

MINUTES
REGULAR MEETING – PLANNING BOARD
April 25, 2019

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, April 25, 2019 at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

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

Staff Members Present:

Dennis Mrozek, Planning Director
Robert Jagger, City Attorney
Reed Berger, Redevelopment Director
Douglas Gutierrez, Principal Planner
Lauren Taylor, Planner
Hannah Ward, Planner
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 28, 2019

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve the minutes of the March 28, 2019 meeting as presented. The motion carried (7-0).

New Item:

4. **First Amendment to The Memorial Health Systems, Inc. Planned District Agreement, DEV2018-157**

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated this is a request to modify the existing signage for the development.

Mr. Newman asked if the request is to just modify the branding and if any additional signage is proposed.

Ms. Ward stated the developer is increasing the signage above what was in place in the original agreement and is also re-branding the signage to reflect Advent Health.

Ms. Humphreys stated she likes the signage and it provides clear direction.

Mr. Hurt stated he thinks what is proposed is a good plan.

Applicant Presentation:

The applicant was in attendance but did not speak.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Hurt, seconded by Ms. Humphreys, to approve First Amendment to The Memorial Health Systems, Inc. Planned District Agreement, DEV2018-157, in accordance with the staff report as presented. The motion carried (7-0).

5. **First Amendment to LPGA Superwash Express III Planned District Agreement, DEV2019-036**

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated this is a request to modify the signage for the development.

Applicant Presentation:

Mark Karet, 300 Interchange Blvd., Ormond Beach, Florida spoke representing the applicant. Mr. Karet stated the Superwash is nearly complete and should be open before the signage amendment is presented to the City Commission.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve First Amendment to LPGA Superwash Express III Planned District Agreement, DEV2019-036, in accordance with the staff report as presented. The motion carried (7-0).

6. **Preliminary Plat – Latitude at Daytona Beach Phase 1A Model Home Center Replat, DEV2019-033**

Staff Presentation:

Lauren Taylor, Planner, presented the staff report which was included as part of the packet. Ms. Taylor stated the request is to accommodate clustered townhomes.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke on behalf of the applicant.

Ms. Humphreys asked what the difference in the rent will be between the townhouses and the model homes.

Mr. Merrell stated the townhomes are units that will be for sale but he did not have the price points available to discuss with the Board. Mr. Merrell stated he believes they will be similar in price to the villas.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Preliminary Plat – Latitude at Daytona Beach Phase 1A Model Home Center Replat, DEV2019-033 in accordance with the staff report as presented. The motion carried (7-0).

7. **Preliminary Plat – Latitude at Daytona Beach - Phase 3A Replat, DEV2019-038**

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated this is a request to increase the number of residential lots from 294 to 324 in order to allow for clustered townhome units.

Mr. Newman asked about the location of the clustered townhomes and expressed concern about density and traffic issues in the area.

Mr. Hurt stated the entrance off LPGA is Tymber Creek and the subdivision is not accessible from LPGA.

Mr. Barhoo asked about the layout of the clustered townhomes.

Ms. Ward stated the setbacks will be consistent with what was included as part of the second amendment for the clustered townhomes.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke representing the applicant. Mr. Merrell stated the total count for the PD will not change and the units are just being moved.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Preliminary Plat – Latitude at Daytona Beach - Phase 3A Replat, DEV2019-038, in accordance with the staff report as presented. The motion carried (7-0).

8 **Site Plan – 500 East Apartments, DEV2019-042**

Staff Presentation:

Lauren Taylor, Planner, presented the staff report which was included as part of the packet. Ms. Taylor stated Planning Board approval is required for a sign of 64 s.f.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Merrell stated landscaping will be part of the approval.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve Site Plan – 500 East Apartments, DEV2019-042, in accordance with the staff report as presented (7-0).

9. **Small Scale Comprehensive Plan Amendment (SSCPA) – Project Delta West, DEV2018-163**

This item was presented in conjunction with Item 10, Rezoning to Planned Development-Redevelopment (PD-RD) – Project Delta West, DEV2018-164.

Staff Presentation:

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated this Small Scale Comprehensive Plan Amendment is consistent with the Comprehensive Plan.

Mr. Barhoo expressed concern about the visibility of the parking garage along Ridgewood Avenue.

Mr. Berger stated he feels the parking garage will tie in with the large buildings that are already in place in the downtown. Mr. Berger stated aesthetics will be a concern as the project goes through the Site Plan process.

Ms. Humphrey stated she is excited about the project and is pleased with the thought of a grocery store being part of the development.

Mr. Newman asked if there is a restriction on where the pole sign will be located.

Mr. Berger stated they are intended to be along Ridgewood and International Speedway.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Merrell provided a hand out to the Board that showed the proposed layout. Mr. Merrell stated the project will create an urban environment and he is extremely enthusiastic about what is proposed. Mr. Merrell stated sign location has not been determined; and architectural design is also flexible.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Newman, seconded by Mr. Servance, to approve Small Scale Comprehensive Plan Amendment (SSCPA) – Project Delta West, DEV2018-163, in accordance with the staff report as presented. The motion carried (7-0).

10. **Rezoning to Planned Development-Redevelopment (PD-RD) – Project Delta West, DEV2018-164**

This item was presented in conjunction with Item 9, Small Scale Comprehensive Plan Amendment (SSCPA) – Project Delta West, DEV2018-163.

Staff Presentation:

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. Mr. Berger stated the two things that are needed in downtown are residents and a grocery store and both are part of this project. Mr. Berger stated a parking garage will be attached to the apartment building. Mr. Berger stated a waiver is requested for a pole sign since pole signs are not permitted in the Redevelopment Area. Mr. Berger stated the Downtown Redevelopment Board met on April 2, 2019 and recommended approval of the proposed Delta West project.

Applicant Presentation:

The applicant's comments were included as part of Item 9.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Newman, seconded by Mr. Servance, to approve Rezoning to Planned Development-Redevelopment (PD-RD) – Project Delta West, DEV2018-164, in accordance with the staff report as presented. The motion carried (7-0).

11. **Large Scale Comprehensive Plan Amendment (LSCPA) – Tomoka Town Center, DEV2018-158**

This item was presented in conjunction with Item 12, First Amendment to Tomoka Town Center Planned District Agreement, DEV2018-159.

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 add 150 units for a total of 550 units.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Merrell stated the limitation on the maximum number of dwelling units was included as part of the original reclassification to the Mixed Use FLU and it was not originally anticipated that the market would warrant more units. Mr. Merrell stated the FAR has been reduced to counter-balance the proposed increase in the number of dwelling units. Mr. Merrell stated the original developer had envisioned a hotel on the property and now the current developer has requested an increase in height. Mr. Merrell stated height is not an issue at that location.

Mr. Barhoo asked if there are height limitations along the interstate.

Mr. Merrell stated he does not think height will be an issue since signs are permitted to be 85 feet high along the interstate.

Mr. Mrozek stated the majority of what is being developed along the interstate is within a PD zoning district that includes height limits.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve Large Scale Comprehensive Plan Amendment (LSCPA) – Tomoka Town Center, DEV2018-158, in accordance with the staff report as presented. The motion carried (7-0).

12. **First Amendment to Tomoka Town Center Planned District Agreement, DEV2018-159**

This item was presented in conjunction with Item 11, Large Scale Comprehensive Plan Amendment (LSCPA) – Tomoka Town Center, DEV2018-158.

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated two updated pages have been provided for the sign plan. Ms. Ward stated this is a request to increase the maximum density, increase the maximum height for the development, limit the maximum FAR for a portion of the property, and update the approved signage. Ms. Ward stated authorization from all property owners within the development will be required prior to City Commission.

Applicant Presentation:

The applicant's comments were included as part of Item 11.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Newman, seconded by Mr. Servance, to approve First Amendment to Tomoka Town Center Planned District Agreement, DEV2018-159, in accordance with the staff report as presented. The motion carried (7-0).

13. **Land Development Code Text Amendment – Mobile Food Vending, DEV2018-080**

Staff Presentation:

Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. Mr. Mrozek stated this item has been presented to the Planning Board previously for discussion and has also been reviewed by the City Commission. Mr. Mrozek stated the proposed amendment to the Land Development Code would allow mobile food vending within all zoning districts as a temporary use, subject to the regulations proposed in the Code of Ordinances.

Public Comments:

John Nicholson, 413 N. Grandview, Daytona Beach, Florida expressed concern about parking of food trucks in traffic areas.

Board Action:

A motion was made by Mr. Hurt, seconded by Ms. Humphreys, to approve Land Development Code Text Amendment – Mobile Food Vending, DEV2018-080, in accordance with the staff report as presented. The motion carried (7-0).

14. **Other Business**

a. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Downtown/Balough Road Redevelopment Area Board met on April 2, 2019 and reviewed the Delta West project that was presented this evening.

b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Midtown Redevelopment Area Board met on April 9, 2019 and reviewed various reports from staff. Mr. Barhoo stated the Board was pleased to learn the Police Department substation has opened at the corner of Nova Road and Orange Avenue.

c. Beachside Redevelopment Area Board Report

Mr. Newman stated the Beachside Redevelopment Area Board met on April 10, 2019 and discussed wall graphics which are planned in the Main Street area, which is part of an ongoing project spearheaded by Frank Molnar.

Ms. Humphreys stated the barbershop has moved on Main Street and the trip hazard has been removed. Ms. Humphreys stated she has spoken before about a trip hazard near the graveyard on Main Street. Ms. Humphreys also stated a wire has been hanging from a telephone pole on South Peninsula that needs to be addressed.

d. Public Comments

John Nicholson, 413 N. Grandview, Daytona Beach, Florida stated he believes there should be consistencies in what is permitted throughout the various CRA's. Mr. Nicholson stated if grants are permitted in certain locations, they should be permitted in all CRA's.

Deborah Chandler, 341 Dagoon Holly, Daytona Beach, Florida stated she is concerned about Development Project 2018-141 which is planned apartments for LPGA and Grand Preserve. Ms. Chandler stated the proposed project will block her view from her home and the area will no longer be quiet. Ms. Chandler expressed concern about traffic impacts as a result of the additional residents in the area. Ms. Chandler stated she expressed her concerns about this development at the neighborhood meeting. Mark Watts told her she should address her concerns to the Planning Board. Ms. Chandler stated there is a high manhole cover along her street where the street has sunken that may have been the cause of a motorcycle accident where the motorcycle struck the manhole. Ms. Chandler stated she does not feel there is a need for more apartments.

Mr. Mrozek stated there is an application being reviewed in the Development Services Division for a proposed project. Mr. Mrozek stated the applicant has held neighborhood meetings. Mr. Mrozek stated the item will be presented to the Planning Board for review before going to the City Commission. Mr. Mrozek stated the current land use on the property is Level II Residential.

Ms. Humphreys stated perhaps speed bumps could be installed to slow the traffic along Dagoon Holly but the section of the street that has sunken needs to be repaired.

Carol Pilon-Hall, 440 Dagoon Holly, Daytona Beach, Florida stated the report presented at the neighborhood meeting indicates speed

bumps will not be supported by Daytona Beach Traffic Division. Ms. Pilon-Hall stated she is concerned about disposal of garbage from the proposed development. Ms. Pilon-Hall stated she has read about concerns in Port Orange regarding cleanliness and maintenance in similar development.

Mr. Hurt stated the Planning Board cannot address the concerns raised about the proposed development until the item is presented to the Planning Board for consideration.

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida stated she attended the neighborhood meeting regarding the development discussed by Ms. Chandler and Ms. Pilon-Hall.

Mr. Mrozek stated the property was annexed into the City and the land use was changed to Level II residential. Mr. Mrozek stated the County zoning cannot be retained on the property.

e. Staff Comments

There were no Staff comments.

f. Board Member Comments

Mr. Barhoo stated he has received complaints about potholes at the corner of 8th and Derbyshire.

Mr. Newman stated there is still a problem with the seawall on Harvey and the problem has never been addressed. Mr. Newman stated there are still people going in and out of the open seawall area.

Mr. Mrozek stated staff is looking into this item and he thought Code Enforcement was sent to the site and the issue was being addressed.

Adjournment

There being no further business to come before the Board, the meeting was adjourned.



Cathy Washington, Chair



Jeff Hurt, Secretary