

MINUTES
REGULAR MEETING – PLANNING BOARD
April 26, 2018

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, April 26, 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
James Newman
Tony Servance

Board Members Absent:

Jeff Hurt

Staff Members Present:

Richard Walton, Planning Director
Bob Jagger, City Attorney
Dennis Mrozek, Planning Manager
Doug Gutierrez, Senior Planner
Hannah Ward, Planner
Reed Berger, Redevelopment Director
Becky Groom, Board Secretary

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** - March 22, 2018

Board Action:

A motion was made by Mr. Neal, seconded by Mr. Barhoo, to approve the minutes of the March 22, 2018 meeting, as presented. The motion carried (5-0).

New Items:

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

Hannah Ward, Planner, stated staff is requesting that this item be continued to the May 24, 2018, Planning Board Meeting.

Board Action:

A motion was made by Mr. Newman, seconded by Mr. Barhoo, to continue Land Development Code Text Amendment, Article 4, DEV2018-048 to the May 24, 2018 Planning Board Meeting as requested by staff. The motion carried (5-0).

5. **Rezoning to Planned Development-General (PD-G) – Mason Williamson Storage, DEV2018-009 (Quasi-Judicial Hearing)**

Staff Presentation:

Hannah Ward, Planner, presented the staff report which is included as part of the packet. Ms. Ward stated this is a request to rezone a parcel of property that is currently vacant and undeveloped. Ms. Ward stated waivers are requested regarding landscaping, signage, and architecture which are outlined in the staff report.

Applicant Presentation:

Parker Mynchenberg, 1724 Ridgewood Avenue, stated the building is designed to have the appearance of an office building. Mr. Mynchenberg stated a neighborhood meeting was held, and Commissioner Ruth Trager attended the meeting. Mr. Mynchenberg stated everyone seemed supportive of the proposed project. Mr. Mynchenberg stated this project will have joint stormwater retention at the large lake at the City's Police Station on Valor Blvd.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve Rezoning to Planned Development-General (PD-G) – Mason Williamson Storage, DEV2018-009, in accordance with the staff report as presented. The motion carried (5-0).

6. **Site Plan – ERAU Student Housing, DEV2018-013, (Quasi-Judicial Hearing)**

Staff Presentation:

Dennis Mrozek, Planning Manager, presented the staff report which is included as part of the packet. Mr. Mrozek stated this request is to construct a five story dormitory which is the second phase of the already approved site plan.

Applicant Presentation:

Parker Mynchenberg, 1729 Ridgewood Avenue, stated this project, as well as all projects constructed at Embry Riddle University campus, must go through an FAA approval process since the project is adjacent to the Daytona Beach International Airport.

Public Comments:

There were no public comments.

Board Action:

A motion was made by, Mr. Barhoo, seconded by Mr. Neal, to approve Site Plan – ERAU Student Housing, DEV2018-013, in accordance with the staff report as presented. The motion carried (5-0).

7. **Right-of-Way Vacation - Coates Street, DEV2018-020 (Public Hearing)**

Staff Presentation:

Reed Berger, Redevelopment Director, presented the staff report which is included as part of the packet. Mr. Berger stated the applicant owns all of the property adjacent to Coates except for a small lot which is owned by the City of Daytona Beach. Mr. Berger stated the existing vacant Shell's building and other buildings will be demolished and the vacant property will be cleared to provide parking for the Streamline Hotel.

Mr. Newman asked what the surface will be of the cleared property.

Mr. Berger stated the asphalt will remain in place and the road is closed and barricaded.

Applicant Presentation:

Ed Hennessy, 140 S. Atlantic Avenue, Daytona Beach, Florida, stated he is trying to assemble properties in order to clean up the area and development will be

determined later. Mr. Hennessy stated the surface will be determined based on Code requirements.

Mr. Newman stated he is concerned about having a great vast of expansive asphalt that will create a lot of heat.

Mr. Hennessy stated that will be determined by his engineer and architect and what the city will approve.

Mr. Servance stated the area will be a lot to leave vacant and asked what the time table is.

Mr. Barhoo stated he is concerned the area will become an eyesore while it is vacant.

Mr. Hennessy stated he has worked to clean up the area and the area is greatly improved from what it was four years ago.

Public Comments:

Jake Jacobs, 116 S. Coates Avenue, stated he owns a multi-family apartment near this site and the improvements to the Streamline have improved the area and stated it will be good to see an improvement in this section of the city.

Jim Cameron, Senior Vice President of Governmental Relations, The Daytona Beach Chamber, stated this area needs attention and feels this improvement will be a positive step.

Board Action:

A motion was made by Mr. Neal, seconded by Mr. Servance, to approve Right-of-Way Vacation - Coates Street, DEV2018-020, in accordance with the staff report as presented. The motion carried (5-0).

8. **Small Scale Comprehensive Plan Amendment (SSCPA) – Marriott Renaissance, DEV2017-117 (Legislative Hearing)**

Discussion on this item included both Items 8 and 9.

Staff Presentation:

Doug Gutierrez, Senior Planner, presented the staff report which is included as part of the packet. Mr. Gutierrez stated the request is to construct a parking garage on a site which is currently used as a parking lot. Mr. Gutierrez stated the application includes a request to increase the maximum building height to 76 feet.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke representing the applicant. Mr. Merrell thanked the representatives of the Chamber of Commerce for attending this meeting regarding this item.

Samir Naran, 445 Idlewood Drive, Ormond Beach, Florida, spoke and stated he is the COO of Premier Resorts & Management, which is the developer of this project. Mr. Naran stated his firm has developed four other hotels in Volusia County and briefly outlined his involvement in the community. Mr. Naran stated what is proposed is a 192 unit four-star hotel.

Mr. Merrell stated several neighborhood meetings were held; and what is proposed is a result of compromise as a result of those meetings. Mr. Merrell stated the Seabreeze Neighborhood Watch group met and voted 21-6 in favor of this project.

Additional hand-outs were distributed by Mr. Merrell for this presentation.

Bob Neal, Cooper-Carey Architects, 191 Peachtree Street, Suite 240, Atlanta, GA stated he specializes in the design of hotels. Mr. Neal stated the proposed project will include a guest room tower, a low-rise area for conference space and food and beverages, and an outdoor amenity area. Mr. Neal stated the project will provide the largest unobstructed view of the Atlantic Ocean in the Daytona Beach area. Mr. Neal stated the outdoor area will provide for events, such as weddings and other social gatherings, and noted the ocean-front area will permit cars on the beach area. Mr. Neal stated a restaurant design team was hired in order to create the best restaurant in Daytona Beach which will provide a "restaurant experience."

Brian Fredley, BPF Design, 207 Fairview Avenue, Daytona Beach, Florida stated his firm is providing architectural services for the parking garage. Mr. Fredley stated the existing hotel uses the current vacant lot where the parking garage is proposed for parking but there is not adequate space available. Mr. Fredley stated the current lot provides no protection to the neighborhood adjacent to the site. Mr. Fredley stated the proposed structure will provide a buffer to the historic neighborhood. Mr. Fredley stated the current area between the sidewalk and the street is now used for parking; but he is proposing to landscape that area to create a landscape buffer from Grandview. Mr. Fredley stated this will provide a 24-1/2 foot landscaped buffer area which will provide a park-like atmosphere. Mr. Fredley stated after meeting with the Seabreeze Neighborhood members, a different structure was proposed which will blend with the historic neighborhood. Mr. Fredley stated the proposed structure will be closed on the north and west sides which face the neighborhood so there will be no light or noise coming from the garage and that section of the structure will be blacked out at night. Mr.

Fredley stated the structure will be open on the south and east sides for access and ventilation. Mr. Fredley stated there will be a Renaissance Hotel sign on the east side of the building.

Mark Dowst, Mark Dowst & Associates, 536 N. Halifax, Daytona Beach, Florida, discussed the proposed parking garage. Mr. Dowst stated the existing wall along Grandview will be removed in order to provide a landscape area up to the proposed parking garage structure. Mr. Dowst stated parking will no longer be permitted in that area along Grandview. Mr. Dowst stated a concern was raised at a neighborhood meeting regarding traffic flow and a traffic separator which incorporates a short wall, and landscaping is proposed for the south end of the project. Mr. Dowst stated all of the landscaping for the project will be maintained by the applicant. Mr. Dowst stated a Marriott requirement is that all parking be valet so the building will not be open to the public.

Mr. Barhoo asked if there will be security at the parking lot.

Mr. Merrell stated the parking garage will be closed and only accessed by valet.

Ms. Washington asked what type of lighting will be on the outside of the west side of the building.

Mr. Dowst stated there will be street lights as well as pedestrian lighting which will be 12 feet to 14 feet in height.

Public Comments:

The following individuals spoke in support of the project:

James Cameron, Senior Vice President of Government Relations, The Daytona Beach Chamber, 126 E. Orange Avenue, Daytona Beach, Florida;
Jake Jacobs, 116 S. Crossing Coates, Daytona Beach, Florida;
Chris Connors, 231 Riverside Drive, Holly Hill, Florida;
Terri Hinks, 213 Silver Beach, Daytona Beach, Florida;
Frank Molnar, 2607 S. Peninsula, Daytona Beach, Florida;
David Russell, 213 Silver Beach, Daytona Beach, Florida;
Ashley Garrett, 231 Riverside Drive, Daytona Beach, Florida;
Bob Davis, 1808 Concept Court, Daytona Beach, Florida.

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida, asked if the applicant is proposing to remove the cars from the beach behind the hotel.

Mr. Merrell stated no.

Eleanor Hollingsworth, 718 N. Grandview, Daytona Beach, Florida, stated she would like to see improvements made to the remainder of Grandview beyond the proposed parking garage.

Anita Gallantine, 830 N. Grandview, Daytona Beach, Florida, stated her home is 1-1/2 blocks away from the proposed parking structure. Ms. Gallantine stated she is opposed to what is proposed since it is nearly twice the height of what is permitted by the Code. Ms. Gallantine stated she does not feel the neighborhood should bear the brunt of a parking structure for a hotel that is not located on the west side of A1A. Ms. Gallantine stated she asked the applicant why the developer could not construct the parking structure on property directly across from the hotel on land they also own, and she was told the gas station/convenience store has a long-term lease and it would be too expensive to buy out. Ms. Gallantine stated she asked the developer why the parking structure could not be moved closer to A1A, and she was told the small commercial building on that site may not be available for purchase. Ms. Gallantine stated the proposed location is the least expensive option for the developer. Ms. Gallantine stated there was a spill-over of the construction from the Hard Rock Hotel project and stated there will be two major streets that will be impacted by the construction from this project as well as the Lotus Hotel project. Ms. Gallantine stated no one enforces the existing codes and the neighborhood lived with semi-tractor trailers, tractors, and dump trucks for months. Ms. Gallantine asked that language be placed in the development agreement that will instantly fine the developer when the rules are broken since the City Code and Building Departments ignore them.

Elizabeth Aloise, 11 Kingbridge , Daytona Beach, Florida stated she likes the proposed parking garage and asked if improvements can continue along Grandview to the end of the street.

Richard Bernhard, 730 N. Grandview, Daytona Beach, Florida stated he provided a letter to city staff regarding his concerns which has been distributed to the Planning Board members.

Mr. Merrell stated prior to this project being presented to the City Commission, language will be incorporated into the PD agreement to address the construction issues that were raised by Ms. Gallantine. Mr. Merrell stated the developer asked the City for a license to maintain the area between the parking garage and the street which will basically be an extension of the developer's property. Mr. Merrell stated the landscaping request for the remainder of Grandview will be reviewed with the City staff prior to the application being presented to the City Commission.

Mr. Newman asked about the size of the parking structure and asked if it needed to be that tall.

Mr. Merrell stated the proposed structure will bring the parking requirements to Code and stated the Marriott requires that amount of parking.

Mr. Neal stated he is pleased to see the proposed project coming to Daytona Beach.

Ms. Washington stated she feels the project is great and feels the parking garage does not have the appearance of a parking garage. Ms. Washington stated the building fits the neighborhood.

Mr. Newman stated he is delighted to see the existing hotel building renovated and looks forward to the project being done. Mr. Newman stated the parking garage structure fits in with the neighborhood.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Small Scale Comprehensive Plan Amendment (SSCPA) – Marriott Renaissance, DEV2017-117, in accordance with the staff report as presented. The motion carried (5-0).

9. **Rezoning to Planned Development-General (PD-G) – Marriott Renaissance, DEV2017-116 (Quasi-Judicial Hearing)**

This item was included as part of the discussion with Item 8.

Staff Presentation:

Dennis Mrozek, Planning Manager, presented the staff report which is included as part of the packet. Mr. Mrozek stated this is a request to rezone property in order to allow for renovation of the existing Ocean Breeze Hotel and development of an associated 291 space parking structure. Mr. Mrozek stated the applicant held a neighborhood meeting and has modified the plans for the parking garage based on discussions held at that meeting.

Mr. Barhoo asked if a traffic study was completed.

Mr. Mrozek stated a traffic statement was provided that indicated the number of trips generated would be equal to what is generated by the existing hotel.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Newman, seconded by Mr. Barhoo, to approve Rezoning to Planned Development-General (PD-G) – Marriott Renaissance, DEV2017-116, in accordance with the staff report as presented. The motion carried (5-0).

10. **Rezoning to Planned Development-General (PD-G) – Subaru of Daytona, DEV2017-150 (Quasi-Judicial Hearing)**

Staff Presentation:

Dennis Mrozek, Planning Manager, presented the staff report which is included as part of the packet. Mr. Mrozek stated the proposed project will be located on the west side of I-95 along Tomoka Farms Road.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood, Daytona Beach, Florida, stated this is the appropriate place for this project.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve Rezoning to Planned Development-General (PD-G) – Subaru of Daytona, DEV2017-150, in accordance with the staff report as presented. The motion carried (5-0).

11. **Other Business:**

a. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Downtown/Balough Road Redevelopment Area Board did not meet in April.

b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Midtown Redevelopment Area Board did not meet in April.

c. Beachside Redevelopment Area Board Report

Mr. Newman stated the Beachside Redevelopment Area Board did not meet in April.

d. Public Comments

The following representatives of the Florida Tennis Academy were in attendance and stated the coaches were informed today that their program could no longer use the tennis courts: Christine Ensminger; Olga Winfrey; Evelyn Belitz; Cyba Ozzer; Mary Harc-Bennett; Edmund Bennett; Hayden Ensminger; Alex Guzhua; Sami Ozzo; Melissa Perman; David Perman; Carlie Davis; Richard Perman; Lorena Perman; Zane Ensminger; Sirikit Press; and John Winfrey.

Ms. Washington stated the Planning Board has nothing to do with City recreation programs and asked the members to provide the Board Secretary with their names and addresses so they could be contacted by the City Manager.

e. Staff Comments

Mr. Walton stated he just returned from the American Planning Association national conference which was attended by 6,000 Planners and 300 from the State of Florida.

f. Board Member Comments

Mr. Barhoo stated when there is a two minute time limit for the public, that should be adhered to.

Mr. Barhoo thanked the Planning Board and Midtown Redevelopment Board for the proclamation presented to him and his family in remembrance of his brother's passing.

Mr. Newman stated it was nice to see a project presented this evening that so many people support. Mr. Newman stated he hopes the situation presented by the Tennis Team members can be rectified.

Mr. Servance stated he encouraged the tennis group to stay strong and hopes the issue can be resolved.

Ms. Washington stated the contact information from the tennis group will be provided to the City Manager in the morning and she hopes the issue can be resolved.

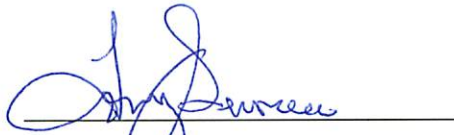
Adjournment

There being no further business, the meeting adjourned at 8:23 p.m.

A handwritten signature in blue ink that reads "Cathy Washington". The signature is written in a cursive style and is positioned above a horizontal line.

Cathy Washington, Chair

ATTEST:

A handwritten signature in blue ink that reads "Tony Servance". The signature is written in a cursive style and is positioned above a horizontal line.

Tony Servance