

MINUTES  
REGULAR MEETING – PLANNING BOARD  
August 22, 2019

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, August 22, 2019 at 6:00 p.m. in the Commission Chambers, City Hall at 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

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

Staff Members Present:

Dennis Mrozek, Planning Director  
Ben Gross, Deputy City Attorney  
Rose Askew, Planner  
Douglas Gutierrez, Principal Planner  
Lauren Taylor, Planner  
Hannah Ward, Planner  
Marianne Pulaski, Planning Technician  
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** - July 25, 2019

**Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve the minutes of the July 25, 2019 meeting as presented. The motion carried (6-0).

4. **Preliminary Plat – Tomoka Town Center, DEV2019-073**

**Staff Presentation:**

Lauren Taylor, Planner, presented the staff report which was included as part of the packet. Ms. Taylor stated the property is located on the south side of Outlet Blvd. Ms. Taylor stated the request is to allow for the subdivision of 14 commercial lots.

**Application Presentation:**

Charlie Potter, 2300 Curlew Road, No. 201, Palm Harbor, Florida spoke representing the applicant. Mr. Potter stated the project is 2/3 built out and the only remaining parcels to be developed are a few outparcels. Mr. Potter stated the entire project has been very successful.

Mr. Newman asked if what is proposed is consistent with the approved PD agreement.

Mr. Potter stated yes.

Mr. Barhoo expressed concern about traffic in the area and asked if there are additional traffic lights planned along Williamson.

Mr. Mrozek stated when a site plan is presented to staff, the application is reviewed for a Traffic Impact Analysis. Mr. Mrozek stated larger developments are coming into the area so there will be a need for traffic lights.

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida stated the overall project contributed about \$2,000,000 to the widening of Williamson.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Servance, to approve Preliminary Plat – Tomoka Town Center, DEV2019-073, in accordance with the staff report as presented. The motion carried (6-0).

5. **Site Plan – Tomoka Village Apartments (The Ellis) – DEV2019-043**

**Staff Presentation:**

Lauren Taylor, Planner, presented the staff report which was included as part of the packet. Ms. Taylor stated the request is to allow for the development of a 316 unit apartment complex east of Williamson Blvd., formerly known as Tomoka Village. Ms. Taylor stated the City Commission approved on first reading on August 21, 2019 the rezoning which will allow multi-family use. Ms. Taylor stated the second reading is scheduled for September 4, 2019; and rezoning is contingent upon approval by the City Commission.

**Application Presentation:**

Parker Mynchenberg, 1729 Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Mynchenberg stated there is a large conservation easement surrounding the property and the site plan is ready once the City Commission approves the rezoning.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve Site Plan – Tomoka Village Apartments (The Ellis) – DEV2019-043, in accordance with the staff report as presented. The motion carried (6-0).

6. **Large Scale Comprehensive Plan Amendment (LSCPA) – B. Braun – DEV2019-019**

This item was presented in conjunction with Item 7, Second Amended and Restated B. Braun Solutions Manufacturing Project Planned District Agreement, DEV2019-018.

**Staff Presentation:**

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated the property is located on the southwest corner of Bill France Blvd. and Mason Avenue, and the entire property consists of 57 acres. Mr. Gutierrez stated the applicant is requesting to amend the Future Land Use map from Retail to General Industry.

**Application Presentation:**

Joe Hopkins, 100 Marina Point Drive, Daytona Beach, Florida spoke representing the applicant. Mr. Hopkins stated it is a pleasure to represent an outstanding corporate citizen like B. Braun.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Newman, seconded by Mr. Barhoo, to approve Large Scale Comprehensive Plan Amendment (LSCPA) – B. Braun – DEV2019-019, in accordance with the staff report as presented. The motion carried (6-0).

7. **Second Amended and Restated B. Braun Solutions Manufacturing Project Planned District Agreement, DEV2019-018**

This item was presented in conjunction with Item 6, Large Scale Comprehensive Plan Amendment (LSCPA) – B. Braun – DEV2019-019.

**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 rezone an additional 9.5 acres from Industrial Park (M-4) to Planned Development-General (PD-G) which will expand the existing boundaries of the PD district to a total of 30.5 acres which will allow for the expansion of the production facilities. Mr. Mrozek stated the applicant plans to set aside an area for temporary parking while the construction is being done on the building.

Mr. Hurt stated he is not opposed to the temporary parking request.

**Application Presentation:**

The applicant's comments were included with Item 6.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Newman, seconded by Mr. Servance, to approve Second Amended and Restated B. Braun Solutions Manufacturing Project Planned District Agreement, DEV2019-018, in accordance with the staff report as presented. The motion carried (6-0).

8. **First Amendment to Clyde Morris Industrial PD, DEV2019-060**

**Staff Presentation:**

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the request will allow for the development of residential uses on 38 acres of property and potential light industrial uses should residential uses not be developed. Ms. Ward stated the rezoning will allow for the potential of developing tiny homes and affordable housing units on the property.

Mr. Hurt stated the Board has discussed affordable and work-force housing many times. Mr. Hurt stated the current LDC requirements increase the cost of developing single family homes and eliminates the potential for affordable or work-force housing. Mr. Hurt stated he has no problems with this request and the requested LDC modifications.

Mr. Newman stated he agrees with Mr. Hurt's comments.

Mr. Barhoo stated he is concerned about the request to reduce the minimum number of required parking spaces per dwelling unit and does not feel one parking space per unit is sufficient. Mr. Barhoo asked if the sign modification is for the design or for the overall size of the sign.

Ms. Ward stated the request is to increase the height of the monument sign by approximately one foot and the square footage would meet the Code requirements. Ms. Ward stated the parking modification is only for multifamily development on the property and is supported with a parking analysis.

Ms. Humphreys stated she is pleased the housing will be for people who cannot afford to live in a gated community but stated she is also concerned about the parking.

Mr. Newman stated often times people who live in smaller units cannot afford two cars. Mr. Newman wanted to know if public transportation will be available to this site.

**Application Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida stated affordable and work-force housing is needed and this applicant has provided that throughout the State of Florida. Mr. Merrell stated this applicant has provided similar parking arrangements throughout the State of Florida and has been successfully proven.

Mr. Barhoo stated public transportation was an item discussed during the Neighborhood Meeting.

Kok Wan Mah, VHB, 225 E. Robinson Street, Orlando, Florida stated he is the Engineer of Record for this project. Mr. Mah stated he has worked with this client on a number of projects and the requested parking reduction was based on previous projects that this applicant has completed as well as surveys obtained from the ITE parking generation manual. Mr. Mah stated the proposed parking will be adequate for the development.

Ms. Washington stated she is concerned about public transportation for this development.

Mr. Mah stated he has been in touch with Votran and they will have the opportunity to comment on the project. Mr. Mah stated he will reach out to Votran regarding opportunities for route expansions.

Mr. Barhoo asked if sidewalks will be included in the project.

Mr. Mrozek stated there is a requirement for sidewalks to be installed along the frontage of the property.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Hurt, seconded by Ms. Humphreys, to approve the First Amendment to the Clyde Morris Industrial PD, DEV2019-060, in accordance with the staff report as presented. The motion carried (6-0).

9. **Land Development Code Text Amendment – Article 6, Section 6.21, DEV2019-123**

**Staff Presentation:**

Rose Askew, Planner, presented the staff report which was included as part of the packet. Ms. Askew, stated in 1972, the State of Florida removed their requirement for the 200 foot distance between places of worship and establishments that sell alcohol. Ms. Askew stated when the State of Florida removed those regulations, the City did not remove those requirements from the Land Development Code. Ms. Askew stated due to the number of churches throughout the city, this regulation has restricted development in certain areas.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Land Development Code Text Amendment – Article 6, Section 6.21, DEV2019-123, in accordance with the staff report as presented. The motion carried (6-0).

10. **Other Business**

a. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Board did not meet in August.

b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Board did not meet in August.

c. Beachside Redevelopment Area Board Report

Mr. Newman stated the Board did not meet in August.

d. Public Comments

There were no public comments.

e. Staff Comments

There were no additional staff comments.

f. Board Member Comments

There were no Board comments.

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Cathy Washington, Chair

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

Jeff Hurt, Secretary