

MINUTES

REGULAR MEETING – PLANNING BOARD

December 16, 2010

Minutes for the Regular Planning Board for The City of Daytona Beach, Florida, held on Thursday, December 16, 2010 at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board members Present were as follows:

Jeff Hurt
Bob Hoitsma
John McGuinness
Larry Moore
James Neal
Kevin Fishback
Cathy Washington

Absent Members:

John McGhee, II
Tracey Remark
Janet LeSage

Staff members present:

Richard Walton, Planning Director
Dennis Mrozek, Planner
Carrie Lathan, Assistant City Attorney
Rose Williams, Planning Technician

1. **Call to Order**

Robert Hoitsma, Chair called the meeting to order at 6:17 pm.

2. **Roll Call**

Ms. Washington called the roll and noted members present as listed above.

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3. Approval of the Minutes: Date

Mr. Hoitsma stated the November 18, 2010 Planning Board Meeting Minutes were not included in Board members packets so they would have to be adopted at the January 2011 meeting.

4. Williamson, North Professional Center – Planned Commercial Development Rezoning, DEV2010-084

A request by Parker Mynchenberg, P.E. on behalf of Steve Winchester, Indigo Development, LLC, to rezone 14.88± acres of land located on the east side of Williamson Boulevard, between Hand Avenue and LPGA Boulevard, from Rural Agriculture (A2), County Zoning, to Planned Commercial Development (PCD), to allow for 24,000 square foot building development; and to enter into a PUD Agreement, establishing development standards for the PUD.

Staff Presentation

Dennis Mrozek, Planner gave a brief PowerPoint presentation that included the request as stated above and the current Land Development Code (LDC) requirements. He gave the proposed permitted uses for the site as follows: medical office, professional services, personal services and daycare center; and also the allowable conditional uses as part of the PCD to include retail and wholesale associated with the permitted uses, not to exceed 25 percent of the total floor area. He stated the request had been reviewed by the City's Technical Review Team (TRT) and was found to be acceptable; no waivers were requested and staff was recommending approval. Mr. Mrozek reminded the Board, an affirmative vote of six was required to recommend approval to the City Commission.

Mr. Hoitsma asked how limiting sales and services to 25 percent would be handled when numbers two and three included professional and personal services.

Mr. Mrozek replied the zoning would be looked at a little differently than the professional sales and services. He stated the language referenced by Mr. Hoitsma was strictly associated with retail and wholesale services.

Mr. Hoitsma stated he did not want the owner to be limited because of the language used.

Mr. Mrozek stated primarily they were planning to do medical office uses with the opportunity to do some of the sales that go along with the uses.

Applicant Presentation

Parker Mynchenberg, 1729 Ridgewood Avenue, Daytona Beach stated staff did a great job presenting the request and he was available to answer any questions.

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Citizen Comments

Mr. Moore stated it looked like the lake was the natural barrier for the project.

Mr. Mynchenberg replied yes sir.

Board Motion

It was moved by Mr. Hurt to approve Williamson, North Professional Center – Planned Commercial Development Rezoning, DEV2010-084. Seconded by Mr. McGuinness.

Board Action

The motion was approved 7-to-0.

5. **Williamson, North Professional Center – Preliminary Plat, DEV2010-086**

A request by Parker Mynchenberg, P.E. on behalf of Steve Winchester, Indigo Development, LLC, for approval of a preliminary (five-lot) plat for 14.88± acres of land located on the east side of Williamson Boulevard, between Hand Avenue and LPGA Boulevard, to allow for 24,000 square feet of proposed building development.

Staff Presentation

Dennis Mrozek, Planner gave a brief PowerPoint presentation that included the request as stated above and the current Land Development Code (LDC) requirements. He stated the request was associated with the rezoning that was just approved and that the Utilities Department had a supplemental comment/condition requiring the applicant to modify the proposed 20 foot easement to 30 feet. Mr. Mrozek said the applicant had agreed to the modification and the request had been reviewed by the City's Technical Review Team (TRT) and found to be in compliance with the subdivision requirements of the City's LDC. He stated staff was recommending approval with the Utility Department's condition and reminded Board members that a majority vote of the members present and voting was required to recommend approval to the City Commission.

Applicant Presentation

Parker Mynchenberg, 1729 Ridgewood Avenue, Daytona Beach stated they were looking forward to getting started on the project and was available to answer any questions.

Board members asked when they planned on breaking ground on the project.

Mr. Mynchenberg replied he had not been told the exact date, but he knew his client had a couple of prospects that were interested in the project.

Board Motion

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It was moved by Mr. Hurt and seconded by Ms. Washington to approve Williamson, North Professional Center – Preliminary Plat, DEV2010-086 to include staff's comments.

Board Action

The motion was approved 7-to-0.

Mr. Hoitsma apologized to everyone in the audience for the meeting starting so late. He thanked Mr. Mynchenberg and his client for a very good project and stated the City was looking forward to them getting started.

6. **Other Business**

A. **Downtown/Balough Road Redevelopment Area Board Report**

No report given.

Mr. Hoitsma stated Since Mrs. Shelley was no longer on the Board they needed to select another Board member to serve on the Downtown/Balough Road Redevelopment Area Board. He asked the Board if they would prefer to wait until they had a full Board to select a member or if anyone wanted to volunteer.

Ms. Lathan stated her only comment on Mr. Hoitsma's first question was, Mr. McGhee was already serving on the Midtown Redevelopment Area Board and Mrs. Remark was serving on the Main Street/South Atlantic Area Board, so the only member missing was Mrs. LeSage who previously served on the Main Street/South Atlantic Area Board of which she resigned.

Ms. Washington asked what days the Board met.

Ms. Lathan replied their normal meeting day and time was the first Tuesday of the month at noon but because of the holidays, the January meeting had been pushed back to the second Tuesday of the month at noon.

Ms. Washington volunteered to serve on the board.

B. **Midtown Redevelopment Area Board Report**

No report given.

C. **Main Street/South Atlantic Redevelopment Area Board Report**

No report given.

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D. Public Comments

John Nicholson, 413 North Grandview Avenue, Daytona Beach stated at the Main Street/South Atlantic Redevelopment Area Board meeting, in addition to bulldozing the pier, the Board discussed a project that had parking in front on A1A rather than in back. He stated he heard in the past from many sources that it was wise in the downtown area to have the buildings adjacent to the sidewalk to create a more user friendly atmosphere and put parking in the back. He stated for this particular project, the Board decided not to do this because the owner would need to fill in a portion of his back lot in order to raise it to the level of the other stores. He asked the Board to have a discussion on it and come up with a standard so the decision would not be made on a whim. His second comment was on cottage lots especially in the Main Street area for substandard lots. He asked the Board to discuss the concept of cottage lots with the idea of it being the standard for the neighborhood.

There was open discussion between Board members and Mr. Nicholson on compatibility standards for neighborhoods.

Mr. Hurt stated there was discussion going on currently on putting compatibility standards in the new LDC. He stated the discussions included the Planning and Building Divisions having the flexibility to look at infill lots and make a determination based on the compatibility of the neighborhood whether or not they had to meet current LDC requirements. He stated it would be done on a case-by-case basis.

There was discussion among Board members on the proposed language for compatibility standards in the new LDC.

E. Staff Comments

Mr. Walton wished everyone a Merry Christmas and Happy New Year.

F. Board Member Comments

Mr. Hoitsma thanked Board members for their dedication and hard work during the year. He wished everyone a very Merry Christmas and Happy New Year.

Mr. Hurt asked if the Board would elect a new chairman at the January meeting.

Mr. Hoitsma replied yes, they could do it at the beginning of the meeting and decide if he would officiate that meeting or the newly elected chair.

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Adjournment

There being no further actions to come before the board, the meeting was adjourned at 7:10 pm.



ROBERT HOITSMA
Chair

ATTEST:



CATHY WASHINGTON
Secretary