



## The CITY OF DAYTONA BEACH Planning Board Minutes

City Hall  
Commission Chambers  
Regular Meeting

301 South Ridgewood Avenue  
Thursday, February 28, 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:

Tony Servance, Vice Chair  
Tony Barhoo  
Jeff Hurt  
Helen Humphreys  
James Neal  
James Newman

### Board Members Absent:

Cathy Washington, Chair

### Staff Members Present:

Dennis Mrozek, Planning Director  
Ben Gross, Deputy City Attorney  
Kathy Gademer, Planning Manager  
Doug Gutierrez, Principal Planner  
Lauren Taylor, Planner  
Becky Groom, Board Secretary

### Call to Order

Mr. Servance 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 24, 2019

### Board Action:

A motion was made by Ms. Humphreys, seconded by Mr. Barhoo, to approve the minutes of the January 24, 2019 meeting as presented. The motion carried (6-0).

Ms. Humphreys stated she would like a correction made to Page 2 of the January 24, 2019 minutes to indicate that she would hope land will be set aside for affordable homes for workers in the area and surrounding cities.

### Board Action:

A motion was made by Mr. Newman, seconded by Ms. Humphreys, to correct the minutes of the January 24, 2019 meeting, to reflect Ms. Humphrey's comments. The motion carried (6-0).

## Wall Graphic Request- Dave & Buster's, DEV2019-012

### Staff Presentation:

Lauren Taylor, Planner, presented the staff report which was included as part of the packet. Ms. Taylor stated the property is located within the Tomoka Town Center and the applicant is requesting ten graphic wall images. Ms. Taylor stated the graphics are permitted in all zoning districts but are subject to the review and approval of the Planning Board. Ms. Taylor stated the applicant will be required to obtain a Sign Permit.

### Applicant Presentation:

Michael McLaughlin, Southeastern Lighting, spoke representing the applicant. Mr. McLaughlin stated wording has been removed in order to comply with the City Code.

### Public Comments:

There were no public comments.

### Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve Wall Graphic Request - Dave & Buster's, DEV2019-012, in accordance with the staff report as presented. The motion carried (6-0).

## Preliminary Plat - Mosaic Phase 1B-1, DEV2018-112

### Staff Presentation:

Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. Mr. Mrozek stated the project is located within the Mosaic Development and this project is a 65 lot development within that area.

Mr. Barhoo asked if there will be a traffic light at the entrance.

Mr. Mrozek stated he has not heard of any plans to place a traffic light at Tennis Drive; however, infrastructure work has started for a light at Tournament Drive. Mr. Mrozek stated the arms are in place for a light at Tomoka Farms Road and LPGA Blvd. and the light should be in place and operational soon.

### **Applicant Presentation:**

Dick Smith, ICI Homes, 2379 Beville Road, Daytona Beach, Florida stated he was in attendance to answer any questions the Board may have.

### **Public Comments:**

There were no public comments.

### **Board Action:**

A motion was made by Mr. Neal, Seconded by Ms. Humphreys, to approve Preliminary Plat - Mosaic Phase 1B-1, DEV2018-112, in accordance with the staff report as presented. The motion carried (6-0).

Rezoning to Planned Development General (PD-G) - Integrated LPGA, DEV2017-093

### **Staff Presentation:**

Mr. Mrozek stated this item is not ready to proceed and will be brought back to the Planning Board at a future date. Land Development Code Text Amendment - Article 6, DEV2018-154 Staff Presentation: Kathy Gademer, Planner, presented the staff report which was included as part of the packet. Ms. Gademer stated previously an amendment was approved by the City Commission to permit a digital billboard at Clyde Morris and West International Speedway Blvd. Ms. Gademer stated the request is to change the language to read Fentress and West International Speedway Blvd. instead of Clyde Morris and West International Speedway Blvd.

Mr. Mrozek stated the original intent was to include Fentress; however, Clyde Morris was listed in error.

### **Applicant Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida stated this request is basically to correct the language in the Code.

### **Public Comments:**

There were no public comments.

### **Board Action:**

A motion was made by Mr. Neal, seconded by Ms. Humphreys, to approve Land Development Code Text Amendment - Article 6, DEV2018-154, in accordance with the staff report as presented. The motion carried (6-0).

**Land Development Code Text Amendment - Article 6, DEV2018-169**

## **Staff Presentation:**

Kathy Gademer, Planner, presented the staff report which was included as part of the packet. Ms. Gademer stated the word "contiguous" is being removed from the Land Development Code with regards to Comprehensive Sign Plans section of the LDC for colleges and universities in order to allow signage to be placed at the Embry Riddle property on Beville and Pelican Bay.

## **Applicant Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, stated a Comprehensive Sign Plan was established for EmbryRiddle Aeronautical University. Mr. Merrell stated Embry-Riddle owns property that is not contiguous and a sign is needed for the site.

## **Public Comments:**

There were no public comments.

## **Board Action:**

A motion was made by Mr. Newman, seconded by Mr. Barhoo, to approve Land Development Code Text Amendment - Article 6, DEV2018-169, in accordance with the staff report as presented. The motion carried (6-0).

## **Comprehensive Sign Plan, Second Amendment - Embry-Riddle Aeronautical University, DEV2018-170**

## **Staff Presentation:**

Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. Mr. Mrozek stated the changes proposed are: adding signage at the satellite location of ERAU; approval of the type of signage proposed; removing references to the old Land Development Code; and removal for sign permitting and construction details noting that the Land Development Code will be the authority on the construction.

## **Applicant Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida stated he had no additional comments.

## **Public Comments:**

There were no public comments.

## **Board Action:**

A motion was made by Mr. Barhoo, seconded by Ms. Humphreys, to approve Comprehensive Sign Plan, Second Amendment - Embry-Riddle Aeronautical University, DEV2018-170, in accordance with the staff report as presented. The motion carried (6-0).

## **Land Development Code Text Amendment - Article 4, DEV2018-167**

## Staff Presentation:

Doug Gutierrez, Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated this request is to limit the number of Cypress trees on scenic thoroughfares. Mr. Gutierrez stated Cypress trees will be limited to 10% of a project's landscape requirements and will be permitted only on the interior of properties.

## Public Comments:

There were no public comments.

## Board Action:

A motion was made by Mr. Neal, seconded by Mr. Barhoo, to approve Land Development Code Text Amendment - Article 4, DEV2018-167, 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 was not in attendance to provide a report from this meeting.
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 stated the Beachside Redevelopment Area Board did not meet in January.
4. Public Comments  
There were no public comments.
5. Staff Comments  
Mr. Mrozek stated at the last Planning Board, staff was asked to check with Votran regarding their plans to extend their routes to Tanger Outlet. Mr. Mrozek stated Votran has no plans to extend the route at this time.
6. Board Member Comments  
Mr. Hurt stated there have been a number of requests for similar changes on sign projects and perhaps some of the changes need to be incorporated into the Land Development Code. Mr. Hurt asked that staff review the Code to determine if there are changes that need to be made to the Code.

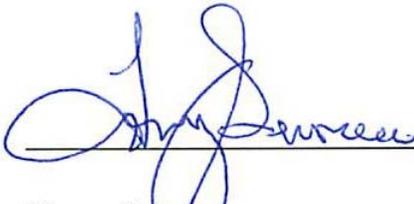
Ms. Humphreys stated there is a large hanging cable and leaning pole at 910 S. Peninsula. Ms. Humphreys stated it is a safety hazard.

Ms. Humphreys also stated there is a curb that is a trip hazard across from the Boot Hill at the entrance to the cemetery.

Mr. Mrozek stated he will forward Ms. Humphreys' concerns to the appropriate staff.

## Adjournment

There being no further business to come before the Board, the meeting was adjourned.



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Tony Servance



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Jeff Hurt, Secretary