

MINUTES
REGULAR MEETING – PLANNING BOARD

July 26, 2012

Minutes for the Regular Planning Board for The City of Daytona Beach, Florida, held on Thursday, July 26, 2012, 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
Tracey Remark
Bob Hoitsma
Janet LeSage
John McGuinness
Shirley Benjamin
Cathy Washington

Absent Members:

Louis Moore
James Neal
Matthew Bohon

Staff members present:

Richard Walton, Planning Director
Dennis Mrozek, Senior Planner
Thomas Weitnauer, Principal Planner
Carrie Lathan, Assistant City Attorney
Rose Askew, Planning Technician

1. **Call to Order**

Bob Hoitsma, Acting Chair called the meeting to order at 6:00 pm.

2. **Roll Call**

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

07-26-12 Planning Board Meeting

3. **Approval of the Minutes:** June 28, 2012

Board Motion

It was moved by Mr. Hurt to approve the June 28, 2012 Planning Board Meeting Minutes. Seconded by Mrs. Remark.

Board Action

The motion was approved 7-to-0.

4. **Rezoning – Planned Master Development Amendment, Daytona Mixed Use, DEV2012-050 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell, III, Esq. on behalf of Scott Bullock with International Speedway Corporation and Event Equipment Leasing, LLC, for approval to rezone 188.9± acres of land located on West International Speedway Boulevard (ISB) directly north of Daytona International Speedway, amending the previously approved Planned Master Development (PMD) Agreement, adding 114± acres of land to the existing PMD zoning district, and revising the approved mixed-use retail, entertainment, hotel, commercial office, and residential uses.

Staff Presentation

Dennis Mrozek, Senior Planner gave a PowerPoint presentation that included the request as written above, the general location, current land use, proposed land use, current zoning and proposed zoning. Mr. Mrozek stated the total proposed PMD has a total of 189± acres and that at the Board recommended approval of the proposed land use amendment at the June 28, 2012 Planning Board Meeting. He stated the City Commission has also approved the proposed land use amendment for transmittal. Mr. Mrozek stated the amendment modifies the majority of the land use on the property to Commercial Amusement, keeping the retail land use at the corner of ISB and Bill France Boulevard. He read the purpose for a PMD; gave a brief history on the project and stated the proposed rezoning was contingent on the Large Scale Comprehensive Plan land use approval. He stated the list of uses in the approved PMD and the proposed uses were listed in the staff report and that the Board should have received an additional handout from the applicant that included additional proposed changes to the PMD amendment request, based on input received from the Volusia County School Board. He stated staff had reviewed the proposed changes and has found them to be acceptable. He stated the applicant will provide more detail on the proposed modifications during his presentation. Mr. Mrozek stated staff recommends approval including the additional proposed changes and an affirmative vote of six was required to recommend approval to the City Commission.

Applicant Presentation

Gary Crotty, Senior Vice President of Daytona International Speedway, One Daytona Boulevard, Daytona Beach stated the Speedway was one of the City's oldest corporate citizens and they had a pretty good track record of producing projects in a first class manner that brings

07-26-12 Planning Board Meeting

pride to the City. He asked the Board for their support on the request.

Robert Merrell, 150 Magnolia Avenue, Daytona Beach stated Mr. Mrozek had done an excellent job with the details of the project. He stated the proposed PMD was a little different from most of the Planned Development projects that are brought before the Board in that it is a long range development project. He stated it is a future development master plan because it has a 25 to 30 span for development. Mr. Merrell stated his client had four other applications including Large Scale Comprehensive Plan Amendment for 114± acres that came before the Board a couple of months ago. He stated they have a PMD across the street, Grand Stand Site Plan, and the Comprehensive Sign Plan Amendment. He stated as Mr. Mrozek discussed earlier, the handout distributed tonight was a result of discussions with the School Board and asked that any motion made for approval include the additional restrictions.

Mrs. Remark stated the first bullet point on the handout regarding satisfaction of Volusia County School Board should read "School District."

Mr. Mrozek replied Sara Lee Morrissey would speak in reference to that statement.

Howard Elkus with Elkus Manfredi Architects, Boston, Massachusetts spoke on the process and vision his company had with complementing the Speedway with a mixed-use project. He stated he was thrilled to be a part of the project and felt this was a wonderful opportunity to improve the City's gateway. Mr. Elkus referenced several projects his company had designed, including City Place in West Palm Beach. Mr. Elkus stated they did not have a design at this time, but the approach his company was using to come up with a vision for the project was to answer the following questions. 1) How could the project complement the Speedway? 2) How do you create a mixed-use development that embodies what Daytona Beach and the Speedway are all about? He stated they envisioned a seamless portal in which the energies are developing on the Speedway side and will be tied in through the pedestrian bridge to something that complements the Speedway and is a natural kind of knuckle connection to the mixed-use development. The design should have a heart, great public spaces and streets and should feel like a community and felt this was the perfect opportunity to create some iconic buildings that would dominate the scene. Materials would be glass and metal with texture and should look authentic. He stated landscaping was important throughout the project and the plan was to create a garden aspect that included urban spaces and would pour seamlessly into the residential areas. He stated lighting was very important and felt this was a good opportunity to have some iconic architecture that would balance the portal and make it very exciting when entering the City. He stated urban spaces could be created for day and night that would balance the portal and stated they were not anticipating having visible parking garages. Mr. Elkus thanked the Board for their time and asked for their support of the project.

Citizen Comments

Philip Maroney, President of the Root Company, 750 Fentress Boulevard spoke in support of the request.

Jim Cameron, Sr. Vice President, Daytona Beach Chamber spoke in favor of the request. He

07-26-12 Planning Board Meeting

stated he felt the Speedway had been a positive economic force for the City and that the project would help lower the 9.1% unemployment rate and will add to the tax base.

Tim Stockman, President of the Young Professionals Group, 61 Lincoln Avenue, Ormond Beach spoke in support of the request.

Sara Lee Morrissey, Volusia County School District, 3750 Olson Drive, Daytona Beach spoke in support of the request. She stated the applicant had done everything possible to try to address the School District's concerns and they looked forward to being a good neighbor.

Board Comments

Mrs. Remark stated she tried to get as many of her questions and concerns answered before tonight and all of her issues and concerns had been resolved except the issue on gambling. She stated she was personally opposed to gambling and was desirous of seeing that the citizens of the State of Florida continue in their vote of referendums continue to oppose casino gambling, but her personal preference does not set aside the fact that the City has already paved the way to allow it by approving similar language in the Dog Track PMD. She stated she tried to look at what was best for the City and she could not ignore how this project could transform not only the Speedway but also the City of Daytona Beach as a whole. Mrs. Remark read a quote that had been read to her earlier today by Daniel Burnham and stated she felt the quote spoke directly to the project and summed things up for her.

Mr. Hurt stated he agreed with Mrs. Remark's comments.

Ms. Washington stated she was very excited about the project and she believed this project would get people engaged on the mainland.

Mrs. LeSage stated she has lived in Daytona Beach a long time and has a lot of friends that come to visit her for special events held in the City. She stated this was a project that she could truly say her friends could come to visit her to attend even when there was not a special event going on.

Board Motion

It was moved by Mr. Hurt to approve Rezoning – Planned Master Development Amendment, Daytona Mixed Use, DEV2012-050 to include the additional proposed changes. Seconded by Ms. Washington.

Board Action

The motion was approved 7-to-0.

5. **Rezoning – Planned Commercial Development Amendment – Ringhaver, DEV2012-047 (Quasi-Judicial Hearing)**

A request by Walter E. Foster, III, Esq., on behalf of Jimmy Bryson, President of Yukon 2000, Inc., for approval to rezone 10.69± acres of land located at 313 North Tomoka Farms Road, approving the fourth amendment to the previously approved Planned Commercial Development (PCD), adding vehicular service - light and heavy, to the permitted uses on the subject property.

Staff Presentation

Dennis Mrozek, Senior Planner gave a PowerPoint presentation that included the request as written above, general location, future land use and current zoning. He stated this was the fourth amendment to the previously approved PCD, gave a brief history of the site and presented photos of the existing building and the layout for the proposed building. He stated the proposed use additions would allow vehicle service light and heavy and the ability to display motor vehicles on site. He stated all activity would occur inside the building with the exception of some of the display vehicles that would be outside in a designated area. He stated staff recommends approval of the request and an affirmative vote of six was required to recommend approval to the City Commission.

Applicant Presentation

Walter Foster, 315 South Palmetto Avenue, Daytona Beach stated his client was requesting to expand the use to allow light and heavy vehicle repairs. He stated the site would not have any type of gas station, car wash, filling station, etc and clarified the language “manufacturing vehicles” meant they would be restoring vehicles like older cars and muscle cars which would then be displayed on the site for sale. Mr. Foster stated his client had the tree survey completed, and all trees that were six caliper inches had been replaced as required by the City. He stated due to economic conditions, the back portion of the site had not been developed, but a use had now been found for the building. He stated he and his client felt the request was a very good use for the site and asked the Board for their approval. Mr. Foster stated he also felt the previous applicant would also provide a great service to the City.

Citizen Comments

No citizen comments.

Board Comments

No Board comments.

07-26-12 Planning Board Meeting

Board Motion

It was moved by Mrs. Remark to approve Rezoning – Planned Commercial Development Amendment – Ringhaver, DEV2012-047. Seconded by Mr. McGuinness.

Board Action

The motion was approved 7-to-0.

6. **Other Business**

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

Ms. Washington reported the Board met on July 10, 2012 at 12:00 PM in City Commission Chambers. She stated the Board had discussion on the retail strategy for the Downtown Redevelopment Area, Riverfront Shops of Daytona beach Campaign Launch, Design Standards for Signs and Redevelopment Project updates.

B. **Midtown Redevelopment Area Board Report**

Ms. Benjamin reported the Board Met on July 10, 2012 at 6:00 PM in City Commission Chambers. She stated the Board received their monthly report from Code Enforcement, approved an amendment to the Midtown Redevelopment Plan, a variance on fencing for property located at 800 Orange Avenue and continued the request for property located at 555 West ISB. She stated there was also discussion on extending the number of days for Bike Week and Biketoberfest and they had a short recess to have cake in honor of Mrs. Bethune's birthday.

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

Mrs. Remark reported that the Board met on July 11, 2012 at 6:00 PM in City Commission Chambers. She stated the Board had a discussion and input on a request for Architectural embellishments at the Ocean Deck Restaurant located at 127 South Ocean Avenue, received an update on redevelopment projects and are currently trying to set up a workshop date to discuss objectives in the EZone plan..

D. **Public Comments**

No public comments.

E. **Staff Comments**

Mr. Walton asked if all of the Board members received the form based code for the EZone and stated sub-meetings would be set up in the near future to get comments for Module 3 of the LDC Re-write. He stated asked if there were any Board members that would like to volunteer to serve on the sub-committee.

F. **Board Member Comments**

Mr. Hoitsma stated it was nice to see a project come before the Board that might be built. He asked Mr. Walton how long it would be to get the vacant seat filled. He asked who was responsible for processing that.

07-26-12 Planning Board Meeting

Mr. Walton replied Betty Goodman was the staff member responsible for getting the request on the City Commission agenda. He stated the City recently increased the security process for citizens serving on boards, which may be the reason for the delay.

Mrs. Remark asked which Commissioner's appointment would it be.

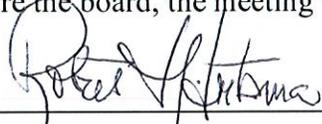
Mr. Walton replied Commissioner White.

Mr. Hoitsma asked if there was any way to speed up the process because he felt it was not fair to citizens when the Board was short on members because it made it more difficult to get items approved.

Mrs. Washington read a thank you card received from Ms. Benjamin for the flowers and card she received during the recent passing of her mother.

Adjournment

There being no further actions to come before the board, the meeting was adjourned at 7:27 PM.



BOB HOITSMA
Acting Chair

ATTEST:



CATHY WASHINGTON
Secretary