CITY OF DELAND
PLANNING BOARD REGULAR MEETING

MINUTES

WEDNESDAY, AUGUST 9, 2023 - 5:00 P.M.

CITY HALL

CALL TO ORDER

The meeting began at 5:00 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Owens, Chairperson

ROLL CALL

Nora Lewis	Absent
Don Liska	Present
Buz Nesbit	Present
Albert Neumann	Present
Virginia Comella	Present
Harper Hill, *Vice Chairperson*	Present
Jeremy Owens, *Chairperson*	Present

Quorum: Yes

Present – Carol Kuhn, Planning Director; Deborah Glick, Deputy Planning Director; Rick Werbiskis, Community Development Director; Darren Elkind, City Attorney; Belinda Williams-Collins, Senior Planner; Kendall Story, Senior Planner; Sam Nelson, Planner I; Emily Ragusa, Community Development Coordinator; applicants; and members of the public.

VERBAL REPORT ON CITY COMMISSION MEETINGS

Ms. Kuhn provided a verbal report.

MINUTES

1. Mr. Hill moved to approve the May 17, 2023 Meeting Minutes. Mr. Liska seconded the motion. The motion passed unanimously.

2. Mr. Hill moved to approve the June 21, 2023 Meeting Minutes. Mr. Liska seconded the motion. The motion passed unanimously.

VARIANCE OLD BUSINESS

None.

VARIANCE NEW BUSINESS

1. Applicant Name: Mark Brenchley
   Project Number: V23-147 – Variance
   Project Location: 1712 N. Woodland Blvd.
   Project Description: Variance to (1) increase the maximum height of a proposed ground sign from 8' to 12'; and (2) increase the maximum area of combined wall signage from 45.75 s.f. to 347.5 s.f.
   Staff Planner: Kendall Story, presented by Carol Kuhn

Public Participation: Applicant, Mark Brenchley, requested to modify the request due to staff's denial recommendation. He was advised to resubmit updated plans and allow for staff review.

Mr. Nesbit moved to continue to the next meeting to allow for resubmittal and staff review. Ms. Comella seconded the motion. The motion to continue passed unanimously.

PUBLIC PARTICIPATION PROCEEDINGS

Mr. Owens read the Public Participation procedures.

PLANNING – OLD BUSINESS

None.

PLANNING – NEW BUSINESS

1. Applicant Name: Carol Kuhn
   Project Number: LDR23-139 – LDR Text Amendment
   Project Location: N/A
   Project Description: Ordinance to modify the conditional use requirements for Tattoo Establishments.
   Staff Planner: Carol Kuhn

Staff presented and answered questions from the board. There was a discussion as to permanent makeup being combined with tattoo establishments.

Mr. Hill moved to approve the request with the below conditions and request to staff. Ms. Comella seconded the motion. The motion to approve passed unanimously.

Conditions:

a) Spacing between establishments shall be 150 feet, rather than the 1,000 feet proposed by staff; and
b) Windows shall not be obscured by the use of black-out window tinting, and shall be unobstructed.

Request to staff:

a) Clarify that permanent makeup facilities be allowed in beauty salons, barber shops, and day spas.

2. Applicant Name: Carol Kuhn
   Project Number: LDR23-148 – LDR Text Amendment
   Project Location: N/A

Project Description: Ordinance to remove the minimum acreage for Planned Developments in the Core Gateway Overlay District.
Staff Planner: Carol Kuhn

Staff presented and answered questions from the board.

Ms. Comella moved to approve the request. Mr. Liska seconded the motion. The motion to approve passed 5 to 1, with member Nesbit dissenting.

3. Applicant Name: Carol Kuhn
   Project Number: Z23-152 – Amendment to Lakewood Park PD
   Project Location: 198.02 acres generally located at the north side of Martin Luther King Blvd. and E. Beresford Ave.
   Project Description: Amend +/-198.02-acre PD to remove a 6.105-acre parcel, designated as right-of-way and Tree Protection Area, from the overall PD to accommodate modified right-of-way dedication requirements
   Staff Planner: Carol Kuhn

Staff presented and answered questions from the board.

Ms. Comella moved to approve the request. Mr. Liska seconded the motion. The motion to approve passed unanimously.

4. Applicant Name: Carol Kuhn
   Project Number: SMLU23-153 – Comprehensive Plan Amendment
   Project Location: 6.105 acres generally located at the SW intersection of State Road 44 and N. Summit Ave., on the northern side of the future Beresford Ave. extension.
   Project Description: Land use change for +/-6.105 acres from County Urban Medium Intensity to City Highway Commercial
   Staff Planner: Carol Kuhn

Staff presented and answered questions from the board.

Ms. Comella moved to approve the request. Mr. Liska seconded the motion. The motion to approve passed unanimously.

5. Applicant Name: Carol Kuhn
   Project Number: Z23-154 – Rezoning for Lakewood Park PD
   Project Location: 6.105 acres generally located at the SW intersection of State Road 44 and N. Summit Ave., on the northern side of the future Beresford Ave. extension.
   Project Description: Rezone +/-6.105 acres located within the Lakewood Park PD to E-1 (Educational).
   Staff Planner: Carol Kuhn

Staff presented and answered questions from the board.

Ms. Comella moved to approve the request. Mr. Liska seconded the motion. The motion to approve passed unanimously.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting ended at 7:32 p.m.