

**Date: October 2, 2017**  
**Meeting: Planning and Zoning Board**

The Planning and Zoning Board met to discuss seven issues involving an annexation and six variance matters for individual properties. Most of the nearly four-hour meeting considered a PUD/Master Development Agreement proposed for the 9+ acre parcel, now vacant, that was the former site of the Outback/Winn Dixie strip center located at 429 3<sup>rd</sup> Avenue. Travis Dever recused himself from this particular agenda item, but remained in the chamber to observe.

Glenn Storch, attorney for the project, presented details on the site and the economic impact of a hotel in the location. Mr. Storch reviewed the steps and changes that had been made since the original proposal for a six-story hotel. The revised plan proposes a five-story, 114 room, hotel designed with a "Florida vernacular" aesthetic and 202 parking spaces. Also proposed for the site were two restaurants located in front of the hotel on outparcels fronting Third Avenue. There will be an effort made to design appropriate landscaping. Walkways are planned to allow public access to the estuary.

Mr. Storch spoke to the tax advantages for the city from the improved property and the bed tax revenue for NSB and Volusia County. He estimated the construction cost to be approximately \$14 million. He estimates that 48 full time jobs will be created by the Hotel and 240 people should be employed during construction. The proposal includes building new turn lanes and a pedestrian crossing to address possible traffic concerns .

The Board members asked Mr. Storch questions following his presentation. Mr. Storch assured the Board that the outparcel restaurant designs would have "Florida" themed designs that would be complimentary to the style of the hotel. Types of restaurants were discussed, as was the signage.

Amye King, city planner, clarified that the proposal should be based on linear feet of height for the hotel, rather than stories. She also noted that the storm water will be updated by 40 years and will be worked out by engineers having particular expertise in that area.

Ten people spoke during the public comment part of the agenda. No one spoke against a hotel on the site. They voiced concerns about the height of the proposed hotel, increased traffic and new traffic patterns. Concerns were voiced advocating against Fast Food restaurants at the location. One member of the public noted discrepancies within the proposal that needed clarification and correction. The Southeast Volusia Chamber of Commerce and Mon Delice Bakery spoke in favor of the proposal. The developer was encouraged to come up with a design that was more integrated with the surrounding estuary and one that was environmentally responsible.

Following input from the public, interchange began between Mr. Storch and the Board. Mr. Storch addressed the concerns regarding the environment, traffic, fast food restaurants, and the height for the hotel. Storch agreed to build a single sit-down restaurant, instead of the two proposed.

After input from the Board, Mr. Gardner moved that the Board vote on the PUD/Master Plan Agreement WITH amendments. The changes suggested by the Board were a 4 story hotel with a maximum building height of 55 feet; one sit-down restaurant of similar design as the hotel; that there be a maximum of 114 rooms in the hotel and 202 parking spaces; that the undeveloped area be placed in a conservation easement and that the buildings have LEED green building certification.

The motion was seconded and received unanimous approval from the Board members voting. No date has been set for the project to be heard by the City Commission.