

PLANNING AND ZONING BOARD MEETING

March 2, 2026

Video and Agenda Packet of the meeting can be found [here](#)

Present: Thomas Bien, John Causey, Deb Denny, Jon Hall, Steven Yates, and Larry Wheatcraft.

Absent: David McKenna and Jesse Thompson (non-voting member)

NO CITIZEN COMMENTS TO THE BOARD.

OLD BUSINESS

4.A ZT-12-25: Review and give a recommendation to the City Commission on a proposed zoning text amendment to the Land Development Regulation Section 504.02, Zoning Districts, on building setbacks for Special Exception uses and Land Development Regulation Section 505.05, Non-Conforming structures, for rebuilding a non-conforming structure that has a Special Exception Use. This item will be requested for continuation to the April 6, 2026 Planning and Zoning Board Meeting.

MOTION: A motion to continue this agenda item to the April 6, 2026 Planning and Zoning Board meeting was made, seconded and approved unanimously.

NEW BUSINESS

5.B V-02-26: 2532 Glenwood Avenue, a variance to allow a house to be setback 5.0' from a side property line, a variance of 2.5'

Applicant was not present. Staff advised the Board that the property is two platted lots and the owner wants to divide the parcel into two individual lots. Doing so will result in a 5' side lot rather than the required 7.5' side lot. The structure was built prior to the 7.5' requirement. The only property impacted by the reduced setback would be the applicant. The other lot would be required to meet all development standards. When the variance notice was posted on the property a neighbor advised staff that the front yard floods and impacts adjacent properties. Staff stated the request meets the criteria except the applicant will need to address the engineering department's requirement for stormwater. This was provided as a condition of approval.

Public Participation: Several residents of Glenwood Ave. spoke to the problems of flooding and concerns that splitting the lot would alter the character of their established neighborhood by reducing lot widths to 50' rather than the 100' width of all the other properties on the street.

Board Discussion Highlights: Board members asked about stormwater requirements on the existing site prior to development of the new lot, the current type of development within the subdivision, and the inconsistency that may be created by this action.

MOTION: A motion to approve the variance, including the condition to address stormwater issues for the existing home was made, seconded and failed by a 2-4 vote.

5.C V-01-2026: A variance request to reduce the required minimum side yard building setback to replace an existing screen enclosure to match the width of the house for a property located at 2564 Sunset Drive.

Staff advised that the request is to reduce the side yard setback for the structure and a separate variance for the eave encroachment into the side yard to provide consistency with the existing house. Staff found the variance criterion has been met and requested approval.

Public Participation: None. **Board Discussion Highlights:** None.

MOTION: A motion to approve the requested variance was made, seconded and approved unanimously.

5.D V-03-26, A variance to allow seven fewer specimen trees at the Mosquito Control facility at 801 South Street than is required per the Land Development Regulations.

Staff advised that there will be a helicopter pad on the site. Large trees on the site are a concern. City Commission has already approved removal of 4 historic trees, but 4 historic trees will remain. A large tree mitigation fee will be charged to the County for the removal of the seven trees. These funds can be used by the City to provide trees throughout the City. Staff found that all variance criteria have been met due to the special nature of the emergency use of the site. The Volusia County applicant stated that the site is being redesigned to modernize and harden the building to better respond to vector transmitted diseases and react to natural disasters and other emergency issues. A visible site line to the air traffic tower at the airport is needed requiring the removal of the trees.

Public Participation: Asked why the applicant didn't advise the Commission about the removal of these trees when reviewing the removal of the historic trees. Suggested the City create zoning criteria for this type of use. Advised the Board that the trees provide a noise buffer.

Board Discussion Highlights: Requested information from the applicant regarding the layout of the trees to be planted along with the trees to be maintained. The new trees are 4 ½" dbh and the planting of trees will be to help mitigate helicopter impacts and screen the use from the roadway. The dry retention design requires more space than a wet retention area and that creates slope and planting issues.

MOTION: A motion to approve the requested variance was made, seconded and approved unanimously.

5.E SP-25-25, Review a Site Plan for the redevelopment of the Volusia County Mosquito Control facility located at 801 South Street.

Staff discussed the site plan during the tree removal variance. The applicant advised that the stormwater design meets the City's new stormwater criteria.

Public Participation: None.

Board Discussion Highlights: Stated that this update has been needed for years and this is a great partnership with the County.

MOTION: A motion to approve the requested site plan was made, seconded and approved unanimously.

5.A Consultants from Kimley-Horn will present and discuss the upcoming amendments to the Comprehensive Plan and Evaluation Appraisal Report (EAR). This collaborative approach aims to provide clarity on the planned changes and gather input to shape the future direction of the City.

The consultant's information was provided in the [Planning and Zoning Board agenda packet](#).

The City is required by the State to update the Comprehensive Plan every seven years and include the community in the development of the updates.

The elements reviewed during this process include: Future Land Use, Housing, Sanitary Sewer/Potable Water/ Solid Waste/and Drainage, Conservation and Economic Development