

MINUTES

REGULAR MEETING – PLANNING BOARD

November 19, 2020

Minutes of the Regular Meeting of the Planning Board for the City of Daytona Beach, Florida, held on Thursday, November 19, 2020 at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

1. **Call to Order**

Mr. Servance, Chair, called the meeting to order.

2. **Roll Call**

Tony Servance, Chair	Present
Helen Humphreys, Vice Chair	Present
Tony Barhoo	Present
Jeff Hurt (Secretary)	Present
William Pageau	Present
Milverton Robinson	Present
Cathy Washington	Present - via audio connection

Also Present:

Robert Jagger, City Attorney  
Doug Gutierrez, Principal Planner  
Lauren Davis, Planner  
Vanessa Trimble, Planning Technician

**Board Action:**

A motion was made by Mr. Hurt, seconded by Ms. Humphreys, to allow Cathy Washington to participate via audio connection. The motion carried (7-0).

3. **Approval of the Minutes** - October 22, 2020

Approval of the Minutes of the October 22, 2020 Regular Planning Board Meeting held at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida

It was moved by Mr. Barhoo to approve the minutes as presented, seconded by Ms. Humphreys. The motion passed 7-to-0 with the breakdown as follows:

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

4. **Summary of Public Comment Procedures**

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

**New Items:**

5. **Sanctuary at Daytona – Site Plan – DEV2019-158**

A request by Nicole Stalder, Dewberry Engineers, on behalf of Indigo Development, LLC to approve a site plan for 22.7± acres of land generally located at the northwest corner of LPGA Boulevard and Grand Preserve Way, to construct a new 423,863 s.f. 336 unit Multifamily complex with associated amenities such as a pool, fitness building, and clubhouse.

**Staff Presentation:**

Lauren Davis, Planner, presented the staff report which was included as part of the packet. Ms. Davis stated the site is currently vacant and undeveloped. Ms. Davis stated a Proportionate Fair Share Agreement is currently under review by staff for this project. Ms. Davis stated the only access to the project will be from LPGA. Ms. Davis noted that extensive landscape buffers are proposed as part of the project.

Mr. Hurt noted that the application meets the Land Development Code.

**Applicant Presentation:**

Jessica Gow, Cobb Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Ms. Gow stated the smallest distance from the property line to the wall of this project is 125 feet.

**Citizens Comments:**

There were no citizens comments.

**Board Action:**

It was moved by Mr. Barhoo to approve the request per staff recommendations, providing all outstanding staff comments are addressed. Ms. Humphreys seconded the motion in accordance with the staff report as presented, including the condition that all outstanding comments are addressed prior to approval. The motion passed 7-to-0 with the breakdown as follows:

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

6. **Mosaic Phase 1B-2 – Preliminary Plat – DEV2020-111**

A request by Frank O’Keefe, Zev Cohen & Associates Inc., on behalf of BII Volusia Holdings LLC, to approve a Preliminary Plat for Phase 1B-2 of the Mosaic subdivision, to develop 66 single family lots on 15.4± acres of land.

**Staff Presentation:**

Lauren Davis, Planner, presented the staff report which was included as part of the packet. Ms. Davis stated the project is located west of LPGA Blvd. and south of Tournament Drive.

Mr. Hurt noted that the proposed project meets the Land Development Code.

Mr. Robinson asked if this is a gated community.

Mr. Hurt stated yes.

Mr. Barhoo asked about emergency access for the Fire Department.

Ms. Davis stated there will also be an emergency access along Tournament Drive.

**Applicant Presentation:**

Bobby Ball, Zev Cohen & Associates, stated he was in attendance to answer any questions the Board members may have.

**Citizens Comments:**

There were no citizens 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 7-to-0 with the breakdown as follows:

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

7. **Latitudes Phase 6 – Preliminary Plat – DEV2020-117**

A request by Cameron Houmann, Donald W. McIntosh Associates, Inc. on behalf of Minto Communities LLC, to approve the Preliminary Plat for Phase 6 of the Latitude Margaritaville subdivision, an age-restricted community, to develop 317 single family lots on 165± acres of land.

**Staff Presentation:**

Lauren Davis, Planner, presented the staff report which was included as part of the packet. Ms. Davis stated this request is to approve the Preliminary Plat for Phase 6 of the Latitude Margaritaville Subdivision to develop 317 single family lots on 165 acres of land.

Mr. Hurt stated the application meets the PD requirements of the Land Development Code.

**Applicant Presentation:**

John Townsend, Donald McIntosh Associates, Inc., stated he was available to answer any questions the Board members may have.

**Citizens Comments:**

There were no citizens comments.

**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 7-to-0 with the breakdown as follows:

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

8. **Land Development Code Text Amendment – Multifamily Uses – DEV2020-132**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 11 (Definitions and Interpretations) of the Land Development Code (LDC), to include setback measurements for rear-loaded residential uses; and to amend the definition for Multifamily Complex, Multifamily Dwelling and Townhouse Dwelling

**Staff Presentation:**

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated the purpose of this amendment is to make the current Land Development Code consistent with the language in the previous LDC. Mr. Gutierrez stated language will include setback measurements for garages that are accessed at the rear of the property and to amend the definition for Multi-family complex, Multi-family Dwelling, and Townhouse Dwelling.

Mr. Hurt stated the language change may help to eliminate many waiver requests on future applications.

**Citizens Comments:**

There were no citizens comments.

**Board Action:**

It was moved by Ms. Washington to approve the request per staff recommendations. Ms. Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 7-to-0 with the breakdown as follows:

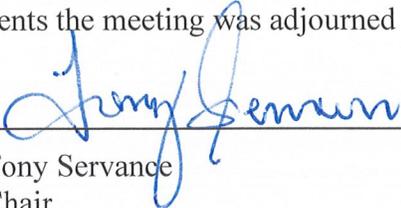
Tony Servance, Chair	Yea
Helen Humphreys, Vice Chair	Yea
Tony Barhoo	Yea
Jeff Hurt (Secretary)	Yea
William Pageau	Yea



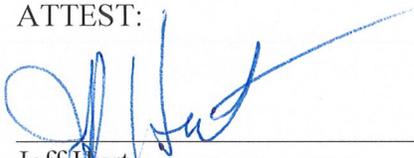
Mr. Hurt stated if a gated community is built, the streets and street lighting are private and are not maintained by the City.

**Adjournment**

There being no further discussion or comments the meeting was adjourned at 6:36p.m.

  
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Tony Servance  
Chair

ATTEST:

  
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Jeff Hurt  
Secretary