

MINUTES

REGULAR MEETING – PLANNING BOARD

August 27, 2020

Minutes of the Regular Meeting of the Planning Board of The City of Daytona Beach, Florida, held on Thursday, June 25, 2020 at 6:00 p.m., in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

- 1. **Call to Order**
- 2. **Roll Call.**

Tony Barhoo	Present
Helen Humphreys (Vice Chair)	Present (arrived at 6:04 p.m.)
Jeff Hurt (Secretary)	Present
William Pageau	Present
Tony Servance (Chair)	Present
Milverton Robinson	Absent
Cathy Washington	Via Audio Connection

Also Present:

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

3. **Approval of Minutes**

Approval of the Minutes of the August 27, 2020 Regular Planning Board Meeting held at City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

It was moved by Mr. Bahoo to approve the minutes, seconded by Ms. Humphreys. The motion passed 6-to-0 with the breakdown as follows:

Tony Barhoo	Yea
Helen Humphreys (Vice Chair)	Not in attendance
Jeff Hurt (Secretary)	Yea
William Pageau	Yea
Tony Servance (Chair)	Yea
Milverton Robinson	Absent
Cathy Washington	Yea

4. **Summary of Public Comment Procedures**

Included as part of the agenda is a summary of Public Comment Procedures.

5. **Site Plan – Embry Riddle Aeronautical University (ERAU) Fitness Center – DEV2020-062**

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of Rodney Cruise, Embry Riddle Aeronautical University (ERAU) to approve a site plan for 6.9± acres of land generally located on the west side of Clyde Morris Boulevard, to construct a new 31,412 square foot, 2-story, fitness complex

Staff Presentation

Lauren Davis, Planner, presented the staff report which was included as part of the packet. Ms. Davis stated the request is to approve a site plan for a 6.9± acre site to construction a new 31,412 s.f. two-story fitness complex.

Applicant Presentation

Parker Mynchenberg, 1729 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Mynchenberg stated the site will include a new swimming pool, fitness center, and a rock-climbing wall.

Citizens Comments

No comments

Board Comments

Mr. Hurt stated he is impressed with the amazing buildings that Embry-Riddle continues to construct on their campus.

Board Action

It was moved by Mr. Barhoo to approve the request per staff recommendations. Ms. Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 6-to-0 with the breakdown as follows:

Tony Barhoo	Yea
Helen Humphreys (Vice Chair)	Yea
Jeff Hurt (Secretary)	Yea
William Pageau	Yea
Tony Servance (Chair)	Yea
Milverton Robinson	Absent
Cathy Washington	Yea

6. **Preliminary Plat – The Blake, DEV2020-075**

A request by Vincent Orlando, Duplantis Design Group, PC, on behalf of North Williamson Square, LLC to approve a 6.3± acre Preliminary Plat, which authorizes the property to submit an application for approval of a final plat, allowing for the development of the Blake Assisted Living Facility.

Staff Presentation

Lauren Davis, Planner, presented the staff report which was included as part of the packet. Ms. Davis stated the PD agreement for this project was reviewed at the July 23, 2020 Planning Board meeting. Ms. Davis stated the request is for a preliminary plat for The Blake, which will be an assisted living

facility. Ms. Davis stated approval of the preliminary plat will allow the applicant to move forward with the final plat application.

Applicant Presentation

Jessica Gow, Cobb Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida stated her firm represents the applicant and she is available to answer any questions the Board may have.

Citizens Comments

No Comments

Board Comments

No Comments

Board Action

It was moved by Mr. Barhoo to approve the request per staff recommendations. Ms. Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 6-to-0 with the breakdown as follows:

Tony Barhoo	Yea
Helen Humphreys (Vice Chair)	Yea
Jeff Hurt (Secretary)	Yea
William Pageau	Yea
Tony Servance (Chair)	Yea
Milverton Robinson	Absent
Cathy Washington	Yea

7. **Large Scale Comprehensive Plan Amendment (LSCPA) – Burgoyne, DEV2020-003**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Burgoyne Properties LTD, to approve a Large Scale Comprehensive Plan Amendment (LSCPA) for 9.2± acres of land, generally located on the northernmost portion of the block bounded by Bay Street, Palmetto Avenue, West International Speedway Boulevard and Beach Street, and the northernmost portion of the block bounded by Mary McLeod Bethune Boulevard, Palmetto Avenue, 3rd Avenue, and Beach Street, amending Neighborhood E, Issue (a), Policy (1), to establish a maximum Floor Area Ratio of 10.00 and a maximum of 150 dwelling units per acre.

Staff Presentation

This item was presented in conjunction with Item 8, Rezoning to Planned Development-General (PD-G) – Burgoyne PD-RD, DEV2020-004.

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated the property is located on the northern portion of the block bounded by Bay Street, Palmetto Avenue, West International Speedway Boulevard, and Beach Street and the northernmost portion of the block bounded by Mary McLeod Bethune Boulevard, Palmetto Avenue, Third Avenue, and Beach Street. Mr. Gutierrez stated two properties make up the total acreage of the amendment.

Applicant Presentation

Rob Merrell, Cobb Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida stated he is excited about the new projects taking place in the downtown. Mr. Merrell presented slides of the proposed plans for the project. Mr. Merrell stated the project includes a new connection between Beach Street and Palmetto which will also connect to the new Delta West project. Mr. Merrell stated the project includes a hotel, retail, restaurants, multi-family residential and a parking structure.

William Colledge, Burgoyne Properties, stated his family has owned the subject property since 1941. Mr. Colledge stated he feels this project will add to the next chapter of the historic downtown but will tie into the history, yet he wants to be forward thinking. Mr. Colledge stated the project will need the support from the City and its advisory boards as well as a development partner.

Mr. Barhoo stated he feels it is a beautiful project which will only help the downtown. Mr. Barhoo asked what will happen to the current tenants in the existing buildings and what was the reaction at the neighborhood meeting.

Mr. Merrell stated the neighborhood meeting went very well and the goal is for the existing tenants to stay.

Mr. Colledge stated he is working to integrate the current tenants. Mr. Colledge stated a meeting was held with the tenants before this project was announced. Mr. Colledge stated the existing tenants were told everything would be done to make the current tenants a part of this project and the goal is to put local businesses in the spaces.

Citizens Comments

No comments

Board Comments

Mr. Hurt stated this will help the city achieve a walkable downtown. Mr. Hurt stated the variances requested are needed and he is excited to get this project moving forward.

Ms. Humphreys stated she feels this is a gift and is a rebirth of the downtown. Ms. Humphreys stated she is thrilled to see what is coming.

Mr. Servance stated he is excited about this project and is pleased to see the downtown evolving.

Board Action

It was moved by Mr. Hurt to approve the request per staff recommendations. Mr. Barhoo seconded the motion in accordance with the staff report as presented. The motion passed 6-to-0 with the breakdown as follows:

Tony Barhoo	Yea
Helen Humphreys (Vice Chair)	Yea
Jeff Hurt (Secretary)	Yea
William Pageau	Yea
Tony Servance (Chair)	Yea
Milverton Robinson	Absent
Cathy Washington	Yea

8. **Rezoning to Planned Development-General (PD-G) – Burgoyne PD-RD, DEV2020-004**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Burgoyne Properties LTD, to rezone 9.2± acres of land located on the northernmost portion of the block bounded by Bay Street, Palmetto Avenue, West International Speedway Boulevard and Beach Street, from Redevelopment Downtown - Beach Street Retail (RDD-1) and Redevelopment Downtown – Central Business District (RDD-2), and the northernmost portion of the block bounded by Mary McLeod Bethune Boulevard, Palmetto Avenue, 3rd Avenue, and Beach Street, from Redevelopment Downtown – Commercial (RDD-3), and Redevelopment Downtown – Mixed Use (RDD-4) to Planned Development – Redevelopment (PD-RD), to allow for a mixed use development.

Staff Presentation

This item was presented in conjunction with Item 7, Large Scale Comprehensive Plan Amendment (LSCPA) – Burgoyne, DEV2020-003.

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. Mr. Berger stated changes in the Land Development Code will need to be made to reflect the difference between what is there now and what will be there in the future. Mr. Berger stated the requested changes are very similar to what was approved for the Delta West project. Mr. Berger stated there is a hotel planned to be located near the corner of International Speedway Blvd. and Beach Street and the lot along Bay Street will be more residential. Mr. Berger stated the LDC requested waivers are included as part of the Board packet. Mr. Berger stated the Downtown Redevelopment Board reviewed the project and unanimously recommended approval.

Applicant Presentation

The applicant’s comments were included in Item 7.

Citizens Comments

No comments

Board Comments

Board comments were included in Item 7.

Board Action

It was moved by Mr. Barhoo to approve the request per staff recommendations. Ms. Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 6-to-0 with the breakdown as follows:

Tony Barhoo	Yea
Helen Humphreys (Vice Chair)	Yea
Jeff Hurt (Secretary)	Yea
William Pageau	Yea
Tony Servance (Chair)	Yea
Milverton Robinson	Absent
Cathy Washington	Yea

9. **Land Development Code Text Amendment – Alcohol Distance Separation, DEV2019-123**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 6, Section 6.21 of the Land Development Code (LDC), to remove distance separation requirements between churches and establishments licensed to sell or serve alcoholic beverages.

Staff Presentation

Rose Askew, Planning Coordinator, presented the staff report which was included as part of the packet. Ms. Askew stated this item was originally presented to the Planning Board in 2019 where the Planning Board recommended approval. Ms. Askew stated the item was to be presented to the City Commission in October 2019 but was pulled from the agenda in order to allow for more research on the proposed changes. Ms. Askew stated in August 2020, the City Commission requested the item be returned to the City Commission. Ms. Askew stated the proposed text amendment is the same request that was previously presented to the Planning Board. Ms. Askew stated in 1972, the State of Florida removed the requirement that there be a 200-foot separation between places of worship and businesses that sell or serve alcoholic beverages; however, there was no change made to the City’s requirements for the separation. Ms. Askew stated the only exception to this regulation is for businesses that sell beer and wine for off-site consumption. Ms. Askew stated the proposed amendment would remove the 200-foot separation requirement.

Mr. Mrozek stated an email was received from a member of the public who opposes this request, and a copy of the email is included in the Board’s packet.

Mr. Barhoo asked how this change would apply to schools with churches.

Ms. Askew stated if the school and the church are on the same property, they will still have the benefit of having the separation.

Mr. Barhoo asked how this will affect existing places of worship.

Ms. Askew stated sometimes businesses are restricted if they are established and a place of worship locates next to the existing business. Ms. Askew stated that business would then be considered a non-conforming use. Ms. Askew stated this request came to the city staff from the City Commission in order to address future development, noting the current requirement may impact future development.

Citizens Comments

No comments

Board Comments

No comments

Board Action

It was moved by Mr. Barhoo to approve the request per staff recommendations. Ms. Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 6-to-0 with the breakdown as follows:

Tony Barhoo	Yea
Helen Humphreys (Vice Chair)	Yea
Jeff Hurt (Secretary)	Yea
William Pageau	Yea
Tony Servance (Chair)	Yea

Milverton Robinson
Cathy Washington

Absent
Yea

10. **Other Business**

A. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Downtown/Balough Road Redevelopment Area Board met in August and reviewed and recommended approval of the Burgoyne project.

B. Midtown Redevelopment Area Board Report

Mr. Robinson was not in attendance to make a report on the Midtown Redevelopment Area Board.

C. Main Street/South Atlantic Redevelopment Area Board Report

The Beachside Redevelopment Area Board did not meet in August.

D. Public Comments

No comments

E. Staff Comments

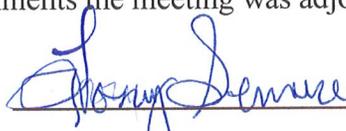
Mr. Mrozek introduced the new Planning Board member, William Pageau.

F. Board Member Comments

No comments

11. **Adjournment**

There being no further discussion or comments the meeting was adjourned at 6:56p.m.



Tony Servance
Chair

ATTEST:



Jeff Hurt
Secretary