

MINUTES  
REGULAR MEETING – PLANNING BOARD  
May 24, 2018

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, May 24, 2018 at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

Cathy Washington, Chair  
James Neal, Vice Chair  
Tony Barhoo  
Helen Humphreys  
Jeff Hurt  
James Newman  
Tony Servance

Staff Members Present:

Richard Walton, Planning Director  
Ben Gross, Deputy City Attorney  
Doug Gutierrez, Principal Planner  
Hannah Ward, Planner  
Reed Berger, Redevelopment Director  
Becky Groom, Board Secretary  
Marianne Pulaski, Planning Technician

1. **Call to Order**

Ms. Washington called the meeting to order at 6:00 p.m.

2. **Roll Call**

The roll was called and members were noted present as stated above.

3. **Approval of the Minutes** - April 26, 2018

**Board Action:**

A motion was made by Mr. Newman, seconded by Mr. Servance, to approve the minutes of the April 26, 2018 meeting, as presented. The motion carried (7-0).

**Continued Item:**

4. **Land Development Code Text Amendment – Article 4, DEV2018-048 (Quasi-Judicial Hearing)**

A request by the Development and Administrative Services Department, Planning Division, to remove the regulations in Article 4 – Zoning Districts, Section 4.9.E of the Land Development Code (LDC), for the City’s Waterfront Overlay (WO) District.

**Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Servance, to continue Land Development Code Text Amendment – Article 4, DEV2018-048 to a future date. The motion carried unanimously (7-0).

**New Items:**

5. **Site Plan – Minto Commercial, DEV2018-004 (Quasi-Judicial Hearing)**

A request by Frank O’Keefe, P.E., Zev Cohen & Associates, Inc. on behalf of Samuel R. Sutton and Robert Sutton, as co-trustees under that certain Florida land trust known as Trust Number 1, dated December 15, 1992, to approve the site plan for LPGA Commercial Area – Phase 1 located north of LPGA Boulevard, west of I-95, and east of Tymber Creek Road South to allow for the construction of a Shopping Center.

**Staff Presentation:**

Doug Gutierrez, Senior Planner, stated he is representing Dennis Mrozek, Planning Manager, who is unable to attend this evening’s meeting since he is at the Volusia League of Cities meeting where he is being recognized as the 2018 Community Development and Planning award recipient. Mr. Gutierrez stated staff is very proud of Dennis and everyone is pleased to have him as part of the City’s team.

Mr. Gutierrez presented the staff report which is included in the packet. Mr. Gutierrez stated the request is to allow for construction of a shopping center on the north side of LPGA and east of Tymber Creek.

**Applicant Presentation:**

Bobby Ball, Zev Cohen & Associates, 300 Interchange Blvd., Ormond Beach, Florida, stated he is representing the applicant and is available to answer any questions the Board may have.

**Public Comments:**

John Nicholson, 413 N. Grandview, Daytona Beach, Florida, stated he is concerned about traffic and feels land should be set aside so the roads can be expanded for future traffic needs. Mr. Nicholson stated his same concerns would apply to Items 8, 9, and 10.

**Board Comments:**

Mr. Barhoo stated he is concerned about traffic, particularly in the area of Champion Elementary School and asked if a Traffic Impact Study had been completed.

Rich Walton, Planning Director, stated this request is consistent with the PD. Mr. Walton stated Volusia County has conducted a traffic study at the intersection and right now, it does not warrant a traffic light.

Rob Merrell, Cobb & Cole, 149 S. Ridgewood, Daytona Beach, Florida stated he handled the Master Development Plan and the applicant went through concurrency ahead of schedule. Mr. Merrell stated a letter was sent out today from Sans Lassiter of Lassiter Transportation Group about the intersection Mr. Barhoo is discussing. Mr. Merrell stated originally the intersection of Tournament Drive and LPGA was slated to have a stop light but that has been switched to Tymber Creek and LPGA. Mr. Merrell stated improvements are being requested at the off ramp to substitute for the stop light.

Mr. Newman stated he is pleased to see there is no modification request to the landscaping requirements.

Mr. Ball stated actually, the proposed plan goes above and beyond what is required.

Mr. Barhoo asked if the existing Fire Department staff will be sufficient to handle future growth in the area.

Mr. Walton stated staffing is sufficient for Minto B and staff is discussing additional fire services for the area to the north with the applicant.

**Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve Site Plan – Minto Commercial, DEV2018-004, in accordance with the staff report as presented and the conditions as stated. The motion carried unanimously (7-0).

6. **Rezoning to Single-Family Residential 5 (SFR-5) – Frazar Road Beach House, DEV2018-005 (Quasi-Judicial Hearing)**

A request by Lucinda and Terran Freeman (contract purchasers), on behalf of Jodi Floyd (property owner), to rezone 0.18 +/- acre of property located at 144 Frazar Road from Business Professional (BP) to Single-Family Residential-5 (SFR-5).

**Staff Presentation:**

Hannah Ward, Planner, presented the staff report which is included as part of the packet. Ms. Ward stated the property is in between and perpendicular to Peninsula and S. Atlantic. Ms. Ward stated the property is currently vacant and undeveloped.

Mr. Walton stated a neighborhood meeting was held and the neighbors are in support of this request.

**Applicant Presentation:**

Lucinda Freeman was in attendance and stated she plans to develop a single family dwelling on the property.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve Rezoning to Single-Family Residential 5 (SFR-5) – Frazar Road Beach House, DEV2018-005, in accordance with the staff report as presented. The motion carried unanimously (7-0).

7. **Rezoning to Planned Development-Redevelopment (PD-RD) – 101 S. Ocean Avenue, DEV2018-007 (Quasi-Judicial Hearing)**

A request by Joseph H. Hopkins, P.E., The Performance Group, Inc., on behalf of Enrique Manhard, DB 101 Corporation, to rezone 0.73± acres of land located at 101 S. Ocean Avenue from Redevelopment Beachside - Hotel/Mixed Use (RDB-1) to Planned Development-Redevelopment (PD-RD) to allow construction of a parking lot.

**Staff Presentation:**

Reed Berger, Redevelopment Director, distributed a memorandum to the Board requesting that this item be continued to the next Planning Board meeting. Mr.

Berger stated staff did not receive the information that was to be submitted by the applicant, including revisions to the Planned Development Agreement and exhibits. Mr. Berger stated the applicant has not taken any action to secure the seawall which is a concern that was raised by the Beachside Redevelopment Board. Mr. Berger stated the hole in the seawall is a Code violation and there is an open Code Enforcement case. Mr. Berger stated staff cannot return the item to the Planning Board until the required information is received from the applicant.

**Applicant Presentation:**

Joe Hopkins, The Performance Group, 100 Marina Point Drive, Daytona Beach, Florida stated the issues raised in Mr. Berger's memorandum are not included in the materials provided to the Planning Board as part of their packet. Mr. Hopkins stated the application was filed in January, a neighborhood meeting was held, and the item was presented to the Beachside Redevelopment Board. Mr. Hopkins stated he feels the request to continue the item is a last-minute effort to hold up the project. Mr. Hopkins stated a decision was made two days before the Beachside Redevelopment Board meeting regarding the size of the boardwalk. Mr. Hopkins stated the development plan shows the boardwalk as being 20 feet wide. Mr. Hopkins stated during the discussion with staff two days before the Beachside Redevelopment Board meeting, it was stated that staff would like the boardwalk to be 15 feet wide with a 5 foot buffer. Mr. Hopkins stated he agreed and the item proceeded to the Redevelopment Board and the Board understood the requested change without an exhibit being provided. Mr. Hopkins stated he feels he has fallen victim to indecision by the staff relative to the boardwalk. Mr. Hopkins stated he does not feel his item should be removed from the agenda because he did not provide an exhibit. Mr. Hopkins stated the item was reviewed and approved and agreed upon by the Redevelopment Board.

Mr. Hopkins stated the second item listed in Mr. Berger's memorandum is an issue regarding a Code violation. Mr. Hopkins stated the owner lives in Uruguay, has a business in Miami, and the Code Enforcement staff sent a notice to the owner in February advising the owner of the violation but the notice was not received by the owner. Mr. Hopkins stated he spoke to the Code Enforcement Board and the matter is scheduled to go to the Special Magistrate in July. Mr. Hopkins stated he wonders if this item is really urgent since the City scheduled it for the July hearing or is this just an effort to delay the project. Mr. Hopkins stated this is a violation of due process and he has done everything that he has been asked to do to date. Mr. Hopkins asked that the Board hear the item and vote on it based on the information included in the Board packet.

Mr. Gross asked if Mr. Hopkins' client is aware of the violation on the site.

Mr. Hopkins stated he cannot confirm that.

Mr. Gross asked if the owner disputes that there is damage and a hole in the seawall on his property.

Mr. Hopkins stated he has not conferred with the owner but it would be difficult to dispute.

Mr. Walton stated on two occasions, Jim Morris, Deputy City Manager, called Mr. Hopkins and stated that staff needed a plan and the proposed uses. Mr. Walton stated right now, the plan shows no buildings and the PD agreement shows multiple uses, more so than what are listed in the staff report. Mr. Walton stated none of it is consistent in order for the item to be reviewed by the Planning Board. Mr. Walton stated staff does not have the information to recommend approval.

Mr. Hopkins stated he feels this is a bit of a witch hunt. Mr. Hopkins stated why was the project included in the packet if it was incomplete. Mr. Hopkins stated he had a discussion two days ago with Jim Morris, Deputy City Manager, and there is a policy change in the city on how PD's will be addressed. Mr. Hopkins stated if the applicant lists a restaurant as a permitted use, staff wants to see exhibits, calculations, height limitations and parking limitations so it could be permitted on that site. Mr. Hopkins stated those items are listed in the PD agreement and the applicant agreed to develop the project in accordance with the Land Development Code. Mr. Hopkins stated he is not asking for anything in the PD agreement that is not allowed. Mr. Hopkins stated the only reason this item is being presented to the Planning Board is because of the land use amendment. Mr. Hopkins stated the oceanfront extends into this property and nothing is to be built on it. Mr. Hopkins stated that issue has been resolved and that is why the boardwalk will only be 15 feet wide. Mr. Hopkins stated it is in the minutes of the Beachside Redevelopment Board meeting that he intends to talk to FDEP to see if a field permit can be issued in order to repair the wall. Mr. Hopkins stated in order for him to obtain the permit from FDEP, he has to have a letter from the city saying the zoning is in compliance. Mr. Hopkins stated he wants fair due process and the memo is ridiculous. Mr. Hopkins stated the memo is a last minute attempt to derail the project because there are policy changes that are occurring with the city and he will not fall victim to it.

Ms. Humphreys asked how long the hole has been in the seawall.

Mr. Berger stated he was out and looked at it late last year and it was referred to Code Enforcement in February when a citation and Notice of Violation was issued. Mr. Berger stated the Beachside Redevelopment Board expressed concern about communication with the owner and getting the repairs made. Mr. Berger stated if the owner did not receive the notice, the representative of the owner certainly knew about the issue during the Beachside Redevelopment Board meeting.

**Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Neal, to continue Rezoning to Planned Development-Redevelopment (PD-RD) – 101 S. Ocean Avenue, DEV2018-007 until the next Planning Board meeting. The motion failed (6-1 with Mr. Hurt, Mr. Servance, Ms. Washington, Mr. Neal, Mr. Barhoo, and Ms. Humphreys voting no; Mr. Newman voted yes).

**Continuation of Staff Presentation:**

Reed Berger, Redevelopment Director, presented the staff report which is included as part of the packet. Mr. Berger stated the intent is to rezone the property to allow for the construction of a parking lot. Mr. Berger stated the modifications requested are listed in the staff report and staff has no concerns with those requests. Mr. Berger stated 5 feet of the planned boardwalk area will be set aside as a landscape buffer which will separate the boardwalk area from the parking lot. Mr. Berger stated the recommendation from the Beachside Redevelopment Board identified their concerns about the repairs to the seawall. Mr. Berger stated staff would still like this item delayed for another month.

Mr. Newman asked what items staff is missing from this application.

Mr. Berger stated there is no language in the items regarding the easement for the boardwalk. Mr. Berger stated there is also an issue of the proposed uses. Mr. Berger stated that staff recommends that a number of the uses not be permitted. Mr. Berger stated if a parking lot is planned, it should be listed in the uses. Mr. Berger stated if a restaurant is planned, details of how the building will be placed on the site should be provided to staff.

Mr. Walton stated it is noted in the staff report that the land use on about half of the property does not permit any of the uses listed in the applicant's report. Mr. Walton stated right now we have not identified a use or a plan based on what the applicant has submitted.

**Applicant's Presentation:**

Joe Hopkins, The Performance Group, 100 Marina Point Drive, Daytona Beach, Florida stated the minutes from the Beachside Redevelopment Board note there was indecision on the size of the boardwalk. Mr. Hopkins stated he and staff had not determined how the boardwalk area would be dedicated. Mr. Hopkins stated he received a call two days ago from the Deputy City Manager telling him exactly what the boardwalk will be. Mr. Hopkins stated he was told it will be constructed to city standards and it will be dedicated as an easement. Mr. Hopkins stated in Section 3.D of the Planned Development Agreement there is a provision, Item 12, which states a 20 foot access will be dedicated along the bulkhead line. Mr. Hopkins stated he would like to amend that provision to indicate a 15 foot wide

public access. Mr. Hopkins stated there is a landscape plan included as part of the PD agreement and he would like to amend the landscape plan to include a 5 foot landscape buffer 15 feet landward of the bulkhead with the same perimeter buffer as on the west side of the landscape plan. Mr. Hopkins stated the uses were taken from the RDD-1 zoning district. Mr. Hopkins stated there is a changing current regarding policy change within the city and staff wants the applicant to provide more information to litmus test the uses. Mr. Hopkins stated he will abide by the Land Development Code and if a florist or restaurant is placed on the site, the applicant will abide by the LDC.

Mr. Newman asked what will be done regarding the big hole in the seawall.

Mr. Hopkins stated he was not aware of the seawall issue before he appeared before the Redevelopment Board. Mr. Hopkins stated he made a commitment that he will work toward a resolution. Mr. Hopkins stated the owner states he has not been notified of the wall issue. Mr. Hopkins stated he intends to approach FDEP about obtaining a field permit to make the repairs. Mr. Hopkins stated Mr. Botts is the lessee and he intends to address the public safety issue. Mr. Hopkins stated he is not going to wait for the Code Board; he is going to resolve the issue.

Mr. Gross stated the Land Development Code states in Section 10.4.b.3 that no development order will be issued if the site is the subject of an unresolved code violation so there could be no site plan or other approvals under the Land Development Code.

Mr. Hopkins stated DEP and Volusia County have to review the item. Mr. Hopkins stated there is a period of time during turtle nesting season where there cannot be any activity in the conservation zone. Mr. Hopkins stated turtle nesting season started May 1, and if he is unable to get approval from Volusia County, he may not be able to do the work to repair the wall until September. Mr. Hopkins stated he feels Volusia County will see the public safety issue and feels the work can be done within the conservation zone but it will take the City, Volusia County, and the State to endorse the issue in order to give him authorization to make the repairs. Mr. Hopkins stated he agrees to pursue it; and if the Board wants him to report back in 30 days, he would be glad to do that.

**Public Comments:**

John Nicholson, 413 N. Grandview, Daytona Beach, Florida stated he attended the Beachside Redevelopment Board meeting and stated the hole has been in the wall for 14 years. Mr. Nicholson stated there have been two owners during that time. Mr. Nicholson stated the hole could be repaired for about \$500 with plywood. Mr. Nicholson stated he does not feel a parking lot is an appropriate use for the site but it is still undetermined what will be placed there.



Sandy Murphy, 136 Park Avenue, Daytona Beach, Florida stated she attended the neighborhood meeting and the attendees were pleased something was planned for the site. Ms. Murphy stated the seawall was discussed at the neighborhood meeting and the seawall has been a concern of the neighborhood for a long time. Ms. Murphy stated being away from your property is not an excuse for not maintaining it. Ms. Murphy stated the PD does not have to be granted. Ms. Murphy stated she does not feel this item should be approved until the Code issue is resolved.

Linda Smiley, 357 Manhattan, Daytona Beach, Florida, stated she attended the neighborhood meeting where the proposed parking lot was discussed. Ms. Smiley stated it was never discussed at the neighborhood meeting that this item would be brought forward as a PD. Ms. Smiley stated Volusia County and the City are being very secretive about the boardwalk. Ms. Smiley encouraged the Board to vote against this item.

Amy Pyle, 136 S. Grandview, Daytona Beach, Florida, stated she is a member of the Beachside Redevelopment Board where the case was heard. Ms. Pyle stated the issue of the seawall should have come up during discussions with staff. Ms. Pyle stated the seawall issue has been a concern for years. Ms. Pyle stated the property owner needs to take care of their property and repair the seawall. Ms. Pyle stated plywood will not be sufficient to address the repairs. Ms. Pyle stated the Beachside Redevelopment Board discussed having the repairs made within 30 days.

**Board Action:**

A motion was made by Mr. Newman, seconded by Mr. Hurt, to approve Rezoning to Planned Development-Redevelopment (PD-RD) – 101 S. Ocean Avenue, DEV2018-007, in accordance with the staff report as presented, with the condition that the repairs be made to the seawall, and to include the changes as requested by the applicant regarding the width of the boardwalk to be 15 feet and include a 5 foot landscape buffer 15 feet landward of the bulkhead with the same perimeter buffer as on the west side of the landscape plan and to have the applicant attend the next Planning Board meeting to provide a status report on the repairs to the seawall. The motion carried (5-2, with Mr. Barhoo and Mr. Servance voting no).

Mr. Servance stated the motion did not include addressing the items that were outlined in the memorandum provided by Mr. Berger

Mr. Gross stated the motion was made and seconded and has been voted on.

8. **Preliminary Plat – Tomoka Town Center Parcel B Partial Replat, DEV2018-043 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Jack Weir, Tomoka Pointe Housing, LP, to approve the Preliminary Plat for Tomoka Town Center Parcel B Partial Replat located west of N. Williamson Boulevard and north of Mason Avenue.

**Staff Presentation:**

Mr. Gutierrez presented the staff report which is included as part of the packet.

**Applicant Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Merrell stated this piece of property will create a new roadway that goes toward Tanger Outlets so the project will add infrastructure. Mr. Merrell stated the project will contribute about \$500,000 toward the widening of Williamson.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Preliminary Plat – Tomoka Town Center Parcel B Partial Replat, DEV2018-043, in accordance with the staff report as presented. The motion carried unanimously (7-0).

9. **Rezoning to Planned Development-General (PD-G) – Framework, DEV2018-008 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Consolidated-Tomoka Land Co. (property owner) and Framework Group, LLC (contract purchaser), to rezone 50.35± acres of land located east of Williamson Boulevard, south of Hand Avenue, and east of the Florida Hospital site from “County” R-2 and “City” Planned Development-General (PD-G) to Planned Development-General (PD-G) to allow for the development a multifamily complex and associated site improvements, with the possibility of additional office, medical, and commercial uses.

**Staff Presentation:**

Hannah Ward presented the staff report which is included as part of the packet. Ms. Ward stated the rezoning request will allow for a multi-family development and will allow for residential, office and restaurant uses. Ms. Ward stated currently the site is vacant and undeveloped. Ms. Ward stated the site plan will be submitted to the Planning Board for review once a decision has been made on the rezoning. Ms. Ward stated the applicant is proposing a reduction in the parking spaces and an increase in size for the monument sign.

**Applicant Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Merrell stated no landscape or architectural waivers are needed for this application.

Mr. Barhoo stated a lot of development has been approved in the area and expressed concern about traffic.

Mr. Merrell stated once the zoning analysis is complete, determinations will be made on what needs to be done regarding traffic concerns.

**Public Comments:**

John Nicholson, 413 N. Grandview, Daytona Beach, Florida asked why the size of the sign needs to be doubled. Mr. Nicholson stated the building looks nice.

**Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Newman, to approve Rezoning to Planned Development-General (PD-G) – Framework, DEV2018-008, in accordance with the staff report as presented. The motion carried unanimously (7-0).

10. **Preliminary Plat – Latitude at Daytona Beach Phase 2A and 2B, DEV2017-133 (Quasi-Judicial Hearing)**

A request by Robert Ball, PE, Vice President, Zev Cohen and Associates, on behalf of Minto Communities, LLC to approve the Preliminary Plat for Latitudes at Daytona Phase 2A and 2B as part of Latitudes of Daytona located at LPGA and I-95 in Daytona Beach.

**Staff Presentation:**

Doug Gutierrez, Senior Planner, presented the staff report which is included as part of the packet. Mr. Gutierrez stated the site is currently vacant and undeveloped.

**Applicant Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant and stated he was available to answer any questions the Board may have.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Neal, seconded by Mr. Servance, to approve Preliminary Plat – Latitude at Daytona Beach Phase 2A and 2B, DEV2017-133, in accordance with the staff report as presented. The motion carried unanimously (7-0).

11. **Other Business:**

- a. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Downtown/Balough Road Redevelopment Area Board met on May 1, 2018 and received an update on redevelopment projects.

- b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Midtown Redevelopment Area Board met on May 8, 2018 and received an update on redevelopment projects.

- c. Beachside Redevelopment Area Board Report

Mr. Neal stated the Beachside Redevelopment Area Board met on May 7, 2018 and discussed the parking lot item which was presented by Mr. Hopkins this evening.

- d. Public Comments

John Nicholson, 413 N. Grandview, Daytona Beach, Florida stated he would like the board to consider discussing Floor/Area ratio; submerged lands; and

parking requirements for restaurants on the beachside when a restaurant is part of a hotel.

e. Staff Comments

Mr. Walton stated the survey for the TPO is in the Board's packet for completion by Board members regarding transportation issues.

Mr. Walton stated staff will identify in the staff report for each item presented the criteria as outlined in the Land Development Code; and staff will identify whether there is compliance or not for the item presented. Mr. Walton stated in the PD presented this evening, the first item is consistency with the Comprehensive Plan; and as was noted in the staff report, it was not consistent with the Comprehensive Plan. Mr. Walton stated the Board should be making their decisions based on those criteria.

Ms. Humphreys expressed concern about parking lots on beachside drainage onto the beach and the debris from the parking lots going onto the beach.

Mr. Walton stated drainage is not addressed until the site plan is presented. Mr. Walton stated drainage must meet State requirements.

Mr. Hurt stated we have to deal with blight and there are constantly articles in the newspapers about blight. Mr. Hurt stated he feels the proposed parking lot presented by Mr. Hopkins would be an improvement over what exists. Mr. Hurt stated the Jimmy John's project previously approved was also an improvement over what is currently there; and during the process, the City requested that the developer pave Coates which didn't happen. Mr. Hurt stated now in the proposed parking lot project, it appears the city came up with the objections two or three days ago and those issues should have been presented earlier, not once an item has been scheduled for presentation at meetings.

Mr. Barhoo stated if everything that comes before the Board is to be approved, what is the purpose of the Board. Mr. Barhoo stated he feels the Board needed more information.

Mr. Servance stated he agrees with Mr. Barhoo that the Board should have had more information. Mr. Servance stated if you are representing a client, you should be in communication with them and should have authority to move on the client's behalf. Mr. Servance stated the owner needs to address the safety issue.

Ms. Humphreys stated she had concerns about approving the parking lot. Ms. Humphreys stated there has been a code violation there for along time.

Mr. Newman stated May 30, 2018 there will be a dedication of the new Sweetheart Trail and the statue of Brownie the Dog will be dedicated on the same day.

Mr. Newman stated the issue with the tennis center that came up at the last Planning Board meeting was resolved the next day.

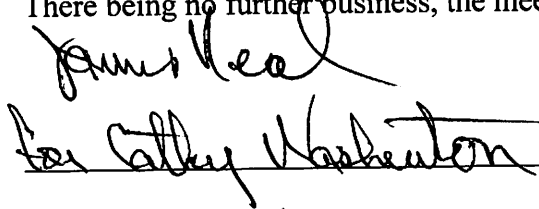
Mr. Newman congratulated Dennis Mrozek on the award he is receiving from the Volusia League of Cities.

f. Board Member Comments

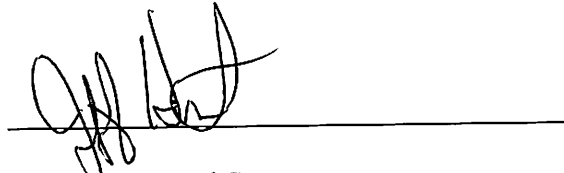
There were no additional Board Member comments.

**Adjournment**

There being no further business, the meeting was adjourned at 7:55 p.m.



Cathy Washington, Chair



Jeff Hurt, Board Secretary