



The CITY OF DAYTONA BEACH Planning Board Minutes

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Thursday, December 19, 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.
--	----------------------------------------------------------------------------------------------------------------	--	--------------------------------------------------------------------------------------------------------------------------------------------

Board Members Present:

Cathy Washington, Chair
Tony Servance, Vice Chair
Tony Barhoo
Helen Humphreys
Milverton Robinson

Board Members Absent:

Jeff Hurt

Staff Members Present:

Dennis Mrozek, Planning Director
Ben Gross, Deputy City Attorney
Doug Gutierrez, Principal Planner
Reed Berger, Redevelopment Director
Lauren Davis, Planner
Vanessa Trimble, Development Review Technician

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 November 21, 2019

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve the minutes of the November 21, 2019 meeting as presented. The motion carried (5-0).

Preliminary Plat - Champions Quarters - DEV2019-172

Staff Presentation:

Lauren Davis, Planner, presented the staff report which was included as part of the packet. Ms. Davis stated the request is to develop 91 single family lots; and the property is located on the north side of Clyde Morris Blvd., south of Third Street and east of Jimmy Ann Drive. Ms. Davis stated the applicant is proposing to include 4 park/open space areas as part of the development.

Mr. Barhoo asked if the power lines in the area have been approved by FPL.

Mr. Mrozek stated there is an easement shown on the preliminary plat and there will not be development within that area.

Mr. Robinson stated an additional 91 homes will have an impact on the area and asked what the impact will be on the schools.

Ms. Davis stated staff does not anticipate any negative impact and noted the development is what staff expected to see in that area.

Mr. Gross stated the impact on schools is not a basis to deny the application. Mr. Gross stated there is a requirement through Volusia County for the applicant to pay impact fees to address new growth.

Mr. Robinson asked if the use of the parks will be restricted to the residents of the development. Mr. Robinson asked if low-cost housing is planned as part of the development. Mr. Robinson asked if this development will have an impact on the Cedar Highlands neighborhood.

Ms. Davis stated the applicant can address if the neighborhood will be private and noted the applicant plans for affordable homes in the area. Ms. Davis stated the proposed development is not too intense for that area. Ms. Davis stated the applicant notified the surrounding property owners of the proposed development and she is not aware of any negative feedback.

Ms. Humphreys asked about ingress and egress to the development.

Applicant Presentation:

Kris Rowley, Zev Cohen & Associates, 301 Interchange Blvd., Ormond Beach, Florida spoke representing the applicant. Mr. Rowley stated the residential lots will be set behind the FPL easement. Mr. Rowley stated the applicant is working through the school concurrency process. Mr. Rowley stated the parks will be exclusive to the residents. Mr. Rowley stated the homes will be work-force housing. Mr. Rowley stated a neighborhood meeting was not held since it is not required. Mr. Rowley stated the main entrance will be off Clyde Morris and the Third Street access will be an emergency access only and will be gated with a break-away gate.

Ms. Humphreys asked what the selling price of the homes will be.

Mr. Rowley stated the homes will start at \$200,000 and will be affordable.

Mr. Robinson asked about the parks being exclusive to the neighborhood.

Mr. Rowley stated it would be the same as any other neighborhood in that the residents of the neighborhood pay the HOA fees but noted that the roads are public so anyone would have access to the parks.

Ms. Washington stated she has a problem with this development going in next to Cedar Highlands and feels \$200,000 for the area is high. Ms. Washington stated most people will not want to pay \$200,000 for a house so close to Cedar Highlands.

Mr. Rowley stated the price of the homes will be market driven so the price may change.

Mr. Robinson expressed concern about affordability of homes and the effect this development will have on Cedar Highlands and people from Cedar Highlands using the parks when use by the public may not be permitted.

Mr. Rowley stated he would think the proposed development would help to increase the property values in Cedar Highlands. Mr. Rowley stated he thought the proposed development was what the City was looking for in terms of affordable housing for the area as opposed to high-end housing.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Ms. Humphreys, to approve Preliminary Plat - Champions Quarters - DEV2019-172, in accordance with the staff report as presented. The motion carried 3-2 with Ms. Washington and Mr. Robinson voting nay.

Large Scale Comprehensive Plan Amendment (LSCPA) - Project Delta West - DEV2019-092

Staff Presentation:

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated the Planning Board reviewed the Small Scale Comprehensive Plan Amendment in June; and the Department of Economic Opportunity reviewed the plan and stated the amendment should have been presented as a Large Scale Comprehensive Plan Amendment. Mr. Gutierrez stated the proposed amendment is to address the concerns raised by DEO.

Mr. Robinson expressed concern about the impacts this development may have on the Halifax River through disposal of stormwater and sewage.

Mr. Gross stated this is a Comprehensive Plan Amendment which establishes land use designations, and this is not the Land Development Code review. Mr. Gross stated this request is to establish the Land Use

Map designation and the project will still have to go through zoning review, which will include review of environmental issues.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Merrell stated the Planning Board has previously approved the zoning for a majority of this property. Mr. Merrell stated this process is mainly to address the concerns raised by the Department of Economic Opportunity. Mr. Merrell stated when the process is at the point where buildings will be constructed, that is where stormwater and similar items will be discussed.

Mr. Robinson stated he would like to see more information included when such items are presented.

Mr. Merrell stated proposed zoning, etc., is included in the application that was submitted to City staff and should have been included as part of the Board packet.

Mr. Gross stated this application was approved as a Small Scale Comprehensive Plan Amendment and the Department of Economic Opportunity replied that the application should have been submitted as a Large Scale Comprehensive Plan Amendment. Mr. Gross stated when Mr. Robinson stated he would like more information; he feels the information he is looking for is what will be presented during the zoning process. Mr. Gross referred Mr. Robinson to Attachment C of the packet which provides an assessment of the proposed development.

Mr. Servance asked what caused the requirement by DOE for the amendment to be changed to a Large Scale Comprehensive Plan Amendment.

Mr. Gross stated a neighborhood policy was proposed and the DOE stated per the Growth Management policy, text changes cannot be made to an area larger than a Small Scale Comprehensive Plan Amendment is proposed. Mr. Gross stated this is a re-do of what the Planning Board has previously approved.

Mr. Merrell noted DOE did not oppose the substance of the application, just the name of it.

Ms. Humphreys stated opportunities to improve an area such as those proposed do not happen often and she is excited about this project.

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) - Project Delta West - DEV2019-092, in accordance with the staff report as presented. The motion carried (5-0).

Small Scale Comprehensive Plan Amendment (SSCPA) - AAA Fence - DEV2019-003

This item was presented in conjunction with Item 7, Rezoning to Planned Development-Redevelopment (PD-RD) - AAA Fence - DEV2019-002.

Staff Presentation:

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated the subject property is located south of Orange Avenue and east and west of Lockhart Street. Mr. Gutierrez stated the applicant proposes to amend the Future Land Use Map designation for the property from Commercial-Transitional and Retail to Industrial - Local Service. Mr. Gutierrez stated the applicant proposes to amend Neighborhood "I" to permit industrial and service-related uses, to include assembly, fabrication, and installation of fencing as well as storage and rental of trash receptacles, noting specific language has been included relating to the location for storage of the receptacles.

Applicant Presentation:

Jessica Gow, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida stated this application has been under the review process for a long time. Ms. Gow stated she discussed the chain link fencing with her client and they would like to keep the chain link fencing for security purposes. Ms. Gow stated the chain link and barbed wire fencing are only located in three areas; at the entrance gates and at the corner of Lockhart and Orange for visibility in making the turn at that corner. Ms. Gow stated the remainder of the fencing would be 6' or 8' vinyl. Ms. Gow stated there would not be any barbed wire or chain link fencing along Franklin. Ms. Gow stated the fence sampling along Franklin would be removed.

Ms. Humphreys expressed concern about the barbed wire fencing.

Ms. Gow stated the barbed wire fencing is needed for security issues.

Mr. Servance asked if the area along the front where there is parking in the right of way would be improved.

Ms. Gow stated it would be improved.

Ms. Humphreys asked if the stacking would be visible from the street.

Ms. Gow stated it is addressed in the development agreement and there will be height limitations.

Mr. Mrozek stated barbed wire fencing is not prohibited in the city and is permitted in industrial zoning districts.

Mr. Robinson stated he feels AAA Fence should be able to use something more aesthetically pleasing than using barbed wire fence.

Ms. Gow stated chain link fencing is what is used in the applicant's gate system and would be used for visibility at the corner of Lockhart and Orange.

Public Comments:

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida stated she does not feel it is credible that a fence company should be requesting to use chain link fencing in a Redevelopment area. Ms. Ruby stated this would be an opportunity for the applicant to showcase a product that would provide security as well as

being aesthetically pleasing. Ms. Ruby stated the applicant needs to conform to the redevelopment zone where they are located.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Small Scale Comprehensive Plan Amendment (SSCPA) - AAA Fence - DEV2019-003, in accordance with the staff report as presented. The motion carried (5-0).

Rezoning to Planned Development-Redevelopment (PD-RD) - AAA Fence - DEV2019-002

This item was presented in conjunction with Item 6, Small Scale Comprehensive Plan Amendment (SSCPA) - AAA Fence - DEV2019- 003.

Staff Presentation:

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. Mr. Berger stated most of the property is located in the Midtown Redevelopment area and the entire area would be redeveloped as a Planned Development. Mr. Berger stated the business has been located at this site since 1958 and is consistent with the Midtown Master Plan. Mr. Berger stated there is a provision in the PD that the area where the roll-offs will be stored would only be stacked three high. Mr. Berger stated a landscaping plan is included to help address the visual quality of the project.

Mr. Berger stated the Midtown Redevelopment Board discussed the chain link and barbed wire fencing that is proposed which is not permitted in the Redevelopment Design Standards. Mr. Berger stated the Midtown Redevelopment Board agreed that the project should meet the Redevelopment Standards. Mr. Berger stated the applicant would like to keep the parking as is. Mr. Berger stated the Midtown Redevelopment Board agreed to approve the request with the provision that the chain link and barbed wire fencing be replaced by a fence design that meets Redevelopment Design Standards.

Mr. Barhoo stated the Midtown Redevelopment Board discussed the chain link fencing and felt it should be modified. Mr. Barhoo stated the Board also agreed the off-street parking area should be improved to make it more attractive. Mr. Barhoo stated the Board also discussed visibility of the area where vehicles drive from Lockhart onto Orange Avenue.

Ms. Humphreys expressed concern for the residential properties that abut the site and feels those people should not have to look at barbed wire fencing.

Mr. Berger stated a lot of the fencing would be replaced but the applicant's concern is visibility at the corner of Lockhart and Orange.

Mr. Robinson asked how the industrial area would affect the residential neighborhood in that area and noted he was concerned about the aesthetics along Orange Avenue.

Mr. Berger stated the applicant proposes improvements to what has been there a long time and there would be a softening of the fence line along the road. Mr. Berger stated there would not be a change in what the business is doing today so there would be no additional impact on the neighborhood.

Ms. Washington stated she is pleased to see the changes that are proposed.

Applicant Presentation:

The applicant's comments were included as part of Item 6.

Public Comments:

Public comments were included as part of Item 6.

Board Action:

A motion was made by Mr. Barhoo, seconded by Ms. Humphreys, to approve Rezoning to Planned Development-Redevelopment (PD-RD) - AAA Fence - DEV2019-002, with the condition that the applicant meet the standards as specified by the Midtown Redevelopment Board. The motion carried (5-0).

Mr. Barhoo left the meeting at 7:05 p.m.

Other Business:

1. Downtown/Ballogh Road Redevelopment Area Board Report
Ms. Washington stated the Downtown/Ballogh Road Redevelopment Area Board did not meet.
2. Midtown Redevelopment Area Board Report
The Midtown Redevelopment Area Board met in December and reviewed the AAA Fence item that was previously discussed at this Board meeting.
3. Beachside Redevelopment Area Board Report
There was no one in attendance to represent the Beachside Redevelopment Area Board.
4. Public Comments
There were no public comments.
5. Staff Comments
Election of Officers:

Mr. Mrozek stated Ms. Washington has served two consecutive terms and cannot be nominated to continue to serve as Chair.

Mr. Servance was nominated to serve as Chair. The Board agreed by consensus for Mr. Servance to serve as Chair for 2020.

Ms. Humphreys agreed to serve as Vice Chair for 2020. The Board agreed by consensus for Ms. Humphreys to serve as Vice Chair.

Mr. Hurt was nominated to serve as Secretary. The Board agreed by consensus for Mr. Hurt to serve as Vice Chair for 2020.

Election of Redevelopment Board Representatives:

Ms. Washington agreed to continue to serve as the representative to the Downtown/Ballogh Road Redevelopment Board.

Mr. Robinson was nominated to serve as representative to the Midtown Redevelopment Board. The Board agreed by consensus for Mr. Robinson to serve as the representative to the Midtown Redevelopment Board.

Mr. Servance was nominated to serve as representative to the Beachside Redevelopment Board. The Board agreed by consensus for Mr. Servance to serve as the representative to the Beachside Redevelopment Board.

6. Board Member Comments
There were no additional Board comments.

Adjournment

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



Cathy Washington, Chair



Jeff Hurt, Secretary