

MINUTES  
REGULAR MEETING – PLANNING BOARD  
January 22, 2015

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, January 22, 2015 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  
Pat Drago  
Ned Harper  
Jeff Hurt  
James Neal  
Cathy Washington

Staff Members Present:

Richard Walton, Planning Director  
Rose Askew, Planner  
Elizabeth Matej, Senior Planner  
Dennis Mrozek, Principal Planner  
Marianne Pulaski, Planning Technician  
Carrie Avallone, 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. Drago called the roll and noted members present as stated above.

3. **Approval of the Minutes** - December 18, 2014

**Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve the minutes of the December 18, 2014 Planning Board Meeting. The motion was approved unanimously (7-0).

4. **Rezoning, Second Amendment to Planned Commercial Development – Interstate Commerce Park, DEV2014-169**

**Staff Presentation:**

Rose Askew, Planner, presented the staff report which is included as part of the packet. Ms. Askew stated the request is to extend the expiration date for the PCD agreement to January 5, 2020. Ms. Askew stated staff recommends approval.

**Applicant's Presentation:**

Parker Mynchenberg, 1729 Ridgewood Avenue, stated the only change that is being requested is to extend the expiration date. Mr. Mynchenberg stated two of the lots have been developed at the Interstate Commerce Park, one for Furniture Row and one for Parker Boats.

**Board Comments:**

There were no board comments.

**Public Comments:**

There were no public comments.

**Board Motion:**

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve Rezoning, Second Amendment to Planned Commercial Development – Interstate Commerce Park, DEV2014-169, in accordance with the staff report as presented.

**Board Action:**

The motion carried unanimously (7-0).

5. **Large Scale Comprehensive Plan Amendment – Tomoka Town Center – DEV2014-132**

**Staff Presentation:**

Elizabeth Matej, Senior Planner, presented the staff report which is included as part of the packet. Ms. Matej stated the property is generally located at the southeast intersection of I-95 and LPGA Blvd. Ms. Matej stated the request is consistent with the Comprehensive Plan and will result in a decrease on the demand for water, sewer, and trip generation. Ms. Matej stated staff supports the proposed amendment.

**Applicant Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood, stated he is representing the applicant, Tomoka Town Center and Indigo, and will present a request for Tanger Outlets to be located on the property at next month's Planning Board meeting.

**Public Comments:**

There were no public comments.

**Board Comments:**

Mr. Hurt stated he is pleased to see another exciting project coming to Daytona Beach.

Ms. Drago stated she talked with Mr. Walton prior to the meeting regarding this project. Ms. Drago stated her concern is the caliber of jobs that will be generated by retail but understands from talking with Mr. Walton that there may be office space at the site.

**Board Motion:**

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve Large Scale Comprehensive Plan Amendment – Tomoka Town Center, DEV2014-132, in accordance with the staff report as presented.

**Board Action:**

The motion carried unanimously (7-0).

6. **Large Scale Comprehensive Plan Amendment – Minto Communities, DEV2014-127**

**Staff Presentation:**

Elizabeth Matej, Senior Planner, presented the staff report which is included as part of the packet. Ms. Matej stated the property is generally located west of I-95 and north of LPGA Blvd. Ms. Matej stated the proposal will increase residential density and decrease commercial at the site. Ms. Matej stated the proposal is consistent with the Comprehensive Plan and will result in a decreased demand on water, sewer, and trip generations. Ms. Matej stated staff recommends approval.

**Applicant Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood, provided a hand-out to the Board for the proposed project. Mr. Merrell stated the project will be an active adult community with 3,400 units.

Mr. Barhoo asked what the impact will be on emergency services and the school system.

Mr. Merrell stated the project will have less of an impact since active adult communities qualify for an exemption from school impact fees based on the lack of students. He stated he believes the impact on emergency services will also be less.

Ms. Drago stated she would like to speak regarding the impact on schools. Ms. Drago stated she spent over 20 years meeting with elected officials in Daytona Beach, staff, and residents who asked why a school could not be built in Daytona Beach. Ms. Drago stated she worked with Indigo on the placement of a school and she stated it defies all reasoning to develop a 2,000 plus acre site with no children.

Mr. Merrell stated he feels this is good planning for the reality of life and that some of us are getting older and do not have children. He stated there is plenty of land available for children.

Mr. Hurt stated Summertrees in Port Orange is the only site he is aware of that provides single family homes for people 55 and over. He stated the Villages in Central Florida added 17,000 homes last year so there is a need for this type of project.

Mr. Barhoo stated he feels we should be trying to bring more families to the area and feels this action will segregate families and that is a concern to him.

Mr. Harper stated he feels this community will be a great addition and there are plenty of opportunities for diversity.

**Public Comments:**

There were no public comments.

**Board Motion:**

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve Large Scale Comprehensive Plan Amendment, Minto Communities, DEV2014-127, in accordance with the staff report as presented.

**Board Action:**

The motion carried unanimously (7-0).

7. **Public Use Permit Amendment – Telecommunications Tower - DEV2014-137**

**Staff Presentation:**

Dennis Mrozek, Principal Planner, presented the staff report which is included as part of the packet. Mr. Mrozek stated the request is to allow a 150 foot monopole telecommunications tower on the Hinson Middle School site. Mr. Mrozek stated staff recommends approval.

Mr. Barhoo asked if there are any safety or health concerns with installation of this tower.

Mr. Mrozek deferred questions regarding health concerns of the proposed tower to the applicant.

**Applicant Presentation:**

Lauralee Westine spoke representing the applicant. Ms. Westine provided photos of similar sites to the Board for their information. Ms. Westine stated Jeff Robbins with Consolidated Tomoka approached her this evening and have questions about this application. Ms. Westine asked that the application continue forward due to time constraints and she will talk with Mr. Robbins at another time to address his concerns. Ms. Westine stated there are no restrictions on the property regarding tower installations. Ms. Westine stated the tower will be placed on a 60 foot by 60 foot site that will be landscaped. Ms. Westine stated the site falls within the guidelines for placement near residential property

Ms. Washington asked about health concerns for the students.

Ms. Westine stated the tower is designed with a weak point and will collapse at 40 feet should there be a storm or high winds. Ms. Westine stated her research indicates that a fully loaded tower operates well below the limitations.

Mr. Walton stated there are 6 spots on the tower and asked how many carriers would place equipment on the tower.

Ms. Westine stated she believes there would be a minimum of three carriers since some carriers take two spots.

**Public Comments:**

Saralee Morrissey, Volusia County Schools, stated the Volusia County School Board would not consider placing this equipment at this site if they believed there would be any harm to the students. She stated the Board is comfortable that there is no jeopardy to the students. Ms. Morrissey stated the tower placement will be a new revenue source for the district and stated there is a need for service on LPGA.

Jeff Robbins, Consolidated Tomoka, 1530 Cornerstone Blvd., stated Consolidated Tomoka objects to the current proposal. Mr. Robbins stated he has not reviewed the staff report.

Ms. Drago asked if there is a specific basis for Mr. Robbins' concerns.

Mr. Robbins stated he would like to talk with his counsel regarding this item.

**Board Motion:**

A motion was made by Ms. Drago, seconded by Mr. Neal, to approve Public Use Permit Amendment – Telecommunications Tower, DEV2014-137, in accordance with the staff report as presented.

**Board Action:**

The motion carried unanimously (6-1, Ms. Washington voting nay).

8. **Other Business**

a. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Board met and reviewed one application. Ms. Washington stated staff provided an update to the Board on various projects within the Downtown area.

b. Midtown Redevelopment Area Board Report

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

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

**Election of Officers:**

A motion was made by Mr. Hurt, seconded by Mr. Harper, to appoint Ms. Washington as Chair; Mr. Hoitsma as Vice Chair; and Ms. Drago as Secretary. The motion carried unanimously (7-0).

**Election of Redevelopment Board Representatives:**

A motion was made by Mr. Hurt, seconded by Mr. Neal, to appoint Mr. Harper to serve as the representative to the Main Street/South Atlantic Redevelopment Area Board; Ms. Washington as the representative to the Downtown/Balough Road Redevelopment Area Board; and Mr. Barhoo as the representative to the Midtown Redevelopment Area Board. The motion carried unanimously (7-0).

f. Board Comments:

Ms. Drago talked about the impact of development on schools. Ms. Drago stated she met with the community when Bonner Elementary, Samsula, Seville, and Burns-Oak Hill were closed. Ms. Drago stated Palm Terrace is challenged with enrollment. Ms. Drago stated that the school district had looked at the potential for residential development around Palm Terrace and felt it would grow but now there will be development close by with no children. Ms. Drago stated she would hate to see another school closed which was a public investment and have it converted to a private school or offices.

Mr. Hurt stated the project will bring people to the area that will use the City's services. He stated the construction workers will bring families to this area through the jobs that will be available.

Ms. Washington stated she was against the decision to build Champion since an active school was closed. Ms. Washington stated the students in Daytona Beach are bussed from the area to other schools and feels there needs to be schools back in Daytona Beach. She stated, however, the Minto project is excellent for seniors and will bring many people to the area.

Mr. Harper said he is excited about the Minto project and feels it will attract families to the area through the jobs that will be available.

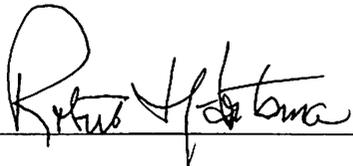
Ms. Drago stated the market will determine if the project continues to be for seniors and some of the age restrictions may be removed in the future.

Mr. Harper stated he is concerned about the term in staff reports that reads that an item "appears" to meet the Comprehensive Plan intent and felt another word should be used.

Mr. Walton stated the City Commission makes the ultimate decision and stated when he worked in Orange County, staff did not make a recommendation.

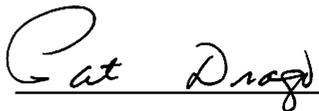
Mr. Walton stated the City Commission approved the Land Development Code on second reading on January 21, 2015, and it will be effective March 1, 2015.

**Adjournment:** The meeting adjourned at 7:05 p.m.

A handwritten signature in cursive script, appearing to read "Robert Hoitsma", written over a horizontal line.

Robert Hoitsma, Chair

ATTEST:

A handwritten signature in cursive script, appearing to read "Pat Drago", written over a horizontal line.

Pat Drago  
Secretary