
A regular meeting of the City of Daytona Beach Planning Board was held on Thursday, February 26, 2009, at 6:00 PM in City Hall Commission Chambers, 301 S. Ridgewood Ave., Daytona Beach, Florida.

Board members Present were as follows:

John McGhee, II
Jeff Hurt
Tracy Remark
Edith Shelley (left at 8:35 pm.)
Bob Hoitsma
Larry Moore
Sam Rogers
Cathy Washington

Absent Members:

Janet LeSage
Kenneth Wood
James Neal

Staff members present:

Mr. Paul McKittrick, Chief Administrative Officer
Mr. Richard Walton, Planning Director
Mr. Thad Crowe, Planning Manager
Mr. Reed Berger, Redevelopment Director
Ms. Carrie Lathan, Assistant City Attorney
Mr. Jason Jeffries, Redevelopment Project Manager
Ms. Rose Askew, Planning Technician

1. **Call to Order**

Robert Hoitsma, Chair called the meeting to order at 6:03 pm.

2. **Roll Call**

Ms. Washington called the roll and noted members present as listed above.

3. **Approval of the Minutes:** January 22, 2009

Mr. Hurt stated he had one correction on page 10. He stated his vote was yes and Mr. Hoitsma's vote was no.

Board Motion

It was moved by Mrs. Shelley to approve the January 22, 2009 Planning Board Meeting Minutes with corrections. Seconded by Mr. Moore.

Board Action

The motion was approved 8-to-0.

Mr. Hoitsma announced that due to an advertising error on the part of the News-Journal the Board would listen to each item on the agenda tonight but would not take action on them until the March 12, 2009 Special Planning Board Meeting.

4. **Semi-Public Use Permit, DEV2008-123, Children's Advocacy Center**

A request by Robert A. Merrell, III, Esq., Cobb Cole, on behalf of Kency Mocombe, Halifax Hospital Medical Center, to approve a resolution for a Semi-Public Use Permit for .2± acres of land located at 503 Heineman Street for a treatment and counseling center for assault victims (continued from January 22, 2009 meeting).

No discussion.

Board Motion

It was moved by Mrs. Shelley to continue Semi-Public Use Permit, DEV2008-123, Children's Advocacy Center to the March 12, 2009 Special Planning Board Meeting. Seconded by Mr. Rogers.

Board Action

The motion was approved 8-to-0.

5. **Special Use Permit, DEV 2007-190, Cape Morris Cove Townhomes**

A request by Jeff Jackson P.E., Zev Cohen & Associates, on behalf of Mark Gauthier, Cape Morris Cove Partners, LLP to approve a resolution for a Special Use Permit to construct a 20-unit townhouse subdivision on 2.07± acres of property located at the southeast intersection of Big Tree Road and Old Kings Road.

Staff Presentation

Thad Crowe, Planning Manager gave a PowerPoint presentation. He stated the applicant was requesting a Special Use Permit for 20 townhome units proposed in four 5-unit buildings. He stated the property was a relatively narrow strip of land located in the southeastern part of the City on Old Kings Road and Big Tree Road, bordered on the east by La Costa Village, which was a large manufactured home community. He stated there were some issues surrounding the request. The first issue was cars would back out of driveways onto Old Kings Road and based on the LDC criteria for Special Use, the City's Traffic Operations Manager determined that Old Kings Road was a local street with very little traffic and therefore cars backing out of driveways would not be a safety issue. Mr. Crowe stated the second concern staff had was the impact to La Costa Village because the homes were very close to the development. He stated there was a lot of natural vegetation on the site and staff was recommending that the proposed drainage swale be moved toward the townhomes and a 10-foot natural buffer be preserved and supplemented along the rear property line which would be put in a conservation easement thereby giving staff a legal mechanism to enforce the visual vegetative screening. He stated the applicant had agreed to the recommendation. Mr. Crowe stated the third concern staff had was the minimum square footage of living space for the individual townhome units and staff was recommending a 1,000 square feet for minimum living area instead of the LDC minimum requirement of 750 square feet. He stated this would be in keeping with the surrounding properties. Mr. Crowe stated finally staff had supplied the board with a letter received from the La Costa Village residents. They were asking that the applicant not only have to put in the 10-foot buffer that staff was recommending but also an additional natural buffer and a white vinyl fence on the La Costa Village property line.

Mrs. Remark asked if there was a fence there now.

Mr. Crowe replied yes he believed there was a chain link fence on the property.

Mrs. Remark asked if there was a privacy fence there.

Mr. Crowe replied he did not think so.

Applicant Presentation

James Stowers, Cobb Cole, 150 Magnolia Avenue, Daytona Beach stated the notice error was a result of the News-Journal and Mark Watts and Jeff Jackson would be present at the March 12, 2009 meeting to make a presentation and answer any questions.

Citizen Comments

John Nicholson, 413 North Grandview Avenue, Daytona Beach stated he was in favor of the project with the condition that this would be the last project to be approved with garage doors in the front of the development.

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Billy Bone, 1341 Arbol Grande Circle, La Costa Village, Port Orange stated he was in opposition of the project but if the Board chose to approve it, he felt the fence should be at least 20 feet high. He stated he was also concerned about cars backing out into the street. He asked the board to have someone come out and look at just how narrow the property really was.

Lou Di Pietro, 1343 Callo Del Sol Circle, La Costa Village, Port Orange stated he was in opposition of the project and wanted to know how the developer got a permit to move the street 13 feet. He stated the contractor started working at 6:00 am instead of 7:00 am like the agreement said and they were there until dark. He stated they were not neighbor friendly and feels the City should not be friendly to them.

Dr. Patricia Boisvere, 1333 Cali Del Sol, La Costa Village, Port Orange stated she was strongly in opposition of the project. She stated she owned a unit in La Costa Village that was right on the property line and the developer had just finished a project that had taken 14 months with no consideration given to the residents. She stated the contractor turned on lights that shined through their windows at 4:00 am and started up their machines and began working at 6:00 am when the agreement was for 7:00 am.

Frank Boisvere, 1333 Cali Del Sol, La Costa Village, Port Orange stated he was strongly in opposition of the project. He thanked Mr. Crowe for all of his assistance on the behalf of La Costa Village residents. He stated in August 2007 they purchased a manufactured home in La Costa Village, thinking it was in Port Orange and not knowing about the pending construction project. He stated on October 1, 2007 20 bulldozers as tall as two story buildings showed up and began working with no consideration being given to the residents. He stated they spoke with Mr. John Henderson, Site Manager and was told they would leave a 20-foot green buffer between the village and the construction site. Mr. Boisvere stated they exchanged legal documents with the owners that stated a 25 foot buffer would be left but it was not honored when construction began. He stated he wanted it to go on record that his father served 39 years in the military and he was very upset that the contractor was there early in the morning on Memorial Day disturbing them. He stated they were against having a two story building because the residents in the building would be able to look directly into their homes.

William Thompson, 1353 Arbol Grande Circle, La Costa Village, Port Orange stated he was in opposition of the project and he fully endorsed the previous speaker. He stated he had not ever witnessed a more deplorable operation and it made him feel like he was in war zone. He stated he was concerned that the chain link fence would be taken down and the developer would encroach on their property.

Board Comments

Mr. Hoitsma thanked all of the speakers and let them know that all of their comments and concerns would be taken into consideration. He reminded the audience the board would be voting on the request at the March 12, 2009 Special Planning Board Meeting.

Mrs. Shelley stated it concerned her to hear how badly a company that does work in the City treated its residents. She asked Mr. Stowers to take the comments and concerns of the speakers back to his client to see if some of the concerns could be addressed prior to the March 12th meeting.

Mr. Crowe stated he had been trying to assist the residents of La Costa Village and the LDC allowed the Board the ability to put whatever conditions it deemed appropriate on the approval.

Mrs. Remark asked Mr. Crowe if the reason the garage doors were in the front of the property was because of how narrow the property was.

Mr. Crowe stated he would defer that question to the applicant.

Board Motion

It was moved by Mrs. Shelley to continue Special Use Permit, DEV 2007-190, Cape Morris Cove Townhomes to the March 12, 2009 Special Planning Board Meeting. Seconded by Mr. Moore.

Board Action

The motion was approved 8-to-0.

6. **Special Use Permit, DEV 2009-015, Italian Festival, Our Lady of Lourdes Catholic Church**

A request by Joseph Hopkins, P.E., on behalf of Our Lady of Lourdes Church, located at 201 University Boulevard, to approve a resolution for a Special Use Permit to operate a carnival (Italian Festival) on the church grounds from Thursday, April 16 to Sunday, April 19, 2009.

Citizen Comments

Robert Carr, 304 Waverly Circle, Daytona Beach stated he was not really opposed to the request but in 2006 the City Commission put conditions on the approval of the festival and as a result there was a dramatic improvement. He stated last year there were only minor problems so he did not come before the board but he noticed that staff was only proposing six of the previous 12 conditions that were put on the project approval and he wanted all of the conditions to be approved. Mr. Carr stated the conditions that were missing were: all festival activity including setup, shutdown and operation must be between the hours of 8:00 am to 11:00 pm (no exceptions); no employees camping on the site with the exception of one security guard; and address parking issues, making sure parking attendants are either adults or police explorers; no amplified music (bands or DJs) outside.

Mr. Walton stated staff would speak with the agent to address the conditions.

Board Comments

Mr. Rogers stated the conditions Mr. Carr spoke about had been a problem for residents the entire time he had served on the Board. He asked if the festival could be held in another location within the City.

Mr. Hoitsma stated he felt it was a good question and should be asked of the applicant at the March 12th meeting.

Mr. Walton stated staff would pass that question on to the agent so he could be prepared to discuss it.

Board Motion

It was moved by Mrs. Shelley to continue Special Use Permit, DEV 2009-015, Italian Festival, Our Lady of Lourdes Catholic Church to the March 12, 2009 Special Planning Board Meeting. Seconded by Mr. Hurt.

Board Action

The motion was approved 8-to-0.

7. **Large Scale Comprehensive Plan Amendment, DEV 2008-145, Daytona BR-GD**

A request by Robert A. Merrell, III, Cobb Cole, on behalf of Daytona BR-GD, Inc. to approve an ordinance for a Large Scale Comprehensive Plan Map Amendment changing the Future Land Use Map designation from (Volusia County) Commercial, Low Impact Urban, and Environmental Systems Corridor to Commercial/ Retail and Potential Environmentally Significant (PES) for 43.0± acres of land located west of Interstate 95, approximately 1,500 feet south of State Road 40; and to add an issue with accompanying policies to the Neighborhood V section of the Future Land Use Element that addresses development intensity limitations and environmental/open space preservation. This is part of the 2009-1 cycle of comprehensive plan amendments.

Board Discussion

Mr. Hoitsma stated to the Board, Mr. Walton asked if the Board had any issues or concerns they wanted staff to research for the next meeting please state them tonight.

Mrs. Remark stated she had something on page eight and nine of the Staff Report. She asked staff to convey to the applicant that she would be interested in hearing recommendations or discussions on low impact development and she felt they could do more with the buffer. She stated considering the findings pertaining to storm water management she felt when you just clear cut and plant things it increases flood problems. She stated she would like to see the natural buffer increased. She stated the second thing she would like to see was the last policy to be not so vague. She asked for a clearer definition of an “impervious area.”

Mr. Walton stated staff would try to get more information from the applicant.

Mr. Moore asked where the language on page 10, fourth line from the bottom came from, that states "*maximum potential development based on 54.5 acres.*" He stated the applicant originally talked about 43 acres.

Mr. Crowe stated that was an error and the maximum development potential is really 39.5 acres.

Board Motion

It was moved by Mrs. Shelley to continue Large Scale Comprehensive Plan Amendment, DEV 2008-145, Daytona BR-GD to the March 12, 2009 Special Planning Board Meeting. Seconded by Mr. Hurt.

Board Action

The motion was approved 8-to-0.

8. **Large Scale Comprehensive Plan Amendment, DEV 2008-147, Halifax Hospital Medical Center**

A request by Robert A. Merrell, III, Cobb Cole, on behalf of Halifax Hospital Medical Center to approve an ordinance for a Large Scale Comprehensive Plan Map Amendment changing the Future Land Use Map designation from Government/Institution (Hospital) and Level 2 Residential to Government/Institution (Hospital) for 54.5± acres of land located east of Lakeshore Drive, south of Dunn Avenue, west of Heineman Street, and north of West International Speedway Boulevard; and to add an issue with accompanying policies to the Neighborhood L section of the Future Land Use Element that provides a maximum floor area ratio (FAR) of 1 as well as a reference to this FAR in the description of the Government/Institution (Hospital) future land use category, Future Land Use Element 1.1.2. This is part of the 2009-1 cycle of comprehensive plan amendments.

No discussion.

Board Motion

It was moved by Mrs. Shelley to continue Large Scale Comprehensive Plan Amendment, DEV 2008-147, Halifax Hospital Medical Center to the March 12, 2009 Special Planning Board Meeting. Seconded by Mrs. Remark.

Board Action

The motion was approved 8-to-0.

9. **Large Scale Comprehensive Plan Amendment, DEV 2009-012, EAR-Based Amendments**

An administrative request by The City of Daytona Beach, Development and Administrative Services Department, Planning Division to approve an ordinance for multiple revisions to the Comprehensive Plan called for by the City's adopted Evaluation and Appraisal Report. This is part of the 2009-1 cycle of comprehensive plan amendments.

Consultant Presentation

Matthew West, Ivey Planning Group, LLC, Ivey Planning Group, 1349 South International Parkway Suite 2441, Lake Mary, Florida gave a detailed presentation with feedback from the Board. He distributed three sets of handouts for the board to review. The first handout was a table of all the changes recommended to the Comprehensive Plan based on the EAR and the Planning Board's January 22, 2009 meeting; the second handout was recommendations from all of the advisory board including the Historic Preservation Board's comments from their February 24, 2009 meeting and the third handout was information on affordable housing. Mr. West stated the EAR that was adopted on August 1, 2007. It was found sufficient by the Department of Community Affairs (DCA) on October 16, 2007, so technically by state law, the City has until April 16, 2009 to have the Comprehensive Plan amended specifically addressing the issues in the EAR. He stated there were other topics discussed at the January 22, 2009 workshop that were outside the scope of issues on the EAR. He stated the draft EAR tonight was basically to address DCA's issues and a couple of changes he had made. A summary of the discussion is as follows:

- Maps that are required by DCA's administrative code are now included.
- Incorporated the Transportation policies.
- Corrected all of the inconsistent language.
- Included an acronym and abbreviation list.
- Future Land Use Element, page 10 – recommended changing Level 1 residential density range from *"1-to-8 dwelling units"* to *"0-to-8 dwelling units"*; Level 2 Residential density range from *"greater than 9 units per acre to 20 units per acre to greater than 8 dwelling units per acre to 20 dwelling units per acre."*

Mr. Hoitsma stated before the Board began going through the EAR they should determine how they wanted to precede, one element at a time or wait until the end and then give their comments.

The consensus of the Board was to do one element at a time.

Mrs. Remark stated she had found some more inconsistencies and that she would drop them off to staff tomorrow. She asked if the board could start off with the Table of Contents instead of density bonuses. She stated it was a little confusing to her to have the Transportation Element as three different things. She stated on page 11 and 12 where it refers to the Redevelopment Element, Section 8, if you start with the Future Land Use Element and actually count all of those, then the Redevelopment Element would actually be Section 10 unless Transportation is called 2a, 2b and 2c.

Mr. West stated the Transportation Element is all one element.

Mrs. Remark stated that was not clear the way it is currently listed. She asked Mr. West to find some way to clarify that part.

Mr. West stated he would now go back to the density discussion under the Future Land Use Element. He stated if the Board elected not to have a minimum then Level 2 and 3 could build out at much lower density at the Single-Family level and there would not be any land reserved in the future for multi-family or affordable units. He stated the flip side to that is if the Board only had maximums it would allow for market flexibility.

Mr. Walton stated if Board chose to use the language currently in the EAR it would require a minimum and a developer could not build below that minimum. He stated staff had not been enforcing it because they had not interpreted it that way. He stated the best way to go would be to not have a minimum since that was the way staff had been interpreting it.

Mrs. Remark stated she agreed with Mr. Walton and she was more in favor of being flexible to market conditions. She stated she felt the issue of setting aside land for future used could be handled at a later date.

It was the consensus of the board to remove the minimums and go with the proposed language.

Mr. West stated the next change was on page 21, Issue A, Policy 2. He stated even though the EAR did not address this issue they added the language “No space above 35-feet shall be utilized for living space. He stated added the language to all of the other areas also.

Future Land Use Element

Page 25, Issue I, Policy 1

Mrs. Remark asked where the language that referenced policy rights came from.

Mr. Walton stated it was a policy that staff was working on at the last meeting but they did not have all of the required information at that time. He stated when the City accepted the grant funds back in 2003 or 2004, they committed to establishing the area as a parks area and in order to preserve the development rights staff wanted to reserve the ability to come up with a program in the LDC and move it within that redevelopment area within a short distance away.

Mrs. Remark asked if it would be contained only in that redevelopment neighborhood.

Mr. Walton replied correct, that was the intent and the Board could limit it even further.

Mrs. Remark stated she felt the way the language was written was opening it up city-wide to all the transfer of development rights.

Mr. Walton stated the language does state “in the Main Street Redevelopment Area.”

There was additional discussion on how the language should be written.

Page 27, Neighborhood D, Issue (b), Policy 1

Mr. West stated they added the language: *“this area shall be reviewed to determine if it qualifies as a new Community Redevelopment Area or for inclusion in an existing Community Redevelopment Area and that the businesses in this BR-1 district shall provide their share of the cost of necessary public parking facilities.”* He stated they also added the language in several other places.

Mrs. Shelley stated one of the things she knew that was a great concern was expanding an existing CRA or creating a new one. She stated she was not sure that this was the area Mr. Rogers was speaking about in the last meeting and she did not think they wanted it in the Ballough Road Redevelopment area. She stated the feeling in the community right now is not to expand CRAs particularly in the Neighborhood D policies.

Mr. Walton asked Mr. West if he thought the language was a requirement of the EAR.

Mr. West replied when Steven Spraker was with the City he suggested some of the language.

Mrs. Remark stated but the EAR does not require a CRA, it addresses this neighborhood.

Mr. West replied no, it did not.

Mrs. Remark stated the area was definitely a blighted area and anyone could see there was a problem but she did not think it was necessary to say the City's option was to only look at it as a CRA. She stated she did not think it was one of the EAR requirements for that neighborhood.

Mr. Rogers asked if the Board was still discussing expanding redevelopment areas.

Mrs. Shelley replied only in Neighborhood D, which is the Downtown/Balough Road Redevelopment area.

Mrs. Remark stated she felt the policy that was already there in red was open ended enough that the outcome written in blue would leave it open enough.

Mr. West asked if the Board only wanted to change the date from 2005 to 2009.

Mr. Hoitsma asked why a date had to be put in.

Mr. West replied it did not necessarily have to have a date but it would set up a flag to let staff know what their priorities should be.

Mrs. Remark recommended changing the date to 2010.

Consensus of the board was to put a period after the word strategies and strike through the language “*such as expedited permitting and density bonuses in exchange for public benefit.*”

Recreation and Open Space Element

Page 107, Policy 1.1.2

Capitalize the words “*Land Development Code.*”

Redevelopment Element

Page 114, Policy 1.1.10

Mr. Jeffries stated several policies have been added based on recommendations from the redevelopment boards. He stated each redevelopment board asked to add a policy relevant to updating the plan for their redevelopment area, so 1.1.10 was changed to a policy for the Midtown Redevelopment Area. He stated all of the additions/changes are on the chart distributed earlier by Mr. West. He stated the Main Street Redevelopment Area became 1.1.11.

Mrs. Remark asked if the new policies would be included in the information the Board receives for the March 12, 2009 special meeting.

Mr. Walton replied that would be up to the Board. He recommended reviewing the advisory board changes at the end of the discussion.

Page 118, Public/Private Entertainment/Parking Mixed Uses

Spell out F.E.C.’s (Family Entertainment Centers).

Page 119

Mrs. Shelley stated the City no longer has a Main Street Redevelopment Design Review Board. It is now called Main Street/South Atlantic Redevelopment Area Board.

Page 126

Mr. West stated at the bottom of the page, there were some transportation policies added (1.5.5, 1.5.6 and .5.7) about the concurrency exception area. He stated the policies were merged in from the document the Board received on January 22, 2009.

Page 123 and 124, Policy 1.3.1

Mrs. Shelley asked what definition was being given to the words “*public spaces*” because her understanding was all parks were public spaces.

Mr. Walton replied typically that would not just apply to public property. He stated if it were a private mixed-use development and they put ...

Mr. West stated if they put an urban plaza there.

Mrs. Remark stated her understanding of the statement was it referred to different types of public spaces within the riverfront area.

Mr. Jeffries stated the language was written that way to try to cover the different types of uses (passive recreational space, hardscape plazas, etc.) in the park.

Mrs. Shelley asked if the wording public spaces meant it had to be hardscaped.

Mr. Jeffries replied no, not necessarily but it would be more accessible.

Mr. Rogers asked if hardscape meant developing something like the Riverwalk in the city of Jacksonville.

Mrs. Shelley replied yes.

Page 125, Policy 1.4.8

Mrs. Shelley pointed out that it was a new policy but was not in blue print.

Mr. Jeffries stated this policy derived from discussions with the Midtown Redevelopment Area Board regarding issues with streets not being up to standards in that area.

Mr. West stated this was the element that changed the most and they would go through it again with Mr. Jeffries to make sure they have all the strike-through and underlines.

Economic Development Element

Mr. West stated Emory Counts, Economic Development Director spent quite a bite of time on this element and actually tried to recraft it incorporating the Vision Plan.

Page 133, Policy 2.1.8

Mr. West stated the original language Mr. Counts proposed was to have two billboard signs but the Board did not agree with that and recommended striking the entire policy. He stated they reviewed the policy again and was recommending two welcome signs. He stated if the Board still wants to strike the entire policy they could do so.

It was the consensus of the board to strike the entire policy.

Policy 2.1.11

Mrs. Shelley stated this policy was changed quite a bit and she did not understand why. She asked Mr. Jeffries if he could expound on the changes. She asked how they came up with the Downtown Development Authority (DDA) as a major tourism recruitment group. She also asked how they came up with two significant events a month. She stated tourism recruitment is not the major function of the DDA and she would like that language stricken.

Mr. Jeffries stated staff does not see downtown as a major tourism area. He stated staff sees it as the downtown for the regional area. He stated the goal is to attract the regional residents to come downtown on a regular basis.

It was the consensus of the board to strike the language "*Downtown Development Authority.*"

Mrs. Remark asked if the Tourist Development Board was the same as the Halifax Advertising Authority (HAA) Board and if not who the Tourist Development Board was. She also asked about the language "*supporting two significant events a month.*" She asked how they determined what made the event significant.

Mrs. Shelley stated she agreed with Mrs. Remark in questioning the two significant events per month. She stated she felt the statement was a little broad.

Mr. West stated he would speak with Mr. Counts and ask him to attend the March 12, 2009 meeting.

Mrs. Remark asked Mr. West to also discuss with Mr. Counts what the Tourist Development Board was and if it should be the HAA Board.

Policy 2.1.12

Mrs. Shelley asked what that policy meant in relation to the City's riverfront. She stated the highest and best use to some citizens might not be a park.

Mr. West stated the first part of policy that addresses creating a Master Plan would be when the community determined what the standards would be.

Mrs. Remark stated highest and best use in the riverfront area may not have anything to do with economics. She stated maybe Mr. Counts could clarify the language at the March 12, 2009 meeting.

Mr. West stated he would convey the Board's request to Mr. Counts.

Mr. Remark stated she would like to see those two things significantly worked on or stricken.

Mrs. Shelley stated she wanted to say for the record that it was very obvious that the Vision Plan was given a lot of consideration. She stated some of the policies were verbatim language

from the Vision Plan.

Page 137, Policy 5.1.5

It was the consensus of the board to put a period after the word employees and strike the language “*of medical, insurance, school system, government and financial businesses.*”

Historic and Cultural Facilities Element

Page 143, Policy 2.2.3

Mr. West asked the Board if this was where they wanted to clarify that parts of this district were mixed-use and the parts were already single-family residential they want to maintain.

Mrs. Remark asked if they were getting this part confused with Old Daytona.

Mr. Jeffries replied technically there was one historic district that went from ISB, down Beach Street and then it goes over to Palmetto and includes what they call the Old Daytona area, which is all of the South Beach Historic District.

Mrs. Shelley asked if it was all on the map as a historic district.

Mr. Jeffries replied yes, he was not sure what was on the map but when you go back to the actual legal description of the local ...

Mr. Walton stated when the City did the rezoning it took in all of the commercial area.

Mrs. Remark stated at the January meeting Mrs. Shelley brought Certified Local Government (CLG). She stated that was one of the things that were very important in the Vision Plan and she did not see that anywhere in the EAR as a policy. She stated she could see where they were pursuing additional local historic districts but they should also be pursuing CLG. She recommended it be add as a policy and have a specific date.

Mr. Walton suggested adding Policy 2.2.7.

It was the consensus of the board to create Policy 2.2.7 for Certified Local Government (CLG) with a date of 2012.

Public Schools Facilities Element

Page 162, Policy 2.3.5

Mrs. Remark asked why there was still a date of February 1, 2008 date for the City to adopt a school concurrency ordinance.

Mr. West suggested changing the word “*adopt*” to “*maintain.*”

It was the consensus of the board to change the word “*adopt*” to “*maintain*.”

Redevelopment Element

Mr. Jeffries stated the only changes were as he stated before the desire of the redevelopment boards to have the policies updating their plans added. He stated most of the other changes were incorporated in the document the Board received.

There was discussion among Board members and Mr. Jeffries regarding all of the redevelopment boards’ changes being in the draft they received. The board asked Mr. Jeffries about the Historic Preservation Board’s comments.

Mr. Jeffries replied he could give an update on the Historic Preservation Board’s comments from their meeting on February 24, 2009. He asked the Board members to look at Policy 1.19 on the chart that was distributed earlier. He stated that was not in the draft the Board received.

Mrs. Remark asked if someone could explain how to find the information on the charts distributed.

Mr. West stated what they tried to do was get each of the advisory boards comments and break them down first by element.

Mrs. Shelley asked if the Economic Development Advisory Board’s (EDAB) comments were in the draft the Board had.

Mr. West replied he thought the EDAB made changes since the draft the Board received and they have to go back and make sure the Board wants the changes incorporated.

Mrs. Remark asked if what Mr. West was saying was the recommendations in blue were incorporated in the draft the Board received and the ones in green were not.

Mr. West clarified the format for reading the handouts. He stated in some of the changes it appears that the Boards just switched some of the wording around. He asked the Board if they wanted to take the handouts, review them and give their comments to either him or Mr. Walton.

Mr. Jeffries stated most of the changes from the redevelopment boards had already been incorporated into the draft the Board received. He stated what appeared to be missing were the proposed policies updating the plans in each of the redevelopment areas.

Mr. West stated also the neighborhood policies that should reference the Redevelopment Element.

Historic and Cultural Facilities Element

Mr. Jeffries stated what the Historic Preservation Board did at their meeting was recommend making language consistent. He stated they pointed out the reference to the Daytona Beach Community College (DBCC) Photo Society that does not exist but there is the Daytona State College (DSC) Southeast Museum of Photography.

Page 141 and 142, Policy 1.2.3

Mrs. Remark asked if there was a reason why the Mary McLeod Bethune Performing Arts Center and the News-Journal Lively Arts Center were not on the list.

Mr. Jeffries stated they would add them to the list. He suggested calling it the Daytona State College Lively Arts Center since they just purchased it.

Mrs. Shelley stated it had to be called News-Journal Center because of the lease.

Mr. Jeffries stated every document staff had referred to the facility as Lively Arts Center. He stated he believed the News-Journal part of the name had to do with how the facility was financed or naming rights. He stated he would go back and check but they just dealt with the land transfer to the state and everything they saw only referred to the facility as the Lively Arts Center.

Page 143, Policy 2.2.6

Mr. West stated this was the policy where the Board recommended deleting “*Main Street Pier*” but the Historic Preservation Board recommended putting it back in and deleting “*Howard Thurman House.*”

Mrs. Remark asked Mr. Jeffries to explain why the Board made that recommendation.

Mr. Jeffries stated the policy addresses publicly owned historical sites and to his understanding Howard Thurman is not publicly owned. He stated they could add additional historically owned buildings that were not publicly owned.

Mrs. Remark stated the City has been using resources to help pursue grant funds for the Masonic Lodge and it is privately owned. She stated Connie has been assisting the lodge with writing the grant. She stated they have been coming before the Code Enforcement Board for the last year. Mrs. Remark recommended taking out the words “*publicly owned*”.

Mr. Jeffries stated the last clause in the policy states “*include but not limited to.*”

Reed Berger, Redevelopment Director stated Connie represents the lodge and the City’s part in the process is, if there will be CRA funding involved then there needs to be a transfer of the property for a public purpose and if a grant is received they would participate in that with the

contingency that it become a public facility. He stated the City would then lease the facility to the lodge so they could retain the actual use during certain times but the rest of the time it would be public. Mr. Berger stated it is only at a conceptual stage at this point. The next step would be to bring it before the CRA for consideration. He stated he did not have a meeting date for that as of yet and the next possible date would be in April.

Mr. Jeffries stated he wanted to point out that this policy deals solely with public and that there was another policy in the Redevelopment Element that dealt with incentives for private property.

Mrs. Remark stated then that means it is only for properties in redevelopment areas.

Mr. Jeffries stated if this is an issue, they could duplicate the policy for properties outside the redevelopment areas but they would be more likely to get incentive funding through Tax Increment Financing (TIF) funding.

Mrs. Remark stated she understood but asked if they could still leave the pier out. She recommended changing the language to *"The City shall provide funding to place significant publicly owned historical sites on the national Register of Historic places and pursue grant funding to assist in the preservation of the site and development of appropriate museum, recreational, entertainment or educational facilities."*

It was the consensus of the board to use Mrs. Remark's recommended language.

Page 141, Policy 1.2.1

Mr. Jeffries stated the policy was originally talked about creating a committee to organize and coordinate efforts related to cultural facilities and activities. He stated the Board revised the policy to state the City would continue participation on Arts and Entertainment Committee. The change was based on staff comments from the City's Cultural Affairs Department. He stated the committee was not a City committee but a committee that the Conventions and Visitor's Bureau has. Mr. Jeffries stated the Historic Preservation Board made a recommendation to put some of the businesses back in and he spoke with Helen Riggers and found the committee was never created. He stated this is a policy for the City to participate.

Page 142, Objective 1.3

Mr. Jeffries stated there was a citizen that wanted to create an arts district in his neighborhood.

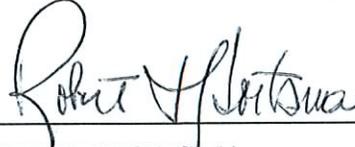
Break at 8:35 p.m.

Reconvened at 8:39

Ms. Washington informed everyone that Commissioner Cassandra Reynolds mother who was 97 years old passed away this week. She did not have details on the arrangements.

Adjournment

There being no further actions to come before the board, the meeting was adjourned at 9:18 pm.



ROBERT HOITSMA
Chair

ATTEST:



CATHY WASHINGTON
Secretary