

MINUTES
REGULAR MEETING – PLANNING BOARD
January 28, 2016

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, January 28, 2016 at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

Robert Hoitsma, Vice Chair
Pat Drago
Jeff Hurt
James Neal
James Newman

Board Members Absent:

Cathy Washington, Chair
Tony Barhoo

Staff Members Present:

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

1. **Call to Order**

Mr. 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 17, 2015

Mr. Walton stated the minutes had been revised to including the discussion on alcoholic beverage licenses for Item 4, Rezoning to Planned Development-General, Grandview Avenue/A1A, DEV2015-100.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve the revised minutes as presented of the December 17, 2015 Planning Board Meeting. The motion was approved unanimously (5-0).

4. **Rezoning, First Amendment to the Amended and Restated Planned Development – General, Halifax Habitat Village, DEV2015-115**

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 of the development agreement for an additional seven years. Ms. Askew stated the original agreement was approved in October, 1998. Ms. Askew stated in 2003 and 2011, five year extensions were granted by the City Commission. Ms. Askew stated the proposed extension would extend the expiration date to October 22, 2022 and will revise the language in accordance with the new Land Development Code.

Applicant's Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, spoke representing the applicant. Mr. Merrell stated the request is only for a time extension.

Public Comments:

There were no public comments.

Board Comments:

Ms. Drago asked when the project is presented in 2022, will it have to comply with the current Land Development Code requirements.

Ms. Askew stated the project will have to comply with the requirements in the PD agreement.

Ms. Drago stated previous development agreements have been extended for five years and asked why this is being extended for seven years.

Ms. Askew stated the seven year extension is at the request of the applicant.

Mr. Hurt stated Halifax Habitat for Humanity provides a great service for the area and he feels the Board should help them any way they can.

Board Motion:

A motion was made by Mr. Newman, seconded by Mr. Neal, to approve Rezoning, First Amendment to the Amended and Restated Planned Development – General, Halifax Habitat Village, DEV2015-115, in accordance with the staff report as presented.

Board Action:

The motion carried unanimously (5-0)

5. **Rezoning, Fourth Amendment to Planned Development General, Daytona Beach Kennel Club, DEV2015-141**

Staff Presentation:

Rose Askew, Planner, presented the staff report which is included as part of the packet. Ms. Askew stated the request is to add a solar energy collection system as a permitted use. Ms. Askew stated the request is to include a 20 foot landscape buffer along Bellevue Avenue.

Applicant's Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, spoke representing the applicant. Mr. Merrell stated FPL will actually be doing this project on the Daytona Beach Kennel Club site. Mr. Merrell stated the project will include 22,000 sq. ft. of panel.

Mr. Hoitsma expressed concern about parking at the site and Mr. Walton stated at times, parking overflows along Williamson Blvd.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve Rezoning, Fourth Amendment to Planned Development General, Daytona Beach Kennel Club, DEV2015-141, in accordance with the staff report as presented.

Board Action:

The motion carried unanimously (5-0).

6. **Rezoning to Planned Development – General, Fields of Daytona, DEV2015-131**

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 add auto wrecker service as a permitted use. Mr. Mrozek stated as part of the project, there will be several site improvements, including replacement of the chain link fence with an opaque fence, landscaping improvements, extension of the sidewalks, and the addition of bike racks. Mr. Mrozek stated a 10 foot buffer is requested and stated the applicant agrees to plant all materials in the 10 foot buffer that would be required for a 25 foot buffer. He stated the applicant has requested a reduction in the stacking depth at the northern access point on Jimmy Ann Drive and an increase in allowable outside storage area.

Applicant's Presentation:

Parker Mynchenberg, 1729 Ridgewood Avenue, spoke representing the applicant. Mr. Mynchenberg stated the landscape material required for a 25 foot landscape buffer will be placed in the proposed 10 foot buffer.

Board Comments:

Ms. Drago stated she is not supportive of this request. She stated she feels this addition will not be amenable to the neighborhoods that are being proposed for the area.

Mr. Mynchenberg stated there is already a body shop on site, but having cars towed in by a wrecker service currently does not exist. Mr. Mynchenberg stated a neighborhood meeting was held and no one from the apartment complex across the street attended the meeting. Mr. Mynchenberg stated several gentlemen who have purchased adjacent property where a used car lot will be located attended the meeting. Mr. Mynchenberg stated the used car lot will not have wrecker service or a body shop so the gentlemen stated they were supportive of this project. Mr. Mynchenberg stated the traffic will access the property from Jimmy Ann and the project will be behind an opaque fence.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve Rezoning to Planned Development – General, Fields of Daytona, DEV2015-141, as presented

in the staff report. The motion carried 4-1 (Ms. Drago voted nay).

7. **Rezoning, First Amendment to Planned Development – General – Daytona Plaza, DEV2015-138**

Staff Presentation:

Rose Askew, Planner, presented the staff report which is included as part of the packet. Ms. Askew stated the request is to add an indoor recreation and entertainment use to the list of permitted uses to accommodate an indoor trampoline park.

Applicant's Presentation:

Sammy Salem, Gator Investments, 1595 NE 163 Street, North Miami Beach, Florida, stated the applicant looks forward to bringing an additional use to what is in place at the K-Mart plaza.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Newman, to approve Rezoning, First Amendment to Planned Development – General – Daytona Plaza, DEV2015-138, in accordance with the staff report as presented. The motion carried unanimously (5-0).

8. **Site Plan – ERAU-Student Union, DEV2015-132**

Staff Presentation:

Dennis Mrozek, Principal Planner, presented the staff report which is included as part of the packet. Mr. Mrozek stated the request is for the construction of a four story student union building at the ERAU campus. Mr. Mrozek stated the building will be placed on the former library site.

Applicant's Presentation:

Parker Mynchenberg, 1729 Ridgewood Avenue, spoke representing the applicant. Mr. Mynchenberg stated he feels this building will be the jewel of the campus and will be one of the major iconic structures in the Daytona Beach area.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Ms. Drago, seconded by Mr. Hurt, to approve Site Plan – ERAU-Student Union, DEV2015-132, in accordance with the staff report as presented. The motion carried unanimously (5-0).

9. **Site Plan – ERAU-Student Housing, DEV2015-133**

Staff Presentation:

Dennis Mrozek, Principal Planner, presented the staff report which is included as part of the packet. Mr. Mrozek stated the request is for the two-phase construction of two five-story dormitories. Mr. Mrozek stated each building will house 659 beds, and will include a food court, and recreation area.

Applicant's Presentation:

Parker Mynchenberg, 1729 Ridgewood Avenue, spoke representing the applicant. Mr. Mynchenberg stated this will be a two-stage project. He stated the first dormitory will be constructed and the students will be moved out of the existing dormitory into the new building. He stated the existing dormitory will then be demolished and the second new dormitory will be constructed.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Newman, seconded by Mr. Hurt, to approve Site Plan – ERAU-Student Housing, DEV2015-133, in accordance with the staff report as presented. The motion carried unanimously (5-0).

10. **Site Plan – ERAU-Lab and Wind Tunnel, DEV2015-118**

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 construct a two story aerodynamic lab and one story wind tunnel to be located at the ERAU Research Park West.

Applicant's Presentation:

Parker Mynchenberg, 1729 Ridgewood Avenue, spoke representing the applicant. Mr. Mynchenberg stated bids have been received for the project and a contract will be awarded this week. Mr. Mynchenberg stated there is one site to the south of this project that will be developed later.

Ms. Drago stated she is pleased to see the former school bus storage property developed.

Mr. Hoitsma asked if the project will be manned by ERAU staff.

Mr. Mynchenberg stated it will be manned by Embry Riddle but there is a portion of the building available for outside use.

Mr. Hoitsma asked if the wind tunnel will be only for aviation.

Mr. Mynchenberg stated he has only been informed that it will be for aviation use.

Mr. Hoitsma stated he is pleased that Mr. Mynchenberg presents his projects to the Board without requesting waivers.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Hurt, seconded by Ms. Drago, to approve Site Plan – ERAU-Lab and Wind Tunnel, DEV2015-118, in accordance with the staff report as presented. The motion carried unanimously (5-0).

11. **Other Business**

- a. Downtown Redevelopment Board Report

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

- b. Midtown Redevelopment Area Board Report

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

- c. Beachside Redevelopment Area Board Report

Mr. Newman stated the Beachside Redevelopment Area Board did not meet in January.

d. Public Comments

There were no public comments.

e. Staff Comments

Election of Officers – The Board agreed to postpone action on the election of officers until the full Board is in attendance.

Election of Redevelopment Board Representatives – The Board agreed to postpone action on the appointments until the full Board is in attendance.

f. Board Comments:

Mr. Hoitsma spoke about the request that was approved by the Board to extend a project to 2022. He stated by granting the extension, the project will be delayed for almost 25 years. Mr. Hoitsma stated the extension cannot be denied since there are no rules in place to prohibit the extension request. He stated he feels at some point in time, the Board should discuss implementing a rule to limit extensions on development agreements.

Ms. Drago stated she agreed because delays will mean the project may not have to comply with new architectural standards that are in place in the new Land Development Code.

Mr. Walton stated if a restriction is in place, then essentially a project would have to start over and be re-done.

Mr. Hurt stated that all the money that a developer has spent on engineering and site design would be out the window. Mr. Hurt stated if a project is presented and then there is a down-turn in the economy as was recently experienced, hopefully a project would move forward when things improve. He stated in those instances, an extension could be granted.

Ms. Drago stated she feels there should be an expiration date for community standards.

Mr. Mrozek stated all of the projects are different and he does not feel a blanket rule can be applied.

Mr. Walton stated for a planned development rezoning, conditions can be applied to the applicant's request.

Mr. Walton stated he expects to have a Comprehensive Plan Amendment on the next Planning Board agenda for implementation of an ISB corridor development policy.

Adjournment

The meeting adjourned at 7:13 p.m.



Robert Hoitsma, Vice Chair

ATTEST:



Pat Drago
Secretary