

MINUTES  
REGULAR MEETING – PLANNING BOARD  
March 26, 2015

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, March 26, 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  
Tony Barhoo  
Pat Drago, Secretary  
Ned Harper  
Jeff Hurt

Staff Members Present:

Richard Walton, Planning Director  
Rose Askew, Planner  
Dennis Mrozek, Principal Planner  
Marianne Pulaski, Planning Technician  
Carrie Avallone, Assistant City Attorney  
Becky Groom, Board Secretary

1. **Call to Order**

Chairman Washington called the meeting to order at 6:05 p.m.

2. **Roll Call**

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

3. **Approval of the Minutes** - February 26, 2015

**Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Harper, to approve the minutes of the February 26, 2015 Planning Board Meeting. The motion was approved unanimously (5-0).

4. **Rezoning, Planned Development-General – Minto Communities LLC, DEV2014-126**

**Staff Presentation:**

Dennis Mrozek, Principal Planner, presented the staff report which is included as part of the packet. Mr. Mrozek stated the project will include 3,400 residential units and 215,000 sq. ft. of commercial uses. Mr. Mrozek stated the applicant will be responsible for the extension of Timber Creek Road which is planned as part of the project. Mr. Mrozek stated waivers requested include lot shapes, setbacks in order to obtain a smaller lot size, and signage.

**Applicant's Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood, spoke representing the applicant. Mr. Merrell referred to a hand-out that was distributed to the Board regarding other Minto development projects. Mr. Merrell stated a traffic signal is planned at the intersection of LPGA and Timber Creek. Mr. Merrell stated the project will increase the County's tax base by \$740,000,000, including \$5,700,000 in ad valorem taxes to the City, \$6,300,000 to Volusia County, and \$5,900,000 to the school district.

**Board Comments:**

Mr. Harper asked if local contractors will be used.

Mr. Merrell stated both will be used.

Mr. Hurt stated he is excited about the project. He stated the project will be a small-scale Villages and will be an upscale 55+ community.

Mr. Barhoo stated he is concerned about the setbacks.

Mr. Merrell stated there is large open space behind the lots and reducing the setbacks is a means to provide smaller lots for maintenance.

Ms. Drago stated she is concerned about connectivity. She stated the acreage surrounding this project will be zoned to the school that is in the area and people will not be able to travel through this project since it is a gated community. Ms. Drago asked if the Planning Department is satisfied that their long-term plans for the area have been met.

Mr. Walton stated this is consistent with the City's Comprehensive Plan.

**Public Comments:**

Jim Cameron, Daytona Beach Regional Chamber, stated the Chamber wants to go on record in support of this project. Mr. Cameron stated the Chamber is excited about the tax revenue and jobs that will be created as a result of this project.

**Board Motion:**

A motion was made by Mr. Hurt, seconded by Mr. Harper, to approve Planned Development-General – Minto Communities LLC, DEV2014-126, in accordance with the staff report as presented.

**Board Action:**

The motion carried 4-1, (with Ms. Drago voting nay).

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

A copy of an email was provided from Parker Mynchenberg requesting that this item be continued.

**Board Motion:**

A motion was made by Mr. Barhoo, seconded by Mr. Hurt, to continue Small Scale Comprehensive Plan Amendment – 660 Mason Avenue – DEV2014-146 until the April 23, 2015, Planning Board meeting.

**Board Action:**

The motion carried unanimously (5-0).

6. **Rezoning, Planned Development-General – 660 Mason Avenue, DEV2014-148**

A copy of an email was provided from Parker Mynchenberg requesting that this item be continued.

**Board Motion:**

A motion was made by Mr. Barhoo, seconded by Mr. Hurt, to continue Rezoning, Planned Development-General – 660 Mason Avenue, DEV2014-148.

**Board Action:**

The motion carried unanimously (5-0).

7. **Rezoning, Planned Development-General – Vystar Credit Union, DEV2015-009**

**Staff Presentation:**

Dennis Mrozek, Principal Planner, presented the staff report which is included as part of the packet. Mr. Mrozek stated the property is located on W. International Speedway and the rezoning is to allow the construction of a credit union building. Mr. Mrozek stated there is an existing fence at the north boundary of the property; and removing that fence and installing a wall that is required by the Land Development Code may damage the existing trees so a waiver is being requested to allow the fence to remain. Mr. Mrozek stated the site has been designed in order to protect the trees.

**Applicant Presentation:**

Parker Mynchenberg, 1729 Ridgewood Avenue, stated the specimen trees have all been located and will be saved. He stated the buffer will be heavily landscaped. He stated in order to install a wall, a footer would be required which may cause damage to some of the trees so that is why the waiver is requested to allow the fence to remain. Mr. Mynchenberg stated new curbs and wider sidewalks will be installed.

**Board Comments:**

Mr. Hurt stated he is pleased to see an older building being demolished and replaced with something new.

**Public Comments:**

There were no public comments.

**Board Motion:**

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve Rezoning, Planned Development-General – Vystar Credit Union, DEV2015-009, in accordance with the staff report as presented.

**Board Action:**

The motion carried unanimously (5-0).

8. **Rezoning, Planned Development-General – Orthopaedic Surgery Center, DEV2015-021**

**Staff Presentation:**

Dennis Mrozek, Principal Planner, presented the staff report which is included as part of the packet. Mr. Mrozek stated the project is planned on an undeveloped vacant lot east of Clyde Morris.

**Applicant Presentation:**

Mark Dowst, Mark Dowst & Associates, spoke representing the applicant. Mr. Dowst stated the project will relocate the existing Gillespy Clinic facility on Mason Avenue to this site. Mr. Dowst stated all windows will be high since this is a surgery center. He stated the site will be heavily landscaped. He stated wall signs are proposed and will meet the Land Development Code requirements.

**Public Comments:**

There were no public comments.

**Board Motion:**

A motion was made by Mr. Barhoo, seconded by Mr. Harper, to approve Rezoning, Planned Development-General – Orthopaedic Surgery Center, DEV2015-021, in accordance with the staff report as presented.

**Board Action:**

The motion carried unanimously (5-0).

9. **Preliminary Plat – Ortho Subdivision, DEV2015-022**

**Staff Presentation:**

Dennis Mrozek, Principal Planner, presented the staff report which is included as part of the packet. Mr. Mrozek stated the project will be developed as a single lot with an easement to the west.

**Applicant Presentation:**

Mark Dowst, Mark Dowst & Associates, spoke representing the applicant. Mr. Dowst stated the plat is for one lot development for the project.

**Public Comments:**

There were no public comments.

**Board Motion:**

A motion was made by Mr. Barhoo, seconded by Mr. Harper, to approve Preliminary Plat – Ortho Subdivision, DEV2015-022, in accordance with the staff report as presented.

**Board Action:**

The motion carried unanimously (5-0).

8. **Other Business**

a. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Board did not meet in March so she had nothing to report.

b. Midtown Redevelopment Area Board Report

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

c. Main Street/South Atlantic Redevelopment Area Board Report

Mr. Harper stated he attended the meeting but had nothing to report.

d. Public Comments

There were no public comments.

e. Staff Comments

Mr. Walton stated he enjoyed the Advisory Board reception that was held last week and was pleased to see the number of members that attended.

f. Board Comments:

Mr. Hurt stated he is pleased to see the energy that is being generated in Daytona Beach through the projects that have been presented. He stated he is glad to see all of the positive items coming forward.

Ms. Drago spoke about the design standards and stated what we are seeing proposed are “sleeker” buildings. She stated the design standards are in place but we do not want to be so rigid that development is delayed. Ms. Drago stated there were a couple of things she objected to in the Minto project but not on the whole.

Mr. Mrozek stated not all of the buildings will fit into the design standards that are in place so each project will have to be reviewed individually and determine if it meets the purpose of the design standards; and if it does, then staff will be comfortable with the project.

Ms. Drago stated she was pleased to see the project in the downtown area last month and hopes there continues to be development in that area.

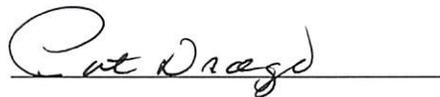
Mr. Hurt stated the White-Challis project is an attempt to bring more people and business to the downtown.

**Adjournment:** The meeting adjourned at 7:09 p.m.

A handwritten signature in blue ink that reads "Cathy Washington". The signature is written in a cursive style and is positioned above a horizontal line.

Cathy Washington, Chair

ATTEST:

A handwritten signature in black ink that reads "Pat Drago". The signature is written in a cursive style and is positioned above a horizontal line.

Pat Drago, Secretary