

MINUTES
REGULAR MEETING – PLANNING BOARD
December 18, 2014

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, December 18, 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 (arrived at 6:51 p.m.)
Pat Drago
Ned Harper
Jeff Hurt
Larry Moore
Cathy Washington
Arthur Wright

Board Members Absent:

James Neal

Staff Members Present:

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

1. **Call to Order**

Chairman Hoitsma called the meeting to order at 6:34 p.m.

2. **Roll Call**

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

3. **Approval of the Minutes** - November 20, 2014

Board Action:

A motion was made by Mr. Hurt, seconded by Ms. Washington, to approve the minutes of the November 20, 2014 Planning Board Meeting. The motion was approved unanimously (7-0).

4. **Rezoning, Midtown Master Plan, DEV2013-097**

Staff Presentation:

Jason Jeffries, Redevelopment Project Manager, presented the staff report which is included as part of the packet. Mr. Jeffries stated this has been a two to three year process that started with the Vision Plan for the area. He stated the Town Center use is proposed for the area around Martin Luther King with activity centers and mixed use around the Daytona Mall. He stated the commercial corridors are planned around George Engram Boulevard and the eco-industrial area is planned along the railroad. Mr. Jeffries stated the Midtown Redevelopment Board and staff recommend approval.

Board Comments:

Ms. Drago expressed concern about the lot widths as outlined in on the table on Page 4-110 and stated she felt it may discourage reinvestment in the area.

Mr. Jeffries stated there are placeholders in the new Land Development Code rewrite for Midtown. Mr. Jeffries stated as the new Land Development Code is applied, some revisions may have to be made and staff will work with the Midtown Redevelopment Board on that.

Ms. Washington stated this had been a long, tedious process and she is glad to see the Master Plan for Midtown move to this stage.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Ms. Washington, seconded by Mr. Moore, to approve Rezoning, Midtown Master Plan, DEV2013-097, in accordance with the staff report as presented.

Board Action:

The motion carried unanimously (7-0).

5. **Rezoning, Historic Overlay Classification (RDB-2-H), 516 Main Street – DEV2014-144**

Staff Presentation:

Reed Berger, Redevelopment Director, presented the staff report which is included as part of the packet. Mr. Berger stated this is a small property on Main Street and is an attempt to preserve a historic building. He stated both the Historic Preservation and Main Street Redevelopment Boards unanimously recommended approval of this rezoning and staff was also recommending approval.

Applicant Presentation:

John Matts, 516 Main Street, stated he purchased the property in December, 2013, and has done a full rehabilitation of the interior of the building. He stated he was interested in preserving the building and stated when he purchased the property, he was not aware it was on the National Registry of Historic Places. He stated his intent was to continue to live on the property and to continue to maintain the property.

Mr. Barhoo arrived for the meeting at 6:51 p.m.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Ms. Drago, seconded by Ms. Washington, to approve Rezoning, Historic Overlay Classification (RDB-2-H), 516 Main Street, DEV2014-144, in accordance with the staff report as presented.

Board Action:

The motion carried unanimously (8-0).

6. **Rezoning, Historic Overlay Classification (RP-H), 216 First Avenue, DEV2014-142**

Staff Presentation:

Mr. Jeffries presented the staff report which is included as part of the packet. Mr. Jeffries stated this is the historic Garland residence and the request was to add the property to the local register of Historic places. He stated the property does meet

the criteria for being added to the local register and both the Historic Preservation Board and Downtown-Balough Road Redevelopment Board had reviewed the request and recommended approval.

Applicant Presentation:

Jennifer Finno, 216 First Avenue, stated there were no interior walls when she purchased the home and she was very happy to be able to restore such a beautiful historic structure.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Ms. Drago, seconded by Mr. Moore, to approve Rezoning, Historic Overlay Classification (RP-H), 216 First Avenue, DEV2014-142, in accordance with the staff report as presented.

Board Motion:

The motion carried unanimously (8-0).

7. **Land Development Code Text Amendment – Permitting Electronic Message Center within Comprehensive Sign Plans for Media Facilities located on SR-5A, DEV2014-156**

Staff Presentation:

Mr. Walton stated the applicant submitted a Comprehensive Sign Plan (CSP) that was not complete. He stated this request is to proceed with the Text Amendment.

Applicant Presentation:

Jim Morris spoke representing the applicant, the Daytona News-Journal. He distributed a hand-out that outlined signage currently in place in the area. He stated the property was currently accessed by the entrance on Sixth Street but that access point would be removed and the new access point would be off of Nova Road. Mr. Morris stated the existing News-Journal sign will be removed and the CSP would be presented once a determination was made regarding advertising and messaging that could be placed on the signs. Mr. Morris stated the intent was for the signage to talk about newsworthy or community events that the newspaper would feature and there would be the ability to use the signs in emergency situations.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Hurt, seconded by Mr. Moore, to approve Land Development Code Text Amendment – Permitting Electronic Message Center within Comprehensive Sign Plans for Media Facilities located on SR-5A, DEV2014-156, in accordance with the staff report as presented.

Board Action:

The motion carried unanimously (8-0).

8. **Other Business**

a. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Board reviewed and approved the request for the Garland property, which the Planning Board approved this evening. Ms. Washington stated an update was provided by staff on various projects.

b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Midtown Redevelopment Area Board did not meet in December.

c. Main Street/South Atlantic Redevelopment Area Board Report

There is currently no representative from the Planning Board on the Main Street/South Atlantic Redevelopment Area Board.

d. Public Comments

There were no public comments.

e. Staff Comments

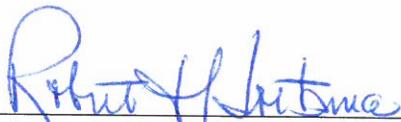
Mr. Walton stated the NAIA championship game is being held on Friday, December 19, 2014, at Municipal Stadium and encouraged Board Members to attend. Mr. Walton stated the championship game will be held in Daytona Beach for the next 2 years.

f. Board Comments:

Mr. Moore stated this will be his last Planning Board meeting as a member. Mr. Moore stated he has served on the Board for 11 years and has worked with five Planning Directors during that time. Mr. Moore stated there are outstanding Senior Planners on staff and feels the current Board is wonderful. Mr. Moore expressed concern about the number of requests reviewed by the Board for Special Exceptions and hopes the new Land Development Code will alleviate many of those requests.

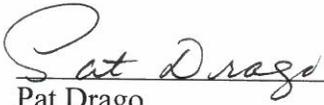
Mr. Hoitsma thanked Mr. Moore for his service and stated he feels he has done an excellent job. Mr. Hoitsma complimented the staff for all they do for the Board. Mr. Hoitsma thanked the Board for their service.

Adjournment: The meeting adjourned at 7:22 p.m.



Robert Hoitsma, Chair

ATTEST:



Pat Drago
Secretary