



The CITY OF DAYTONA BEACH Planning Board Minutes

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Thursday, March 22, 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 Neal, Vice Chair
Tony Barhoo
Jeff Hurt
James Newman
Tony Servance

Staff Members Present:

Richard Walton, Planning Director
Hannah Ward, Planner
Reed Berger, Redevelopment Director
Ben Gross, Deputy City Attorney
Marianne Pulaski, Planning Technician
Becky Groom, Board Secretary
Carly Meek, Assistant City Attorney

Call to Order

Ms. Washington called the meeting to order at 6:02 p.m.

Roll Call

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

Approval of the Minutes - February 22, 2018

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve the minutes of the February 22, 2018 meeting, as presented. The motion carried (6-0).

Large Scale Comprehensive Plan Amendment (LSCPA) - Project Beta, DEV2017-148 (Legislative Hearing)

Staff Presentation:

Doug Gutierrez, Senior Planner, stated Items 4 and 5 will be presented together.

Mr. Gutierrez presented the staff report which is included as part of the packet. Mr. Gutierrez stated this is a request for a Large Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Level 3 Residential to General Industrial.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Large Scale Comprehensive Plan Amendment (LSCPA) - Project Beta, DEV2017-148, in accordance with the staff report as presented. The motion carried (6-0).

Rezoning to Planned Development-General (PD-G) - Project Beta, DEV2017-149 (Quasi-Judicial Hearing)

This item was presented as part of Item 4.

Staff Presentation:

Hannah Ward, Planner, presented the staff report which is included as part of the packet. Ms. Ward stated this is a request to rezone the subject property from Multifamily Residential 20 and Planned Development-General to Planned Development-General. Ms. Ward stated the rezoning will allow the development of various industrial and office uses.

Mr. Barhoo expressed concern about a 9 foot fence being placed along a main thoroughfare. Mr. Barhoo asked about concerns raised at the community meeting about flooding.

Ms. Ward stated the fencing will be placed behind the required landscaping.

Applicant's Presentation:

Rachel Pringle, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke representing the applicant. Ms. Pringle stated the applicant will accept the city's recommendations for signage and is satisfied with the requirements placed on the project regarding utilities.

Parker Mynchenberg, 1729 Ridgewood Avenue, stated Lot 3 will have no fencing. Mr. Mynchenberg stated Lots 1 and 2 will have larger warehouse-type buildings similar to what was constructed at Trader Joe's. Mr. Mynchenberg stated there were ditches that were blocked that caused flooding previously in the area but those issues have been addressed by Volusia County.

Mr. Barhoo asked if the buildings will be connected in any way.

Ms. Pringle stated the lots are individual lots and there are no plans for internal connections between the lots.

Mr. Mynchenberg stated there is a sidewalk on one side of Mason but there is no building connection.

Mr. Newman asked if the building plan will be presented to the Planning Board for review.

Mr. Walton stated there will be a site plan review for approval by staff.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Newman, seconded by Mr. Barhoo, to approve Rezoning to Planned Development-General (PD-G) - Project Beta, DEV2017- 149, in accordance with the staff report as presented. The motion carried (6-0).

Amendment to Planned District Agreement- Lotus of Daytona, DEV2017- 138 (Quasi-Judicial Hearing)

Staff Presentation:

Hannah Ward presented the staff report which is included as part of the packet. Ms. Ward stated this property is located at the southeast corner of A1A and Riverview and the amendment is to allow for the development of a cabana past the City's Atlantic Ocean Building Line. Ms. Ward stated this amendment will also clarify discrepancies in the lot development criteria that was approved as part of the original PD agreement, including the rear parking garage setback, the minimum rear landscape buffer, and removal of the requirement for a perimeter landscaping strip.

Applicant Presentation:

Joey Posey, 420 S. Nova Road, spoke representing the applicant. Mr. Posey stated this is a request to correct the discrepancies in the PD agreement.

Mr. Barhoo asked if construction of the cabana will infringe on the public beach area.

Mr. Posey stated the construction line is not necessarily the boundary of the property

Mr. Hurt stated the Coastal Construction setback line is east of the property line so the applicant will have to get State approval for construction. Mr. Hurt stated beach-goers will not be on private property. Mr. Hurt stated he is comfortable that the Seabreeze homeowners group supports this project.

Mr. Newman asked what type of construction will be used for the cabana.

Joe Hopkins, 200 Marina Point Drive, Daytona Beach, Florida, stated the cabana will be concrete construction of pre-cast and block and the roof will be concrete as well.

Mr. Newman stated he is concerned about the reduction of landscape border.

Ms. Ward stated the removal was requested as part of the original PD rezoning but it was not in the document.

Mr. Posey stated if any individual has questions about the project, they may contact him at his office to discuss their concerns.

Public Comments:

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida, stated she attended the public meeting and there was no mention of a change to the setbacks for the garage and asked if those changes need to go through the public meeting process. Ms. Ruby also stated a Seabreeze member spoke against the project at the City Commission meeting and does not feel that individual represents the community.

Mr. Walton stated the PD agreement had some inconsistencies and these items were previously approved so this is just a matter of correcting the document.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Servance, to approve Amendment to Planned District Agreement- Lotus of Daytona, DEV2017-138, in accordance with the staff report as presented. The motion carried (6-0).

Rezoning to Planned Development-General (PD-G) - Wawa Mason/Nova, DEV2017-129 (Quasi-Judicial Hearing)

Staff Presentation:

Hannah Ward presented the staff report which is included as part of the packet. Ms. Ward stated this is a rezoning request to allow for the development of a Wawa gas station at the northwest corner of Mason and Nova Road. Ms. Ward stated the applicant is requesting a total of 8 signs on the property, including 2 EMC signs.

Mr. Hurt stated the modifications requested are similar to what was requested for the Wawa site on U.S. 1.

Mr. Barhoo asked if this will conflict with the current shopping center signs and parking.

Ms. Ward stated there has been no request for modifications of the parking requirements so the applicant will have to meet the LDC requirements for parking. Ms. Ward stated the applicant will have to show that no parking will be taken away from the shopping center parking needs.

Applicant Presentation:

Scott Stuart, 1700 N. Orange Avenue, Orlando, Florida, spoke representing the applicant. Mr. Stuart stated a community meeting was held 9 months ago and everyone seems to be looking forward to this project as well as use of the vacant site. Mr. Stuart stated there will be no negative impact on the shopping center as far as parking.

Mr. Newman asked how the project will impact traffic at the intersection and if there are concerns about traffic entering and exiting the site.

Mr. Stuart stated a traffic study has been completed and the applicant has addressed the comments raised.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve Rezoning to Planned Development-General (PD-G) - Wawa Mason/Nova, DEV2017-129, in accordance with the staff report as presented. The motion carried (6-0).

Preliminary Plat - One Daytona, DEV2017-141 (Quasi-Judicial Hearing)

Staff Presentation:

Hannah Ward, Planner, presented the staff report which is included as part of the packet. Ms. Ward stated this is a request to approve the preliminary plat for the One Daytona mixed use development. Ms. Ward stated approval of the preliminary plat will allow the applicant to move forward with the final plat approval process.

Mr. Servance stated he would abstain from voting since he is employed at this site.

Applicant Presentation:

Mark Watts, Cobb & Cole, 351 E. New York Avenue, DeLand, Florida, spoke representing the applicant. Mr. Watts stated this approval will allow the project to move to the final plat phase.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve Preliminary Plat - One Daytona, DEV2017-141, in accordance with the staff report as presented. The motion carried (5-0; Mr. Servance abstained).

Land Development Code Text Amendment - Article 2 and 3, DEV2018-021 (Quasi-Judicial Hearing)

Staff Presentation:

Rich Walton, Planning Director, presented the staff report which is included as part of the packet. Mr. Walton stated this text amendment will amend the following articles: Article 2.1 1.C (Board of Building Codes); Article 3.2 (Summary Table-Table 3.2); Article 3.4.K.5. (Subdivision Plat), and Appendix A (Additional Application Requirements for Final Plats). Mr. Walton stated all of these items are clean-up items for the Land Development Code.

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 2 and 3, DEV2018-021, in accordance with the staff report as presented. The motion carried (6-0).

Land Development Code Text Amendment - Article 6, DEV2018-024 (QuasiJudicial Hearing)

Staff Presentation:

Reed Berger, Redevelopment Director, presented the staff report which is included as part of the packet. Mr. Berger stated roof signs are prohibited in redevelopment areas but are currently allowed in the business and tourist districts.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve Land Development Code Text Amendment - Article 6, DEV2018-024, in accordance with the staff report as presented. The motion carried (6-0).

Other Business

1. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington Stated the Downtown/Balough Road Redevelopment Area Board did not meet in March.

2. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Midtown Redevelopment Area Board did not meet in March.

3. Beachside Redevelopment Area Board Report

Mr. Newman stated the Beachside Redevelopment Area Board met in March and reviewed and approved a mural to be placed on the side of a gift shop on A1A. Mr. Newman stated Anne Ruby attended the meeting and provided the Board with information on use of CRA funds.

4. Public Comments

There were no public comments.

5. Staff Comments

Mr. Walton stated the City Commission has approved an expansion of the zoning categories for tattoo establishments.

Ben Gross introduced Carly Meek who will be serving as the Planning Board attorney for the city.

6. Board Member Comments

Mr. Hurt stated he is pleased to see new projects coming to the city and those that are in the blighted areas of the city.

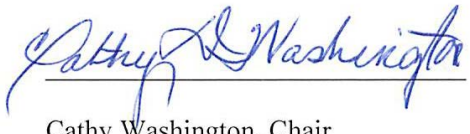
Mr. Newman stated he is pleased with the projects that are being presented. Mr. Newman stated he is always concerned about signage but he does not have a problem with signage as long as it is attractive and pleasant. Mr. Newman stated people should be able to advertise their businesses.

Mr. Servance asked if the vacancy will be filled on the Planning Board.

Mr. Walton stated applications for the position are presented to the City Commission for naming of a replacement.

Adjournment

There being no further business, the meeting adjourned at 7:10 p.m.

Handwritten signature of Cathy Washington in blue ink, written over a horizontal line.

Cathy Washington, Chair

Handwritten signature of Jeff Hurt in blue ink, written over a horizontal line.

Jeff Hurt, Secretary