



The CITY OF DAYTONA BEACH Planning Board Minutes

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Thursday, March 28, 2019
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
Tony Servance, Vice Chair
Tony Barhoo
Jeff Hurt
Helen Humphreys

Board Members Absent:

James Neal
James Newman

Staff Members Present:

Dennis Mrozek, Planning Director
Robert Jagger, City Attorney
Kathy Gademer, Planning Manager
Lauren Taylor, Planner
Hannah Ward, 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 - February 28, 2019

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve the minutes of the February 28, 2019 meeting as presented. The motion carried (5-0).

New Item:

Site Plan - Lotus of Daytona, DEV2017-081

Staff Presentation:

Lauren Taylor, Planner, presented the staff report which was included as part of the packet. Ms. Taylor stated this request is for development of a 90 unit hotel. Ms. Taylor stated signs for the project will include a 32 s.f. monument sign and two 240 s.f. wall signs.

Applicant Presentation:

Joseph Hopkins, The Performance Group, 100 Marina Point Drive, Daytona Beach, Florida spoke representing the applicant. Mr. Hopkins stated this is the request for the final approval of the site plan which has been reviewed and approved by staff.

Public Comments:

Anita Gallantine, 836 N. Grandview, Daytona Beach, Florida stated her home is one block from the proposed site. Ms. Gallantine stated representatives for the project attended the neighborhood association meeting in 2016; and although the project did not receive unanimous approval, the majority voted in favor of the project. Ms. Gallantine stated she is concerned about intrusion into the neighborhood from a development. Ms. Gallantine stated when the Hard Rock was developed, the residents of her neighborhood lived with a lot that was a construction site for two years. Ms. Gallantine stated she is concerned where the construction footprint will be for the Lotus project.

Anand Jobalia, 2855 S. Atlantic Avenue, Daytona Beach Shores, Florida stated he is the developer of the project and intends to keep all construction on site. Mr. Jobalia stated that requirement is addressed in the PUD agreement.

Mr. Hurt stated there is a Lotus project that has been constructed and it is a great addition to the area. Mr. Hurt stated he knows Mr. Jobalia and feels he will stand by his word.

Board Action:

A motion was made by Mr. Barhoo, seconded by Ms. Humphreys, to approve Site Plan - Lotus of Daytona, DEV2017-081, in accordance with the staff report as presented. The motion carried (5-0).

First Amendment to Williamson Crossing Planned District Agreement and approval of the Williamson Crossing Preliminary Plat DEV2019-001 & DEV2019-023

Staff Presentation:

Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. Mr. Mrozek stated the site is a 7-lot development and the site is currently vacant. Mr. Mrozek stated the applicant is requesting to use Lot 4 for a self-storage and mini-warehouse use; and Lot 7 which faces Williamson will be used for a second-hand retail use. Mr. Mrozek stated there will be no drop boxes nor large group training or re-education classes at the site. Mr. Mrozek stated the applicant is requesting to increase the landscaping by 30% on Lot 7. Mr. Mrozek stated all residential uses have been removed from the PD amendment.

Applicant Presentation:

Parker Mynchenberg, 1729 Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Mynchenberg stated there is a new owner of the project who has potential tenants for the site. Mr. Mynchenberg stated some tenants require specific architecture and that is the reason for the waiver requests. Mr. Mynchenberg stated there is an existing 5 foot sidewalk at the Race Trac site and it would be unusual to increase the sidewalk to 7 feet, which is what the Land Development Code requires.

Mr. Hurt stated removing the residential element will help to cut down on traffic; and the storage unit site will help reduce traffic as opposed to having retail at the site.

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 Williamson Crossing Planned District Agreement and approval of the Williamson Crossing Preliminary Plat, DEV2019-001 & DEV2019-023, in accordance with the staff report as presented. The motion carried (5-0).

Rezoning to Planned Development-General (PD-G) for Integrated LPGA and approval of the Integrated LPGA Phase A1 Preliminary Plat DEV2017-093 & DEV2018-125

Staff Presentation:

Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. Mr. Mrozek stated the primary land uses for the site are Level 1 and Level 2 Residential. Mr. Mrozek stated the development does include construction of the future Dunn right of way, as staff has been working with Volusia County and the developer for a possible location for Dunn. Mr. Mrozek reviewed the proposed PD modifications which are outlined in the staff report.

Applicant Presentation:

Mark Watts, Cobb & Cole, 231 N. Woodland Blvd., DeLand, Florida stated the project allows for a mix of housing types to allow for different income levels.

Mr. Barhoo asked about the setbacks between the houses.

Mr. Watts stated the setbacks will be a minimum of 10 feet, which will allow for 5 feet on each side.

Mr. Barhoo stated there has been a lot of growth in the area and asked if emergency management is sufficient to handle the additional development.

Mr. Mrozek stated a representative of the Fire Department reviews each development during the Technical Review Team meetings and the Fire Department found the proposed development acceptable.

Public Comments:

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida asked what the price range will be for the units.

Mr. Watts stated he did not have the specifics for the sales prices.

Board Action:

A motion was made by Mr. Barhoo, seconded by Ms. Humphreys, to approve Rezoning to Planned Development-General (PD-G) for Integrated LPGA and approval of the Integrated LPGA Phase A1 Preliminary Plat, DEV2017-093 & DEV2018-125, in accordance with the staff report as presented. The motion carried (5-0).

Second Amendment to the Minto Tomoka-Parcel B Planned District Agreement DEV2018-162

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the request is to allow for clustered townhomes as a permitted use and incorporate additional residential lots into the development.

Mr. Barhoo asked how many on-street parking spots will be included for each cluster.

Ms. Ward stated the applicant has provided a conceptual lay-out and they would be required to meet the minimum number of parking spaces based on residential units but staff has not received a defined layout for the parking.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida stated the Minto project has been a great success. Mr. Merrell stated this is not a request to increase the number of units in the project but is simply a reconfiguration. Mr. Merrell stated what is proposed is a reaction to the demand for a different product.

Mr. Barhoo asked if the issues raised at the neighborhood meeting were addressed.

Mr. Merrell stated there were a lot of questions raised at the meeting but there are no residents from the community in attendance this evening.

Public Comments:

Al Berg, 133 Island Breeze Avenue, Daytona Beach, Florida stated he is opposed to this rezoning and feels it is a major departure from what was originally proposed in 2016. Mr. Berg provided an aerial photo of the site as well as architectural renderings of the proposed structures. Mr. Berg stated the cluster homes will be on smaller lots and will have smaller setbacks. Mr. Berg stated what is requested is to go from a single-family paired villa to the clustered townhouse dwellings and provided hand-outs to the Board regarding materials that were included in the applicant's proposal. Mr. Berg stated the requested front yard setback is proposed to be reduced from 20 feet to 10 feet as well as a reduction in lot widths from 70 feet to 50 feet. Mr. Berg stated the existing villas are larger than what is proposed and have larger setbacks as well. Mr. Berg stated if what is requested is approved, it will change the look of the neighborhood since no on-street parking is now permitted. Mr. Berg stated people will not use the rear parking proposed for the structures since most people want to enter through the front door. Mr. Berg stated Minto has not identified how many cluster homes will be built and where they will be located. Mr. Berg provided a hand-out to the Board regarding on-street parking. Mr. Berg expressed concern about the units being used as rental units and stated the proposed site looks like an apartment complex. Mr. Berg stated this is a request to intensify development and not to put on good development. Mr. Berg asked the Board to deny the proposed request and keep the project as originally designed.

Mr. Merrell stated there were 150 or so people at the neighborhood meeting and Mr. Berg is the only one here. Mr. Merrell stated 3400 homes are planned for the development and 300 have been completed. Mr. Merrell stated he does not believe Minto would build anything that is problematic. Mr. Merrell stated a lot of time was spent with city staff, including the Fire Department, and everyone has been in favor of the project. Mr. Merrell provided a report which states that the proposed project will not have a detrimental effect on the values of other properties in the development.

Dennis Church, Director of Planning, Minto, 27271 Richview Court, Bonita Springs, Florida, stated what is proposed is a smaller product of the paired villas which are already included in the Minto project. Mr. Church stated the garages are on the rear of the buildings. Mr. Church stated all of the units have two car garages and an additional third parking space is provided for every unit and one guest parking space on the street. Mr. Church stated the deed restrictions will state that the parking spaces on the street are only for guest parking.

Mr. Servance asked if the current residents have expressed a problem with this type of unit being introduced in their community.

Mr. Church stated the residents discussed the units at the community meeting. There were not a lot of objections, however, there were not many residents in attendance opposing this project either.

Mr. Servance asked if this product has been introduced in other developments.

Mr. Church stated this product has not been provided in any other Minto communities but he has seen it in other communities.

Mr. Servance asked if Mr. Church believes he will have a problem selling the product.

Mr. Church stated he does not believe so.

Mr. Barhoo asked what the value of this product will be versus single family homes and asked what the transition area will be between the single family home sites and this proposed development.

Mr. Church stated this product will be integrated as clusters in their own area and some may be next to some single family detached products. Mr. Church stated this product will be built at the same square footage price as other products but the units will be smaller.

Mr. Merrell stated the paired villas are already in the Minto development and what is proposed is just a variation to that unit in a smaller version. Mr. Merrell stated he would not be here if the people did not want such a product.

Ms. Humphreys asked how many of these units would be built.

Mr. Merrell stated it will be based on the demands of the market.

Mr. Hurt stated he lives in a gated community where there are villas, townhomes, duplexes, fourplexes, and condos and it works very well.

Board Action:

A motion was made by Mr. Hurt, seconded by Ms. Humphreys, to approve Second Amendment to the Minto Tomoka-Parcel B Planned District Agreement, DEV2018-162, in accordance with the staff report as presented. The motion carried (5-0).

Land Development Code Text Amendment - Article 5, 6, and 11, DEV2019-011

Staff Presentation:

Kathy Gademer, Planning Manager, presented the staff report which was included as part of the packet. Ms. Gademer stated this is a request to allow micro-breweries, micro-wineries, and craft distilleries as new principal uses; brew pubs as an accessory use to restaurants; and to create new definitions for micro-breweries, micro-wineries, and tasting rooms.

Mr. Barhoo stated he is concerned about the issue of drunk drivers and is concerned about putting alcohol consumption in so many places. Mr. Barhoo stated this may affect the image that the City is trying to project of having family values.

Mr. Hurt stated alcohol is already served in most restaurants in all of the zoning districts.

Mr. Mrozek stated there has been a trend in micro-breweries and many communities around Daytona Beach have done very well with these uses. Mr. Mrozek stated this use may be an appropriate use in some industrial areas. Mr. Mrozek stated this is an area that the City of Daytona Beach is missing that has worked very well in other communities.

Ms. Humphreys stated she thinks this is a great idea and is very popular in other parts of the country.

Public Comments:

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida asked if this would include the North Beach area and feels North Beach would be a perfect place for such a site.

Mr. Mrozek stated this should be part of the North Beach Street area as well as Ballough Road.

Linda Smiley, 357 Manhattan, Daytona Beach, Florida stated Daytona Beach missed out on the Copper Bottom Brewery and it is in Holly Hill and doing great.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Servance, to approve Land Development Code Text Amendment - Article 5, 6, and 11, DEV2019-011, in accordance with the staff report as presented (5-0).

Other Business

1. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Downtown/Balough Road Redevelopment Area Board did not meet on its regular date; however, a special meeting was held and the Board reviewed and approved a request for Art in the Alley in Downtown Daytona Beach.

2. Midtown Redevelopment Area Board Report

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

3. Beachside Redevelopment Area Board Report

Mr. Newman was not in attendance to present a report on the Beachside Redevelopment Area Board.

4. Public Comments

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida stated developer-initiated meetings should not be held at the same time as Planning Board meetings. Ms. Ruby stated a choice had to be made this evening on attending the Planning Board meeting and a developer meeting and that conflict should not happen.

Linda Smiley, 357 Manhattan, stated even though a lot of people did not show up for the Minto item, the Board does not get the full picture of what happens at those meetings. Ms. Smiley stated there was a lot of opposition to the Lotus project but that neighborhood meeting was held three years ago.

5. Staff Comments

Mr. Mrozek stated a summary of the neighborhood meetings is provided to staff and that summary is included as part of the Planning Board packet. Mr. Mrozek stated residents are also encouraged to provide their comments which will be included as part of the packet as well.

Mr. Mrozek stated staff is working on a listing of Land Development Code modifications that have been approved by the Planning Board and will present those findings to determine if revisions need to be made to the Land Development Code.

6. Board Member Comments

Ms. Humphreys asked for the status of the failing seawall on A1A.

Mr. Mrozek stated he had no new information but he will find out if anything has been done.

Adjournment

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

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

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