

MINUTES

REGULAR MEETING – PLANNING BOARD

February 25, 2021

Minutes of the Regular Meeting of the Planning Board for the City of Daytona Beach, Florida, held on Thursday, February 25, 2021 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
Michael McLean	Present
William Pageau	Present
Milverton Robinson	Present
Cathy Washington	Present

Also Present:

Dennis Mrozek, Planning Director
Ben Gross, Deputy City Attorney
Rose Askew, Planning Coordinator
Hannah Ward, Planner
Lauren Taylor, Planner
Becky Groom, Board Secretary

3. **Approval of the Minutes** - January 28, 2021

Approval of the Minutes of the January 28, 2021 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. Ms. Humphreys seconded the motion. The motion passed 7-to-0 with the breakdown as follows:

Tony Servance, Chair	Yea
Helen Humphreys, Vice Chair	Yea
Tony Barhoo	Yea
Michael McLean	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. **Daytona Beach VA OPC Planned District (PD) Agreement, DEV2020-049**

A request by Abdull Alkadry, Harris Civil Engineers, LLC, on behalf of Carnegie Management and Development Corporation, and the School Board of Volusia County, to rezone 76.1± acres of land generally located on the west side of N. Williamson Boulevard, approximately one-third of a mile north of LPGA Boulevard, from Volusia County Urban Single Family Residential (R2) zoning to Planned Development – General (PD-G), to allow for the development of a Department of Veterans Affairs Clinic and/or other commercial and medical uses.

Staff Presentation:

Lauren Davis, Planner, presented the staff report which was included as part of the packet. Ms. Davis stated this item was presented in October 2020, and was recommended for approval; however, there was an issue with the notice requirements, so the applicant is required to go back through the Public Hearing process for approval. Ms. Davis stated architecture, signage, and parking meet the Land Development Code requirements; there is a waiver request for use of a Silver Date Palm as a canopy tree and a variance request to use 5 foot sidewalks instead of 7 foot sidewalks in some areas of the site. Ms. Davis stated the applicant proposes to use 7-foot sidewalks in high traffic areas.

Ms. Davis stated the applicant, Carnegie Management and Development Corporation, may close on the property prior to second reading before the City Commission; and should the Volusia County School Board no longer be the property owner, the School Board will no longer be part of the PD agreement. Ms. Davis stated staff has requested verification of ownership prior to second reading by the City Commission.

Mr. McLean asked if the property should be annexed into the city since this is a zoning request.

Ms. Davis stated the property is currently annexed into the city and this action establishes the zoning.

Mr. McLean asked if the city has a history of working with the applicant on any other projects.

Mr. Mrozek stated the city has not done business with the applicant previously.

Applicant Presentation:

Abdull Alkadry, Harris Civil Engineers, LLC, spoke on behalf of the applicant. Mr. Alkadry stated Carnegie Management and Development has not previously completed projects in the city; however, they have constructed federal government and VA buildings throughout the country.

Mr. McLean asked what other uses are planned outside of the VA Clinic.

Mr. Alkadry stated there are no plans at this time for construction on the remaining property.

Public Comments:

There were no public comments.

Board Action:

Mr. Barhoo made a motion to approve Daytona Beach VA OPC Planned District (PD) Agreement, DEV2020-049, in accordance with the staff report as presented. Ms. Humphreys seconded the motion. The motion carried 7-to-0 with the breakdown as follows:

Tony Servance, Chair	Yea
Helen Humphreys, Vice Chair	Yea
Tony Barhoo	Yea
Michael McLean	Yea
William Pageau	Yea
Milverton Robinson	Yea
Cathy Washington	Yea

6. **Discovery Place at Daytona Beach – Site Plan, DEV2020-093**

A request by Scott Wilson, Henning Holdings, LLC, on behalf of Halifax Hospital Medical Center, to approve a site plan for 11.3± acres of land located on Halifax Medical Center Drive approximately 250± feet east of Clyde Morris Boulevard, to develop a 198-unit age-restricted multifamily complex and associated site improvements.

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the applicant proposes to develop a 198 unit age-restricted multi-family development. Ms. Ward stated the property is located on Halifax Medical Center Drive across from Halifax Medical Center. Ms. Ward stated the site is vacant and undeveloped.

Ms. Ward stated a reduction to the parking requirements is requested based on the applicant's experience with other projects and the fact that this is an age-restricted development.

Ms. Ward stated monument sign details must be provided prior to issuance of sign permits; a Prop Share agreement must be approved prior to issuance of site plan approval letter; and configuration of utility infrastructure must be corrected prior to issuance of site plan approval letter.

Mr. McLean asked what the process would be for the applicant to transition to a typical residential project.

Ms. Ward stated the proposed use is considered multi-family so there is no distinction between residential and age restricted.

Mr. Mrozek stated the applicant is asking for a parking reduction based on age restriction so if the project converted to multi-family, the applicant would have to meet the parking requirements.

Mr. Robinson asked what age would be planned for this project.

Ms. Ward stated she believes it is 55 and over but the applicant can address that question.

Applicant Presentation:

Scott Wilson, 4344 Corporation, Naples Florida, spoke representing the applicant. Mr. Wilson stated the project is multi-family and planned for age 55 and older.

Public Comments:

There were no public comments.

Board Action:

Mr. Barhoo made a motion to approve Discovery Place at Daytona Beach – Site Plan, DEV2020-093, in accordance with the staff report as presented. Mr. McLean seconded the motion. The motion carried 7-to-0 with the breakdown as follows:

Tony Servance, Chair	Yea
Helen Humphreys, Vice Chair	Yea
Tony Barhoo	Yea
Michael McLean	Yea
William Pageau	Yea
Milverton Robinson	Yea
Cathy Washington	Yea

7. **Land Development Code Text Amendment – Use Specific Standards: Institutional & Industrial Uses, DEV2021-020**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 5, Section 5.2.B. of the Land Development Code, to amend the use specific standards for “Institutional: Day Care Uses,” “Industrial: Manufacturing and Production Uses” and “Industrial: Warehousing and Freight Movement Uses.”

Staff Presentation:

Rose Askew, Planning Coordinator, presented the staff report which was included as part of the packet. Ms. Askew stated this is a request to amend Article 5, Section 5.2.B of the Land Development Code, to amend the use specific standards for “Institutional: Day Case Uses,” “Industrial: Manufacturing and Production Uses,” and “Industrial: Warehousing and Freight Movement Uses.” Ms. Askew stated staff has received inquiries from potential developers about the current criteria that such sites be located at least 500 feet from schools or childcare facilities. Ms. Askew stated staff also reviewed the previous Land Development Code to determine those requirements and determined schools and childcare facilities were permitted in the M-1 zoning district and as a special use in M-3 and M-4 provided the uses met minimum setback requirements. Ms. Askew stated language had been changed in the new LDC with placed the burden of compatibility on the industrial uses, even though the LDC and Comprehensive Plan intended the properties to be used for industrial uses. This action will correct the LDC language and protect the industrial areas from encroachment of uses that may not be compatible.

Mr. McLean asked how these changes will affect the location of a vocational school.

Ms. Askew stated existing schools will remain but if the school chooses to expand, they will have to meet the new requirements.

Public Comments:

There were no public comments.

Board Action:

Mr. Barhoo made a motion to approve Land Development Code Text Amendment – Use Specific Standards: Institutional & Industrial Uses, DEV2021-020, in accordance with the staff report as presented. Ms. Washington seconded the motion. The motion carried 7-to-0 with the breakdown as follows:

Tony Servance, Chair	Yea
Helen Humphreys, Vice Chair	Yea
Tony Barhoo	Yea
Michael McLean	Yea
William Pageau	Yea
Milverton Robinson	Yea
Cathy Washington	Yea

8. **Other Business**

a. Downtown/Balough Road Redevelopment Area Board Report

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

b. Midtown Redevelopment Area Board Report

Mr. Robinson stated he did not attend the Midtown Redevelopment Area Board meeting in February.

c. Beachside Redevelopment Area Board Report

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

d. Public Comments

James Cameron, Daytona Regional Chamber, stated the grand opening for Buc'ees will be held on March 22, 2021.

e. Staff Comments

Mr. Mrozek stated since Mr. Hurt is no longer on the Planning Board, the Board needs to elect a Secretary to fill the vacancy.

Board Action:

Mr. Servance nominated Ms. Washington to serve as Secretary. Mr. Barhoo seconded the motion. The motion carried 7-to-0 with the breakdown as follows:

Tony Servance, Chair	Yea
Helen Humphreys, Vice Chair	Yea
Tony Barhoo	Yea
Michael McLean	Yea
William Pageau	Yea
Milverton Robinson	Yea
Cathy Washington	Yea

f. Board Member Comments

Mr. Servance welcomed the new board member, Michael McLean.

Mr. McLean stated he served as a former City Council member in Lake Mary and he served on the County Council.

Mr. Barhoo stated he feels Jeff Hurt should be recognized for his 27 years of service on the Planning Board.

Mr. Servance stated he wanted to thank Mr. Hurt for his many years of service and noted he has been involved in many significant projects in the area.

Mr. Mrozek stated he will research to see what is appropriate to recognize Mr. Hurt.



Tony Servance, Chair



Cathy Washington, Secretary