete parking lot on two vacant parcels that will be joined. The lot will have daily trash pickup and an enforcement contractor for safety. Planner Jake Baker explained there are two proposed entrances/exits, one on 3rd Avenue and another on S. Atlantic Avenue. Of the 86 spaces, 75 will be the standard 10x20 for cars; seven for golf carts; and four for ADA compliance. There will be a 7' buffer around the perimeter and a 6' wall along the northern and western sides, two kiosks for payment, a bike rack, and trash receptacles. The 5' wide sidewalk will extend onto 2nd Ave. There will be an underground exfiltration system for stormwater.

Board Members Hulvershorn and Weiss both questioned the large, impervious, and hot surface and questioned if another material could be proposed. There are new materials that reflect the heat better than concrete. Mr. Baker responded the applicant is within code – the proposal is 74.6% impervious coverage (75% is the maximum allowed).

Board Member Frankhouser questioned the landscaping, asking about the proposed bamboo and if shade trees could be used rather than palm trees. He also questioned the bare concrete block wall. Shade trees would not survive so close to the ocean; also other species of tree would be impacted by storms. The bamboo isn't invasive and will be more decorative. The wall will be stucco covered.

The lighting (three 20' poles in the middle of the lot) was questioned by a letter from a resident, Board Member Weiss and Chair Smith. Response was placement will keep lighting from streaming outward and affecting the sea turtles.

Three residents were concerned about traffic on 2nd Ave. and pedestrian crosswalks on Atlantic Ave. requesting the crosswalk have flashing lights. Also suggested was more police presence. Board Members Hodges and Yates piggybacked asking if there have been any considerations for lighted crosswalks. Member Weiss asked for a motion for a continuance to discuss this further to which the City Attorney responded that the developer does not bear full responsibility for crosswalks across a city road. The developer has met all five criteria for approval, so a vote must occur. Board Member Wheatcraft added that we may need to update our Comprehensive Plan for future projects. **Motion to approve SP-10-23 with the condition to join the lots prior to construction was passed with a 6-1 vote, with Weiss voting NO.**

COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD:

Member Weiss stated Codes "set the lane" and would like to look them over and maybe rewrite some.