

MINUTES

REGULAR MEETING – PLANNING BOARD

October 25, 2012

Minutes for the Regular Planning Board for The City of Daytona Beach, Florida, held on Thursday, October 25, 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
John McGuinness
Matthew Bohon
Louis Moore
Bob Hoitsma
Tim Davis
Shirley Benjamin
James Neal (6:03 PM)

Absent Members:

Cathy Washington
Janet LeSage

Staff members present:

Richard Walton, Planning Director
Carrie Lathan, Assistant City Attorney
Rose Askew, Planning Technician

1. **Call to Order**

Louis Moore, Chair called the meeting to order at 6:00 pm.

2. **Roll Call**

Mr. McGuinness called the roll and noted members present as listed above.

10-25-12 Planning Board Meeting

3. **Approval of the Minutes:** September 27, 2012

Board Motion

It was moved by Mr. Hurt to approve the September 27, 2012 Planning Board Meeting Minutes. Seconded by Ms. Benjamin.

Board Action

The motion was approved 8-to-0.

4. **Site Plan Approval, Daytona International Speedway Grandstands, DEV2012-076**

A request by Robert A. Merrell, III, Esq., on behalf of Scott Bullock with Daytona International Speedway, LLC, to approve a site plan for 55± acres of land located at 1801 International Speedway Boulevard (ISB) for demolition and reconstruction of existing grandstands and infrastructure.

Staff Presentation

Richard Walton, Planning Director gave a presentation that included the request as written above. He stated this was the first site plan to come forward for the Speedway subsequent to the land use amendment, two rezonings and amendment to the comprehensive sign plan that were approved at the October 17, 2012 City Commission Meeting. He stated the maps included in the Board's exhibit were prepared prior to the October 17th City Commission meeting so they did not reflect the approved changes. Mr. Walton stated the PMDs that were approved were for long-term development of the Speedway and that each Board member should have received in their folder tonight, an approval letter from Volusia County. He stated additionally, the statement in the staff report that reads "*A majority vote of the Planning Board members present and voting is required to recommend approval to the City Commission*" was incorrect and that Planning Board approval was the final approval. He stated the City's TRT had reviewed the proposed request and recommended approval subject to final site plan signoff. He stated staff recommends approval.

Mrs. Remark asked if the existing ponds that were to be filled were part of stormwater and were being handled by another area.

Mr. Walton replied yes, that would be part of the TRT final site plan approval process.

Applicant Presentation

Joie Chitwood, Daytona International Speedway President, 1 Daytona Boulevard, Daytona Beach stated he hoped the Board was as excited as he was about the project. He stated he could not imagine what Bill France felt like when he decided to build the Speedway in Daytona Beach and the wherewithal it took. He stated as the plan develops everyone would see the amenities Speedway staff felt the fans had come to expect when they attend major

10-25-12 Planning Board Meeting

sports events. He stated he saw to the eight story International Motorsports Center as a great example of how proud they were to be in this community and the pride taken in their investment. He stated the best way he could describe it would be to say their expectations were to create a motorsports stadium. He asked the Board for their support.

Citizen Comments

No citizen comments.

Board Comments

No Board comments.

Board Motion

It was moved by Mr. Hurt and seconded by Mr. McGuinness to approve Site Plan Approval, Daytona International Speedway Grandstands, DEV2012-076 subject to TRT approval.

Board Action

The motion was approved 9-to-0.

5. Other Business

A. Downtown/Ballogh Road Redevelopment Area Board Report

No report given.

B. Midtown Redevelopment Area Board Report

Ms. Benjamin stated the Board met on Tuesday, October 9, 2012 at 6:00 PM in City Commission Chambers. She stated the Board received their monthly Code Enforcement report and that the Board had several questions on the property located at 112 Dr. Martin Luther King Jr. Boulevard. She stated the Board passed the site plan for Bethune-Cookman Larry R. Handfield Athletic Center Training Practice Field and they Board continued the Midtown Master Plan Amendment. She stated the Board also heard a special request to open a car shop on a site that had previously been approved for a different type of auto use and that the applicant stated the business was currently being operated in South Daytona but he would like to move to Daytona Beach. Ms. Benjamin stated the item would have to be formally brought before the Board at a future meeting.

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

Mrs. Remark stated the Board met on Wednesday, October 10, 2012 at 6:00 PM in City Commission Chambers. She stated the Board approved a conditional use request for property located at 415 Main Street (former Wise Guys). She stated she left the meeting early because of a scheduling conflict but she did watch the video. She stated the Board discussed the E-Zone regulations that would be ongoing until it was ready to be approved. She stated the Board discussed some concerns and made recommendations. Attorney Jim Morris and Alex Ford gave presentations for various property owners that they were representing who live within the E-Zone. She stated there were updates on redevelopment projects and continued the discussion on revisions to the Master Plan Guidelines to the November meeting.

Mrs. Remark stated at the September Planning Board Meeting she informed the Board that as of January 2013 she would no longer be able to serve as the Board's liaison on the Main Street/South Atlantic Redevelopment Area Board and that Mr. Bohon had agreed to serve. She stated she would inform the Board at their November meeting.

Mr. Moore stated he felt it was very encouraging that Mr. Bohon had agreed to serve.

No formal motion was taken to appoint Mr. Bohon; however Mr. Moore did ask the Board to consent to Mr. Bohon serving as the Planning Board's representative on the Main Street/South Atlantic Redevelopment Area Board. All Board members agreed.

D. **Public Comments**

John Nicholson, 413 North Grandview Avenue stated he spoke at the City Commission Meeting on the Speedway plans regarding his perception of the development trends for the next 10 to 15 years. He stated his perception was the Speedway would be the new center of Daytona Beach and with the new Mayor he did not anticipate very much building on the beachside. He stated his perception was also that for the next 10 to 15 years the beachside and downtown would be very weak. Mr. Nicholson asked the Board to take steps to lessen the severity of the impact.

Mrs. Remark stated there was an art festival being held on November third and fourth in the downtown area.

E. **Staff Comments**

Mr. Walton stated everyone should have received the proposed 2013 Planning Board Meeting Schedule. He stated the November and December meeting dates were scheduled for the third Thursday due to the holidays.

Board Motion

It was moved by Mrs. Remark to adopt the 2013 Planning Board Meeting Schedule. Seconded by Mr. McGuinness.

10-25-12 Planning Board Meeting

Board Action

The motion was approved 9-to-0.

Mr. Walton stated also included in each member's packet was LDC Supplement No. 45. He stated at the September meeting he briefly discussed the ISB corridor survey that would soon be available and he believed it would be online and that he would make sure each Board member had access to the survey. He stated any Board member that did not want to complete the survey online could submit their responses to staff for input. He stated the purpose of the survey was to get input from people that would use mass transit in the ISB corridor.

Mr. Moore asked how the process would work for submitting comments on the Internet.

Mr. Walton replied his understanding was participants would be able to connect to a link to submit their answers. He gave an update on the status of Mr. Mrozek.

Mrs. Remark asked for an update on the Clarion LDC Re-write.

Mr. Walton stated the original scope of services was based on a set timeline for completion. He stated it was taking longer than anticipated and staff was currently having discussions with Clarion on what the next step in the process would be. He stated in addition to the LDC Re-write Clarion also worked on the draft E-Zone form based code which would be incorporated into the LDC Re-write. He stated in the near future staff would ask the City Commission to modify the original scope of services and the process of how the information would be distributed to the public.

Mrs. Remark asked if the Board would receive the information before the holidays.

Mr. Walton replied no, the documents would not be distributed before the holidays and that he would inform the Board when staff got close to distributing of the documents.

Mr. Moore stated you are not sure the Board would not receive the documents before the holidays.

Mr. Walton replied he could not say for sure, but he knew it would not be within the next month.

F. **Board Member Comments**

Mr. Moore stated he was very pleased Mr. Bohon volunteered to serve on the MS/SA Redevelopment Area Board and also that Ms. Benjamin had withdrawn her resignation and had agreed to continue to serve.

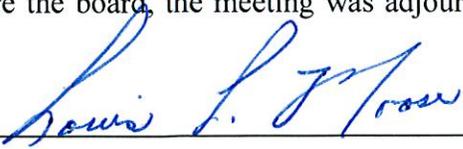
Mr. Bohon encouraged everyone to go out and vote.

Mr. Moore reminded Board members that the November meeting would be on the 15th.

10-25-12 Planning Board Meeting

Adjournment

There being no further actions to come before the board, the meeting was adjourned at 6:21 PM.



LOUIS MOORE
Chair

ATTEST:



JOHN MCGUINNESS
Acting Secretary