

MINUTES
REGULAR MEETING – PLANNING BOARD
March 23, 2017

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, March 23, 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 Newman
Tony Servance
Cathy Washington

Board Members Absent:

James Neal

Staff Members Present:

James Morris, Deputy City Manager
Rich Walton, Planning Director
Dennis Mrozek, Planning Manager
Reed Berger, Redevelopment Director
Rose Askew, Planner
Doug Gutierrez, Senior 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. Washington called the roll and noted members present as stated above.

3. **Approval of the Minutes** - February 23, 2017

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve the minutes of the February 23, 2017 Planning Board Meeting. The motion was approved unanimously (6-0).

4. **Preliminary Plat – Bayberry Cove Phase 1A & 1B - DEV2017-011**

Staff Presentation:

Dennis Mrozek, Planning Manager, presented the staff report which is included as part of the packet. Mr. Mrozek stated the property is located west of LPGA and south of Tournament Drive. Mr. Mrozek stated the request includes the plats for Phases 1A and 1B only. Mr. Mrozek stated the Technical Review Team of the City has reviewed the application and finds it acceptable.

Applicant’s Presentation:

David Haas, ICI Homes, stated he represents the applicant and is available to answer any questions the Board may have.

Mr. Newman asked what is at the rear of the lots.

Mr. Haas stated the lots back up to wetlands. He stated there are no back to back lots proposed.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Ms. Washington, seconded by Mr. Newman, to approve Preliminary Plat – Bayberry Cove Phases 1A & 1B - DEV2017-011, in accordance with the staff report as presented. The motion carried unanimously (6-0).

5. **Site Plan – Lake Mason Retreat - DEV-2016-111**

Staff Presentation:

Rose Askew, Planner, presented the staff report which is included as part of the packet. Ms. Askew stated the request is to construct a 61,000 s.f. complex consisting of 144 units with associated amenities and site improvements. She stated the project will be constructed in 4 phases. Buildings one and two will

each be four stories with 36 units in each building; Buildings three and four will be five stories with 36 units each and will have underground parking. Ms. Askew stated Site Plan approvals do not require City Commission approval; therefore, the Planning Board will have final approval on this item.

Mr. Newman asked if the proposed site plan was the same site plan that was approved as part of the PD Rezoning

Ms. Askew stated yes.

Applicant's Presentation:

Pete Zahn, 244 S. Palmetto, stated he is available to answer any questions the Board may have.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve Site Plan – Lake Mason Retreat– DEV-2016-111, in accordance with the staff report as presented. The motion carried unanimously (6-0).

6. **Rezoning to Planned Development-Redevelopment (PD-RD) – Rent A Wheel, DEV2016-066**

Staff Presentation:

Reed Berger, Redevelopment Director, presented the staff report which is included as part of the packet. Mr. Berger stated the request is to change the zoning from RDM-5 to a Planned Development-Redevelopment (PD-RD). Mr. Berger stated the property is located at the corner of Adams and International Speedway Blvd. Mr. Berger stated the purpose of the request is to re-utilize an existing building and the applicant will be moving from a property located next to this site. Mr. Berger stated the current Land Use is Commercial-Mixed Use; however, RDM-5 zoning does not allow auto uses. Mr. Berger stated the request is to allow the zoning that is on the property at the current site to be applied to this location. Mr. Berger stated as part of the request, the existing pole sign will be removed and replaced with a monument sign. Mr. Berger stated the parking surfaces will be improved as well as installing additional landscaping.

Mr. Barhoo stated the Midtown Redevelopment Board reviewed this request at their March meeting and unanimously recommended that this item be approved.

Mr. Newman stated he looks forward to seeing this and other vacant buildings along International Speedway Blvd. improved.

Applicant's Presentation:

Rob Merrell, 149 S. Ridgewood, spoke representing the application and stated he is available to answer any questions the Board may have.

Mr. Newman asked if the PD-RD designation will remain with the building should the current owner vacate the building.

Mr. Merrell stated the designation will remain with the building until someone decides to change it.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve, Rezoning to Planned Development-Redevelopment (PD-RD) – Rent A Wheel, DEV2016-066, in accordance with the staff report as presented. The motion carried unanimously (6-0).

7. **FDEP Application for Release of Deed Restrictions - DEV2017-025**

Staff Presentation:

Doug Gutierrez, Senior Planner, presented the staff report which is included as part of the packet. Mr. Gutierrez stated currently the city has several leases with the State of Florida, including leases at Halifax Harbor Marina, City Island, Manatee Island, and Riverfront Park. Mr. Gutierrez stated the leases contain deed restrictions regarding future use of the properties and financial stipulations associated with revenue-generating development. This request to the State is to release the deed restrictions.

Jim Morris, Deputy City Manager, stated the request will be reviewed by FDEP and then the Governor and his cabinet will vote to approve the release. Mr. Morris stated this is a standard practice where the State conveyed land that was once under water. Mr. Morris stated this is the first step in a long process and the purpose is to show the State that the property will be consistent with the Comprehensive Plan.

Mr. Newman asked what the restrictions are and how do they impede the Riverfront Master Plan.

Mr. Morris stated different properties have different restrictions based on when they were dredged and filled. Mr. Morris stated the restrictions are in place to make sure the property does not conflict with the uses of the lands and waters of the State. Mr. Morris stated the objective is to make the area more interesting and an attractive place for the area at large.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Hurt, seconded by Ms. Washington, to approve FDEP Application for Release of Deed Restrictions - DEV2017-025, 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 March and received an update on various projects in the downtown redevelopment area.

b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Midtown Redevelopment Area Board met in March and reviewed the Rent A Wheel item that was presented and approved by the Planning Board this evening.

c. Beachside Redevelopment Area Board Report

Mr. Newman stated the Beachside Redevelopment Area Board met in March and discussed the expansion of parking for the Ocean Center along Main Street. Mr. Newman stated there was concern expressed by one of the Board members about having a parking lot along Main Street on property that could be developed. Mr. Newman stated it was suggested to place a parking garage on property off of Main Street. Mr. Newman stated concern was expressed about following the development process for the parking lot project and he advised the Board that research on projects is included as part of the packet for the Planning Board and could be found there by anyone that is interested in any item.

d. Public Comments

There were no public comments.

e. Staff Comments

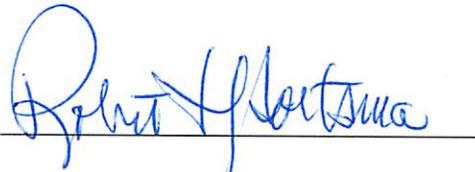
Mr. Walton stated City staff met with Volusia County staff regarding the proposed parking lot project on Main Street. Mr. Walton stated the City's rules and regulations for development were discussed. Mr. Walton stated City staff is waiting to hear back from Volusia County on how they plan to proceed.

f. Board Comment

Mr. Hoitsma and the members of the Planning Board welcomed Jim Morris as the new Deputy City Manager.

Adjournment

There being no further business, the meeting adjourned.



Robert Hoitsma, Chair

ATTEST:



Secretary