

MINUTES  
REGULAR MEETING – PLANNING BOARD  
November 15, 2018

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, November 15, 2018 at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

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

Board Members Absent:

Cathy Washington, Chair

Staff Members Present:

Dennis Mrozek, Planning Director  
Robert Jagger, City Attorney  
Reed Berger, Redevelopment Director  
Kathy Gademer, Planning Manager  
Hannah Ward, Planner  
Marianne Pulaski, Planning Technician  
Becky Groom, Board Secretary

1. **Call to Order**

Mr. Newman 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** - October 25, 2018

**Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve the minutes of the October 25, 2018 meeting as presented. The motion carried (6-0).

**New Items:**

4. **Preliminary Plat – Latitude at Daytona Beach, Phase 3A and 3B, DEV2018-107 (Quasi-Judicial Hearing)**

**Staff Presentation:**

Dennis Mrozek, Planning Director, presented the staff report which is included as part of the packet. Mr. Mrozek stated the property is located in the northeast area of Parcel B of the Minto Planned Development and consists of 522 single family lots.

**Applicant Presentation:**

John Townsend, 2200 Park Avenue, Winter Park, was in attendance representing the applicant, Donald W. McIntosh, Inc.

**Public Comments:**

Stephen Kerson, 144 Joyelle Circle, Daytona Beach, Florida, stated he recently moved into the area and stated Substation 834 is producing a large humming sound that is so loud he must close his hurricane shutters to reduce the noise. Mr. Kerson stated he feels a sound deafening wall should be placed around the substation to reduce the noise.

Ms. Humphreys stated what Mr. Kerson is having to endure is unacceptable and FPL should address the issue.

Mr. Barhoo stated as more homes are developed, more power will be pulled from the substation and he feels the developer and the City should look into Mr. Kerson's concerns.

Mr. Mrozek stated he will look into Mr. Kerson's concerns with the City's liaison with FPL.

James Cameron, Senior Vice President, Daytona Chamber, 126 E. Orange Avenue, stated the Chamber would like to go on record in support of this project.

**Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve Preliminary Plat – Latitude at Daytona Beach, Phase 3A and 3B, DEV2018-107, in accordance with the staff report as presented. The motion carried (6-0).

5. **Rezoning to Redevelopment Midtown-Neighborhood Center Mixed Use (RDM2) – China One, DEV2018-067 (Quasi-Judicial Hearing)**

**Staff Presentation:**

Reed Berger, Redevelopment Director, presented the staff report which is included as part of the packet. Mr. Berger stated this is a request for rezoning from Single Family to Commercial District RDM2 at the southeast corner of Bellevue and School Street in order to allow for additional parking for the commercial site. Mr. Berger stated this item was reviewed by the Midtown Redevelopment Board since the proposed parking area is within the Midtown Redevelopment Area. Mr. Berger stated the Midtown Redevelopment Board recommended approval of the rezoning.

Mr. Barhoo stated at the Midtown Redevelopment Board, the applicant indicated a final determination has not been made as to the type of business that will be located on this site and a grocery store may not be located there. Mr. Barhoo stated Board members also expressed concern about traffic in the area.

**Application Presentation:**

Rashid Jamalabad, RJ Engineering, LLC, was in attendance on behalf of the property owner, Wang Tianfu. Mr. Jamalabad stated the applicant applied for a grocery store at this site but the applicant may look at other options in order to generate the revenue that the applicant is hoping to receive.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Rezoning to Redevelopment Midtown-Neighborhood Center Mixed Use (RDM2) – China One, DEV2018-067, in accordance with the staff report as presented. The motion carried (6-0).

6. **Site Plan – 500 East Apartments, DEV2018-098 (Quasi-Judicial Hearing)**

**Staff Presentation:**

Hannah Ward, Planner, presented the staff report which is included as part of the packet. Ms. Ward stated the project will consist of a 310 unit multi-family complex. Ms. Ward noted there will be two access points for the 13 buildings. Ms. Ward stated the number of required parking spaces and the requested monument signs are in compliance.

Mr. Barhoo expressed concern about traffic since LPGA is very congested. Mr. Barhoo also asked about the wildlife that currently exists in the area.

**Applicant Presentation:**

Parker Mynchenberg, 1729 Ridgewood Avenue, Daytona Beach, Florida stated traffic studies have been completed and a Fair Share Agreement is planned to be presented to the City Commission. Mr. Mynchenberg stated St. Johns has purchased large tracts of land which will provide acreage for the displaced animals.

**Public Comments:**

John Nicholson, 413 N. Grandview, Daytona Beach, Florida asked what the average square footage will be for the units, if the units will be 2 or 3 bedroom, average rental pricing, and if the units will be affordable housing.

Mr. Mynchenberg stated the units will be 2 and 3 bedroom and some will have a garage. Mr. Mynchenberg stated he does not know what the monthly rents will be but the units will not be subsidized housing.

**Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Site Plan – 500 East Apartments, DEV2018-098, in accordance with the staff report as presented. The motion carried (6-0).

7. **Other Business**

- a. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington was not in attendance to provide a report.

b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Board met on November 13, 2018 and reviewed the China One Rezoning which was on the Planning Board agenda this evening. Mr. Barhoo stated Light Up Midtown will be held on December 8, 2018 and the Senior Prom will be held on December 14, 2018. Mr. Barhoo stated reports were received from Police and Code Enforcement; and the Police Department stated crime has been very low in the City.

c. Beachside Redevelopment Area Board Report

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

d. Public Comments

Jim Cameron, Senior Vice President, the Chamber, 129 Orange Avenue, Daytona Beach, Florida provided the Board members with an invitation to attend a program regarding Work Force Housing.

Ms. Humphreys stated the City of Detroit has a program where smaller homes are built which are more affordable; and the program has been very successful.

John Nicholson, 413 N. Grandview, Daytona Beach, Florida stated affordable housing is needed in the area and should be planned for the area.

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida stated affordable housing is needed in the City and the City should conduct an economic impact study. Ms. Ruby stated developers approach the city asking for projects to be approved; and the city should create a partnership with developers to construct work force housing sites.

Ms. Ward stated in order to provide work force housing, a designation must be received from the State of Florida which the City currently does not have.

Sandy Murphy, 135 Park Avenue, Daytona Beach, Florida stated there are ways to promote work force housing without using State funding.

e. Staff Comments

Mr. Mrozek stated the schedule of Planning Board meetings is included in the packet and requires approval by the Planning Board.

**Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Servance, to approve the proposed schedule of meetings for the Planning Board for 2019, in accordance with the staff report as presented. The motion carried (6-0).

Mr. Mrozek stated the election of officers for the Planning Board will be held at the December 20, 2018 meeting. Mr. Mrozek stated Ms. Washington could be elected Chair again since her first term as Chair was to fill an unexpired term of the previous Chair.

Mr. Mrozek introduced Kathy Gademer who is the City's new Planning Manager.

f. Board Member Comments

Mr. Barhoo asked about Green Leaf Pharmaceutical which is located in Midtown.

Mr. Mrozek stated the business has been open for about 6 months and there have been no incidents at the site. Mr. Mrozek stated there may be other locations opening in the city and this location appears to be successful.

Ms. Ward stated the Building Department advised her that over \$1,000,000 in renovations were done to the building where the pharmacy is located.


Ms. Humphreys stated Light Up Main Street is planned for December 11, 2018 and she hopes the electrical connections will be working, which they currently are not. Ms. Humphreys also stated there is a curb on Main Street where a bumper has been placed in the middle of the sidewalk which is a trip hazard.

Mr. Servance stated work force housing is needed in this community and he supports it.

Mr. Newman stated there are currently great programs in place to help first time home buyers with the down payment. Mr. Newman

stated Habitat for Humanity has also built many homes in the area to provide affordable homes and he would support providing more money to that program in order to allow additional homes to be built. Mr. Newman stated there is a need for better paying jobs in the area. Mr. Newman stated he feels uses should be defined since a question was raised at the Midtown Redevelopment Board regarding grocery stores. Mr. Newman stated there was discussion about grocery stores and convenience stores and perhaps the two uses should be better defined.

Mr. Neal stated he is thankful he has been able to serve on the Planning Board for 12 years and feels he is very fortunate.



James Newman, Vice Chair



Jeff Hurt, Secretary