



## The CITY OF DAYTONA BEACH Planning Board Minutes

City Hall  
Commission Chambers  
Regular Meeting

301 South Ridgewood Avenue  
Thursday, August 23, 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  
Tony Barhoo  
Jeff Hurt  
Tony Servance  
James Newman  
Helen Humphreys  
James Neal

### Staff Members Present:

Dennis Mrozek, Planning Director  
Robert Jagger, City Attorney  
Doug Gutierrez, Principal Planner  
Reed Berger, Redevelopment Director  
Jason Jeffries, Redevelopment Project Manager  
Hannah Ward, Planner  
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 - July 26, 2018

### Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve the minutes of the July 26, 2018 meeting as presented. The motion carried (7-0).

## Progress Report on 101 S. Ocean Avenue - Seawall Repairs - 60 day follow up

The applicant was not in attendance; therefore, there was no discussion on this item.

## NEW ITEMS:

## Large Scale Comprehensive Plan Amendment (LSCPA) - 500 East Apartments, DEV2018-053 (Legislative Hearing)

This item was presented in conjunction with Item 6.

### Staff Presentation:

Doug Gutierrez, Principal Planner, presented the staff report which is included as part of the packet. Mr. Gutierrez stated the request is to develop a multi-family project.

### Applicant Presentation:

The applicant's comments are included with Item 6.

### Public Comments:

There were no public comments.

### Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Large Scale Comprehensive Plan Amendment (LSCPA) - 500 East Apartments, DEV2018-053, in accordance with the staff report as presented. The motion carried (7-0).

## Rezoning to Planned Development-General (PD-G) - 500 East Apartments, DEV2018-051 (Quasi-Judicial Hearing)

This item was presented in conjunction with Item 5.

### **Staff Presentation:**

Hannah Ward, Planner, presented the staff report which is included as part of the packet. Ms. Ward stated the rezoning is requested to allow for a multi-family development. Ms. Ward stated the site is currently vacant and undeveloped. Ms. Ward stated review and approval of a Site Plan will be required by the Planning Board.

Mr. Barhoo asked if ingress/egress will be off of LPGA.

Ms. Ward stated yes.

### **Applicant Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida stated he was available to answer any questions the Board may have.

Parker Mynchenberg, 1729 Ridgewood Avenue, addressed ingress/egress and stated main access is through the existing curb cut on LPGA; but there is a secondary entrance through the parking area of the adjoining property. Mr. Mynchenberg stated the applicant has agreed to bring the section of property from LPGA to the secondary entrance up to City standards with a 24 foot wide road.

### **Public Comments:**

There were no public comments.

### **Board Action:**

A motion was made by Mr. Servance, seconded by Mr. Barhoo, to approve Rezoning to Planned Development-General (PD-G) - 500 East Apartments, DEV2018-051, in accordance with the staff report as presented. The motion carried (7-0).

## **Rezoning to Residential/Professional (RP) - 434 N. Ridgewood Avenue, DEV2018-084 (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 property is located in the Downtown Redevelopment area north of the Catholic Church on North Ridgewood. Mr. Jeffries stated the current BP zoning does not permit a single family use.

Mr. Jeffries stated a neighborhood meeting was held on July 13, 2018 and the summary of that meeting is included as part of the packet. Mr. Jeffries stated the Downtown Redevelopment Board reviewed this project on August 7, 2018, and recommended approval.

Mr. Hurt stated he feels we will be seeing more items like this since people will be moving to the downtown with Brown & Brown planning to locate their offices there.

Mr. Newman stated he is a little leery of the project and stated he lives near there and there are several properties in the area which are being used as congregate living facilities which are not licensed. Mr. Newman stated 217 Arlington is renting bed space and is supposedly a single family home.

Mr. Jeffries stated a sober house is different and has Federal protection. Mr. Jeffries stated a congregate living facility is a prohibited use and stated he will check with Code Enforcement regarding Mr. Newman's concerns.

### **Applicant Presentation:**

David Wallace, 1906 N. Halifax Avenue, Daytona Beach, Florida stated he is the general contractor on the project and states the owner does plan to live in the house. Mr. Wallace stated he and his clients have been working on the project for over a year and plan to be permanent residents at this location.

### **Public Comments:**

There were no public comments.

### **Board Action:**

A motion was made by Mr. Barhoo, seconded by Servance, to approve Rezoning to Residential/Professional (RP) - 434 N. Ridgewood Avenue, DEV2018-084, in accordance with the staff report as presented. The motion carried (7-0).

## **Small Scale Comprehensive Plan Amendment (SSCPA) - 200 Block MLK, DEV2018-105 (Legislative Hearing)**

This item was presented in conjunction with Item 9.

### **Staff Presentation:**

Mr. Gutierrez presented the staff report which is included as part of the packet. Mr. Gutierrez stated the request is to change the land use to Commercial Transition to correct an error when the Future Land Use Maps were changed as part of the zoning of the Midtown area in 2015.

Mr. Gutierrez stated a neighborhood meeting was held on August 7, 2018, and the item was well received. Mr. Gutierrez stated the Midtown Redevelopment Board met on August 14, 2018 and recommended approval of this item.

Mr. Barhoo stated Items 8 and 9 were presented to the Midtown Redevelopment Board and were positively received.

### **Public Comments:**

There were no public comments.

### **Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve Small Scale Comprehensive Plan Amendment (SSCPA) - 200 Block MLK, DEV2018-105, in accordance with the staff report as presented. The motion carried (7-0).

## Rezoning to Redevelopment Midtown - Neighborhood Transition Mixed Use (RDM-5) - 200 Block MLK, DEV2018-106 (Quasi-Judicial Hearing)

This item was presented as part of Item 8.

### Staff Presentation:

Mr. Berger stated the zoning was incorrectly changed to Residential. Mr. Berger stated the error was brought to the attention of City staff by an applicant who proposed to renovate a property in the area. Mr. Berger stated a neighborhood meeting was held where the project was favorably received. Mr. Berger stated the applicant originally proposed to use the site for a night club, which is not permitted, and now proposes to use the site for use as an Elks Lodge.

### Public Comments:

There were no public comments.

### Board Action:

A motion was made by Mr. Newman, seconded by Ms. Humphreys, to approve Rezoning to Redevelopment Midtown - Neighborhood Transition Mixed Use (RDM-5) - 200 Block MLK, DEV2018-106, in accordance with the staff report as presented. The motion carried (7-0).

## Small Scale Comprehensive Plan Amendment (SSCPA) - North Ridgewood, DEV2018-111 (Legislative Hearing)

### Staff Presentation:

Mr. Gutierrez presented the staff report which is included as part of the packet. Mr. Gutierrez stated the request is to change the land use designation from Office Transition to Retail which will make the properties consistent with the Land Use. Mr. Gutierrez stated the land use change is requested to allow development of the properties.

### Public Comments:

There were no public comments.

### Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve Small Scale Comprehensive Plan Amendment (SSCPA) - North Ridgewood, DEV2018-111, in accordance with the staff report as presented. The motion carried (7-0).

## Other Business

1. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Downtown/Balough Road Redevelopment Area Board met on August 6, 2018 and heard a presentation on the Brown & Brown project planned for downtown Daytona Beach. Ms. Washington stated the Board also reviewed the two rezoning items where were approved by the Planning Board this evening.

2. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Midtown Redevelopment Area Board met on August 14, 2018 and reviewed the two Midtown items which were on the Planning Board agenda this evening. Mr. Barhoo stated the Board was informed the former FDLE building located at Orange and Nova will become a Police substation. Mr. Barhoo stated the Board received reports by Police and Code Enforcement. Mr. Barhoo stated the meeting was well attended by the public and stated there were more people in attendance at the August 14, 2018 meeting than at any other Midtown meeting he has attended. Mr. Barhoo stated the Heart Walk is scheduled for September 15, 2018 at the Daytona International Speedway and several activities are planned for Midtown during December.

3. Beachside Redevelopment Area Board Report

Mr. Newman stated the Beachside Redevelopment Board met on August 8, 2018 and reviewed plans for a mural for a gift shop on A1A. Mr. Newman stated the Board discussed new businesses which have opened on Main Street.

4. Public Comments

John Nicholson, 413 N. Grandview, Daytona Beach, Florida discussed Floor Area Ratio and submerged lands. Mr. Nicholson also discussed the requirements for parking garages for new hotels that are planned for the beachside area.

Mr. Mrozek stated the Land Development Code provides for the opportunity for a Parking Demand Study which would show whether more or less parking would be required for a project. Mr. Mrozek stated submerged lands are included in the Land Development Code as an area that can be used as part of a project.

5. Staff Comments

There were no staff comments.

6. Board Member Comments

Ms. Humphreys asked what will be done about the seawall repairs since the representative did not attend the meeting this evening as was planned.

Mr. Jagger stated the applicant provided a letter from Joe Hopkins which states the project is on hold until the issue of the seawall is resolved.

Mr. Servance stated he works at one of the hotels at One Daytona and based on the comments he receives, people are excited about the development in Daytona Beach.

There being no further business, the meeting was adjourned.



Cathy Washington, Chair



Jeff Hurt, Secretary