



## The CITY OF DAYTONA BEACH Planning Board Minutes

City Hall  
Commission Chambers  
Regular Meeting

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

### Staff Members Present:

Kathy Gademer, Planning Manager  
Robert Jagger, City Attorney  
Reed Berger, Redevelopment Director  
Douglas Gutierrez, Principal Planner  
Lauren Taylor, Planner  
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 - April 25, 2019

### Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve the minutes of the April 25, 2019 meeting as presented. The motion carried (7-0).

### New Item:

## Site Plan - Marriott Renaissance. DEV2018-103

### Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the request is for the renovation of the existing hotel at 640 N. Atlantic and the development of an accessory garage at 605 Glenview. Ms. Ward stated the outstanding comments from the Engineering Division of the City that must be addressed before Site Plan approval are the requirement for an Engineer's Opinion of Cost for the site work and an approved Florida Department of Environmental Protection Construction Control Line permit. Ms. Ward stated a Unity of Title Agreement must be provided by the applicant since the parking garage structure is not contiguous to the hotel site.

Mr. Barhoo asked about there not being parking at the hotel and asked if there will be safe pedestrian walkways to the parking garage.

Ms. Ward stated it is her understanding that there will be all valet parking at the hotel.

Mr. Barhoo asked if the drop off and pick up site will cause congestion at the ingress/egress of the hotel along A1A.

Ms. Ward stated what is proposed will generate fewer trips.

Ms. Humphreys asked about congestion when buses are brought in during special event times and asked if buses could offload at the parking garage.

### Applicant's Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke representing the applicant. Mr. Merrell stated the transportation issue was presented as part of the zoning process Mr. Merrell stated there is a stacking area for valet parking but he is not sure how buses will be handled.

### Public Comments:

John Nicholson, 413 N. Grandview, Daytona Beach, Florida asked when construction will start and when it will be completed. Mr. Nicholson asked about landscaping for the project.

Mr. Merrell stated construction will start within a year and will take less than a year to finish the garage and then two years to finish the structure. Mr. Merrell stated the landscaping will be done when the building is finished.

## **Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Newman, to approve Site Plan - Marriott Renaissance, DEV2018-103, in accordance with the staff report as presented. The motion carried (7-0).

## **Preliminary Plat - Preserve at LPGA. DEV2019-041**

### **Staff Presentation:**

Lauren Taylor, Planner, presented the staff report which was included as part of the packet. Ms. Taylor stated the property is located west of LPGA and southwest of the Municipal Stadium.

Mr. Barhoo asked if one entrance is sufficient for emergency vehicle access. Ms. Humphreys expressed the same concern.

Kathy Gademer, Planning Manager, stated the application will be reviewed again between preliminary and final plan review and the secondary access point can be questioned at that time.

Ms. Ward stated a secondary access point is shown on the preliminary plans which is required by the Fire Department. Ms. Ward stated the number of access points is based on the number of units in the project. Ms. Ward stated the secondary access point is a break-away gate which is not open to the public. Ms. Ward stated the plat is consistent with the PD agreement that was presented to and approved by the Planning Board.

Ms. Washington stated she understood that this is the preliminary plat but she is hesitant to approve this item with only one entrance being shown.

Ms. Humphreys asked if the secondary access point is something that can be used on a daily basis by the residents or is it just for emergency vehicles. Ms. Humphreys stated she is hesitant to approve this application.

Mr. Jagger suggested continuing this item until the June 27, 2019 Planning Board meeting.

### **Applicant's Presentation:**

The applicant was not in attendance.

### **Public Comments:**

There were no public comments.

## **Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Servance, to continue Preliminary Plat - Preserve at LPGA, DEV2019-041 until the June, 2019, Planning Board meeting. The motion carried (7-0).

## Rezoning to Planned Development-General (PD-G) - Tomoka Village. DEV2019-030

### Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the property is located on the east side of Williamson between Strickland Range Road and LPGA. Ms. Ward stated the site is currently vacant and undeveloped.

Mr. Newman asked how many buildings will be constructed.

Ms. Ward stated seven buildings are shown on the site plan.

### Applicant's Presentation:

Michael Sznajstajler, Cobb & Cole, 149 S. Ridgewood, Daytona Beach, Florida spoke representing the applicant. Mr. Sznajstajler stated 11 acres of the site will be preserved for open space in its natural habitat.

Ms. Humphreys asked about ingress and egress to the site and how people will access Williamson.

Parker Mynchenberg, 1729 Ridgewood Avenue, Daytona Beach, Florida stated there will be right and left hand turn lanes on Williamson which is the main access. Mr. Mynchenberg stated the second access will only be used during emergencies and will have a break away gate.

### Public Comments:

There were no public comments.

### Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Rezoning to Planned Development-General (PD-G) - Tomoka Village, DEV2019-030, in accordance with the staff report as presented. The motion carried (7-0).

## Small Scale Comprehensive Plan Amendment (SSCPA) - Portions of 100/200 Block of S. Caroline Street. DEV2019-050

This item was presented in conjunction with Item 8, Rezoning to Redevelopment Midtown - Residential Preservation (RDM-6) - Portions of 100/200 Block of S. Caroline Street, DEV2019-051.

### Staff Presentation:

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated this Small Scale Comprehensive Plan Amendment encompasses 12 properties along S. Caroline. Mr. Gutierrez stated this amendment is to correct an error that was made in the Future Land Use maps in 2015 when the Midtown Master Plan was incorporated into the document. Mr. Gutierrez stated before the amendments were made to the Future Land Use maps, the property was Residential and should have remained Residential. Mr. Gutierrez stated a Neighborhood Meeting was held on April 23, 2019 at the Dickerson Community Center and the proposed change was well received. Mr. Gutierrez

stated the Midtown Redevelopment Board reviewed this item on April 14, 2019 and unanimously recommended approval of the change.

### **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) - Portions of 100/200 Block of S. Caroline Street, DEV2019-050, in accordance with the staff report as presented. The motion carried (7-0).

## **Rezoning to Redevelopment Midtown - Residential Preservation (RDM-6) - Portions of 100/200 Block of S. Caroline Street DEV2019- 051**

This item was presented in conjunction with Item 7, Small Scale Comprehensive Plan Amendment (SSCPA) - Portions of 100/200 Block of S. Caroline Street, DEV2019-050

### **Staff Presentation:**

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. Mr. Berger stated the rezoning request is to correct an error that was made when the Midtown Master Plan was incorporated into the Future Land Use maps. Mr. Berger stated an individual came into the Redevelopment Office to inquire about building a single family home on the property and that was when the error was discovered. Mr. Berger stated approving this request will return the property to its original zoning which was Residential.

### **Public Comments:**

There were no public comments.

### **Board Action:**

A motion was made by Mr. Newman, seconded by Mr. Barhoo, to approve Rezoning to Redevelopment Midtown - Residential Preservation (RDM-6) - Portions of 100/200 Block of S. Caroline Street, DEV2019-051, 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 in May and reviewed and approved a mural for an office building at 315 S. Palmetto.
2. Midtown Redevelopment Area Board Report  
Mr. Barhoo stated the Midtown Redevelopment Area Board met on May 14, 2019, and heard staff reports from the Police Department and Neighborhood Services. Mr. Barhoo stated the Board reviewed and approved the S. Caroline rezoning item that was presented to the Planning

Board this evening. Mr. Barhoo stated Charles Bryant, Project Manager, also reviewed various upcoming events that will be held in the Midtown area.

3. Beachside Redevelopment Area Board Report

Mr. Newman stated the Beachside Redevelopment Area Board met and reviewed and approved wall graphics for the barber shop which will be relocating to the former Laundromat site along Main Street. Mr. Newman stated the Board discussed the lack of parking along Main Street and in the E-Zone and tourist areas.

4. Public Comments

John Nicholson, 413 N. Grandview, Daytona Beach, Florida spoke regarding Floor Area Ratio, submerged lands and required parking for the proposed Marriott Renaissance. Mr. Nicholson expressed concern about errors in the Land Development Code.

5. Staff Comments

There were no staff comments.

6. Board Member Comments

Ms. Humphreys expressed concern about the curb which is a trip hazard in front of the cemetery along Main Street. Ms. Humphreys stated the curb that needed repair in front of the new barber shop site was repaired as soon as the curb was reported to the city and asked why the area she has asked about has not been addressed. Ms. Humphreys stated she has repeatedly spoken about a dangerous cable that is hanging down at 910 S. Peninsula which has not been corrected.

Mr. Neal stated he will be resigning from the Planning Board and the June, 2019, meeting will be his last meeting.

## Adjournment

There being no further business, the meeting was adjourned.



Cathy Washington, Chair



Jeff Hurt, Secretary