

MINUTES  
REGULAR MEETING – PLANNING BOARD  
February 27, 2014

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, February 27, 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  
Michael Benedict  
Tim Davis  
Pat Drago  
Ned Harper  
Bob Hoitsma  
Jeff Hurt  
Larry Moore  
Cathy Washington

Staff Members Present:

Richard Walton, Planning Director  
Dennis Mrozek, Senior Planner  
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 – January 23, 2014

**Board Motion:**

Mr. Hoitsma made a motion to approve the January 23, 2014 minutes. Ms. Washington seconded the motion.

**Board Action:**

The motion was approved 10-0.

4. **Rezoning, Planned Commercial Development, Dunn Avenue/I-95 Distribution Center, DEV2014-001 (Quasi Judicial Hearing)**

**Staff Presentation:**

Mr. Mrozek stated this is a request by Consolidated-Tomoka Land Company to rezone 76.5 acres of land, generally located east of Interstate 95 and north of Dunn Avenue, from R-2a (Multifamily) to PCD (Planned Commercial Development), and to approve a Preliminary Plat in conjunction with the rezoning, to construct a distribution center consisting of 809,795 square feet of building development. Mr. Mrozek stated the property runs east of I-95 and north of the Dunn Avenue Extension.

Mr. Mrozek stated the property has two existing billboards, one in the center of the property and one at the southern end of the property.

Mr. Mrozek stated the Future Land Use of the property is General Industrial and a portion is Level 3 Residential at the south end. Mr. Mrozek stated the existing zoning is R-2A (Multifamily) and the proposed zoning is PCD (Planned Commercial Development).

Mr. Mrozek stated the property site is approximately 76.5 acres and the proposed distribution use is compatible with the General Industrial Land Use. Mr. Mrozek stated the total building area will be 809,725 square feet and most of the development will occur in the first phase. Mr. Mrozek stated the second phase of the development will include 178,275 square feet of building expansion, which will occur within five years in accordance with the PD agreement. Mr. Mrozek stated access to the site will be via Dunn Avenue and Mason Avenue.

Mr. Mrozek stated that in addition to the rezoning request, there is consideration for a 2 lot preliminary plat that is being proposed which includes a billboard tract.

Mr. Mrozek presented a slide that showed the proposed layout of the buildings including the building expansion. Mr. Mrozek stated the billboard tract is at the southern end of the property just off of I-95 and north of Dunn. Mr. Mrozek stated there is an existing billboard on that tract and the intent is for it to remain.

Mr. Mrozek stated that it is proposed that the billboard at the center of the property be removed.

Mr. Mrozek stated that it is not part of the actual Development Agreement but as part of the overall development there will be an expansion of the Mason Avenue extension to Dunn Avenue.

Mr. Mrozek stated the applicant is requesting a waiver for the design standards for this project. Mr. Mrozek stated the facility will be a typical distribution center. Mr. Mrozek stated the applicant is also requesting a waiver for landscaping requirements. Mr. Mrozek stated the applicant is requesting that landscape material be removed from the parking area and be placed along the perimeters of the property to create a larger buffer. Mr. Mrozek stated the applicant is requesting a waiver to permit an 8 foot chain link fence to be installed around the project and the fencing will be placed behind the proposed landscaping. Mr. Mrozek stated the applicant is requesting a waiver for the platting requirement for the billboard lot since access will not be needed to that portion of the property but there will be an access point for the billboard. Mr. Mrozek stated the existing billboard exceeds the maximum height permitted, which is 26 feet. Mr. Mrozek stated the requested waiver will bring the billboard into compliance.

Mr. Mrozek stated the applicant has submitted a Traffic Impact Analysis which is currently being reviewed by the City's consultant and those results will be completed prior to review by the City Commission.

Mr. Mrozek stated that Staff recommends approval. Mr. Mrozek stated the item is scheduled to be heard for first reading by the City Commission on March 19, 2014, and second reading on April 2, 2014.

**Applicant Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, stated he is thrilled about the project and feels it is ideal for the location of I-95/I-4. Mr. Merrell stated the project will have an \$88,000,000 capital investment and will support 450 employees.

Mr. Moore asked where the tractor trailers will park at the site.

Mr. Merrell stated there is parking for the tractor trailers through the interior of the site and is outlined in Attachment A which is included in the packet. Mr. Merrell stated this is not a typical facility where the public will be entering and leaving the site. Mr. Merrell stated the traffic in and out will be the tractor trailers and the employees' vehicles.

Mr. Barhoo asked how the landscaping will affect the look of the chain link fence and stated that appearance is an important item.

Mr. Merrell stated it is better to not have landscaping internal to the site due to the large trucks that will be moving on the site so it is requested that that landscaping be moved to the perimeter in order to screen the fence.

Ms. Drago stated that she visualizes the distribution centers in Lakeland and along I-10 and asked about the view from I-95 and how the mass will be broken up visually.

Mr. Merrell stated that the facilities in Lakeland and along I-10 do not have the landscaping that is proposed for this project and landscaping is a priority.

Mr. Barhoo asked why the applicant requested a reduction in bicycle parking.

Mr. Merrell stated this is addressed in his letter which is included as part of the packet. Mr. Merrell stated the reason for the request to reduce bicycle parking is because the general public will not be entering/exiting the site but noted that 24 spaces have been allocated for bicycles.

Ms. Washington stated the building will be brick of one color and noted the landscaping will not be as tall as the building.

Mr. Merrell stated the building is designed to be a distribution center and does not have the type of dimension that you look for in a retail, restaurant, or office building.

Mr. Hoitsma stated that what is on the property now is not attractive so this will be an improvement.

Chair Neal stated it is a pleasure to see something of this magnitude coming into Daytona Beach.

Parker Mynchenberg, 1729 Ridgewood Avenue, stated there will be a berm between I-95 and the parking area which will be 2 to 3 feet higher than the vehicles. Mr. Mynchenberg stated the top of the berm will be 5 feet higher than the travel lane on I-95 so the landscaping will be higher than the traffic lane. Mr. Mynchenberg stated that 500 Oak trees are proposed for the site and will be 3" caliper, and understory trees will be spaced between the Oak trees. Mr. Mynchenberg stated the perimeter will be bermed and heavily landscape to offset the aesthetics of the distribution center.

**Public Comments:**

Jim Cameron, Daytona Beach Regional Chamber, stated the Chamber welcomes this project. Mr. Cameron stated the project will help with the unemployment rate

for the area and Volusia County and hopes the project will spur more business for the area. Mr. Cameron stated the Chamber supports the project.

**Board Motion:**

A motion was made by Mr. Hurt, seconded by Mr. Moore, to approve Rezoning, Planned Commercial Development, Dunn Avenue/I-95 Distribution Center, DEV2014-001.

**Board Action:**

The motion was approved 10-0.

5. **Rezoning, Planned Master Development, MidWest Transit, DEV2013-114 (Quasi Judicial Hearing)**

Mr. Mrozek stated this is a request to rezone 228.25 acres land located west of Tomoka Farms Road and north of West International Speedway Blvd. from AG (Agriculture) to PMD (Planned Master Development) for construction of a mixed-use development. Mr. Mrozek stated that a request was presented to the Planning Board at their January meeting to amend the land use of this property. Mr. Mrozek stated the buffer and conservation areas are protected by the Comprehensive Plan and no development will occur in those areas. Mr. Mrozek referred to the Staff Report which is included as part of the packet.

Mr. Mrozek stated the applicant is requesting LDC waivers including submittal of a Traffic Impact Analysis (TIA), increasing the number of permitted signs, and minimum landscaping along the scenic thoroughfare.

Mr. Mrozek stated that Tomoka Farms Road is not a major thoroughfare but ISB is. Mr. Mrozek stated that Design Standards are not required on Tomoka Farms Road; however, the applicant has agreed to meet the Design Standards on all of ISB and the first 500 feet along Tomoka Farms Road from ISB.

Mr. Mrozek stated that Staff recommends approval.

Mr. Moore stated that at last month's meeting when this item was discussed the project was submitted as 158 acres and this request is for 228 acres. Mr. Moore asked if the remaining 70 acres will remain zoned as agriculture.

Mr. Mrozek stated the zoning will be conservation and no development can occur in that area.

Ms. Drago stated the report states the site will be for a 22 acre education site for 42,000 students and noted that is comparable to 2/3 of the current school district.

Mr. Mrozek stated the report reflects the maximum potential based on that type of use.

Ms. Drago stated since this is listed as an education site, is there something in mind.

Rob Merrell, 149 S. Ridgewood, spoke representing the applicant. Mr. Merrell stated this is a Master Planning exercise and is not a project based zoning application, similar to what was done for rezoning at the Halifax Hospital project. Mr. Merrell stated the school use is listed because it is one of the possibilities.

Mr. Merrell stated there was no request to change the land use designation and that provides protection to the area along the Tomoka River.

Ms. Drago asked about the waiver on the Design Standards for the first 500 feet from ISB and asked about the second section of commercial that covers 1,360 l.f.

Mr. Merrell stated the 500 feet is included for the area that is visible from ISB. Mr. Merrell stated that properties further along Tomoka Farms Road are not properties where he feels the Design Standards should be imposed.

Mr. Moore stated that he agreed with Ms. Drago. He stated that since we don't know what the project will be, how do we know we don't want to impose the Design Standards.

Mr. Merrell stated that the Design Standards that apply to most roads in Daytona Beach apply to Tomoka Farms; but there are stringent standards that apply to a few roads, such as ISB, that do not apply to Tomoka Farms Road but the applicant volunteered 500 feet.

Mr. Moore stated he is not in favor of approving the sign request at this time.

Mr. Moore asked about the request for reduced buffering.

Mr. Merrell stated this request is similar to what was approved for the Embry-Riddle Tech Park.

Mr. Moore asked if staff is in agreement on the request for the 5 signs that are requested.

Mr. Walton stated the applicant has the right to request the signage and with the waiver, it would be acceptable.

**Public Comments:**

There were no public comments.

**Board Motion:**

Mr. Hurt made a motion, seconded by Mr. Barhoo, to approve Rezoning, Planned Master Development, MidWest Transit, DEV2013-114 (Quasi Judicial Hearing).

**Board Action:**

The motion was approved unanimously 10-0.

6. **Preliminary Plat – Williamson Business Park, DEV2013-128 (Quasi Judicial Hearing)**

Mr. Mrozek stated this is a request to subdivide 9.85 acres into 4 lots. Mr. Mrozek referred to the staff report which is included as part of the packet. Mr. Mrozek stated that Staff recommends approval.

Parker Mynchenberg, 1729 Ridgewood Avenue, representing the applicant, stated two buildings have been constructed and two more are under construction.

**Public Comments:**

There were no public comments.

**Board Motion:**

Mr. Hurt made a motion to approve Preliminary Plat – Williamson Business Park, DEV2013-128 (Quasi Judicial Hearing). The motion was seconded by Mr. Moore.

**Board Action:**

The motion was approved unanimously 10-0.

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

Mr. Mrozek stated this is a request for a Special Use Permit to hold the Italian Festival at Our Lady of Lourdes on the church grounds from May 1 to May 4, 2014, and April 16 to 19, 2015. Mr. Mrozek referred to the staff report which is included as part of the packet. Mr. Mrozek stated Staff recommends approval with conditions as noted.

**Applicant Presentation:**

Joe Hopkins, Performance Group, 100 Marina Point Drive, stated adjacent property owners have been notified of the proposed events. Mr. Hopkins stated the conditions that are imposed keep good order for the program.

**Board Motion:**

Ms. Drago made a motion to approve Special Use Permit, Our Lady of Lourdes, DEV2013-131 (Quasi Judicial Hearing). Mr. Barhoo seconded the motion.

**Board Action:**

The motion was approved unanimously 10-0.

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

Parker Mynchenberg, 1729 Ridgewood Avenue, requested that this item be continued to the March 27, 2014, Planning Board Meeting. Mr. Mynchenberg stated changes were made to the plan as a result of the review by the Redevelopment Board so delaying this item will give staff an opportunity to review the changes.

**Board Motion:**

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

**Board Action:**

The motion carried (9-1; Mr. Davis abstained).

9. **Other Business**

a. **Downtown/Ballough Road Redevelopment Area Board Report**

Ms. Washington stated the Downtown/Ballough Road Redevelopment Area Board did not meet on February 7; however, a special meeting was held on February 18 where a site plan for the News Journal Center Scene Shop at 221 N. Beach Street was reviewed and approved by the Board.

b. **Midtown Redevelopment Area Board Report**

Mr. Barhoo stated the meeting was not held in February.

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

Mr. Hurt stated that he attended the Main Street/South Atlantic Board and there were 2 items on the agenda. One item was continued and a request for a new bar on Main Street was approved. Mr. Hurt stated the Board reviewed suggestions for changes to Bike Week guidelines which were voted down by the Board. Mr. Hurt stated he would have to resign from the Main Street/South Atlantic Redevelopment Board since he has a small ownership in property in the Boardwalk area and will be unable to review items for that area.

Mr. Davis stated he would be willing to serve on the Main Street/South Atlantic Redevelopment Area Board.

**d. Public Comments**

There were no public comments.

**e. Staff Comments**

Mr. Walton stated he attended a TPO meeting this week and FDOT will be looking for public input on various projects, including Sunrail. Mr. Walton stated that when he receives links or information requesting public input, he will provide it to the Board.

Mr. Walton stated a draft of the LDC has been received from Clarion and it will be distributed to the Board before the next Planning Board meeting.

Chair Neal welcomed Michael Benedict to the board.

Election of Officers

**Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Davis, to appoint Mr. Hoitsma as Chair. The motion carried unanimously (10-0).

**Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Davis, to appoint Ms. Washington as Vice Chair. The motion carried unanimously (10-0).

**Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Moore, to appoint Ms. Drago as Secretary. The motion carried unanimously (10-0).

Election of Main Street/South Atlantic Redevelopment Board representative

**Board Action:**

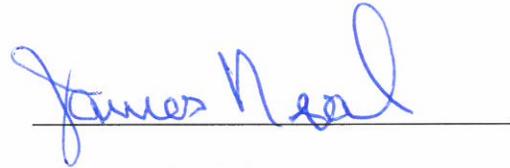
The Board agreed (10-0) to appoint Tim Davis to serve as the representative on the Main Street/South Atlantic Redevelopment Board.

f. **Board Comments:**

There were no Board comments.

**Adjournment:**

The meeting adjourned at 7:15 p.m.



James Neal, Chair

**ATTEST:**



Cathy Washington, Secretary