

MINUTES
REGULAR MEETING - PLANNING BOARD
June 23, 2016

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, June 23, 2016 at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

Robert Hoitsma, Chair
Tony Barhoo
Pat Drago
Jeff Hurt
James Neal
James Newman
Cathy Washington

Staff Members Present:

Richard Walton, Planning Director
Dennis Mrozek, Planning Manager
Jason Jeffries, Redevelopment Project Manager
Carrie Avallone, Assistant City Attorney
Marianne Pulaski, Planning Technician

1. Call to Order

Mr. Hoitsma called the meeting to order at 6:00 p.m.

2. Roll Call

Ms. Drago called the roll and noted members present as stated above.

3. Approval of the Minutes - May 26, 2016

Board Action:

A motion was made by Mr. Hurt, seconded by Ms. Washington, to approve the minutes of the May 26, 2016 meeting. The motion carried unanimously.

4. **Rezoning to Planned Development - General (PD-G) - Lotus of Daytona, DEV2016-008**

Dennis Mrozek, Planning Manager, presented the staff report which is included as part

of the packet. Mr. Mrozek stated the applicant proposes a 90 unit, 12 story hotel which will require approval from the FAA.

Mr. Mrozek stated a neighborhood meeting was held; and as a result, the residents have requested that construction traffic through the neighborhood be prohibited; permitted construction hours are from 7:00 a.m. to 6:00 p.m.; quiet construction communication on site; and use of pavers or stamped concrete on the A1A entrance in order to add visual enhancement.

Mr. Mrozek stated LDC modifications requested include: side yard building setback; side yard setback for parking deck; front yard setback for parking deck; encroachment of parking deck into required setbacks; reduction of required parking; reduced length of required parking spaces; relief from loading zone requirements; reduction in landscape buffers; and an increase in permitted signage.

Mr. Barhoo asked if there is a height restriction for hotels on the beachside.

Mr. Mrozek stated the higher the building, the greater the setback; but there is no technical height requirement on the beachside.

Ms. Drago asked how the parking will be accommodated for 90 rooms and staff with only 87 parking spaces requested.

Mr. Mrozek stated the requirements are for hotels to provide one parking space for each room but would ask the applicant to address parking.

Applicant's Presentation:

Glen Storch, 420 S. Nova Road, spoke representing the applicant. He stated valet parking would be on-site and there never would be a situation where cars would be going into the neighborhood. Mr. Storch stated the site has been vacant for 10 years and there is a hotel on each side of the property along with a public access route. Mr. Storch stated Volusia County had claimed ownership over a portion of this site and the property owner claimed ownership of the public access site, so those issues had to be resolved. Mr. Storch stated a property trade has resolved the issue. Mr. Storch stated 3 neighborhood meetings were held. Mr. Storch stated enhanced landscaping will be provided as a result of the discussion at the neighborhood meetings as well as stone enhancements along A1A. Mr. Storch stated there will not be a restaurant on site so there will be no restaurant supplies delivered on site. He also stated linens will be maintained on site so there will be no delivery trucks for linens. Mr. Storch stated there will be a location on site for parking of construction vehicles. Mr. Storch stated there will be a notation in the PUD that there will be no parking within the neighborhood. Mr. Storch stated the neighborhood voted on May 17 at the neighborhood meeting to support the project. Mr. Storch stated the project will increase the value of the neighborhood and will encourage business at area restaurants

and shops.

Anand Jobalia, 2855 S. Atlantic Avenue, Daytona Beach Shores, Florida, stated he is developing this boutique hotel project which will be upscale and less than 100 rooms. He stated his goal is to give back to the community and enhance the beachfront.

Public Comments:

George Burden, 1119 Jacaranda Avenue, stated the project is in his neighborhood and will impact him. Mr. Burden stated room rates have been a stumbling block for development in the community. Mr. Burden stated the developer has a proven track record through the Lotus project in Ormond Beach. Mr. Burden stated this project will start the process of quality rooms available to help serve the Ocean Center visitors. He stated the project will promote future quality development. Mr. Burden stated he appreciates the way the developer worked with the neighborhood on the project.

Tracy Remark, 815 N. Oleander Avenue, stated the developer presented the concept plans for the project in January and asked for input. She stated based on the neighborhood input, revised plans were presented to the neighborhood in May. Ms. Remark stated the vote was taken in favor of the project at the meeting but those not voting or against the project were not recorded. She stated concerns were expressed about height and setbacks which were addressed. She stated she looks forward to the project being developed and is encouraged to see a local developer invest in the community.

Philip Maroney, 1737 Clyde Morris, stated it is encouraging to see local residents invest in the community. Mr. Maroney stated the project will provide jobs during construction and additional jobs once the project is completed. He stated the project will increase the inventory of available rooms for visitors and visitors will shop in local businesses and restaurants. He stated the project will increase property values. He encouraged the Board to support the project.

Larry McDermott, 1016 BelAire Drive, stated his bank will be investing in the project. He stated he supports the project and the investor will provide a quality project based on what was done at the Lotus in Ormond Beach.

Steve Sather, 211 E. International Speedway Blvd., stated he supports the project and feels the economic development impact will help Daytona Beach. He stated he does not see an impact on the residential community.

Mary Anne Jackson, 925 N. Grandview, stated she has lived in the neighborhood for over 50 years. She stated it was not unanimous support for the project at the neighborhood meeting. She stated she supports a height limit of 75 feet for the beachside. Ms. Jackson asked if the project will be 10 stories or 12.

Mr. Storch stated the neighborhood was provided plans for what would be built there which is a 10 story building, 109 feet high. He stated there was a second plan for a building that is 130 feet high but the 130 feet is measured from mean-high water. He stated it will be a 10 story building on top of the parking structure.

Ms. Jackson stated she was concerned about setbacks and encroachment in neighborhoods and some of those have been addressed. She stated she wants the neighborhoods to remain. She stated there were concerns about parking and stated some hotels in the area are not high rise and appear to be successful.

Ken Strickland, 1208 N. Halifax, stated PUD's are good for developers but take residents' wishes out of what is going on. He stated they can do what they want regarding height and density once that is given to them. He stated regarding the vote at the neighborhood meeting, it was asked who was for the project, no one was asked who was against it or looked to see if everyone had voted. He stated most people were in shock with what happened. He asked how high the building will be from the street.

Joe Hopkins, 100 Marina Point Drive, stated A1A is about 14 feet in elevation so that is added to the overall height of the building. He stated there will be a ground level entry for parking and the second level will be the lobby level. He stated there will be 10 stories above the lobby level. He stated theoretically there are 12 levels but 10 occupied levels. He stated from ground level to the top of the building is 118 feet.

Mr. Strickland stated New Smyrna Beach has a height limit and he doubts that you would see a 10 story hotel there. He stated as far as jobs that will be created, he would like to know that local people will be employed and contract labor will not be used. He stated he supports development that is reasonable height and reasonable density. He stated he does not feel the Development Department works for the residents. He stated he feels they work for the developers and wealthy and privileged people.

Michael Denis, 625 Lenox Avenue, stated he has concerns about variances and is concerned about parking problems that may occur during peak periods. He stated when people buy property, staff should tell them the rules and something should be designed to fit that parcel.

Anne Ruby, 137 Park Avenue, stated she is neutral on the project. She stated Daytona Beach is the poorest city in the county and this project will add minimum wage jobs. She asked what will happen to the property next door since this will be built up to the property line.

Weegie Kuendig, 718 N. Wild Olive, stated not everyone that attended the neighborhood meeting voted in favor of the project and some did not vote. She stated the height of this project is overwhelming and the lot coverage is extreme. She expressed concerns about parking and asked where staff will park. She stated beach

access and parking may become a problem. She stated she would like to see construction limited to weekdays and not on weekends. She expressed concern about delivery trucks. She stated she would like to see an appropriate size building for the lot.

Linda Smiley, 357 Manhattan Avenue, stated she is Chairperson for Strive Daytona which supports height limits. She stated development should fit the size of the lot. She stated the variances requested are quite a big difference. She stated the jobs created will be minimum wage, part-time at best. She stated the beach approach is limited as is.

Board Comments:

Mr. Hurt stated the project is constrained because of the size of the lot.

Ms. Drago stated she is concerned about parking; however she is excited to see new construction here.

Ms. Washington stated she likes the project. She stated when the project was presented at the Downtown-Balough Road Redevelopment Meeting, there was nothing but support; however, tonight she hears a different story as to what transpired during the meetings. She stated she feels this is a perfect place to start for economic development in the city.

Mr. Newman stated the variances requested are a lot. He stated he is in favor of the project due to the quality of the building that is proposed.

Mr. Barhoo stated he is concerned about parking. He stated parking is always an issue on the beachside. He asked how many spaces would be added as a result of the valet parking.

Mr. Hopkins stated the use of valet parking will increase the spaces by 25%.

Mr. Barhoo stated the signage requested is almost double the size permitted.

Mr. Neal stated it has been a long time since there has been a development on the beachside and this is an opportunity to see growth that we have been looking for for years. He stated the project will help existing businesses on the beachside.

Mr. Hoitsma expressed concern. He stated he feels it is a great building and a great project but it is on too small of a piece of land. He stated he would like to see modifications made to the proposed building and then be presented to the Planning Board again at a future date.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Newman, to approve Rezoning to Planned Development - General (PD-G) - Lotus of Daytona, DEV2016-008, in accordance with the staff report as presented. The motion carried 6-1 (Mr. Hoitsma voted no).

5. **Rezoning to Downtown Riverfront Mixed Use (RDD-4) - Former Cosmopolitan Mixed Use RPUD, DEV2016-054**

Jason Jeffries, Redevelopment Project Manager, presented the staff report which is included as part of the packet. Mr. Jeffries stated this is an administrative request to rezone the former Cosmopolitan RPUD. Mr. Jeffries stated a PD was put in place about 10 years ago for development of a condo tower. Mr. Jeffries stated the condo was not developed and the development rights have expired. He stated the property is located on the north end of Beach Street close to Fairview. Mr. Jeffries stated the site is where several motorcycle shops are located and PD only allows for multi-family residential. He stated if the buildings are vacant for more than 3 months, technically the buildings cannot be re-used without rezoning. Staff has decided the property should be administratively rezoned to RDD-4 which is what the property was previously zoned. Mr. Jeffries stated the rezoning was presented to the Downtown-Balough Redevelopment Board and that Board recommended rezoning.

Ms. Drago asked about the uses that will be permitted in this zoning.

Mr. Jeffries stated he is working with the Downtown-Balough Redevelopment Board to make language changes that will be presented to the Planning Board in August.

Ms. Avallone stated the Board will be acting on the rezoning and the text amendment outlining the permitted uses will be presented in August.

Mr. Newman stated he would have preferred to make the changes to what is permitted and then acted on this item.

Mr. Walton stated the PD has expired so this is just a matter of putting the zoning back to what it was before. He stated the Redevelopment Board is looking into the amendments and what will be allowed in this zoning.

Mr. Jeffries stated this zoning district will allow marina uses and parcels must be adjacent to a waterway.

Mr. Newman asked about dry boat storage.

Mr. Jeffries stated that is a good comment since outdoor storage is not permitted in Redevelopment areas. He stated at this time, staff is trying to allow people the ability to continue to use their parcels; and the Redevelopment Board will continue to review

uses.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Ms. Drago, seconded by Ms. Washington, to approve Rezoning to Downtown Riverfront Mixed Use (RDD-4) - Former Cosmopolitan Mixed Use RPUD, DEV2016-054, in accordance with the staff report as presented. The motion carried 6-1 (Mr. Newman voted no).

6. **Rezoning to Downtown - Residential (RDD-6), Old Daytona, DEV2016-055**

Mr. Jeffries presented the staff report which is included as part of the packet. Mr. Jeffries stated the properties are located south of City Hall and are considered Old Daytona. He stated the development rights have expired on the properties, which are the Garden Roof Villa PD and the Live Oak Inn PD. Mr. Jeffries stated one of the parcels has been purchased and the owner would like to build a single family home on the site. Mr. Jeffries stated a PD was done to allow the re-opening of the Live Oak Inn to include a restaurant. Mr. Jeffries stated the building is sitting with no current license on it. Mr. Jeffries stated the historic residential area has been rezoned to SFR-5 with the new Land Development Code. Mr. Jeffries stated there are lots with multiple single-family buildings on them and residents have concerns as to whether their homes could be rebuilt if they were damaged. Mr. Jeffries stated under current zoning they could not. Mr. Jeffries stated the non-conforming structures would not meet the current development guidelines for SFR-5. He stated several properties were grandfathered in with the Comprehensive Plan. Mr. Jeffries stated the purpose of this request is to enact a zoning district for these properties.

Mr. Jeffries stated a neighborhood meeting was held and several residents expressed concern about the multi-family use that exists in their neighborhood. He stated staff worked with the residents and changed the land use to Level 1 Residential which allows 8 units per acre.

Ms. Drago stated the Historic Preservation Board had discussed this area extensively and wanted to encourage reinvestment and redevelopment in historic preservation areas. Ms. Drago asked if the Historic Preservation Board has been involved in this discussion. Ms. Drago urged staff to share this information with the Historic Preservation Board.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve Rezoning to

Downtown - Residential (RDD-6), Old Daytona, DEV2016-055, in accordance with the staff report as presented by staff. The motion carried 6-1 (Ms. Drago voted no).

7. **Rezoning to Planned Development-Redevelopment (PD-RD) - Ridgewood Corners, DEV2016-027**

Mr. Jeffries presented the staff report which is included as part of the packet. Mr. Jeffries stated the applicant has requested additional permitted uses for Lot 1 that were not part of the original request. Mr. Jeffries stated the project was scheduled for Second Reading at the City Commission meeting of July 6. Mr. Jeffries stated staff recommends business service, professional office and retail uses consistent with a retail center and adjacent properties along the Ridgewood corridor.

Applicant's Presentation:

Glen Storch, 420 S. Nova Road, spoke representing the applicant. Mr. Storch stated this is the proposed Wawa project. Mr. Storch stated the issue is with the Walgreen's site which has a mortgage on the site and what are the permitted uses on site. Mr. Storch stated the purpose of this request is related to the Walgreen's and to make sure their mortgage is not affected.

Ms. Avallone stated it is supposed to be a unified site.

Mr. Newman asked about outside storage at the Wawa site.

Mr. Storch stated only an ice machine will be outside.

Ms. Avallone stated for clarification that staff's recommendation is not for all of the RDD-3 permitted uses.

Mr. Storch stated he was aware of staff's recommendation.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve the additional office, business service, and retail and service uses to Planned Development-Redevelopment (PD-RD) - Ridgewood Corners, DEV2016-027, in accordance with the staff report as presented. The motion carried unanimously (7-0).

8. Other Business

a. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the items presented this evening were presented at the Downtown/Balough Road meeting.

b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated there was not a quorum at the June meeting but the items were presented and discussed by those who attended. He stated a presentation was made by Cultural Services on programs offered in Midtown and throughout the City.

c. Beachside Redevelopment Area Board Report

Mr. Newman stated there were no action items presented. He stated there was discussion about a property that the city owns that residents would like the city to sell. Mr. Newman stated Mr. Berger addressed the issue. Mr. Newman stated some residents expressed concern that their voices are not being heard and that was also addressed.

d. Public Comments

There were no public comments.

e. Staff Comments

Mr. Walton stated the groundbreaking for the new Veterans' Memorial Bridge will be held on June 29 at 9:00 a.m.

f. Board Member Comments

There were no Board member comments.



Robert Hoitsma, Chair



Pat Drago, Secretary