

MINUTES
REGULAR MEETING – PLANNING BOARD
April 23, 2015

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, April 23, 2015 at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

Cathy Washington, Chair
Pat Drago
Ned Harper
Robert Hoitsma
Jeff Hurt
James Neal

Board Members Absent:

Tony Barhoo

Staff Members Present:

Richard Walton, Planning Director
Rose Askew, Planner
Elizabeth Matej, Senior Planner
Dennis Mrozek, Principal Planner
Carrie Avallone, Assistant City Attorney
Becky Groom, Board Secretary

1. **Call to Order**

Chairman Washington 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** - March 26, 2015

Ms. Washington stated the minutes have been corrected to read Chairman Washington called the meeting to order, not Mr. Hoitsma.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve the minutes of the March 26, 2015 Planning Board Meeting, as corrected. The motion was approved unanimously (6-0).

4. **Comprehensive Sign Plan – Daytona International Speedway – DEV-2015-040**

Staff Presentation:

Dennis Mrozek, Principal Planner, presented the staff report which is included as part of the packet. Mr. Mrozek stated the Comprehensive Sign Plan was originally approved in 2008 and was amended in 2012. Mr. Mrozek stated this request will increase the maximum overall sign area, increase the maximum individual sign size, and will increase the number of permitted signs and incorporate the inclusion of LED signs. Mr. Mrozek stated the EMC signs are proposed to be located at the entry point gates.

Ms. Drago asked what times of year would be considered “activity periods” when the LED signs will be used.

Applicant’s Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood, stated the activity periods are outlined in the agreement and the City Manager will be notified of the activity periods. He stated there is no limitation on the number of days the site could be used as activity periods but the event must anticipate having more than 25,000 patrons in attendance.

Board Comments:

Mr. Hurt stated he feels the signage is appropriate for the size of the project.

Ms. Washington stated she drove by the speedway and stated the LED signs will not be visible from passing vehicles on International Speedway Blvd.

Ms. Drago stated she feels the signs are fitting for the size of the project and enhances the excitement the activities generate.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Hurt, seconded by Mr. Hoitsma, to approve Comprehensive Sign Plan – Daytona International Speedway – DEV-2015-040, in accordance with the staff report as presented.

Board Action:

The motion carried unanimously (6-0).

5. **Planned Development Rezoning – Substantial Modification – Tarragona Shoppes - DEV 2015-043**

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 replace a 6 foot screening wall located adjacent to the residential single family property with a fence. Mr. Mrozek stated the residential property owner asked that the fence be installed so the roots are not disturbed on existing trees.

Board Comments:

Mr. Hoitsma asked what type of fence will be installed.

Mr. Mrozek stated it will be a white solid fence.

Mr. Harper stated he would like to see more consideration given to what the neighbors will be seeing when projects are developed.

Ms. Drago stated there was discussion with the neighbors when the project was originally presented. She stated she feels this is a suitable compromise.

Mr. Neal stated he was glad to see this issue settled before the project is started.

Ms. Washington thanked Mr. Holub for addressing the concerns of the residents.

Applicant's Presentation:

Paul Holub, 675 N. Beach Street, Ormond Beach, Florida, stated a wall would impact the root system of the trees on the residential property. Mr. Holub stated there will be landscaping placed on the residential side of the fence, and the fence will be a commercial grade solid vinyl fence.

Public Comments:

Gary Kemmer, 1144 Cordova, stated he is the residential property owner and asked Mr. Holub for a compromise on the wall so the roots of the existing trees would not be destroyed. Mr. Kemmer stated he is pleased with what is proposed.

Board Motion:

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve Planned Development Rezoning – Substantial Modification – Tarragona Shoppes - DEV 2015-043, in accordance with the staff report as presented.

Board Action:

The motion carried unanimously (6-0).

6. **Preliminary Plat – Minto Tomoka, Parcel B - DEV2014-177**

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 review the Preliminary Plat for the project previously presented to the Planning Board.

Applicant's Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood, stated what is presented is consistent with the PUD that was recently approved by the Planning Board.

Board Comments:

Mr. Hurt stated he is excited about this project. He stated currently, there are no 55+ communities in this area. Mr. Hurt stated the LPGA golf course will be incorporated into this project as well which will bring additional golf course fee revenue to the city.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Neal, seconded by Mr. Harper, to approve Preliminary Plat – Minto Tomoka, Parcel B, DEV2014-177, in accordance with the staff report as presented.

Board Action:

The motion carried unanimously (6-0).

- 6a. **Repeal Ordinance 12-297 and release excess slips allocated to the Overlook Residential Planned Unit Development, DEV2015-048**

Staff Presentation:

Mr. Walton stated the owners of the property notified the City they no longer desire to develop the submerged lands. Mr. Walton stated the request is to release 132 slips back to the slip inventory. Mr. Walton stated repealing Ordinance 12-297 and the concurrent release of the excess slips reverts the Overlook RPUD back to the original agreement which was adopted by Ordinance 10-321.

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 repealing Ordinance 12-297 and releasing excess slips allocated to the Overlook Residential Planned Unit Development, DEV2015-048, in accordance with the staff report as presented.

Board Action:

The motion carried unanimously (6-0).

7. **Small Scale Comprehensive Plan Amendment – 660 Mason Avenue, DEV2014-146**

Staff Presentation:

Elizabeth Matej, Senior Planner, presented the staff report which is included as part of the packet. Ms. Matej stated this item was continued from the March Planning Board meeting at the request of the applicant. Ms. Matej stated staff was informed a neighborhood meeting was held and the residents in attendance appeared to be in favor of this request.

Applicant Presentation:

The applicant was not in attendance.

Board Comments:

Mr. Hoitsma asked what will be going on the property.

Ms. Matej stated that will be dependent on the rezoning but it appears it will be retail.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve Small Scale Comprehensive Plan Amendment – 660 Mason Avenue, DEV2014-146, in accordance with the staff report as presented.

Board Action:

The motion carried unanimously (6-0).

8. **Other Business**

- a. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Board did not meet in April.

- b. Midtown Redevelopment Area Board Report

Mr. Barhoo was not in attendance to provide a report regarding the Midtown Redevelopment Area Board.

- c. Beachside Redevelopment Area Board Report

Mr. Harper stated the Beachside Redevelopment Board did not meet in April.

- d. Public Comments

There were no public comments.

- e. Staff Comments

Mr. Walton stated the Board has been provided with the existing by-laws for the Planning Board. Mr. Walton stated staff suggests the by-laws be repealed.

Board Action:

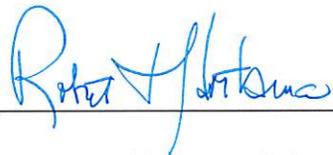
A motion was made by Mr. Hurt, seconded by Mr. Neal, to repeal the existing by-laws for the Planning Board. The motion carried unanimously (6-0).

Mr. Walton stated Mr. Hoitsma was unable to attend the Board appreciation reception last month. Mr. Hoitsma was presented with a plaque in recognition of his years of service on the Planning Board.

f. Board Comments:

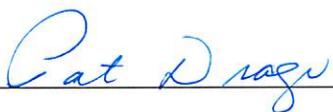
There were no public comments.

Adjournment: The meeting adjourned at 6:52 p.m.



for Cathy Washington, Chair

ATTEST:



Pat Drago
Secretary