



The CITY OF DAYTONA BEACH Planning Board Minutes

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Thursday, December 20, 2018
6:00 PM

Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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Board Members Present:

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

Staff Members Present:

Dennis Mrozek, Planning Director
Carly Meek, Assistant City Attorney
Reed Berger, Redevelopment Director
Kathy Gademer, Planning Manager
Doug Gutierrez, Principal Planner
Hannah Ward, Planner
Lauren Taylor, Planner
Marianne Pulaski, Planning Technician
Becky Groom, Board Secretary

Call to Order

Ms. Washington called the meeting to order at 6:00 p.m.

Roll Call

The roll was called and members were noted present as stated above.

Approval of the Minutes - November 15, 2018

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve the minutes of the November 15, 2018 meeting as presented. The motion carried unanimously (7-0).

New Items:

Site Plan - The Napier Apartments, DEV2018-046 (Quasi-Judicial Hearing)

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the site is located on the east side of Williamson across from Florida Hospital. Ms. Ward stated the proposed development is for a 260 unit multi-family complex.

Applicant Presentation:

Parker Mynchenberg, 1729 S. Ridgewood Avenue, spoke representing the applicant.

Mr. Barhoo asked why there is only one entrance in and out of the site.

Mr. Mynchenberg stated the site will be gated and an emergency access will be provided in order to meet Code.

Mr. Barhoo stated he is concerned about traffic.

Mr. Mrozek stated the Proportionate Share Agreement for this project was approved by the City Commission in October.

Public Comments:

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida, asked the size of the units and the projected rent.

Mr. Mynchenberg stated the smallest unit will be over 700 s.f. Mr. Mynchenberg stated this will be a higher end unit and expects the range to be in the \$1,500 per month range.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Neal, to approve Site Plan -The Napier Apartments, DEV2018-046, in accordance with the staff report as presented. The motion carried unanimously (7-0).

Site Plan - Tomoka Independent Living, DEV2018-090 (Quasi-Judicial Hearing)

Staff Presentation:

Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. Mr. Mrozek stated the project is for a 150 unit age-restricted independent living facility. Mr. Mrozek stated the site encompasses 46.8 acres with 30 separate residential buildings. Mr. Mrozek stated the parking lot will be asphalt and not gravel as is shown in the plans. Mr. Mrozek stated all units meet the minimum size requirements of the Land Development Code.

Application Presentation:

Steve Buswell, 1729 Ridgewood Avenue, spoke representing the applicant. Mr. Buswell stated the developer, Robbie Browning, was also in attendance to answer any questions the Board may have.

Ms. Humphreys asked what the rental costs will be. Ms. Humphreys stated she hopes there will be a developer that would see the need for smaller, affordable rental units in the area.

Robbie Browning stated the rents range from \$3,800 to \$4,000.

Mr. Newman asked if any subsidies or Medicare will be accepted.

Mr. Browning stated no.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Servance, to approve Site Plan - Tomoka Independent Living, DEV2018-090, in accordance with the staff report as presented. The motion carried unanimously (7-0).

Second Amendment to the Orthopaedic Surgery Center Planned District Agreement DEV2018-130 (Quasi-Judicial Hearing)

Staff Presentation:

Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. Mr. Mrozek stated the request is to add 4.1 acres to the development in order to allow for the construction of an additional 40,000 s.f. medical/general office building. Mr. Mrozek stated the proposed building will be consistent with the building that is on site.

Mr. Newman asked about the landscape buffer.

Mr. Mrozek stated the front and sides of the project will meet the landscape buffer requirements but the rear of the property is adjacent to wetlands.

Applicant Presentation:

Mark Dowst, 536 N. Halifax, Daytona Beach, Florida spoke representing the applicant. Mr. Dowst stated the original project did not plan for a second building. Mr. Dowst stated the developers plan to create a campus setting and the new building will be similar to what is in place.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve Second Amendment to the Orthopaedic Surgery Center Planned District Agreement, DEV2018-130, in accordance with the staff report as presented. The motion carried unanimously (7-0).

Rezoning to Planned Development-General - Tiki Supreme, DEV2018-120 (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 currently vacant and undeveloped. Mr. Mrozek stated the development rights have lapsed on the agreement which was previously approved in 2007.

Applicant Presentation:

Joe Hopkins, The Performance Group, 100 Marina Point Drive, Daytona Beach, Florida spoke representing the applicant. Mr. Hopkins stated the applicant is requesting a waiver for a 25 foot buffer, which is consistent with other sites in the area. Mr. Hopkins stated there is a large FPL easement on the site which cannot be utilized.

Mr. Barhoo asked if landscaping will be redistributed to other areas.

Mr. Hopkins said yes.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Neal, to approve Rezoning to Planned Development-General - Tiki Supreme, DEV2018- 120, in accordance with the staff report as presented. The motion carried unanimously (7-0).

Large Scale Comprehensive Plan Amendment (LSCPA) - Williamson Ridge, DEV2018-137 (Legislative Hearing)

This item was presented in conjunction with Item 9, Amended and Restated LPGA Boulevard "A" Planned District Agreement - Williamson Ridge, DEV2018-135.

Staff Presentation:

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated the request is to remove the requirement limiting Commercial Retail Development to only three corners of the intersection of Williamson and LPGA and Clyde Morris and LPGA.

Applicant Presentation:

Michael O. Sznajstajler, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke representing the applicant. Mr. Sznajstajler stated a specialty grocery store will be the anchor development for the site. Mr. Sznajstajler stated the site will have three frontages so there is a need for signage modifications.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Servance, to approve Large Scale Comprehensive Plan Amendment (LSCPA) - Williamson Ridge, DEV2018-137, in accordance with the staff report as presented. The motion carried unanimously (7-0).

Amended and Restated LPGA Boulevard "A" Planned District Agreement - Williamson Ridge, DEV2018-135 (Quasi-Judicial Hearing)

This item was presented in conjunction with Item 8, Large Scale Comprehensive Plan Amendment (LSCPA) - Williamson Ridge, DEV2018-137.

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the request is to increase the property size to 13.6 acres to allow for the completion of a phased commercial development.

Mr. Barhoo asked about the parking modifications proposed.

Ms. Ward stated the applicant is requesting to allow more than 125% of the minimum number of parking spaces permitted for commercial uses.

Mr. Barhoo stated it seems the applicant is requesting a number of modifications, including additional signage.

Ms. Ward stated signage in the LDC is either based on the frontage of the parcel or the frontage of the business.

Mr. Hurt stated signage has been an issue in other developments where there are multi-tenants and corner lots. Mr. Hurt stated the businesses want to project their signs for multiple streets and multiple tenants.

Mr. Newman stated he didn't see it out of keeping with what has been approved at other large developments, such as along International Speedway Blvd.

Mr. Barhoo stated he is concerned about the number of modifications to the Comprehensive Plan. Mr. Barhoo stated the plan is in place and developers should adhere to the plan that has been adopted.

Mr. Hurt stated some items in the Land Development Code are from 1990 and require modifications.

Mr. Sznajstajler stated the property was platted once and the Sign Code is based on lot frontage. Mr. Sznajstajler stated eventually the property will be subdivided and that is where the signage is addressed. Mr. Sznajstajler stated the land use is not changing.

Applicant Presentation:

The applicant's presentation was included with Item 8.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Hurt, seconded by Ms. Humphreys, to approve Amended and Restated LPGA Boulevard "A" Planned District Agreement - Williamson Ridge, DEV2018-135, in accordance with the staff report as presented. The motion carried (6-1, with Mr. Barhoo voting nay).

Rezone to Redevelopment Downtown - Riverfront Mixed Use (RDD4), DEV2018-155 (Quasi-Judicial Hearing)

Staff Presentation:

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. Mr. Berger stated the site is .65 acre and the applicant proposes to place a music school at the site. Mr. Berger stated the Downtown Redevelopment Board has reviewed the request and recommends approval.

Mr. Newman stated he would like to staff to look at rezoning the 500, 600, 700, and 800 blocks of Beach Street since the whole area needs a facelift.

Mr. Hurt stated the area has been neglected.

Mr. Barhoo stated the area is the first thing you see when coming across the Seabreeze Bridge.

Applicant Presentation:

Diane Larsen, Selby Realty, 200 E. Granada Blvd., Ormond Beach, Florida, spoke representing the applicant. Ms. Larsen stated the M-1 zoning has prohibited finding a tenant for this site.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve Rezone to Redevelopment Downtown - Riverfront Mixed Use (RDD-4), DEV2018-155, in accordance with the staff report as presented. The motion carried unanimously (7-0).

Land Development Code Text Amendment - Article 5, DEV2018-160 (Legislative Hearing)

Staff Presentation:

Kathy Gademer, Planning Manager, presented the staff report which was included as part of the packet. Ms. Gademer stated this item was inadvertently omitted in the Land Development Code rewrite.

Mr. Newman asked if traffic studies will be conducted to see what impact a drive-thru may have on traffic in a specific area.

Ms. Gademer stated any time there is a development, there is the potential for a traffic study and the project will have to go through the redevelopment review process.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Neal, seconded by Mr. Barhoo, to approve Land Development Code Text Amendment - Article 5, DEV2018-160, in accordance with the staff report as presented. The motion carried unanimously (7-0).

Other Business

1. Downtown/Balough Road Redevelopment Area Board Report
Ms. Washington stated the Downtown/Balough Road Redevelopment Area Board met on December 4, 2018, and reviewed the item that was presented this evening for North Beach Street. Ms. Washington stated the Board also discussed the Art in the Alley project.
2. Midtown Redevelopment Area Board Report
Mr. Barhoo stated the Midtown Redevelopment Area Board did not meet in December.
3. Beachside Redevelopment Area Board Report
Mr. Newman stated the Beachside Redevelopment Area Board did not meet in December.
4. Public Comments

John Nicholson, 413 N. Grandview, Daytona Beach, Florida spoke regarding parking requirements for new hotel developments on the beachside, submerged lands, and FAR.

5. Staff Comments

Election of Officers

Election of Secretary:

Mr. Newman nominated Mr. Hurt to serve as Secretary. The motion carried (7-0).

Election of Vice Chair:

Mr. Newman nominated Mr. Servance to serve as Vice Chair. The motion carried (7-0).

Election of Chair:

Mr. Hurt nominated Ms. Washington to serve as Chair. The motion carried (7-0).

Election of Redevelopment Board Representatives

Ms. Washington agreed to serve as the Downtown Redevelopment Area Board representative. The motion carried (7-0).

Mr. Barhoo agreed to serve as the representative on the Midtown Redevelopment Board. The motion carried (7-0).

Mr. Newman agreed to serve as the representative on the Beachside Redevelopment Area Board. The motion carried (7-0).

Mr. Mrozek introduced Lauren Harley Taylor, who is a new Planner with the City.

6. Board Member Comments

Ms. Humphreys encouraged the Board members to visit Main Street during the holiday season.



Cathy Washington, Chair



Jeff Hurt, Secretary