

MINUTES
REGULAR MEETING – PLANNING BOARD
May 22, 2014

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, May 22, 2014 at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

Robert Hoitsma, Chair
Tony Barhoo
Tim Davis
Ned Harper
Jeff Hurt
Larry Moore
James Neal
Cathy Washington, Vice Chair

Board Members Absent:

Michael Benedict
Pat Drago

Staff Members Present:

Richard Walton, Planning Director
Reed Berger, Redevelopment Director
Dennis Mrozek, Principal Planner
Ben Gross, Assistant City Attorney
Becky Groom, Board Secretary

1. **Call to Order**

Chairman Hoitsma 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 – April 24, 2014

Board Motion:

Mr. Hurt made a motion to approve the April 24, 2014, minutes. Ms. Washington seconded the motion.

Board Action:

The motion was approved unanimously 8-0.

4. **Rezoning, Planned Commercial Development – KRK Investments PRD, DEV2013-133 (Quasi Judicial Hearing)**

Staff Presentation:

Mr. Berger presented the staff report which is included in the packet for the property located at 110 S. Ocean Avenue. Mr. Berger stated the site is the former Wendy's site which has been vacant for quite some time. Mr. Berger stated the Ocean Deck has been using the site for valet parking. Mr. Berger stated this request is to rezone the property in order to establish a Starbuck's Coffee restaurant. Mr. Berger stated the southern half of the site will continue to be used by the Ocean Deck for valet parking. Mr. Berger stated the Main Street Redevelopment Board reviewed the request and approved it unanimously.

Applicant Presentation:

Joe Hopkins, Performance Group, 100 Marina Point Drive, stated there is a request for reduction in parking. Mr. Hopkins stated the Ocean Deck will manage a portion of the parking which will still be available for Starbuck's customers as well. Mr. Hopkins stated typically Starbuck's parking will be used by customers in the morning and the Ocean Deck will use the parking later in the day.

Board Comments:

Chairman Hoitsma stated he has concerns about parking that will be used by people going to the beach which will take away from customer parking.

Mr. Hopkins stated the Ocean Deck has taken a more active stance on managing the parking facilities.

Mr. Moore stated the landscaping looks sparse.

Mr. Hopkins stated the windows will be removed from the north portion of the building and planters will be installed in that area.

Public Comments:

There were no public comments.

Board Motion:

Mr. Hurt made a motion, seconded by Mr. Moore, to approve Rezoning, Planned Commercial Development, KRK Investments PRD, DEV2013-133.

Board Action:

The motion was approved 8-0.

5. **Rezoning, Planned Development, 1st Amendment – Townhomes at Tuscany Woods RPUD, DEV2014-034 (Quasi-Judicial Hearing)**

Staff Presentation:

Mr. Mrozek presented the staff report which is included as part of the packet. Mr. Mrozek stated a letter from the homeowners association is also included that indicates the homeowners have no objections to this request.

Applicant's Presentation:

Colleen Miles, Land Development Resource Group, stated the request is to reduce the setback from 25 feet to 20 feet and applies only to building 5.

Board Comments:

There were no board comments.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Barhoo, seconded by Mr. Hurt, to approve Rezoning, Planned Development, 1st Amendment – Townhomes at Tuscany Woods RPUD, DEV2014-034, including the language as presented.

Board Action:

The motion was approved unanimously 8-0.

6. **Semi-Public Use, Embry-Riddle Aeronautical University – Larsen Motorsports Relocation, DEV2014-052 (Quasi Judicial Hearing)**

Staff Presentation:

Mr. Mrozek presented the staff report which is included in the packet. Mr. Mrozek stated the project is located at 915 S. Clyde Morris Blvd.

Applicant's Comments:

Parker Mynchenberg, 1729 S. Ridgewood Avenue, stated the project is located in the former FDOT office and the business that is currently located across Clyde Morris will be relocated to this site. Mr. Mynchenberg stated there will be parking provided for the business, the students, and staff and landscaping will be included.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Hurt, seconded by Mr. Moore, to approve Semi-Public Use, Embry-Riddle Aeronautical University – Larsen Motorsports Relocation, DEV2014-052.

Board Action:

The motion was approved unanimously 8-0.

7. **Rezoning, Planned Commercial Development 2nd Amendment – LPGA Boulevard “A”, DEV2014 -039 (Quasi Judicial Hearing)**

Staff Presentation:

Mr. Mrozek presented the staff report which is included in the packet. Mr. Mrozek stated the request will extend the agreement for 5 years to April 25, 2019.

Applicant Presentation:

Parker Mynchenberg, 1729 Ridgewood Avenue, stated this is a request to extend the date of the agreement.

Board Comments:

There were no board comments.

Public Comments:

There were no public comments.

Board Motion:

Ms. Washington made a motion, seconded by Mr. Barhoo, to approve Rezoning, Planned Commercial Development 2nd Amendment – LPGA Boulevard “A”,

DEV2014 -039 to extend the date of the PCD for an additional 5 years to April 25, 2019.

Board Action:

The motion was approved unanimously 8-0.

8. **Rezoning, Planned Commercial Development 6th Amendment – Daytona Auto Mall, DEV2014-044 (Quasi-Judicial Hearing)**

Staff Presentation:

Mr. Mrozek presented the staff report which is included in the packet. Mr. Mrozek stated the request is to allow static graphics and multiple colors on the currently-approved message sign. Mr. Mrozek stated the request will permit colors but no video and stated the graphics will stay in place for 60 seconds before changing.

Mr. Harper asked if there is a way changes could be made so every agreement does not have to be modified by the City Commission.

Mr. Mrozek stated the Planning Board could make a request to the City Commission to make that change.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood, presented exhibits that show what is currently permitted and the change that is proposed. Mr. Merrell stated the same request was presented a couple of months ago for Bethune-Cookman and that request was approved by the Planning Board. Mr. Merrell stated there may be additional requests for sign changes by other businesses so some revisions to the ordinance might be needed in the future.

Ms. Washington stated a photo was placed on the Bethune-Cookman sign in front of the Performing Arts Center yesterday and it looks great and people are making positive comments regarding the sign.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve Rezoning, Planned Commercial Development 6th Amendment – Daytona Auto Mall, DEV2014-044.

Board Action:

The motion carried unanimously 8-0.

9. **Rezoning, Planned Commercial Development 3rd Amendment – Daytona Beach Kennel Club PCD, DEV2014-042 (Quasi-Judicial Hearing)**

Staff Presentation:

Mr. Mrozek presented the staff report which is included in the packet. Mr. Mrozek stated this is for the currently approved electronic message center sign to include static graphics but no video.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood, presented exhibits that show what is currently permitted and the change that is proposed. Mr. Merrell stated this is an identical request to Item 8 that was approved. Mr. Merrell stated this is not a change to the code, only to this PD.

Public Comments:

Miro Lakic, 61 South Turn Circle, Ponce Inlet, stated he is an adjacent property owner and feels that by approving this request, it will damage him since he is a neighboring billboard owner. Mr. Lakic stated approving this request will cause him to receive less on his rent from CBS Advertising and feels he should be compensated for this loss.

Mr. Merrell stated this is an existing sign and the request is to only change copy. Mr. Merrell stated this is not a billboard.

Susan Ward, 531 Aelion, representing Don Bell Signs, stated the kennel club sign is an on-premise sign and Mr. Lakic is speaking about an off-premise billboard.

Board Motion:

A motion was made by Mr. Hurt, seconded by Mr. Harper, to approve Rezoning, Planned Commercial Development 3rd Amendment – Daytona Beach Kennel Club PCD, DEV2014-042.

Board Action:

The motion carried unanimously 8-0.

10. **Other Business**

- a. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Board did not meet in May so there is no report.

b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Board met on May 13 and approved requests for Bethune-Cookman and Daytona Toyota South.

c. Main Street/South Atlantic Redevelopment Area Board Report

Mr. Davis stated the Main Street/South Atlantic Redevelopment Board met on May 14 and discussed Boardwalk LLC, the Kangaroo site on Atlantic Avenue, and a request from an individual to install sliding glass doors on a historic building on Main Street. Mr. Davis stated the individual requesting the building modification on Main Street did not attend the meeting.

d. Public Comments

There were no public comments.

e. Staff Comments

Mr. Walton stated the transportation survey is available on line and he will make sure each member of the Planning Board receives it.

Mr. Walton stated the Board discussed at the last meeting digital billboards and the applicant has not provided the information that was requested by the Board. Mr. Walton stated this item may not be ready for the June meeting.

f. Board Comments:

Mr. Barhoo stated he feels we need to look at the ordinance regarding EMC signage since this technology is changing.

Adjournment: The meeting adjourned at 6:55 p.m.



Robert Hoitsma, Chair

ATTEST:



Pat Drago, Secretary