

MINUTES
REGULAR MEETING – PLANNING BOARD
January 26, 2017

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, January 26, 2017 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
Tony Servance
Cathy Washington

Board Members Absent:

James Newman

Staff Members Present:

Dennis Mrozek, Planning Manager
Rose Askew, Planner
Reed Berger, Redevelopment Director
Charles Bryant, 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** - December 15, 2016

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve the minutes of the December 15, 2016 Planning Board Meeting as presented. The motion was approved unanimously (5-0).

Mr. Neal arrived for the meeting.

4. **Rezoning to Planned Development-Redevelopment (PD-RD) – MLK Lofts, DEV2016-126**

Staff Presentation:

Reed Berger, Redevelopment Manager, presented the staff report which is included as part of the packet. Mr. Berger stated an incentive agreement was approved by the City Commission in September, 2016 which includes adjacent city-owned property to be used for stormwater maintenance and a minimum of 40 parking spaces. Mr. Berger stated this project will address the removal of blight and attract re-investment.

Mr. Berger outlined the LDC modifications proposed, which include:

- Site Plan approval is included in the PD rezoning;
- Maximum height increase to 80 feet maximum;
- Setbacks on front and side reduced to 8 feet;
- Reduction in parking spaces from 164 to 96;
- Placement of a 62.5 s.f. canopy sign at Eldorado entry;
- Projection sign height to be increased from 15 feet to 24 feet;
- Projection sign square footage increased from 20 s.f. to 72 s.f.;
- Subdivision sign increased from 32 s.f. to 46.5 s.f.;
- Placement of a subdivision sign in the Division Street right of way;
- Reduction of required 2 for 1 replacement for specimen trees and removal of a diseased 37" Oak tree

Mr. Hurt asked about the reduction of the number of required parking spaces.

Mr. Berger stated the City will be providing a public lot with a minimum of 40 spaces as outlined in the Incentive Agreement which will be in addition to the 96.

Mr. Barhoo stated the city has provided a lot of incentives and asked what the City will gain and when will the city see a return on some of its investment.

Mr. Berger stated the investment will come from development on Orange Avenue and other developments around the area. Mr. Berger stated the intent is to see this project be the catalyst for other projects to come and it is not the city's intent to provide incentives for other projects.

Mr. Barhoo stated this project was discussed in detail at the Midtown Redevelopment Board meeting. Mr. Barhoo stated the Board discussed parking, height of the building, and proposed rents for the units.

Mr. Hurt stated this is something we have been begging for in Midtown.

Ms. Washington stated she is overjoyed to see this project moving forward. Ms. Washington stated she worked with the Midtown Master Plan Committee from the beginning and feels this project will ignite the area.

Applicant's Presentation:

Jim Morris, 750 Oak Heights Court, Port Orange, Florida, spoke representing the applicant, Heron Realty Investments, LLC. Mr. Morris stated Eldorado will be reworked at the development team's expense. Mr. Morris stated Division is also a substandard right of way and stated the City has agreed to donate additional right of way on the eastern side of Division in order to make the road more consistent with City standards. Mr. Morris stated a subdivision sign will be placed on Orange for easy identification of access to the project. Mr. Morris stated the City will be relocating a portion of the Public Works property along Orange Avenue in order to allow for the additional parking. Mr. Morris stated there has always been an intention by the city to relocate Public Works and that was already budgeted. Mr. Morris stated the stormwater retention will not only be for the proposed project but will help with stormwater retention in the entire basin. Mr. Morris stated the Tax Incentive Agreement only applies to taxes from this development. Mr. Morris stated parking will be provided on site and there will be additional public parking. Mr. Morris stated his client will be purchasing the Safari Lounge property and the business will be displaced. Mr. Morris discussed the height of the building and noted the building will be 6 stories. Mr. Morris stated the rental rates will be market rate and stated the City Commission did look at a rent study that was provided by a consultant hired by the city and the rate will be competitive.

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Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Barhoo, seconded by Ms. Washington to approve Rezoning to Planned Development-Redevelopment (PD-RD) – MLK Lofts, DEV2016-126, and Right-of-Way Vacation – MLK Lofts, DEV2016-028, in accordance with the staff reports as presented.

Board Action:

The motion carried unanimously (6-0).

5. **Right-of-Way Vacation – MLK Lofts, DEV2016-128**

This item was discussed and approved as part of Item 4.

Public Comments:

There were no public comments.

6. **Rezoning to RDM-3, Redevelopment Midtown - Activity Center Mixed Use, RNR Custom Wheels & Tires, DEV2016-090**

Staff Presentation:

Reed Berger, Redevelopment Manager, presented the staff report which was included as part of the packet. Mr. Berger stated the request for the rezoning is to restore conforming status of the existing use on the property.

Mr. Barhoo stated this item was presented to the Midtown Redevelopment Board and was approved unanimously.

Applicant's Presentation:

Jerry Posey, 400 S. Nova Road, stated the purpose for the request is to restore the property to a conforming use. Mr. Posey stated a neighborhood meeting was held regarding the rezoning request and there were no objections.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Ms. Washington, seconded by Mr. Hurt, to approve Rezoning to RDM-3, Redevelopment Midtown - Activity Center Mixed Use, RNR Custom Wheels & Tires, DEV2016-090, in accordance with the staff report as presented. The motion carried unanimously (6-0).

7. **Rezoning to Planned Development-General (PD-G) – Clyde Morris Industrial Park, DEV2016-106**

Dennis Mrozek, Planning Manager, presented the staff report which is included as part of the packet. Mr. Mrozek stated this is a 101 acre site which is currently undeveloped. Mr. Mrozek stated staff has received an application for the first phase of the project. Mr. Mrozek stated LDC modifications requested include a reduction of required parking; relocation of required building perimeter/parking lot landscaping; building design standards along a major City thoroughfare; and an increase in fence height.

Applicant's Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke on behalf of the applicant. Mr. Merrell stated the application for the site plan for the first phase has been submitted and he believes everyone will be pleased with the project.

Mr. Barhoo asked about fencing of the property.

Parker Mynchenberg, 1729 Ridgewood Avenue, stated there will be trees; and on the south side, there will be a retention pond which is next to an FPL easement. Mr. Mynchenberg stated the fencing will be inside the retention pond and there will be a planted buffer. Mr. Mynchenberg stated on the common side and on the back there will be a fence on the property line and landscape buffer material on both sides. Mr. Mynchenberg stated the fence will be 8 feet high with barbed wire on top for security.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve Rezoning to Planned Development-General (PD-G) – Clyde Morris Industrial Park, DEV2016-106, in accordance with the staff report as presented. The motion carried unanimously (6-0).

8. **Rezoning to Planned Development-General (PD-G) – Superwash, DEV2016-102 and Preliminary Plat, DEV2016-122**

Dennis Mrozek, Planning Manager, presented the report which is included as part of the packet. Mr. Mrozek stated the project will be placed on the property next to an existing CVS Pharmacy and north of the proposed orthopedic clinic. Mr. Mrozek stated a LDC modification is requested for perimeter building landscaping.

Applicant's Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke on behalf of the applicant. Mr. Merrell presented a hand-out of photos of existing Superwash facilities in the area. Mr. Merrell thanked staff for the work they do in reviewing projects. Mr. Merrell stated the applicants are local business people that have been in business for 30 years and work to promote their employees in their organization, which is to be commended.

Mr. Hurt stated the existing facilities of this company are great.
Mr. Hoitsma stated he likes that the building has graduated roof lines.

Ms. Washington stated this will be another positive sign in the LPGA area.

Public Comments:

Larry McDermott, 1016 Bel Air, stated he knows the applicants through his banking business and recently attended the grand opening of the Superwash in Palm Coast. Mr. McDermott stated the grand opening was well attended by civic and community leaders.

Board Motion:

A motion was made by Mr. Neal, seconded by Ms. Washington, to approve Rezoning to Planned Development-General (PD-G) – Superwash, DEV2016-102 *and* Preliminary Plat, DEV2016-122, in accordance with the staff report as presented. The motion carried unanimously (6-0).

9. **Site Plan, Liberty Industrial Park, DEV2016-095**

Rose Askew, Planner, presented the staff report which is included as part of the packet. Ms. Askew stated the Planning Board approved a site plan in 2010 but in 2012 the site plan was withdrawn since the site plan review comments had not been addressed. Ms. Askew stated 25,624 s.f. of the site will be used for storage and 36,000 will be used for office space. Ms. Askew stated the site is adjacent to residential zoning to the west. Ms. Askew stated 4 buildings are proposed on the site. Ms. Askew stated the applicant presented a request to the Board of Adjustment on January 19, 2017, and received approval to waive the requirement to have landscaping adjacent to the buildings since the areas are not visible from the vehicular area and is an industrial use.

Applicant's Presentation:

Mark Caret, Zev Cohen & Associates, 300 Interchange Blvd., stated he has met with staff and resolved any issues raised by staff. He thanked Ms. Askew for the work she has done on this project.

Frank Costa, property owner, stated he was originally a tenant on this site and is now owner and developer. Mr. Costa stated it will be a multi-tenant facility and hopefully a start-up company facility.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Ms. Washington, seconded by Mr. Barhoo, to approve Site Plan, Liberty Industrial Park, DEV2016-095, in accordance with the staff report as presented. The motion carried unanimously (6-0).

10. **Other Business**

a. Downtown Redevelopment Board Report

Ms. Washington stated the Downtown Redevelopment Board met in January and had no scheduled items other than election of officers.

b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Midtown Redevelopment Board met and discussed and approved the MLK Loft project. Mr. Barhoo stated the Board heard an update from Charles Bryant on the community activities he coordinated during the holiday season, including the health fair, food give-away, and the senior prom.

c. Beachside Redevelopment Area Board Report

Mr. Newman was not in attendance to present a report regarding the Beachside Redevelopment Area Board.

d. Public Comments

Anne Ruby, 137 Park Avenue, stated she attended the Beachside Redevelopment Area Board Meeting and discussed CRA funding and how those funds are used. Ms. Ruby stated the Board discussed their desire to have a Code Enforcement Officer and Police Officer provide reports to the Beachside Redevelopment Area Board similar to what they do for the Midtown Redevelopment Area Board.

e. Staff Comments

- Election of Officers
- Election of Redevelopment Area Board Representatives

Action on these items was postponed until the February, 2017, meeting.

f. Board Comments

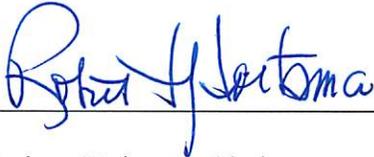
Mr. Hoitsma introduced the new Planning Board member, Tony Servance.

Mr. Servance stated he is pleased to serve on the Board and looks forward to working with the Planning Board and looks forward to helping to shape Daytona.

Mr. Barhoo stated he will not be in attendance at the February meeting. Mr. Barhoo asked that the Board continue with the election of officers at the February meeting and stated he would like to continue to represent the Planning Board at the Midtown Redevelopment Board meetings.

Adjournment

There being no further business, the meeting adjourned.



Robert Hoitsma, Chair

ATTEST:



Secretary