

MINUTES
REGULAR MEETING – PLANNING BOARD
May 28, 2015

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, May 28, 2015 at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

Tony Barhoo
Pat Drago, Secretary
Robert Hoitsma, Vice Chair
Jeff Hurt

Board Members Absent:

Cathy Washington, Chair
Ned Harper
James Neal

Staff Members Present:

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

1. **Call to Order**

Vice Chair 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** - April 23, 2015

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Barhoo to approve the minutes of the April 23, 2015 Planning Board Meeting. The motion was approved unanimously (4-0).

4. **Rezoning, Planned Development-General – 2900 ISB, DEV2014-143**

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 the construction of two additional hotels. Mr. Mrozek reviewed the waiver requests which are outlined in the staff report.

Mr. Mrozek stated currently there is a 65 foot pylon sign along Interstate 95 at the Days Inn site and a 35 foot pole sign along ISB. Mr. Mrozek stated a three tenant monument sign is proposed to be placed on ISB and the applicant proposes the installation of the monument sign and the two existing signs remaining. Mr. Mrozek stated that staff proposes that the existing pole sign be removed or the proposed monument sign not be installed. Mr. Mrozek stated staff prefers that the 35 foot pole sign be removed and the applicant be permitted to install the monument sign. Mr. Mrozek stated no signs have been proposed for Tomoka Farms Road and staff would not object to a monument sign being installed along Tomoka Farms Road. Mr. Mrozek stated staff recommends approval of the project with the condition that the pylon sign along the Interstate remain and either the existing ISB pole sign or the proposed monument sign be permitted, but not both.

Ms. Drago asked about the property perimeter and the depth of 5 feet.

Mr. Mrozek stated it is on the existing development with the building that is on site at this time.

Mr. Hoitsma stated he is pleased to see the varied roof line for the proposed building.

Applicant's Presentation:

Jeff Brock, 444 Seabreeze, spoke representing the applicant. Mr. Brock stated the proposed project will be a great addition to the gateway to the community.

Mr. Hoitsma asked about the gas tanks at the former gas station site.

Mr. Brock stated the gas tanks have been removed.

Mr. Barhoo asked if there will be upgrades to the existing building at this site.

Mr. Brock stated updates have been made to the building as required by the franchise.

Mr. Brock stated the applicant is willing to remove the 35 foot pole sign on ISB and install a monument sign along Tomoka Farms Road.

Mr. Walton stated the applicant will need to modify their drawings to be consistent with the removal of the pole sign and proposed monument sign.

Mr. Ramos spoke representing the architectural company and presented sketches of the proposed buildings that show the broken roof line and detail of the buildings.

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, 2900 ISB– DEV-2014-143, in accordance with the staff report as presented and removal of the existing pole sign on International Speedway Blvd. and the addition of a monument sign along Tomoka Farms Road.

Board Action:

The motion carried unanimously (4-0).

5. **Other Business**

a. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington was not in attendance to provide a report.

b. Midtown Redevelopment Area Board Report

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

c. Beachside Redevelopment Area Board Report

Mr. Harper was not in attendance to provide a report.

d. Public Comments

Chris Daun, 132 Pierce, distributed a hand-out to the Board regarding an announcement he received regarding the property at 330 North Street. Mr. Doan stated that site is the current location for Halifax Urban Ministries; however, Mr. Daun received an invitation for a function to be held at that

address by the Salvation Army. Mr. Daun questioned the Land Development Code and the operation of a food pantry at this location and asked if permits were issued from the city for the proposed activity.

Ms. Avallone stated there is a semi-public use permit for the property and it does not matter who the owner is; she stated if the use was previously permitted, the use would continue until the property was vacant for a year.

Mr. Walton stated the use was discussed during the public hearings for the new Land Development Code; and to his knowledge, the site has never been out of business. Mr. Walton suggested Mr. Daun meet with him to answer any questions he may have regarding this property.

Mr. Daun asked if the permit is transferrable.

Ms. Avallone stated the permit is issued for the property and runs with the land.

Mr. Daun asked about commercial storage in redevelopment areas and said there appears to be an enforcement issue of outside public storage. He stated it appears parking spaces at restaurants are permitted to be used for outside public storage.

Ms. Avallone suggested that Mr. Daun meet with the planning staff to address his questions.

Mr. Hoitsma stated at some point the Board may want to discuss amortizing uses over a period of time.

Ms. Avallone stated a business owner would have to be given time to earn a return on his investment before it could be amortized out and she stated a city seldom does that. Ms. Avallone stated the new Land Development Code stated that once a business has left a site for 6 months, the same type of businesses cannot be approved at that site.

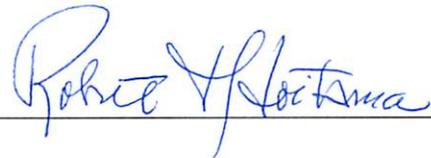
e. Staff Comments

There were no staff comments.

f. Board Comments:

Mr. Daun thanked Commissioner Trager for attending the meeting this evening.

Adjournment: The meeting adjourned at 6:45 p.m.

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

Robert Hoitsma, Vice 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