

MINUTES

REGULAR MEETING – PLANNING BOARD

December 17, 2020

Minutes of the Regular Meeting of the Planning Board of The City of Daytona Beach, Florida, held on Thursday, December 17, 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
Jeff Hurt (Secretary)	Present
William Pageau	Present
Tony Servance (Chair)	Present
Milverton Robinson	Present
Cathy Washington	Present-via audio connection at 6:15 p.m.

Also Present:

- Dennis Mrozek, Planning Director
- Robert Jagger, City Attorney
- Hannah Ward, Planner
- Rose Askew, Planner
- Vanessa Trimble, Planning Technician
- Becky Groom, Board Secretary

3. **Approval of Minutes**

Approval of the Minutes of the November 19, 2020 Regular Planning Board Meeting held at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Mr. Hurt stated the November 19, 2020 meeting adjourned at 6:44 p.m., and not 8:44 p.m. as was reflected in the draft copy of the minutes provided to the Board.

It was moved by Ms. Humphreys to approve the minutes as corrected, seconded by Mr. Barhoo. 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	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. **First Amended and Restated Grand Isle Planned District (PD) Agreement and Preliminary Plat – Grand Isle, DEV2020-084 and DEV2020-085**

A request by Joseph H. Hopkins, P.E, The Performance Group, Inc. on behalf of Shoreline Development V LLC (property owner), to amend the Master Development Agreement for the Grand Isle Residential Planned Unit Development (RPUD) to allow for a 32-unit single-family subdivision with a private marina and associated site improvements. This request also includes the preliminary plat for the Grand Isle Subdivision.

Staff Presentation

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the property is located at the intersection of South Beach Street and Wilder Blvd. and is currently vacant and undeveloped. Ms. Ward stated the property was rezoned in 2006 for 18 single-family units and this request is to amend the agreement to allow for 32 single-family units with a private marina. Ms. Ward stated the applicant proposes to construct a timber bridge to access the property; and the structures will be drive-under home design due to the elevation of the property. Ms. Ward stated two lot types are proposed. Ms. Ward stated the lot sizes are proposed to be smaller due to the parameters of the property.

Ms. Ward stated the Land Development Code requires a concrete or steel bridge and the applicant is proposing a timber bridge. Ms. Ward stated the applicant is proposing to eliminate sidewalks due to the constrained roadway width. Ms. Ward stated a minimum centerline radius is proposed at 50 feet vs. 100 feet which is required by the Land Development Code. Ms. Ward stated a 32-foot area sign is proposed for each side of the entry wall.

Mr. Barhoo stated he is concerned about safety for the residents that will live at the site.

Ms. Ward stated the City's Technical Review Team reviewed the request and expressed no concerns.

Ms. Humphreys asked if the land will be raised prior to construction. Ms. Humphreys also asked if the residents will own the land or just the structure on the land.

Mr. Hurt stated a building permit could not be issued if the property is below the 100-year flood plain.

Ms. Ward stated she has observed fill being taken to the site.

Mr. Robinson asked if this will be a gated community.

Ms. Ward stated yes.

Mr. Robinson asked if the number of units are reduced, could the Land Development Code requirements be met. Mr. Robinson expressed concern about boat access to the site.

Ms. Ward stated there are no docks or slips on the site.

Dennis Mrozek, Planning Director, stated there is no waterway access to the site and noted only paddle boats and kayaks will be able to travel under the bridge.

Mr. Robinson asked if the bridge construction will affect the flow of the water in the Halifax River.

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 (6-0).

Ms. Washington stated she is in an endangered category for COVID due to her age.

Applicant Presentation

Joseph Hopkins, The Performance Group, Inc., 100 Marina Point Drive, Daytona Beach, Florida spoke representing the applicant. Mr. Hopkins stated the original plan for the development was for estate homes, but the market is not in favor of such a development at this time. Mr. Hopkins stated what is proposed is a smaller, more affordable product. Mr. Hopkins stated this will be a private development with private roads and utilities. Mr. Hopkins stated the lots will be owned individually. Mr. Hopkins stated less than one acre of wetlands overall will be impacted. Mr. Hopkins stated the tidal cove is not navigable and the waterway is shallow. Mr. Hopkins stated trip generation to the site is very low and the City's Traffic Engineer did not require a traffic study. Mr. Hopkins stated sidewalks cannot be installed due to the conservation easement that is in place. Mr. Hopkins stated the Sweetheart Trail extends to this site. Mr. Hopkins stated the lower level of the structures will not be occupied and that has been approved by FEMA.

Ms. Humphreys asked if the public will be permitted to walk on the bridge or in the conservation area.

Mr. Hopkins stated no and noted there will be a gate on Wilder Blvd.

Mr. Hurt stated this will be one of the first projects that the City has seen along the Halifax River and will add to the restructure of the downtown area.

Mr. Robinson asked if the public will have access to the conservation area.

Mr. Hopkins stated no.

Citizens Comments

No comments

Board Action

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

6. **Land Development Code Text Amendment – Furniture and Appliance Store Use, DEV2020-134**

A request by the Development and Administrative Services Department, Planning Division to amend Article 5 (Use Standards), Section 5.2 (Principal Use), Table 5.2.A.2.a of the Land Development Code, to re-establish Furniture or Appliance Store uses as a permitted use in the BR-1, BR-2, BA, RDB-2, RDB-3, RDB-5, RDD-1, RDD-2, RDD-3, RDD-4; and to add the uses as permitted uses in the M-1, RDD-5, RDD-7, RDM-3, and RDM-5 zoning districts.

Staff Presentation

Rose Askew, Planning Coordinator, presented the staff report which was included as part of the packet. Ms. Askew stated when the new Land Development Code was approved in 2015, the sections listed were eliminated and Retail Sales and Service were placed in various zoning districts throughout the city. Ms. Askew stated as a result, the change inadvertently created non-conforming uses and reduced the zoning districts where Furniture and Appliance Stores were permitted from ten to one. Ms. Askew stated staff is asking that Furniture and Appliance Stores be added back to the districts where they were previously permitted and to add Furniture and Appliance Stores as permitted uses in the M-1, RDD-5, RDD-7, RDM-3, and RDM-5 zoning districts.

Mr. Robinson asked why this item was not presented to the City’s Redevelopment Boards for their review and comments.

Ms. Askew stated text amendments are not required to go through a review by the Redevelopment Boards and to add that review would be a change in the process.

Mr. Mrozek stated members of the Redevelopment Board could attend Planning Board and City Commission meetings if they had comments, they would like to present regarding text amendments.

Mr. Robinson stated he is concerned that actions are taken that may impact the Redevelopment areas and input is not requested from the Redevelopment Boards that represent those areas.

Mr. Hurt stated proposed actions are advertised in the newspaper so people can attend Planning Board or City Commission meetings to voice opposition. Mr. Hurt stated if all items are reviewed by the Redevelopment Boards, it will cause a delay in the process.

Citizens Comments

No Comments

Board Action

It was moved by Mr. Barhoo to approve the request per staff recommendations. Ms. Washington seconded the motion in accordance with the staff report as presented. The motion passed 7-0 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	Yea
Cathy Washington	Yea

7. **Other Business**

A. Downtown/Balough Road Redevelopment Area Board Report

Ms. Washington stated the Downtown/Balough Road Redevelopment Area Board did not meet in November.

B. Midtown Redevelopment Area Board Report

Mr. Robinson stated the Midtown Redevelopment Board met in November and discussed policy issues and becoming more involved in the decision-making process. Mr. Robinson stated the Midtown Redevelopment Board wants to become more involved and active in the City. Mr. Robinson stated there is concern that decisions are made without receiving input from the Redevelopment Boards.

Ms. Washington stated being a member of a Redevelopment Board should require the Board members' attendance at both Planning Board and City Commission meetings.

Mr. Hurt stated if a member of a Redevelopment Board has a concern, they should speak with their City Commission representative. Mr. Hurt stated the City shouldn't go to the Redevelopment Boards to get their opinions; the Redevelopment Board should provide their opinions to the City. Mr. Hurt stated the Redevelopment Boards are advisory boards.

C. Beachside Redevelopment Board Report

Mr. Servance stated the Beachside Redevelopment Area Board did not meet in November.

D. Public Comments

No Comments

E. Staff Comments

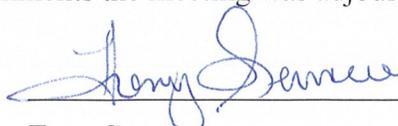
No Comments

F. Board Member Comments

No Comments

8. **Adjournment**

There being no further discussion or comments the meeting was adjourned at 6:55p.m.



Tony Servance
Chair

ATTEST:



Jeff Hurt
Secretary