

MINUTES

REGULAR MEETING – PLANNING BOARD

January 28, 2021

Minutes of the Regular Meeting of the Planning Board for the City of Daytona Beach, Florida, held on Thursday, January 28, 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
Jeff Hurt (Secretary)	Present
William Pageau	Present
Milverton Robinson	Present
Cathy Washington	Present-via video conference

Also Present:

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

Ms. Washington stated she was unable to attend the meeting based on her doctor's orders due to a medical condition and would like to attend via video conference.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to allow Ms. Washington to attend the meeting via video conference. The motion passed 6-0 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

3. **Approval of the Minutes** - December 17, 2020

Approval of the Minutes of the December 17, 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
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. **Silver Hills at Daytona Beach Apartments – Site Plan, DEV2020-029**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of ESH Daytona Beach LLC (property owner) to approve a site plan for 3.6± acres of land located on the east side of North Atlantic Avenue, south of Golf Boulevard and north of Driftwood Avenue, to develop a 250-unit multifamily dwelling with associated site improvements.

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the property is located on the east side of A1A and a 250 unit multi-family dwelling is proposed. Ms. Ward stated this project was presented to the Planning Board in September, 2020 and was approved by the City Commission in November, 2020. Ms. Ward stated the project will consist of a 70’ tall oceanfront apartment dwelling that will include studio, one bedroom,

and two bedroom apartments. Ms. Ward stated there will be subsurface parking as well as a first leveling parking garage; and the PD approved a reduction in parking to 1.25 spaces per dwelling unit, for a total of 313 regular parking spaces as well as 16 motorcycle spaces and 34 bicycle spaces. Ms. Ward stated the wall sign will be built within the entrance wall to the development. Ms. Ward stated the site will include shower and dressing facilities for employees. Ms. Ward stated the applicant is still working to address issues regarding utilities which must be addressed prior to Site Plan approval.

Ms. Humphreys asked if the area where the employees may shower will be secure and will provide a space for someone to secure their valuables while showering. Ms. Humphreys asked if there will be space on each side of the building so the ocean will be visible.

Ms. Ward stated the setbacks were approved as part of the PD agreement and are very minimal.

Mr. Hurt asked if what is presented is what the Board previously approved.

Ms. Ward stated yes.

Applicant's Presentation:

Jessica Gow, Cobb Cole, spoke representing the applicant. Ms. Gow stated as soon as the utilities issues are resolved, the applicant will proceed to have building permits issued.

Mr. Robinson asked about the number of 1.25 parking spaces per unit.

Ms. Gow stated the figures round out to be for each 4 units there will be 5 parking spaces.

Mr. Robinson asked about the monthly rental rate for the units.

Ms. Gow stated the units will be market rate and the rate has not been determined at this point.

Mr. Hurt stated they will be luxury apartments so they will be high end.

Citizens Comments:

There were no citizen comments.

Board Action:

It was moved by Mr. Hurt to approve the request in accordance with the staff report as presented. Mr. Barhoo seconded the motion. The motion passed 7-0 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. **W. C. Grand Planned Development – Redevelopment (PD-RD) Rezoning, Second Amendment & Preliminary Plat – DEV2020-091 and DEV2020-099**

A request by Corey D. Brown, Storch Law Firm, on behalf of AJ Grand LLC (property owner), to amend the W.C. Grand Planned Development - Redevelopment (PD-RD) Agreement, to allow for the development of a 17-lot townhome subdivision and associated site improvements on one (1) ± acre of property bounded by South Grandview Avenue (to the east), Goodall Avenue (to the north), and Braddock Avenue (to the south). This request also includes the preliminary plat for the replat of the WC Grand Subdivision.

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the property is vacant but infrastructure has been installed as part of a prior proposed development but no homes were built at that time. Ms. Ward stated the project is a 17 lot configuration, noting the parking garages will be at the rear of the units facing the interior of the development. Ms. Ward stated the project is consistent with the South Atlantic Redevelopment Plan. Ms. Ward stated Land Development Code modifications are proposed relating to lot development criteria and are outlined in the staff report.

Mr. Hurt stated the Beachside Redevelopment Board reviewed this project and unanimously recommended approval. Mr. Hurt further stated this is the type of project needed for in-fill on the beachside. Mr. Hurt stated it will help to step-up Code Enforcement on existing structures in the area.

Mr. Barhoo expressed concerned about the number of Land Development Code modifications and the number of vehicles that will be in the project, all using one driveway in and out. Mr. Barhoo also asked about the reduction in the setback for the sidewalk.

Ms. Ward stated the sidewalk is in place and will remain.

Applicant Presentation:

Glenn Storch, 420 S. Nova Road, Daytona Beach, Florida spoke representing the applicant. Mr. Storch stated this project is redevelopment and is an investment in a redevelopment district. Mr. Storch stated millennials want units with minimum maintenance which this project will provide. Mr. Storch stated a neighborhood meeting was held and there was concern about the units becoming short-term rentals. Mr. Storch stated short-term rentals are not permitted. Mr. Storch stated each of the units will be valued between \$275,000 to \$300,000 and will generate tax revenue for the district.

Mr. Hurt asked if the driveway will be one way since all garages are at the rear.

Mr. Storch stated he believed so. Mr. Storch stated the units will each have two-car garages.

Citizens Comments:

There were no citizen comments.

Board Action:

It was moved by Mr. Barhoo to approve the request in accordance with the staff report as presented. Ms. Humphreys seconded the motion. The motion passed 7-0 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. Other Business

a. Downtown/Ballogh Road Redevelopment Area Board Report

Ms. Washington stated the Downtown/Ballogh Road Redevelopment Area Board did not meet in December.

b. Midtown Redevelopment Area Board Report

Mr. Robinson stated the Midtown Redevelopment Board met in January and had discussions about the purpose and authority of the Redevelopment Board. Mr.

Robinson stated when the Board makes a recommendation, the action is not transmitted to anyone – not the City Manager or City Commission, and the information is just noted in the minutes of the meeting. Mr. Robinson stated it is a waste of his time to attend the meetings and nothing is done. Mr. Robinson stated the Chair is going to attend the CRA and City Commission meetings with the hope of more authority being given to the Board.

Ms. Humphreys asked if Mr. Robinson should be presenting items to the Planning Board which will go on to the City Commission.

Mr. Robinson stated the items do not go to the Planning Board and are not presented for action. Mr. Robinson stated the Board has no purpose or goal.

Mr. Servance stated he remembers the AAA Fence item being presented which was in Midtown. Mr. Servance stated the item was presented to the Midtown Board, then was presented to the Planning Board for approval. Mr. Servance stated the Midtown Board is trying to determine their authority and perhaps the Board Attorney could provide input.

Mr. Gross stated he sits as the attorney for the Midtown Redevelopment Board and the items discussed by the Board do not relate to Land Development Code items. Mr. Gross stated the Board wants to have advisory control over capital budgets, which is a purview of the CRA. Mr. Gross stated the Board also wants to review capital projects that occur in Midtown, regardless of the funding source. Mr. Gross stated the Board expressed frustration over not being a part of Site Plan review for a project that was presented as a wall graphic review.

Mr. Servance stated he understood the Board wants to meet monthly.

Mr. Robinson stated the Board would like to have control over the agenda for the meetings and to not have meetings cancelled by staff.

Mr. Hurt stated the City Commissioner should attend a meeting so the Board can address their concerns to the Commissioner and the Commissioner could then relay the Board's concerns to the City Commission. Mr. Hurt stated that would be the process for the Board to follow.

Mr. Robinson stated Commissioner Quanita May did attend a meeting.

Mr. Barhoo stated he served on the Midtown Redevelopment Board for years as representative of the Planning Board and took a different perspective. Mr. Barhoo stated he felt the purpose was to get input and bring it back to the Planning Board. Mr. Barhoo stated the Board did not discuss CRA funds.

Mr. Servance stated he encouraged the Midtown Redevelopment Board to get the City Commissioners involved.

Mr. Robinson stated the Board would like the Chair to attend the Planning Board meetings and be a part of the regular presentation. Mr. Robinson stated the Board would also like to meet in Midtown as opposed to meeting at City Hall.

Ms. Humphreys stated the Planning Board supported the Midtown Redevelopment Board on their concerns regarding the Daytona Mall request. Ms. Humphreys stated she also visited the AAA Fence site when that project was presented to the Planning Board and opposed the barbed wire that was proposed for the site.

c. Beachside Redevelopment Area Board Report

Mr. Servance stated the Beachside Redevelopment Area Board met and reviewed one item. Mr. Servance stated the Board discussed frequency of meetings and agreed the Board should meet on a regular basis.

d. Public Comments

John Nicholson, 413 N. Grandview, Daytona Beach, Florida spoke about Board appointments, CRA projects, and the proposed apartment projects planned for the Beachside and affordable housing.

e. Staff Comments

- **Election of Officers**

A motion was made by Mr. Hurt to appoint Mr. Servance as Chair; Ms. Humphreys as Vice Chair, and Mr. Hurt as Secretary. Ms. Humphreys seconded the motion.

Mr. Barhoo stated he would like to be considered to serve as Chair.

Ms. Humphreys stated she would withdraw her name as Vice Chair and amend the motion to have Mr. Barhoo serve as Vice Chair.

Mr. Hurt agreed to amend the motion.

A motion was made by Mr. Hurt to appoint Mr. Servance as Chair, Mr. Barhoo as Vice Chair, and Mr. Hurt as Secretary. Ms. Humphreys seconded the motion. The motion passed 7-0 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

- **Approval of 2021 Schedule**

A motion was made by Mr. Barhoo to approve the 2021 schedule of meetings. Mr. Hurt seconded the motion. The motion passed 7-0 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

f. Board Comments

There were no Board comments.

There being no further business, the meeting was adjourned.



Tony Servance, Chair

~~Jeff Hurt, Secretary~~