

MINUTES  
REGULAR MEETING – PLANNING BOARD  
October 22, 2015

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, October 22, 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  
Jeff Hurt  
James Newman

Board Members Absent:

Robert Hoitsma  
Tony Barhoo  
James Neal

Staff Members Present:

Dennis Mrozek, Principal Planner  
Rose Askew, Planner  
Ben Gross, Assistant City Attorney  
Marianne Pulaski, Planning Technician  
Becky Groom, Board Secretary

1. **Call to Order**

Ms. Washington called the meeting to order at 6:04 p.m.

2. **Roll Call**

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

3. **Approval of the Minutes** - September 24, 2015

**Board Action:**

A motion was made by Mr. Newman, seconded by Mr. Hurt, to approve the minutes of the September 24, 2015 Planning Board Meeting. The motion was approved unanimously (4-0).

4. **Rezoning to Planned Development-General – 900 N. Atlantic Avenue - DEV2015-076**

**Staff Presentation:**

Mr. Mrozek presented the staff report which is included as part of the packet. Mr. Mrozek stated the request is to rezone 4.9 acres of land at 900 N. Atlantic Avenue, consisting of 2.9 acres for the east lot, .7 acres for the west lot, and 1.2 acres for the south lot, from Tourist Accommodation to Planned Development-General, to permit the redevelopment of a hotel site with associated site improvements and the addition of County beach parking. Mr. Mrozek stated the County lot will accommodate 97 parking spaces and will not be associated with the hotel use.

Mr. Mrozek outlined the proposed modifications which include setbacks, modification to landscape standards, signage and landscaping.

**Applicant's Presentation:**

Jim Morris, 750 Oak Heights Court, Port Orange, Florida, spoke representing the applicant, Abbas Abdulhussein. Mr. Morris stated the project is the former Desert Inn site and the building will remain in the existing "S" shape and will be developed as a Westin resort. Mr. Morris stated he is also representing Volusia County who has purchased the south lot which will be used for public parking. Mr. Morris stated there will be a wall between the hotel property and the County property and the County lot will not be used for hotel parking. Mr. Morris stated he met with the Seabreeze Historic Neighborhood group at their community meeting and adjacent property owners. He stated there is a desire to have a screening wall moved onto the hotel property by 3 feet in order to allow better access to the rear of the residential properties. Mr. Morris stated care has been taken to insure the landscaping on the County lot will not prohibit the view of the ocean from the residential properties.

Mr. Newman asked what architectural and landscaping embellishments will be placed in the parking lots to make them attractive from A1A.

Parker Mynchenberg, 1729 Ridgewood Avenue, stated Palm trees that can survive in a salt atmosphere will be used on the east lot; and the west lot will be bordered by a masonry wall. Mr. Mynchenberg stated natural materials will be used on the south lot that will adapt to the salt atmosphere.

**Public Comments:**

Tracey Remark, 815 N. Oleander, stated she looks forward to the project. Ms. Remark stated the developer has worked with the neighbors and it has been a

wonderful working relationship. Ms. Remark stated the developers have attended the neighborhood meetings and is pleased with the spirit of cooperation presented by the developer.

John Nicholson, 413 N. Grandview, stated he was disappointed that the property had been purchased by Volusia County and, as a result, is a loss of taxable property. He stated he is pleased to see natural plantings will be used.

Jim Cameron, representing the Daytona Regional Chamber, stated he is pleased to hear Ms. Remark's comments about the working relationship with the developer. Mr. Cameron stated the Chamber is very much in support of the project.

**Board comments:**

Mr. Hurt stated he is glad to see the cooperation between the neighborhood and the developer. He stated he feels the project will be a wonderful addition to the area.

Ms. Drago stated she is pleased about the project and thanked the developer for sticking with the project.

Ms. Washington stated she is pleased to hear the many positive comments that have been made about the project.

**Board Motion:**

A motion was made by Mr. Newman, seconded by Mr. Hurt, to approve Rezoning to Planned Development-General – 900 N. Atlantic Avenue, DEV2015-076, in accordance with the staff report as presented.

**Board Action:**

The motion carried unanimously (4-0).

5. **Large Scale Comprehensive Plan Amendment – Hinson Middle School, DEV2014-135**

Ms. Washington stated she has filed a Conflict of Interest form on this item since she has a relative involved in the project. Ms. Washington stated without her ability to vote, there will not be a quorum to act on this item. The Board agreed by consensus to continue this item until the November 19, 2015 meeting.

6. **Preliminary Plat for Tomoka Town Center, DEV2015-096**

**Staff Presentation:**

Rose Askew, Planner, presented the staff report which is included as part of the packet. She gave a brief history of the property and summary of the proposed revised preliminary plat. She stated the revised preliminary plat includes the addition of 25.2± (Tract F) acres of land. The addition of land will be used to accommodate the 16± acre retention pond that was being relocated from Tract A and also to accommodate an FP&L Access, Drainage & Utility easement. Ms. Askew stated the purpose of the revisions to the preliminary plat were to increase the acreage available for site development.

**Applicant's Presentation:**

Parker Mynchenberg, 1729 Ridgewood Avenue, stated the preconstruction meeting for Tanger Outlets will be held on November 4. Mr. Mynchenberg stated this revision will free up property across from the Tanger site for development. The site was originally proposed as a retention pond and that retention pond will now be south of the Tanger Outlet site. Mr. Mynchenberg stated the construction plans associated with this plat will continue Cornerstone Blvd. all the way to Mason Avenue.

**Public Comments:**

John Nicholson, 413 N. Grandview, asked about the billboard that was discussed. Mr. Mynchenberg stated it is an existing billboard.

**Board Motion:**

A motion was made by Mr. Hurt, seconded by Mr. Newman, to approve Preliminary Plat for Tomoka Town Center, DEV2015-096, as presented in the staff report. The motion carried unanimously (4-0).

7. **Land Development Code Text Amendments – Section 3.4.Q and 6.10, DEV2015-087**

**Staff Presentation:**

Mr. Mrozek stated the LDC text amendment is based on a recent Supreme Court decision in the case of Reed v. Town of Gilbert regarding content based signs. Mr. Mrozek stated the proposed changes will resolve conflicts that may exist in the code, including signs that are exempt from permitting, deletion of some sign types, and regulation of EMC and temporary signs.

Mr. Gross stated the changes are necessary as a result of the new case law.

**Public Comments:**

There were no public comments.

**Board Motion:**

A motion was made by Mr. Newman, seconded by Mr. Hurt, to approve Land Development Code Text Amendments – Section 3.4Q and 6.10, DEV2015-087, in accordance with the staff report as presented. The motion carried unanimously (4-0).

8. **Land Development Code Text Amendments – Sections 3.3.4, 5.2, and 6.21, DEV2015-094**

**Staff Presentation:**

Mr. Gross stated these are housekeeping items; however, there are numerous changes. Mr. Gross stated there are three items listed on the agenda:

1. Article 3.3.4, 5.2, 5.4, and 6.21
2. Table 5.2.A.3 principal Uses for Redevelopment Districts – Other Accommodations
3. Article 5.4.C.13.b. Temporary Redevelopment Project Parking Lot

Mr. Gross stated that staff has determined changes were made to the Code that were not intended. Mr. Gross stated that staff is requesting that Item 1 be continued and action be taken on the revisions outlined in Items 2 and 3.

Ms. Drago expressed concern about the regulation that permits a temporary redevelopment project parking lot for 6 years and then the project would be reviewed by staff, not the Redevelopment Board.

Mr. Mrozek stated there are specific standards that must be followed and approved by staff for a project in the redevelopment areas.

**Public Comments:**

John Nicholson, 413 N. Grandview, stated there are several parking lots in the city that are unpaved. He stated there are 9 unpaved lots which are not connected to redevelopment. Mr. Nicholson stated there is only 1 bar on Main Street and there are 13 that are classified as restaurants; however, 4 do not serve food. Mr. Nicholson stated Main Street Station removed their restaurant equipment 3 days after receiving approval from the city.

**Board Motion:**

A motion was made by Mr. Hurt, seconded by Mr. Newman, to approve Item 2, Table 5.2.A.3 Principal Uses for Redevelopment Districts – Other Accommodations; and Item 3, Article 5.4.C.13.b. Temporary Redevelopment Project Parking Lot, as presented in the staff report. The motion carried 3-1 (Ms. Drago voted no).

8. **Other Business**

a. Downtown Redevelopment Board Report

Ms. Washington stated she attended the October meeting. She stated one item was presented but was postponed since the Board requested additional information.

b. Midtown Redevelopment Area Board Report

There was no report on the Midtown Redevelopment Area Board since Mr. Barhoo was not in attendance.

c. Beachside Redevelopment Area Board Report

Currently, there is no appointee to serve on the Beachside Redevelopment Area Board.

d. Public Comments

John Nicholson, 413 N. Grandview, discussed Floor-Area ratio, submerged lands, and hotel parking. He stated he feels the number of parking spaces required for projects is excessive and expensive. Mr. Nicholson stated too much landscaping is required and then landscaping dies.

e. Staff Comments

Mr. Mrozek presented the schedule of meetings for the Planning Board for 2016.

**Board Action:**

A motion was made by Mr. Hurt, seconded by Ms. Drago, to approve the schedule for Planning Board meetings for 2016. The motion carried unanimously (4-0).

f. Board Comments:

Mr. Newman spoke regarding landscaping requirements and stated good landscaping shouldn't die. Mr. Newman stated the Beautification Board is working to develop a signature look for Daytona Beach by recommending plants that will survive on beachside and the mainland. He stated the Board hopes to share information with property owners on what plants will thrive and will help to develop a signature look. He stated he would disagree that the city needs to reduce their landscaping standards.

**Adjournment**

The meeting adjourned at 7:13p.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 blue ink that reads "Pat Drago". The signature is written in a cursive style and is positioned above a horizontal line.

Pat Drago  
Secretary