

MINUTES
REGULAR MEETING – PLANNING BOARD
May 28, 2020

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, May 28, 2020 at 6:00 p.m. in the Commission Chambers, City Hall at 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

Tony Servance, Chair
Helen Humphreys, Vice Chair
Tony Barhoo
Jeff Hurt
Milverton Robinson
Cathy Washington (via audio connection)

Staff Members Present:

Dennis Mrozek, Planning Director
Ben Gross, Deputy City Attorney
Hannah Ward, Planner
Vanessa Trimble, Planning Technician
Becky Groom, Board Secretary

1. **Call to Order**

Mr. Servance called the meeting to order at 6:00 p.m.

2. **Roll Call**

The roll was called and members were noted present as stated above.

3. **Approval of the Minutes** - February 27, 2020

Board Action:

A motion was made by Mr. Barhoo and seconded by Ms. Humphreys, to approve the minutes of the February 27, 2020 meeting as presented. The motion carried (6-0).

4. **Summary of Public Comment Procedures**

Ben Gross, Deputy City Attorney, provided an overview of procedures for the meeting due to the limited number of people that are permitted in the Commission Chambers in accordance with social distancing requirements.

New Items:

5. **Preliminary Plat – Minto Latitude at Daytona Beach Phase 5, DEV2020-010**

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the request is to allow for the development of 642 single-family residential units on 248 acres of property. Ms. Ward stated the property is located northwest of LPGA and west of I-95 and is currently vacant and undeveloped.

Mr. Hurt stated the conceptual plan was previously approved and this is now the request to approve the preliminary plat.

Ms. Washington expressed concern regarding the number of units planned for the property.

Ms. Ward stated there has been no change in the number of units previously approved as part of the original agreement but the product type has changed to a smaller unit with a smaller lot size.

Applicant Presentation:

John Townsend, 2200 Park Avenue, Winter Park, Florida spoke representing the applicant. Mr. Townsend stated the number of units approved for the overall development is 3,400 and this phase has the same mix as was in Phases 3 and 4.

Mr. Barhoo expressed concern about ingress/egress and traffic flow.

Mr. Townsend stated this will not connect to SR40 and the property is located at the end of Tymber Creek.

Mr. Mrozek stated traffic concurrency was approved for the entire 3,400 units and improvements have been made to the area by the applicant, such as the traffic light installation.

Mr. Robinson stated he is concerned about the environmental impacts on the wildlife in the area.

Mr. Townsend stated there is a wildlife plan in place and the applicant has communicated with Fish & Game as well as the St. Johns River Water Manager District and the applicant is adhering to their requirements.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Hurt, seconded by Ms. Humphreys, to approve Preliminary Plat – Minto Latitude at Daytona Beach Phase 5, DEV2020-010, in accordance with the staff report as presented. The motion carried (6-0),

6. **Site Plan – The Edison, DEV2019-106**

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the project would consist of 262 multi-family units to be located at the southwest corner of LPGA and Clyde Morris. Ms. Ward stated the property is currently vacant and undeveloped. Ms. Ward stated the applicant proposes a reduction in the required number of parking spaces to 1.8 spaces per dwelling unit. Ms. Ward stated the proposed monument signs are consistent with the development agreement. Ms. Ward stated the Proportionate Fair Share Agreement was approved by the City Commission, which requires a payment of \$302,958 for traffic improvements and must be paid prior to site plan approval. Ms. Ward stated the Utilities Department is also requiring a letter be issued from the adjacent property owner stating the adjacent property owner is agreeable to granting the utility easement for the project.

Ms. Humphreys asked if there have been complaints regarding the reduction in the number of parking units.

Ms. Ward stated she is not aware of any complaints.

Mr. Robinson stated he is concerned about the growth in the area and the number of apartment units in that area.

Applicant Presentation:

Parker Mynchenberg, 1729 S. Ridgewood Avenue, Daytona Beach, Florida, spoke representing the applicant. Mr. Mynchenberg stated the applicant has secured an easement from Halifax Health for the project. Mr. Mynchenberg stated the parking reduction request is based on historical data and has been approved on similar projects.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo and seconded by Ms. Humphreys, to approve Site Plan – The Edison, DEV2019-106, in accordance with the staff report as presented. The motion carried (6-0).

7. **Site Plan – Embry-Riddle Aeronautical University (ERAU) Student Housing Phase 3 – DEV2020-009**

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated this is a request to approve a site plan for a 7-story dormitory with ground floor office/business space.

Mr. Hurt noted no variances have been requested from the Land Development Code for this application.

Ms. Humphreys stated the campus is an area of pride and is a beautiful development.

Mr. Servance stated several types of transportation are used on the campus and there are not a lot of cars.

Applicant Presentation:

Parker Mynchenberg, 1729 S. Ridgewood Avenue, Daytona Beach, Florida stated he is proud to work on this project. Mr. Mynchenberg stated the applicant has asked Mr. Mynchenberg to start work on a new fitness center and pool for the campus.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Ms. Humphreys and seconded by Mr. Barhoo, to approve Site Plan – Embry-Riddle Aeronautical University (ERAU) Student Housing Phase 3 – DEV2020-009, in accordance with the staff report as presented. The motion carried (6-0).

8. **First Amendment to Grande Champion Combined Tracts 26, 28, and 29 Planned District (PD) Agreement – DEV2018-172**

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the project would allow for the development of 357 units on Tract 28 of the Grande Champion subdivision. Ms. Ward stated an email from a citizen has been included in the Board packet regarding this item. Ms. Ward stated the Land Development Code modifications requested include a reduction in the number of access points from 3 to 2, a reduction in the Maximum Connectivity Index Score from 1.7 to 1.43; an increase in the maximum lot coverage from 35% and 40% to 50%; and an increase in the size of the monument sign from 64 s.f. to 96 s.f. for 2 signs. Ms. Ward stated a Cost Sharing Agreement was previously approved which requires installation of a traffic signal at W. International Speedway Blvd. and Grande Champion Blvd.

Dennis Mrozek, Planning Director, stated an email is included in the Board's packet from a citizen that contains comments regarding this item as well as Item 9.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Merrell stated the applicant has purchased the property for this item as well as Item 9. Mr. Merrell stated a neighborhood meeting was scheduled to discuss this item as well as other proposed development for the area; and there was not sufficient time to cover all of the items in the proposed development. Mr. Merrell stated his client is willing to meet with the residents again to address any concerns they may have. Mr. Merrell stated construction traffic was a concern raised by the residents as well as the planned traffic light and stormwater issues.

Public Comments:

Robert Beebe, 541 Champions Ridge, Daytona Beach, Florida stated he is president of the homeowners association. Mr. Beebe stated the community meeting was poorly coordinated and noted the applicant's representatives tried to compress three projects into one meeting. Mr. Beebe stated he is encouraged that the developer is willing to meet again with the residents. Mr. Beebe stated the residents are concerned about construction traffic and does not feel Champions Ridge Drive will be able to handle the construction traffic. Mr. Beebe stated the two access points to this site would go through the residential area. Mr. Beebe stated he does not feel there is a need to increase the signage since the development is not on a major thoroughfare. Mr. Beebe stated if Dunn Avenue was completed, that would be the appropriate means for construction traffic to use. Mr. Beebe stated he is concerned as to when the traffic light will be installed. Mr. Beebe asked if this development would be an HOA community, which will follow the existing LPGA guidelines. Mr. Beebe stated the roads cannot handle the additional development. Mr. Beebe stated he feels there is a risk of security to existing homes if an additional access point is opened.

Mr. Merrell responded to Mr. Beebe's comments. Mr. Merrell stated the sequencing of the development needs to be worked out as well as timing for the installation of the traffic light. Mr. Merrell stated there would be a homeowners association for this development.

Mr. Robinson stated he is concerned about coordination with the existing property owners.

Ms. Humphreys stated she feels the issue regarding the construction equipment can be worked out. Ms. Humphreys asked the status of the Dunn Avenue project.

Mr. Mrozek stated there is no available funding for Dunn Avenue.

Ms. Washington asked who would be responsible for the streets if they were damaged during construction.

Mr. Merrell stated the streets are public streets and a performance bond will be posted as the developer goes through the platting process.

Mr. Gross stated there is nothing in the Land Development Code that would require the developer to repair damage on an existing open street and noted the city is responsible for the maintenance of city streets.

Board Action:

A motion was made by Mr. Barhoo, seconded by Ms. Washington, to approve First Amendment to Grande Champion Combined Tracts 26, 28, and 29 Planned District (PD) Agreement – DEV2018-172, in accordance with the staff report as presented. The motion carried (5-1 with Mr. Robinson voting nay).

9. **Rezoning to Planned Development-General (PD-G) – West Speedway Town Center PD – DEV2018-174**

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated this is a request to rezone 177.9 acres on LPGA and Grande Champions from SFR-5 to PD-G. Ms. Ward noted there is an email included in the Board packet from a resident regarding this project. Ms. Ward stated the property is currently vacant and undeveloped. Ms. Ward stated the Land Development Code modifications include the request for a reduction in the number of access points from three to one; a reduction in the Minimum Connectivity Index from 1.7 to 1.54; a reduction in sidewalk width from 7 feet to 5 feet; a reduction in setbacks; an increase in the maximum height of fencing from 4 feet to 6 feet; and to increase the signage to 11 ground signs. Ms. Ward stated as in the previous item, no development permits will be issued until the city approves an agreement for the developer's payment of the pro rata share for the traffic signal to be located at W. International Speedway Blvd. and Grande Champions.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Merrell stated this is a well thought-out mixed-use project and is appropriate for property along International Speedway Blvd.

Public Comments:

Robert Beebe, 541 Champions Ridge, Daytona Beach, Florida stated this item was not presented at the community meeting and he is concerned about the proposed uses for this site. Mr. Beebe stated he is also concerned about traffic patterns in the development.

Mr. Merrell stated the retail uses are not known at this time. Mr. Merrell stated if the residents are concerned about specific uses, this could be discussed when the developer meets with the residents.

Board Action:

A motion was made by Mr. Hurt, seconded by Ms. Humphreys, to approve Rezoning to Planned Development-General (PD-G) – West Speedway Town Center PD – DEV2018-174, in accordance with the staff report as presented. The motion carried (6-0).

10. **Rezoning to Planned Development-General (PD-G) – Williamson Hand PD – DEV2019-142**

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated this is a request to rezone the property from Volusia County R-2 to City PD-G. Ms. Ward stated the property is currently vacant and undeveloped. Ms. Ward stated a 15-foot natural buffer is proposed along the rear of the property; and the applicant is requesting an increase in the maximum lot coverage from 35% to 50%.

Applicant Presentation:

Darren Elkind, 142 E. New York Avenue, Deland, Florida spoke representing the applicant, Consolidated Tomoka Land Company. Mr. Elkind stated a neighborhood meeting was held and was well attended.

Public Comments:

There were no public comments.

Board Action:

A motion was made by Mr. Barhoo, seconded by Ms. Humphreys, to approve Rezoning to Planned Development-General (PD-G) – Williamson Hand PD – DEV2019-142, in accordance with the staff report as presented. The motion carried (6-0).

11. **Land Development Code Text Amendment – Amending Articles 3 and 4 of the LDC – DEV2020-030**

Mr. Mrozek asked that this item be postponed.

12. Other Business

- a. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Board has not met.

- b. Midtown Redevelopment Area Board Report

Mr. Robinson stated the Board has not met.

- c. Beachside Redevelopment Area Board Report

Mr. Servance stated the Board has not met in several months; but when they last met, they discussed LED lighting on A1A.

- d. Public Comments

There were no public comments.

- e. Staff Comments

Mr. Mrozek stated the Redevelopment Boards would only meet in the future when there are action items that need to be reviewed by the Boards.

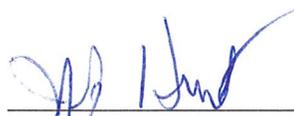
- f. Board Member Comments

There were no Board Member Comments.

There being no further business, the meeting was adjourned AT 7:47p.m.



Tony Servance, Chair



Jeff Hurt, Secretary