

MINUTES
REGULAR MEETING – PLANNING BOARD
January 23, 2014

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, January 23, 2014 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
Tim Davis
Pat Drago
Larry Moore
Bob Hoitsma
Ned Harper
Cathy Washington

Board Members Absent:

Michael Benedict
Jeff Hurt

Staff Members Present:

Richard Walton, Planning Director
Dennis Mrozek, Senior Planner
Elizabeth Matej, Senior Planner
Jason Jeffries, Redevelopment Project Manager
Marianne Pulaski, Planning Technician
Carrie Avallone, Assistant City Attorney
Becky Groom, Board Secretary

1. **Call to Order Minutes**

Chair Neal called the meeting to order at 6:00 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 – December 19, 2013

Board Motion:

Ms. Washington made a motion to approve the December 19, 2013, minutes, with any necessary corrections that may need to be made. Mr. Moore seconded the motion.

Board Action:

The motion was approved 8-0.

Chair Neal welcomed Ms. Drago to the Board.

Chair Neal stated Michael Benedict has been appointed to the Planning Board but was unable to attend tonight's meeting.

4. **Comprehensive Sign Plan Amendment – Bethune-Cookman University, DEV2013-102**

Ms. Washington stated that she has completed the Conflict of Interest Form 8B and will not be voting on this item.

Staff Presentation:

Jason Jeffries, Redevelopment Project Manager, stated this a request to amend the Comprehensive Sign Plan for Bethune-Cookman University. Mr. Jeffries stated the request is for two items. Mr. Jeffries stated Bethune-Cookman would like to permit graphics on the existing EMC sign which is on west International Speedway Blvd. Mr. Jeffries stated the second request is to replace an existing internal campus sign with an electronic message center sign.

Mr. Jeffries stated the internal campus sign exceeds the maximum permitted height and the maximum display area.

Mr. Jeffries stated this request was reviewed by the Midtown Redevelopment Board and the Board recommended approval.

Mr. Jeffries stated modifications are being requested by the applicant and are outlined on page 3 of the staff report.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, stated Pam Brown from Bethune-Cookman and Chuck Cameron from Central Signs are also in attendance at the meeting.

Mr. Merrell stated the request has staff support and received unanimous approval from the Midtown Redevelopment Board.

Mr. Merrell reviewed the graphics of the proposed signs with the Board, which was included as part of the packet. Mr. Merrell stated the proposed signs are more aesthetically pleasing. Mr. Merrell stated the amendment is necessary to permit the Bethune-Cookman insignia to be incorporated into the sign since it is considered a graphic. Mr. Merrell stated the sign would have static pictures with no movement.

Mr. Merrell stated the second sign is located near White Hall and will be used to get messages to the students. Mr. Merrell stated the proposal is to replace the sign with an LED screen so the message can be changed.

Board Comments:

Mr. Barhoo stated he is a member of the Midtown Redevelopment Board and his only question had been regarding two moving signs within a small area. Mr. Barhoo stated those concerns have been addressed and the Midtown Redevelopment Board unanimously approved this request.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Hoitsma, seconded by Mr. Moore, to approve Comprehensive Sign Plan Amendment – Bethune-Cookman University, DEV2013-102.

Board Action:

The motion was approved 7-1 (Ms. Washington abstained).

5. **Large Scale Comprehensive Plan Amendment – Midwest Transit, DEV2013-105**

Elizabeth Matej, Senior Planner, stated this is a request to change the Future Land Use Map from Level 1 Residential, Interchange Commercial and Retail to Mixed

Use for approximately 158.3 acres at the northwest corner of U.S.92/International Speedway Blvd. and Tomoka Farms Road. Ms. Matej stated the request is also to amend Neighborhood Policy U, adding issue (I), Policy (1), to regulate the maximum units of individual land uses that can be allowed. Ms. Matej stated that maps outlining the request are included in the packet. Ms. Matej stated a PMD rezoning will follow at a later date.

Ms. Matej stated the request is consistent with the Comprehensive Plan; does not represent urban sprawl; and noted there will be a decrease on the demand for water/sewer and trip generation.

Ms. Matej stated staff supports the applicant's request and recommends approval.

Mr. Moore stated he was concerned that the staff recommendation stated the request "appears" to meet the criteria.

Ms. Matej stated that based on what is presented so far, the request appears to meet the criteria but further analysis will be done.

Mr. Barhoo asked if the Neighborhood U amendment will require a larger percentage or more space of the land.

Ms. Matej stated that refers to the text amendment that is outlined on Page 2 of the staff report.

Ms. Drago asked if the size is amended so the protection for the Tomoka River stays in place.

Mr. Walton stated yes.

Ms. Drago stated that if there are found to be major specimen oak trees in that area, will there be protection and at what phase in the development will that be recognized in the development process.

Rob Merrell, Cobb & Cole, 149 Ridgewood Avenue, representing Midwest Transit, the applicant, stated that the area highlighted in orange on the map which is included in the packet shows the area that is designated as conservation. Mr. Merrell stated that will all be addressed when he appears before the Planning Board sometime over the next two months. Mr. Merrell stated the trees will be addressed and there is no intention to take down anything that is historic. Mr. Merrell stated the hardwood trees are covered in the City's ordinance and the ordinance will be followed.

Mr. Merrell stated that based on the property, it was determined that only 80% of what would be permitted could be built. Mr. Merrell stated the limitations are outlined on Page 3 of the staff report.

Public Comments:

There were no public comments.

Board Motion:

Mr. Barhoo made a motion, seconded by Mr. Davis, to approve Large Scale Comprehensive Plan Amendment – Midwest Transit, DEV2013-105.

Board Action:

The motion was approved unanimously 8-0.

6. **Preliminary Plat – Williamson Business Park, DEV2013-129 (Quasi Judicial Hearing)**

Mr. Walton stated that a letter is included in the packet from the applicant requesting that this item be continued.

Board Motion:

Ms. Washington made a motion to continue Preliminary Plat – Williamson Business Park, DEV2013-129 (Quasi Judicial Hearing) to the February 27, 2014, Planning Board Meeting. The motion was seconded by Mr. Barhoo.

Board Action:

The motion was approved unanimously 8-0.

7. **Special Use Permit – Our Lady of Lourdes, DEV2013-131 (Quasi Judicial Hearing)**

Included in the packet is a letter from the applicant requesting that Special Use Permit, Our Lady of Lourdes, DEV2013-131 (Quasi Judicial Hearing) be continued to the February 27, 2014, Planning Board Meeting.

Board Motion:

Mr. Hoitsma made a motion to continue Item 7, Special Use Permit, Our Lady of Lourdes, DEV2013-131 (Quasi Judicial Hearing) to the February 27, 2014, Planning Board Meeting. Mr. Moore seconded the motion.

Board Action:

The motion was approved unanimously 8-0.

8. **Rezoning, Planned Redevelopment District – Screamers Park, DEV2013-100 (Quasi Judicial Hearing)**

Reed Berger, Redevelopment Director, stated that he received an email from the applicant requesting that this item be continued to the February 27, 2014, Planning Board meeting.

Applicant Presentation:

Steve Buswell, Parker Mynchenberg, 1729 Ridgewood Avenue, requested that the Board continue this item until the February 27, 2014, Planning Board Meeting. Mr. Buswell stated the request for the delay is so that plans can be revised that will remove one of the proposed rides and add additional parking. Mr. Buswell stated he would like staff to review the plan prior to it being presented to the Planning Board.

Board Motion:

Ms. Washington made a motion, seconded by Mr. Barhoo, to continue Item 8, Rezoning, Planned Redevelopment District, Screamers Park, DEV2013-100 (Quasi Judicial Hearing) to the February 27, 2014, Planning Board Meeting.

Board Action:

The motion carried unanimously (8-0).

9. **Other Business**

- a. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Board did not meet in January.

- b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Midtown Redevelopment Area Board met on January 14, 2014 and received the Compstat report from the Police Department. Mr. Barhoo stated the Police Department will now be using real time crime centers when called for service and will also be a test program for a monitoring process via airplanes. Mr. Barhoo stated the Board reviewed the request for a Dollar General Store on International Speedway Blvd.

- 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

Rich Walton, Planning Director, introduced a new staff member, Marianne Pulaski, Planning Technician, to the Board.

Election of Officers

Mr. Hoitsma stated that a new Board member was unable to attend this evening. Mr. Hoitsma suggested delaying election of officers for a month or two. The Board unanimously agreed by consensus.

Election of Main Street/South Atlantic Redevelopment Board representative

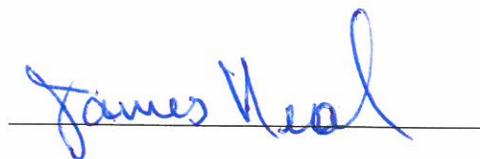
Board Action:

A motion was made by Mr. Davis, seconded by Mr. Moore, to appoint Jeff Hurt as the representative to the Main Street/South Atlantic Redevelopment Board. The motion carried unanimously (8-0).

f. Board Comments:

There were no Board comments.

Adjournment: The meeting adjourned at 6:39 p.m.



James Neal, Chair

ATTEST:



Cathy Washington, Secretary