



The CITY OF DAYTONA BEACH Planning Board Minutes

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Thursday, February 22, 2018
6:00 PM

Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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Board Members Present:

Cathy Washington, Chair
James Neal
Tony Barhoo
Jeff Hurt
Tony Servance

Board Members Absent:

James Newman

Staff Members Present:

Richard Walton, Planning Director
Dennis Mrozek, Planning Manager
Hannah Ward, Planner
Reed Berger, Redevelopment Director
Jason Jeffries, Redevelopment Project Manager
Robert Jagger, City Attorney
Marianne Pulaski, Planning Technician
Becky Groom, Board Secretary

Call to Order

Ms. Washington called the meeting to order at 6:00 p.m.

Roll Call

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

Approval of the Minutes - January 25, 2018

Mr. Hurt asked that Page 2, Paragraph 4, be corrected to read Mr. Hurt instead of Ms. Hurt.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Hurt, to approve the minutes of the January 25, 2018 meeting, as corrected. The motion carried (5-0).

Continued Item from the January 25, 2018 Planning Board Meeting:

Rezoning to Planned Development-General (PD-G) - Great American, DEV2017-073 (Quasi-Judicial Hearing)

Staff Presentation:

Hannah Ward, Planner, presented the staff report which is included as part of the packet. Ms. Ward stated this rezoning request is to allow for an auto dealership and noted the property is subject to a 65 foot utility easement and a 50 foot waterline easement. Ms. Ward stated no other development will occur in this area. Ms. Ward stated construction permits for the first phase of development must be submitted within 5 years of approval of the agreement; construction permits for subsequent phases must be submitted within 10 years of approval of the agreement. Ms. Ward stated modifications include a request for a 65 foot static or EMC pole sign as well as a request for 3 monument signs.

Mr. Barhoo asked about the requested signage modification.

Applicant's Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Merrell stated the 3 monument signs will be compliant signs and will only be placed as the phases of the development proceed.

Mr. Barhoo asked about the amount of the landscaping and asked if the landscaping is the same amount as is required but is positioned differently.

Mr. Merrell stated yes.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Servance, to approve Rezoning to Planned Development-General (PD-G) - Great American, DEV2017-073 (Quasi-Judicial Hearing), in accordance with the staff report as presented. The motion carried (5-0).

New Items:

Site Plan - Tomoka Pointe Apartments, DEV2017-079 (Quasi-Judicial Hearing)

Staff Presentation:

Hannah Ward, Planner, presented the staff report that is included as part of the packet. Ms. Ward stated the property is located on the west side of Williamson Blvd. and is located within the Tomoka Town Center PD. Ms. Ward stated the site will consist of 8 multi-family buildings with 276 dwelling units.

Ms. Ward stated she needed to make a clarification. Ms. Ward stated the staff report states the applicant will provide 609 parking spaces; but the applicant will be providing the required number of spaces which is 552.

Ms. Ward stated that prior to the City providing an approval letter to the applicant, the City must accept the Traffic Impact Analysis Report (TIA) for the development and approve concurrency, which may include a proportionate fair share for traffic, which would require City Commission approval. Ms. Ward stated the Engineering staff is requiring that access be provided to the property in a manner that is acceptable to the city prior to issuance of a site plan approval letter.

Applicant's Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, provided hand-outs of planned architectural renderings of the buildings. Mr. Merrell stated the road through the property from the north will connect through the shopping center. Mr. Merrell stated the applicant is planning to start construction next week.

Public Comments:

Linda Smiley, 357 Manhattan Way, Daytona Beach, Florida asked if there will be any affordable housing in this project. Ms. Smiley stated she is concerned that developers are building projects that most working people are unable to afford. Ms. Smiley asked what the rent will be.

Mr. Merrell stated he cannot address what the rent will be and did not think the rent is part of the review process. Mr. Merrell stated the pricing will be market pricing and will be market driven.

Board Comments:

There were no Board comments.

Board Action:

A motion was made by Mr. Neal, seconded by Mr. Servance, to approve Site Plan - Tomoka Pointe Apartments, DEV2017-079, with the conditions as outlined. The motion carried (5-0).

Small Scale Comprehensive Plan Amendment - Clyde Park Office Suites (DEV-2017-120 (Legislative Hearing))

This item was presented in conjunction with Item 7, First Amendment to Clyde Park Office Suites Planned District Agreement and approve the Clyde Park office Suites Preliminary Plat, DEV2017-121 and DEV2017-144 (Quasi-Judicial Hearing) and Item 8, Right-of-Way Vacation (Fairlawn Boulevard) - Clyde Park Office Suites, DEV2017-017 (Public Hearing).

Staff Presentation:

Dennis Mrozek, Planning Manager, presented the staff report which is included as part of the packet. Mr. Mrozek stated Clyde Park Office Suites was approved in July, 2017; however, since that time, the applicant has purchased additional property which is located in Volusia County and must be annexed into the city for development purposes. Mr. Mrozek stated a land use change will be needed as well as rezoning. Mr. Mrozek stated additionally, the Fairlawn Blvd. right-of way will be vacated. Mr. Mrozek stated if the items are approved, there will be a new boundary for the Clyde Park Office Suites Planned Development.

Mr. Mrozek stated the Small Scale Comprehensive Plan Amendment will change the Future Land Use Map designation from County Urban Low Intensity to Office Transition.

Applicant's Presentation:

Colleen Miles, Land Development Resource Group, 140 S. Beach Street, Daytona Beach, Florida, stated she represented the applicant and is available to answer any questions the Board may have.

Board Comments:

Mr. Barhoo asked if landscaping has been addressed since the property is expanded.

Mr. Mrozek stated all landscaping requirements have been met.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Neal, seconded by Mr. Barhoo, to approve Small Scale Comprehensive Plan Amendment - Clyde Park Office Suites DEV-2017- 120, in accordance with the staffreport as presented. The motion carried (5-0).

First Amendment to Clyde Park Office Suites Planned District Agreement and approve the Clyde Park Office Suites Preliminary Plat DEV2017-121 and DEV2017-144 (Quasi-Judicial Hearing)

This item was presented in conjunction with Item 6, Small Scale Comprehensive Plan Amendment - Clyde Park Office Suites, DEV2017-120 and Item 8, Right-of-Way Vacation (Fairlawn Boulevard) - Clyde Park Office Suites, DEV2017- 017 (Public Hearing).

Staff Presentation:

Dennis Mrozek, Planning Manager, stated this is a rezoning request to rezone 0.13± acres from "County" Urban Single Family Residential to City Planned Development General, to approve the First Amendment to the Clyde Park Office Suites Planned District Agreement to modify the total acreage to 2.2± acres, and approve the Preliminary Plat for Clyde Park Office Suites. Mr. Mrozek stated the larger property will accommodate larger building square footage.

Applicant's Presentation:

Colleen Miles, Land Development Resource Group, 140 S. Beach Street, Daytona Beach, Florida, stated she represented the applicant and is available to answer any questions the Board may have.

Board Comments:

There were no Board comments.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve First Amendment to Clyde Park Office Suites Planned District Agreement and approve the Clyde Park Office Suites Preliminary Plat, DEV2017-121 and DEV2017-144, in accordance with the staff report as presented. The motion carried (5-0).

Right-of-Way Vacation (Fairlawn Boulevard) - Clyde Park Office Suites, DEV2017-017 (Public Hearing)

This item was presented in conjunction with Item 6, Small Scale Comprehensive Plan Amendment - Clyde Park office Suites, DEV2017-120, and Item 7, First Amendment to Clyde Park office Suites Planned District Agreement and approve the Clyde Park office Suites Preliminary Plat, DEV2017-121 and DEV2017-144 .

Staff Presentation:

Dennis Mrozek, Planning Manager, stated this is a request for right-of-way vacation of Fairlawn Boulevard, which is 60 feet by 220 feet long. Mr. Mrozek stated City staff has reviewed the request and found that the property is not needed for public right-of-way and has no objections to this request. Mr. Mrozek stated the applicant has provided letters from other utility providers that there are no objections to this vacation of the right-of-way.

Applicant's Presentation:

Colleen Miles, Land Development Resource Group, 140 S. Beach Street, Daytona Beach, Florida, stated she represented the applicant and is available to answer any questions the Board may have.

Board Comments:

Mr. Hurt asked if there is any compensation to the city for the right-of-way vacation.

Mr. Mrozek stated no.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Servance, seconded by Mr. Neal, to approve Right-of Way Vacation (Fairlawn Boulevard) - Clyde Park Office Suites, DEV2017-017, in accordance with the staff report as presented. The motion carried (5-0).

Site Plan - Latitudes Amenity Center, DEV2017-118 (Quasi-Judicial Hearing)

Staff Presentation:

Dennis Mrozek, Planning Manager, presented the staff report which is included as part of the packet. Mr. Mrozek stated the Amenity Center site encompasses approximately 33 acres. Mr. Mrozek stated the site will include tennis courts, swimming pool, and golf cart parking as well as automobile parking. Mr. Mrozek stated the planned structures will include a fitness and/or aerobics studio, restaurant, arts and learning center, and an entertainment center.

Mr. Mrozek stated the Planning Board action will be the final action on this request and there is no City Commission approval required.

Applicant's Presentation:

Frank O'Keefe, Zev Cohen & Associates, 300 Interchange Blvd., Ormond Beach, Florida stated he represents the applicant and is available to answer any questions the Board may have.

Board Comments:

There were no Board comments.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Neal, seconded by Mr. Barhoo, to approve Site Plan - Latitudes Amenity Center, DEV2017-118, in accordance with the staff report as presented. The motion carried (5-0).

Land Development Code Text Amendment - Article 5, DEV2018-011 (Public Hearing)

Staff Presentation:

Jason Jeffries, Redevelopment Project Manager, presented the staff report which is included as part of the packet. Mr. Jeffries stated this is a text amendment and the item was previously in the Land Development Code but was omitted when the new Code was approved. Mr. Jeffries stated this is a request to include language to allow dogs in designated outdoor dining areas as an accessory to eating or drinking establishments. Mr. Jeffries stated, currently, Rhokkoh's Frozen Yogurt and Sweet Marlays' Coffee have approved applications for dogs in outdoor dining areas. Mr. Jeffries stated Landshark on the beachside has requested to allow dogs at the outdoor dining area and that is how it was determined that this language was no longer in the code.

Board Comments:

There were no Board comments.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Land Development Code Text Amendment - Article 5, DEV2018-011, in accordance with the staff report as presented. The motion carried (5-0).

Rezoning to Residential/Professional (RP), DEV2018-014 (Quasi-Judicial Hearing)

Staff Presentation:

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 two parcels at 311 and 319 San Juan. Mr. Jeffries stated the area was developed as single family; but when the area was zoned in 1967, these lots were zoned BP and, therefore, the property now has non-conforming uses. Mr. Jeffries stated the buildings have been vacant for 10 years.

Mr. Jeffries stated the Downtown Redevelopment Board held a special meeting last week to review and consider this item and recommended approval.

Mr. Jeffries stated this same situation exists throughout the corridor and staff will look at where this situation exists throughout the neighborhood.

Board Comments:

There were no Board comments.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Rezoning to Residential/Professional (RP), DEV2018-014, in accordance with the staffreport as presented. The motion carried unanimously (5-0).

Other Business

1. Downtown/Balough Road Redevelopment Board Report

Ms. Washington stated the Downtown Redevelopment Board met at their regular meeting to elect officers. Ms. Washington stated the Board heard an update from staff on redevelopment projects. Ms. Washington stated a special meeting was held to review the San Juan item which was just reviewed by the Planning Board.

2. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Midtown Redevelopment Area Board met and received reports from Police, Code Enforcement, and updates on redevelopment projects by staff.

3. Beachside Redevelopment Area Board Report

Mr. Newman was not in attendance to present a report.

4. Public Comments

There were no public comments.

5. Staff Comments

Mr. Walton stated some of the new development in the city will be included in the Parade of Homes this upcoming weekend.

6. Board Comments

Mr. Servance asked who reviews affordable housing in the city.

Mr. Walton stated there is a lot of affordable housing in the city and some is reviewed by the Daytona Beach Housing Authority and some is done by the private sector.

Mr. Hurt stated Mid-Florida Housing has a lot of affordable housing as well as Habitat for Humanity. Mr. Hurt stated most private development cannot do affordable housing because they are in the business to make money.

Linda Smiley, 357 Park Avenue, Daytona Beach, Florida stated many developers come forward and ask for concessions and she feels it is frustrating to see them getting things from the city and they give nothing back.

Mr. Hurt encouraged Ms. Smiley to do some research on grants that are available for people and stated she may be surprised at what is available.

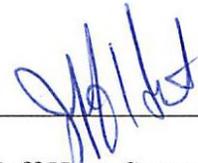
Mr. Servance stated the contact at the city for affordable housing is Seletha Brailey.

Adjournment

There being no further business, the meeting adjourned at 7:00 p.m.



Cathy Washington, Chair



Jeff Hurt, Secretary