

MINUTES  
REGULAR MEETING – PLANNING BOARD  
December 19, 2013

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, December 19, 2013, at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

James Neal, Chair  
Tony Barhoo  
Bob Hoitsma  
Ned Harper  
Jeff Hurt  
John McGuinness  
Cathy Washington

Board Members Absent:

Matthew Bohon  
Jim Davis  
Larry Moore

Staff Members Present:

Richard Walton, Planning Director  
Dennis Mrozek, Senior Planner  
Carrie Avallone, Assistant City Attorney  
Becky Groom, Board Secretary

1. **Call to Order Minutes**

Chair Neal called the meeting to order at 6:18 p.m.

2. **Roll Call**

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

3. **Approval of the Minutes**

Approval of the Minutes – October 24, 2013

Mr. McGuinness stated that he notified Rose Askew of changes that need to be made to the October 24, 2013, and November 21, 2013 minutes.

**Board Motion:**

Mr. Hurt made a motion to approve the October 24, 2013, minutes, with any necessary corrections. Mr. McGuinness seconded the motion.

**Board Action:**

The motion was approved 7-0.

Approval of the Minutes – November 21, 2013

**Board Motion:**

Mr. Hurt made a motion to approve the November 21, 2013, minutes, with any necessary corrections. Mr. McGuinness seconded the motion.

**Board Action:**

Approval of the Minutes – November 21, 2013

4. **Right-of-Way Street Vacation – Sunny Side Avenue, DEV2013--096**

**Staff Presentation:**

Dennis Mrozek, Senior Planner, stated this is a request to approve the vacation of a 232 foot, 40 foot wide section of right-of-way on Sunny Side Avenue. The property is located west of Nova Road and north of Bellevue Avenue. Mr. Mrozek stated a correction needed to be made to the maps. Mr. Mrozek stated the maps show an additional 8 feet which is not included in the right-of-way vacation request.

Mr. Mrozek stated the request was initiated by the property owner, Roy Lenois. Mr. Mrozek stated that letters stating there are no objections have been received from utility companies and staff has no objections to the request.

Mr. Mrozek stated the request will be scheduled for First Reading by the City Commission on February 5, 2014, and for second reading on February 19, 2014.

Mr. Barhoo asked if there are concerns about any utility companies that may need to access the property.

Mr. Mrozek stated the applicant has provided an easement so utility companies may access the site.

**Applicant Presentation:**

Roy Lenois, 139 Coral Circle, South Daytona, introduced himself to the Board. There were no questions to the applicant by the Board.

**Board Comments:**

Mr. Hurt stated this vacation request is similar to what has been done in other areas. Mr. Hurt stated this action will allow the property to be placed back on the tax rolls and the property owner will be able to maintain the property.

**Public Comments:**

There were no public comments.

**Board Motion:**

A motion was made by Mr. Hurt, seconded by Mr. McGuinness to approve Right-of-Way Street Vacation, Sunny Side Avenue, DEV2013-096.

**Board Action:**

The motion was approved 7-0.

5. **Land Development Code Text Amendment – Amending Conditional Uses in M-4 Zoning District, DEV2013-116**

Mr. Mrozek stated this is a request by Rob Merrell, representing Alan Fawcett of the Daytona Beach Brewing Company, to amend the Land Development Code, Article 13, Section 3, to permit retail sales in the M-4 zoning district to the general use as an accessory use to a brewery in a taproom, with conditions. Mr. Mrozek stated M-4 is industrial zoning and a brewery use is currently permitted. Mr. Mrozek stated the amendment will permit retail sales as an accessory use and sales will be limited to promotional items and beer produced on premises. Mr. Mrozek stated the taproom is not to exceed 25% of the size of the brewery and additional parking will be required. Mr. Mrozek stated that staff recommends approval. Mr. Mrozek stated the request will be presented to the City Commission for First Reading on February 5, 2014, and for Second Reading on February 19, 2014.

Rob Merrell, representing the applicant, Alan Fawcett, Daytona Beach Brewing Company, stated this will be the first brewery in Daytona Beach and he is excited about this request.

Mr. Barhoo stated there is no location listed on the application.

Mr. Merrell stated this is not a site-specific request; it is an amendment to the Code to allow the request in the M-4 zoning district. Mr. Merrell stated the applicant is in the negotiation phase for a piece of property that is in the M-4 zoning district.

**Public Comments:**

There were no public comments.

**Board Motion:**

Mr. Hurt made a motion, seconded by Mr. McGuinness, to approve Land Development Code Text Amendment – Amending Conditional Uses in M-4 Zoning District, DEV2013-116.

**Board Action:**

The motion was approved unanimously 7-0.

6. **Land Development Code Text Amendment – Floodplain Management, DEV2013-041**

Mr. Walton stated this is a request of the Development Services Division and is due to FEMA requirements. Mr. Walton stated this request is required as part of the National Flood Insurance Program. Mr. Walton stated that staff recommends approval.

**Board Comments:**

Mr. Barhoo asked if the boundaries will change.

Mr. Walton stated the maps will change the boundaries.

Mr. Hurt stated that he has been involved with properties where FEMA has changed the floodmaps. Mr. Hurt stated there is a process a property owner can go through to reverse the designation by FEMA if they are notified that they will now be in a flood zone.

**Public Comments:**

There were no public comments.

**Board Motion:**

Mr. Hurt made a motion, seconded by Mr. McGuinness, to approve Land Development Code Text Amendment, Floodplain Management, DEV2013-041.

**Board Action:**

The motion was approved unanimously 7-0.

7. **Other Business**

a. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Downtown/Balough Road Redevelopment Area Board met on December 3, 2013, and discussed the planning grant the City has received for the Marina District. Ms. Washington stated the grant will be used to improve the marina and the Root Canal district.

b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Midtown Redevelopment Area Board met on December 10, 2013, and approved a sign plan amendment for Bethune-Cookman University. Mr. Barhoo stated the Light Up Midtown program was discussed and the date may be changed next year so the program does not conflict with programs held in other communities.

c. Main Street/South Atlantic Redevelopment Area Board Report

A report was not provided on the Main Street/South Atlantic Redevelopment Area Board.

d. Public Comments

There were no public comments.

e. Staff Comments

Mr. Walton stated the City Commission approved the Hard Rock Hotel project. Mr. Walton stated the applicant was pleased to see the support received from the community for the project.

Mr. Walton stated that two individuals from Daytona Beach are finalists on the television show X-Factor. Mr. Walton stated the show was broadcast from the Bandshell last evening and the finals are scheduled for tonight.

Mr. Walton stated this will be Mr. McGuinness' last meeting and he thanked him for his service on the Planning Board.

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

f. Board Comments:

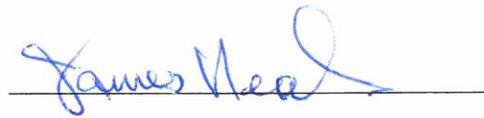
Mr. McGuinness stated it has been a privilege to serve on the Planning Board. Mr. McGuinness stated he appreciates the civility among the Board members.

Mr. Hoitsma thanked Mr. McGuinness for his service and said he will miss him not serving on the Board.

Mr. Neal thanked Mr. McGuinness for his service on the Planning Board and stated he will miss him.

Mr. Neal wished everyone a Merry Christmas.

**Adjournment:** The meeting adjourned at 6:45 p.m.



James Neal, Chair

ATTEST:



Cathy Washington  
Secretary