

MINUTES  
REGULAR MEETING – PLANNING BOARD  
August 24, 2017

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, August 24, 2017 at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

James Neal, Vice Chair  
Tony Barhoo  
Jeff Hurt  
James Newman

Board Members Absent:

Cathy Washington, Chair  
Tony Servance

Staff Members Present:

Richard Walton, Planning Director  
Dennis Mrozek, Planning Manager  
Carrie Avallone, Assistant City Attorney  
Marianne Pulaski, Planning Technician  
Becky Groom, Board Secretary

1. **Call to Order**

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

2. **Roll Call**

The roll was called and members were noted present as stated above.

3. **Approval of the Minutes** - July 27, 2017

**Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve the minutes of the July 27, 2017 Planning Board Meeting, as presented. The motion was approved unanimously (4-0).

4. **Rezoning to Planned Development (PD-G) – Afshari LPGA, DEV2016-115**

**Staff Presentation:**

Dennis Mrozek, Planning Manager, presented the staff report which is included as part of the packet. Mr. Mrozek stated the rezoning will allow restaurant and office uses at the former SunTrust LPGA PD and noted the development rights for the SunTrust PD have lapsed. Mr. Mrozek stated the first phase will consist of a Dunkin' Donuts and a small corporate office. Mr. Mrozek stated Phase 2 will consist of a larger office building to the rear of the site.

**Applicant's Presentation:**

Rick Dixon, 102 Orange Avenue, stated he is the Project Engineer and is available to answer any questions the Board may have.

Mr. Newman stated there is no information in the staff report regarding a neighborhood meeting.

**Public Comments:**

Ann Ruby, 137 Park Avenue, stated she attended the public meeting and feels as though it is a great project and encouraged the Board to approve it.

**Board Motion:**

A motion was made by Mr. Hurt, seconded by Mr. Newman, to approve Rezoning to Planned Development-General (PD-G) – Afshari LPGA, DEV2016-115, in accordance with the staff report as presented. The motion carried unanimously (4-0).

5. **Preliminary Plat – Birchwood, DEV2017-006**

**Staff Presentation:**

Dennis Mrozek, Planning Manager, presented the staff report which is included as part of the packet. Mr. Mrozek stated the request will allow for 66 single family lots. Mr. Mrozek stated the property is currently vacant and undeveloped.

Mr. Barhoo asked about the setbacks and how close the houses will be.

Mr. Mrozek stated the rezoning allows 5 foot setbacks.

Mr. Hurt noted the 5 foot setbacks will allow 10 feet between buildings.

**Applicant's Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood, spoke representing the applicant. Mr. Merrell spoke regarding the setbacks and stated the customer wants the homes closer together with more green surrounding the project. Mr. Merrell stated the request for smaller setbacks is market driven.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve Preliminary Plat – Birchwood, DEV2017-006, in accordance with the staff report as presented. The motion carried unanimously (4-0).

6. **Site Plan – Honda Dealership, DEV2017-083**

**Staff Presentation:**

Dennis Mrozek, Planning Manager, presented the staff report which is included as part of the packet. Mr. Mrozek stated the design has been reviewed to be consistent with the existing PD agreement and the Land Development Code, where appropriate.

Mr. Newman asked about stormwater retention on the site.

**Applicant's Presentation:**

Parker Mynchenberg, Parker Mynchenberg & Associates, 1729 S. Ridgewood Avenue, commented regarding stormwater retention. Mr. Mynchenberg stated there is an existing barrow pit on the site and about one-third of the pit will be filled. Mr. Mynchenberg stated the site is currently going through the permitting process of the St. Johns Water Management District.

Mr. Barhoo stated a very nice building is proposed.

**Public Comments:**

There were no public comments.

**Board Motion:**

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve Site Plan – Honda Dealership, DEV2017-083, in accordance with the staff report as presented. The motion carried unanimously (4-0).

**7. 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 stated the Midtown Redevelopment Area Board did not meet in August.

c. Beachside Redevelopment Area Board Report

Mr. Newman stated the Beachside Redevelopment Area Board did not meet in August. Mr. Newman stated three appointments are needed for the Board and he believes the City Commission has made appointments for those vacancies so hopefully the Board will start meeting on a regular basis again.

d. Public Comments

There were no public comments.

e. Staff Comments

There were no staff comments.

f. Board Comments

Mr. Newman stated since the ban has been removed on tattoo parlors, there are two applicants in the Redevelopment areas that are applying for Planned Developments for their properties. Mr. Newman asked if that is the appropriate use of a PD in order to change the use on an existing building.

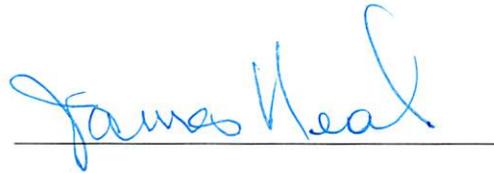
Mr. Walton stated the City Commission will make the ultimate decision as to how the applicant complies for the rezoning. Mr. Walton stated right now, the applicant only has two options for those properties: rezone the property to BA, which was discouraged by staff, or the Planned Development process. Mr. Walton stated the previous Code required a site of 1 acre minimum in order to use the Planned Development process but that requirement has been removed from the current Code.

Mr. Mrozek stated staff did discuss a Special Use permit for the tattoo parlor applications but criteria would have to be established for such a Special Use permit.

Mr. Hurt thanked Ann Ruby and Linda Smiley for the interest they have shown by attending meetings and being involved in the city.

**Adjournment**

There being no further business, the meeting adjourned.



James Neal, Vice Chair

ATTEST:



Secretary