

MINUTES
REGULAR MEETING – PLANNING BOARD
May 26, 2016

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, May 26, 2016 at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

Robert Hoitsma, Chair
Tony Barhoo
Jeff Hurt
James Neal
James Newman (arrived at 6:05 p.m.)
Cathy Washington

Board Members Absent:

Pat Drago

Staff Members Present:

Richard Walton, Planning Director
Dennis Mrozek, Planning Manager
Jason Jeffries, Redevelopment Project Manager
Carrie Avallone, Assistant City Attorney
Marianne Pulaski, Planning Technician

1. Call to Order

Mr. Hoitsma called the meeting to order at 6:00 p.m.

2. Roll Call

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

3. Approval of the Minutes - April 28, 2016

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve the minutes of the April 28, 2016 meeting. The motion carried unanimously.

4. **Site Plan, One Daytona, Phase 1C, DEV2016-030**

Staff Presentation:

Dennis Mrozek, Planning Manager, presented the report which is included as part of the packet. Mr. Mrozek stated Phase 1C consists of the residential portion of the One Daytona development will include 282 units. Mr. Mrozek stated applications have been submitted for concurrency with the Volusia County School Board and those approvals must be in place prior to approval of the site plan by City staff.

Application's Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke representing the applicant. Mr. Merrell stated he is excited to bring the residential component of the One Daytona project forward.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Hurt, seconded by Ms. Washington, to approve Site Plan, One Daytona Phase 1C, DEV2016-030, in accordance with the staff report as presented. The motion carried unanimously (6-0).

5. **Rezoning to Planned Development-Redevelopment (PD-RD) - Ridgewood Corners, DEV2016-027**

Jason Jeffries, Redevelopment Project Manager, presented the staff report which is included as part of the packet. Mr. Jeffries stated the request is to rezone an existing site in the 100 block of S. Ridgewood which is the location of Walgreen's and will include a proposed Wawa retail store with accessory gas pumps. Mr. Jeffries stated the request was presented to the Downtown Redevelopment Board and was unanimously approved. Mr. Jeffries stated the site plan indicates shared parking and improved landscaping on both the Wawa and Walgreen's sites, which includes 20% more plants than is required by code. Mr. Jeffries stated a proposed retail center monument sign is proposed to be located along International Speedway Boulevard which exceeds the maximum height allowed for signage. Mr. Jeffries stated the issues are outdoor storage which is not permitted in this area and is requested for the placement of an ice machine outside; and the applicant is requesting an EMC sign for fuel prices.

Mr. Jeffries noted that during the Downtown Redevelopment Board discussion, the Redevelopment Board made a motion to ask the Planning Board to change the code in order to allow fuel pricing signs such as is requested permissible.

Applicant's Presentation:

Glenn Storch, 420 S. Nova Road, spoke representing the applicant. He stated he represented Wawa in the location of their facility in New Smyrna Beach and it is noted in the development agreement that this site must be a Wawa. Mr. Storch stated the electronic message signage will only be used to display fuel prices, similar to what is in place in Port Orange and what will be at the site in New Smyrna.

Brian Duke, Wawa Regional Manager, 1411 Palmetto Street, New Smyrna Beach, Florida, stated there are 725 stores in the Wawa system, and Wawa is opening the average of 2 stores a month in Florida. Mr. Duke stated 3 or 4 other sites in Daytona Beach are being considered for the location of a Wawa.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve Rezoning to Planned Development-Redevelopment (PD-RD) - Ridgewood Corners, DEV2016- 027, in accordance with the staff report as presented, and with outside storage being limited to the ice machine. The motion carried unanimously (6-0).

6. Rezoning - Amendment to Planned District Agreement - B. Braun Medical Inc., DEV2016-033

Dennis Mrozek, Planning Manager, presented the staff report which is included as part of the packet. Mr. Mrozek stated this is the former Gambro site. Mr. Mrozek stated there are some outstanding utility comments that will need to be resolved prior to approval by the City Commission. Mr. Mrozek stated the Utilities Department is working with the applicant to resolve the issues and a resolution is expected soon. Mr. Mrozek stated the applicant is requesting to reduce the number of required parking spaces based on estimated employee counts. Mr. Mrozek stated a request is being made for a 245 sq. ft. wall sign which exceeds what is permitted by the Land Development Code.

Mr. Barhoo asked if a traffic analysis has been done.

Mr. Mrozek stated the traffic division has reviewed the project and has no objections to what is proposed.

Applicant's Presentation:

Joseph Ruggiero, 1845 Mason Avenue, spoke on behalf of the applicant. He stated parking will be sufficient for the three shifts that will be there and the landscaping will be upgraded to meet the code. He stated meetings have been held with Utilities in order to meet their requirements.

Public Comments:

Jim Cameron, Daytona Regional Chamber, stated the Chamber is in support of this expansion and is excited about the business investment that this company will bring to the area. Mr. Cameron stated the Chamber is excited about the jobs this company will bring to the area in the future.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Newman, to approve Rezoning - Amendment to Planned District Agreement - B. Braun Medical Inc., DEV2016-033, in accordance with the staff report as presented. The motion carried unanimously (6-0).

7. **Land Development Code Text Amendments, Sections of Article 3, 4, 6, and 11**
DEV2016-050

Rich Walton, Planning Director, presented the staff report which is included as part of the packet. Mr. Walton stated the proposed amendments were part of the previous Land Development Code and were omitted.

Mr. Barhoo asked what changes are being made to the section regarding places of worship.

Mr. Walton stated this would be the text language that was in the previous Land Development Code.

Public Comments:

Susan Bousquet, 600 Lenox Avenue, stated she reviewed the attachments for this item and feels some clarification is needed. She stated the "places of worship" section includes certain accessory uses. She stated the attachment reads that homeless shelters and food banks are not necessarily accessory uses. She stated those would not be prohibited; however, they are not endorsed. She asked if that language will put the city in the position of making things up as it goes along and will decide one of these accessory uses will be permitted.

Mr. Walton stated this is simply putting the language back in the code that was in place prior to the Clarion adoption. He stated most social service uses would come through

the public use process, and that process requires the applicant to show a need. He stated the City Commission would determine if the applicant has justification for the need.

Mr. Newman stated this would not be something that could automatically be done through a house of worship. He stated there is a process that must be followed and this will not change that process.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve Land Development Code Text Amendments, Sections of Article 3, 4, 6, and 11 - DEV2016-050, in accordance with the staff report as presented. The motion carried unanimously (6-0).

8. Other Business

a. Downtown Redevelopment Board Report

Ms. Washington stated the Downtown Redevelopment Board met in May to discuss the Wawa project and there was a lot of discussion regarding the proposed sign. She stated the project was well received but wanted to make sure the message board would only be for the gas prices.

b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated he will be out of the country in August and unable to attend that Planning Board meeting.

Mr. Barhoo stated at the April Midtown Redevelopment Area Board meeting, an issue was brought up about trash not being collected in Midtown. As a result, representatives from WastePro attended the May meeting to address the Board's concerns. During the April meeting, the Board expressed concern about the lack of activities available for the youth of the city; and Mr. Barhoo stated he would bring the Midtown Board's concerns to the attention of the Planning Board. Mr. Barhoo stated Juneteenth and some other community events are taking place within the Midtown area.

c. Beachside Redevelopment Area Board Report

Mr. Newman stated Beachside did not have any voting items. He stated the meeting was attended by a number of residents from the neighborhood who stated they would like to see more redevelopment funds used in their residential area for things like sidewalk repair and streetscaping. He stated there was a discussion about an adopt a street program for street maintenance and landscaping. Mr. Newman stated he plans

to bring that suggestion to the Beautification Board as well.

d. Public Comments

There were no public comments.

e. Staff Comments

Mr. Walton stated future Planning Board meetings will be held in Room 149-B. He stated if there is a meeting where a large crowd is expected, meetings will be held at the Police Department on Valor.

Mr. Hoitsma asked why this change is being made.

Mr. Walton stated he was not told specifically but is aware there are improvements going to be made to the Commission Chambers and with many groups that use this facility, a decision was made to reserve the chambers for the City Commission only.

Mr. Walton reminded the Board members that the TPO surveys are to be completed within the next four days.

Mr. Walton stated the new Land Development Code states the liaisons from the Planning Board to Redevelopment Boards are not to make motions nor are they voting members. The liaisons are only to relay information to the Planning Board from the Redevelopment Boards.

f. Board Comments

There were no Board comments.

Adjournment

There being no further business, the meeting was adjourned.



Robert Hoitsma, Chair

ATTEST:


Pat Drago, Secretary