

MINUTES
REGULAR MEETING – PLANNING BOARD
July 24, 2014

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, July 24, 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
Tim Davis
Pat Drago
Jeff Hurt
Larry Moore
James Neal

Board Members Absent:

Tony Barhoo
Michael Benedict
Ned Harper
Cathy Washington

Staff Members Present:

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

1. **Call to Order Minutes**

Chairman Hoitsma called the meeting to order at 6:09 p.m.

Mr. Gross stated that since there are only 6 members present, there is not a quorum so no action can be taken on the items on the agenda. Mr. Gross stated the Clarion rewrite of the Land Development Code could be discussed since it is a discussion item but no vote can be taken.

2. **Roll Call**

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

3. **Approval of the Minutes** - Approval of the Minutes – June 26, 2014

This item was continued due to the lack of a quorum.

4. **Semipublic Use Permit – Daytona Playhouse, DEV2014-037 (Quasi-Judicial Hearing)**

This item was continued due to the lack of a quorum.

5. **Rezoning, Residential Planned Unit Development Rezoning – Becks Homestead RPUD DEV2014-032 (Quasi-Judicial Hearing)**

This item was continued due to the lack of a quorum.

6. **Discussion – Land Development Code Rewrite**

Staff Presentation:

Mr. Walton reviewed the background of the rewrite and stated when Clarion was originally contracted to prepare the rewrite, meetings were held to determine the goals of the rewrite. Mr. Walton stated a memorandum that was sent to the City Manager has been provided to the Board that outlines the work completed to date. Mr. Walton stated Clarion will be in Daytona Beach 3 more times and one of those visits will be to hold the Public Hearing with the Planning Board. Mr. Walton asked that Board members let him know dates they are available so the date can be coordinated with Clarion.

Mr. Moore asked if August 14 is still a possible date for a Public Hearing.

Mr. Walton stated he feels more time is needed to give the Board an opportunity to review the document. Mr. Walton stated he did not know if Clarion is still available on August 14. Mr. Walton stated the August Planning Board agenda is very lengthy and there will not be sufficient time to discuss the Land Development Code at that meeting. The Board members discussed holding the Public Hearing on September 18 and Mr. Walton stated he would check with the other Board members as well as Clarion to see if that date is available. Ms. Drago stated she will be out of town from September 7 to September 18.

Mr. Moore stated he did not see anything in the document regarding submerged land changes.

Mr. Walton stated submerged land is addressed in densities.

Mr. Mrozek stated the document is on the City's website and word searches can be done if someone is looking for a specific topic or item.

Ms. Drago stated she will review the document regarding redevelopment on non-conforming lots in order to encourage development in older districts. Ms. Drago asked if there will be a separate process for zoning map changes.

Mr. Walton stated the concept is to have no rezonings and this will be a conversion. Mr. Walton stated there will be some city-initiated rezonings in order to be consistent with the Master Plan in Midtown.

Ms. Drago asked if the E-zone will not be incorporated into the Land Development Code.

Mr. Walton stated that is correct.

Mr. Hurt asked if VCARD has a meeting scheduled regarding the sign ordinance.

Mr. Walton said yes and noted the City Commission has been asking the same questions regarding signage as the Planning Board. He stated that once he hears back from VCARD, he will present their findings to the Planning Board.

Chairman Hoitsma stated the chart that is included that outlines areas of responsibility is very helpful.

Public Comments:

John Nicholson, 413 N. Grandview, stated submerged lands have been talked about for 10 years and was discussed as part of Beach Street. He stated this is something that should be discussed before it is included in the rewrite. Mr. Nicholson discussed the number of required parking spaces for businesses and feels the number required should be lowered. Mr. Nicholson stated landscaping on Beach Street is minimal and is very attractive but the landscaping on A1A has been done 5 times and looks terrible. Mr. Nicholson asked the status of the E-zone.

Mr. Walton stated the E-zone is in the Comprehensive Plan and one of the big issues with the E-zone is parking.

7. **Other Business**

- a. Downtown/Ballogh Road Redevelopment Area Board Report

There was no report on this item.

- b. Midtown Redevelopment Area Board Report

There was no report on this item.

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

There was no report on this item.

- d. Public Comments

There were no public comments.

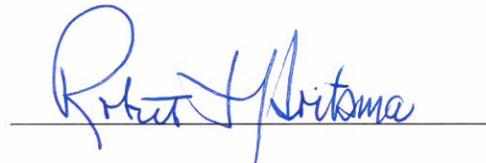
- e. Staff Comments

There were no staff comments.

- f. Board Comments:

There were no Board comments.

Adjournment: The meeting adjourned at 6:33 p.m.



Robert Hoitsma, Chair

ATTEST:



Pat Drago
Secretary