

MINUTES  
REGULAR MEETING – PLANNING BOARD

April 25, 2013

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Minutes for the Regular Planning Board for The City of Daytona Beach, Florida, held on Thursday, April 25, 2013, at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

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Board members Present were as follows:

Jeff Hurt  
Louis Moore  
John McGuinness  
Matthew Bohon  
Cathy Washington  
Bob Hoitsma  
Tim Davis  
Shirley Benjamin  
James Neal

Absent Members:

Tracey Remark  
Tony Barhoo

Staff members present:

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

1. **Call to Order**

James Neal, 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.

3. **Approval of the Minutes: March 28, 2013**

Mr. Walton stated staff was currently making corrections to the draft minutes based on comments received from the Board members. He requested approval of the March 28, 2013 Planning Board Meeting Minutes be postponed until next meeting.

**Board Motion**

It was moved by Mr. Hurt to continue the March 28, 2013 Planning Board Minutes to the May 23, 2013 meeting. Seconded by Mr. Moore.

**Board Action**

The motion was approved 9-to-0

4. **Land Development Code Text Amendment – FloodPlain Management, DEV2013-041**

A request by The City of Daytona Beach’s Utilities Department to amend the Land Development Code (LDC), Article 7 (Environmental Requirements), Section 4 (Floodplain Management) concerning development that is wholly within or partially within any Special Flood Hazard Area (SFHA).

**Staff Presentation**

Ben Gross, Assistant City Attorney stated Utility staff has submitted a memo requesting a continuance of this item.

**Applicant Presentation**

No applicant presentation.

**Citizen Comments**

No citizen comment.

**Board Comments**

No Board comment.

**Board Motion**

It was moved by Mr. Hurt to continue Land Development Code Text Amendment – FloodPlain Management, DEV2013-041 to the June 27, 2013 Planning Board Meeting. Seconded by Ms. Benjamin.

**Board Action**

The motion was approved 9-to-0.

5. **Land Development Code Text Amendment to allow Convenience Stores with Light Vehicular Service in the South Atlantic Redevelopment Area, DEV2013-005, (Quasi Judicial Hearing)**

A request by Robert A. Merrell, III, Esq., on behalf of Rolando Bethart, representative for Sunoco, Inc., 203 South Falkenberg Road, Tampa, Florida, to amend the Land Development Code, Article 12 (Redevelopment Areas and Districts), Section 2 (Design Guidelines and Prohibited Uses in Redevelopment Areas), to allow convenience stores with light vehicular service in the South Atlantic Redevelopment Area.

**Staff Presentation**

Richard Walton, Planning Director stated items five and six were being requested by the same agent and that staff had received a letter requesting a 60 day continuance. He stated the applicant was present if the Board had any questions.

Mr. Hurt asked if both items could be continued with one motion or did it require two separate motions.

Mr. Gross replied two separate motions.

**Applicant Presentation**

No applicant presentation.

**Citizen Comments**

No citizen comments.

**Board Comments**

No Board comments.

**Board Motion**

It was moved by Mr. Hurt to continue Land Development Code Text Amendment to allow Convenience Stores with Light Vehicular Service in the South Atlantic Redevelopment Area, DEV2013-005, to the June 27, 2013 Planning Board Meeting. Seconded by Ms. Washington.

**Board Action**

The motion was approved 9-to-0.

6. **Rezoning, Planned Commercial Development – Sunoco Silver Beach, DEV2013-006, (Quasi Judicial Hearing)**

A request by Robert A. Merrell, III, Esq., on behalf of Rolando Bethart, representative for Sunoco, Inc., to rezone 1.08± acres of land located at 1204 South Atlantic Avenue from T-3 (Tourist, Office, Retail), T-4 (Tourist, Office, Retail, Auto Service), and RP (Residential Professional) to PCD (Planned Commercial Development) to redevelop the existing Sunoco Service Station.

**Staff Presentation**

No staff presentation.

**Applicant Presentation**

No applicant presentation.

**Citizen Comments**

No citizen comment.

**Board Comments**

No Board comment.

**Board Motion**

It was moved by Mr. Hurt to continue Rezoning, Planned Commercial Development – Sunoco Silver Beach, DEV2013-006, to the June 27, 2013 Planning Board Meeting. Seconded by Mr. Moore.

**Board Action**

The motion was approved 9-to-0.

7. **Other Business**

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

Ms. Washington reported the Board met on Tuesday, April 2, 2013 at 6:00 PM in City Commission Chambers. She stated the main topic of discussion was on parking meters for Beach Street and that the discussion included costs, type of meters (coin or card) and where the meters would be located. After a lengthy discussion, the consensus of the Board was to move forward with a trial system of one year.

B. **Midtown Redevelopment Area Board Report**

Ms. Benjamin reported the Board met on Tuesday, April 9, 2013 at 6:00 PM in City Commission Chambers. She stated Reverend Martin Tooley was elected Chairman of the Board. No staff members from the Police Department or Code enforcement were present to present their monthly reports, but written reports were distributed. The Board reviewed three action items as follows:

- 1) Site Plan Minor Modification, DEV2013-021, located at 885 and 887 West ISB (approved).
- 2) Request to replace an existing awning, DEV2013-029, located at 201 South MLK Boulevard (continued to the May 2013 meeting)
- 3) Site Plan Minor Modification, DEV2013-008, located at 512/520 West ISB (approved).

Ms. Benjamin stated PMG requested a copy of the budget for the Midtown Redevelopment Area and that they would give a presentation at the May 2013 meeting.

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

Mr. Bohon reported the Board met on Wednesday, April 10, 2013 at 6:00 PM in City Commission Chambers. The Board approved a conditional use permit to establish outside beverage service for the Main Street Public Grill. Dan Webster was elected Chairman of the Board.

D. **Public Comments**

No citizen comment.

E. **Staff Comments**

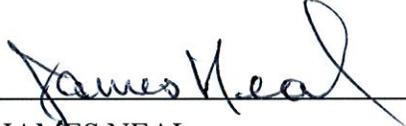
Mr. Walton reminded the Board that the LDC Re-write Sub-Committee Meeting was tomorrow, Friday, April 26, 2013 from 10:00AM to 2:00 PM, in Conference Room 149B.

F. **Board Member Comments**

No Board comment.

**Adjournment**

There being no further actions to come before the board, the meeting was adjourned at 6:10 pm.

  
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JAMES NEAL  
Acting Chair

ATTEST:

  
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CATY WASHINGTON  
Secretary