

MINUTES
REGULAR MEETING – PLANNING BOARD
February 25, 2016

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, February 25, 2016 at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

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

Ms. 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** - January 28, 2016

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve the minutes of the January 28, 2016 Planning Board Meeting as presented. The motion was approved unanimously (7-0).

4. **Rezoning to Planned Development-General, Sam's Club, DEV2015-109**

Staff Presentation:

Dennis Mrozek, Principal Planner, presented the staff report which is included as part of the packet. Mr. Mrozek stated the project is for a 148,000 s.f. Sam's Club building and associated site improvements. Mr. Mrozek stated an interstate sign is requested and is permitted. Mr. Mrozek stated the waivers to the design standards are located at the rear of the building, which includes landscaping and building design. Mr. Mrozek stated a waiver is requested for the height of the lighting in the parking lot.

Ms. Drago asked what kind of screening there will be from the roadway at the rear of the building.

Mr. Mrozek stated there will be a 50' landscape buffer along LPGA and the Interstate. He stated the rear of the building will be adjacent to future development and there will be a 10 foot buffer which will not have as much screening.

Mr. Mrozek stated the 25' height requirement for light poles is part of the new Land Development Code and was not in the previous code and 39' feet would have been acceptable up until a few months ago when the new code was adopted.

Mr. Newman asked about the requested waiver for windows.

Mr. Mrozek stated the requirement is for 15% of the wall to be covered by windows and the applicant has stated they will not be able to meet that requirement.

Applicant's Presentation:

Jeffrey Hodgkinson, Wolverton & Associates, stated the canopy trees proposed for the buffer at the rear of the building are approximately 20 feet apart and are densely proposed.

Mr. Barhoo stated he likes the proposed loading area for customers.

Mr. Hodgkinson stated Wal-Mart and Sam's have selected this proposed site as the prototype for locating the area at the front of the building for a customer pick-up/loading area.

Ms. Drago asked about the height limit for the signs in the parking area.

Mr. Hodgkinson stated 25 foot lights will increase the electrical requirements since the light poles would have to be spaced closer together. He stated the taller poles will emit the lighting over a larger area.

Mr. Hodgkinson stated three outparcels are also part of the rezoning request. He stated he is requesting that the planting of the buffer along Lot 2 be delayed until Lot 2 is developed in order to avoid disturbing plantings that would be required in the buffer at the rear of the Sam's project.

The Board agreed by consensus that they had no problem with delaying the landscaping at the rear of the building until Lot 2 is developed.

Mr. Walton stated required landscaping could be bonded and asked the developer to place the request in writing to the City.

Mr. Mrozek stated the tree requirements for a 10 foot buffer are that there be one shade tree for every 40 feet and one small tree for every 80 feet; and the requirement for a 50 foot buffer is 4 shade trees for every 40 feet.

Public Comments:

Jenny Nazak, 413 Harvey, asked if the developer has any plans to use any native water-wise vegetation in order to mitigate the heat island effect.

Mr. Hodgkinson stated Bahia will be used near the pond and St. Augustine grass will be used in the other areas. He stated there were no requirements by St. Johns for the pond since it will be a maintenance issue. He stated the pervious area is increased in order to reduce the heat island effect.

Board Motion:

A motion was made by Mr. Hurt, seconded by Mr. Hoitsma, to approve Rezoning to Planned Development-General, Sam's Club, DEV2015-109, in accordance with the staff report as presented.

Board Action:

The motion carried unanimously (7-0).

5. **Land Development Code Text Amendments – Article 5.2.B.18.b and 8.2.D.1, DEV2016-012**

Staff Presentation:

Rich Walton, Planning Director, presented the staff report which is included as part of the packet. Mr. Walton stated the amendment is presented in order to

address the concerns expressed by the City Commission for the Seabreeze area. He stated the requirement for 51% of sales in a restaurant be food service will now be in the City's code. He stated Article 8 deals with a 3 month limit for non-conforming uses.

Ms. Drago asked if this will be retroactive or will be for future applications.

Mr. Walton stated Code Enforcement will be working with the State to enforce the code.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Hurt, seconded by Mr. Newman, to approve Land Development Code Text Amendments – Article 5.2.B.18.b and 8.2.D.1, DEV2016-012, in accordance with the staff report as presented.

Board Action:

The motion carried unanimously (7-0).

6. **Other Business**

- a. Downtown Redevelopment Board Report

Ms. Washington stated a meeting was not held in February.

- b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated Midtown Redevelopment Board met on February 9 and reviewed the monthly reports from Police and Code Enforcement. Mr. Barhoo stated the Board reviewed the report on Transportation Oriented Development and the Board unanimously approved the report.

- c. Beachside Redevelopment Area Board Report

Mr. Newman stated the Beachside Redevelopment Area Board met and discussed the Transportation Oriented Development. Mr. Newman stated the Board had questions about the density that would be required in the beachside area. He stated there was negative reaction from the neighborhood and the Board itself about possible high-rise development that could take place in the beachside area. He stated the proposed transportation would be express buses

and most did not feel it would be feasible. Mr. Newman stated it was an item for discussion and will be presented again.

d. Public Comments

Jenny Nazak, 413 Harvey, stated she is a resident of the Surfside neighborhood. She stated her neighborhood has a reputation for crime and blight but she stated it is a beautiful walkable neighborhood with architectural jewels. She stated a number of the residents are actively working to clean up the neighborhood. She stated she feels if the neighborhood and the Seabreeze area want to attract better businesses and neighbors, the residents will have to attract them. She stated she feels the Midtown area could thrive again. She stated we need to get creative so Main Street does not sit empty most of the year.

Mr. Hurt stated more people like Ms. Nazak are needed to help improve the area.

e. Staff Comments

Mr. Walton stated there were a lot of questions raised at the Redevelopment Board meetings about the Transportation Oriented Development. Mr. Walton stated a workshop is planned with all of the Redevelopment Boards to discuss the TOD. He stated he will let the Planning Board members know when the workshop is scheduled.

Election of Officers

A motion was made by Mr. Hurt, seconded by Ms. Drago, to nominate Mr. Hoitsma to serve as Chair. The motion carried unanimously (7-0).

A motion was made by Mr. Hurt, seconded by Ms. Drago, to appoint Ms. Washington as Vice Chair. The motion carried unanimously (7-0).

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to appoint Ms. Drago as Secretary. The motion carried unanimously (7-0).

Election of Redevelopment Board Representatives

A motion was made by Ms. Drago, seconded by Mr. Hurt, to continue with the current Board representatives for Redevelopment Boards:

Mr. Newman – Beachside Redevelopment Board
Ms. Washington – Downtown Redevelopment Board
Mr. Barhoo – Midtown Redevelopment Board

The motion carried unanimously (7-0).

f. Board Comments:

Ms. Washington stated it has been a pleasure to service as Chair of the Planning Board.

Mr. Hoitsma thanked Ms. Washington for serving as Chair and stated it has been a pleasure to have her serving with the Planning Board.

Mr. Hurt stated he was surprised to see that Vince Carter's restaurant will close on Sunday, February 28.

Mr. Newman thanked Ms. Nazak for her comments to the Board and encouraged her to attend future Beachside Redevelopment Board meetings and to be involved in the community.

Adjournment

The meeting adjourned at 6:50 p.m.



Cathy Washington, Chair

ATTEST:



Pat Drago
Secretary