



The CITY OF DAYTONA BEACH Planning Board Minutes

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Thursday, January 24, 2019
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
Helen Humphreys (arrived at 6:10 p.m.)
Tony Servance
James Neal

Board Members Absent:

James Newman, Vice Chair

Staff Members Present:

Dennis Mrozek, Planning Director
Carly Meek, Assistant City Attorney
Kathy Gademer, Planning Manager
Hannah Ward, Planner
Marianne Pulaski, Planning Technician
Lauren "Harley" Taylor, Planner

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 - December 20, 2018

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve the minutes of the December 20, 2018 meeting as presented. The motion carried (5-0).

Rezoning to Planned Development-General (PD-G) - O'Connor Capital. DEV2018-074

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the site is located at the northeast corner of I-95 and LPGA Boulevard. Ms. Ward stated the rezoning will allow a mixed-use project that will include commercial, residential, and industrial uses. Ms. Ward stated all of the modifications requested by the applicant are specific to the proposed industrial uses for the property, including changes in wall places; window coverage; multiple rooflines and changes in rooflines; screening; and truck court screening.

Mr. Barhoo asked about the number of signs requested.

Ms. Ward stated what is requested is permitted in the Land Development Code. Ms. Ward stated the site is very large; and until individual site plans are presented, it will be difficult to visualize what the site will look like.

Mr. Hurt stated it seems that every multiple tenant project that is presented requires modifications to the Land Development Code requirements.

Mr. Barhoo questioned the modification request for the parking lot size.

Ms. Ward stated the parking lot requested is for industrial uses only but the other uses will be required to meet the Land Development Code requirements.

Application Presentation:

Robert Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Merrell stated the property was annexed into the City several years ago and did not have zoning in place. Mr. Merrell stated this is not a development proposal but a zoning request. Mr. Merrell stated the site for the industrial development will not require as many parking spaces as it would if the site was used for retail.

Ms. Humphreys stated she hopes some land will be set aside for smaller homes for the workers in Daytona Beach and neighboring cities.

Public Comment:

Jim Cameron, Senior Vice President, Government Relations, Daytona Regional Chamber, stated the Chamber would like to go on record in support of this project. Mr. Cameron stated the project will bring good paying jobs and will increase the tax base.

Board Action:

A motion was made by Mr. Hurt, seconded by Ms. Humphreys, to approve Rezoning to Planned Development-General (PD-G) - O'Connor Capital, DEV2018-074, in accordance with the staff report as presented. The motion carried (6-0).

Other Business

1. Downtown/Balough Road Redevelopment Area Board Report
Ms. Washington stated the Downtown/Balough Road Redevelopment Area Board did not meet in January.
2. Midtown Redevelopment Area Board Report
Mr. Barhoo stated the Midtown Redevelopment Area Board did not meet in January.
3. Beachside Redevelopment Area Board Report
Mr. Newman was not in attendance to provide a report.
4. Public Comments
There were no public comments.
5. Staff Comments
Mr. Mrozek stated he is looking forward to 2019 and the number of projects that will be presented to the Board, starting in February.
6. Board Member Comments
Ms. Washington asked if anything has been done to establish a bus route to Tanger Outlets.

Mr. Mrozek stated he will contact Votran and report back to the Board on this item.



Cathy Washington, Chair



Jeff Hurt, Secretary