

MINUTES

REGULAR MEETING – PLANNING BOARD

December 16, 2021

Minutes of the Regular Meeting of the Planning Board of The City of Daytona Beach, Florida, held on Thursday, December 16, 2021, 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 (Vice Chair)	Present
Helen Humphreys	Absent
Michael McLean	Present
James Newman	Present
Tony Servance (Chair)	Present
Milverton Robinson	Present
Cathy Washington (Secretary)	Absent

Also Present:

Ben Gross, Deputy City Attorney
Dennis Mrozek, Planning Director
Reed Berger, Redevelopment Director
Steven Bapp, Senior Planner
Hannah Ward, Planner
Paula Long, Planner
Vanessa Trimble, Planning Technician

3. Approval of Minutes

Approval of the Minutes of the November 18, 2021, Regular Planning Board Meeting held at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Action

It was moved by Mr. McLean to approve the minutes as corrected, seconded by Mr. Barhoo. The motion passed 5-to-0 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Michael McLean	Yea
James Newman	Yea
Tony Servance (Chair)	Yea
Milverton Robinson	Yea

New Items

4. Tymber Creek Village – Preliminary Plat – DEV2020-102 (Quasi-Judicial Hearing)

A request by Jose Martinez, Boos Development Group, on behalf of Cardinal Servicing Company, LLC (property owner), to approve a preliminary plat for the development of the Tymber Creek Village mixed-use subdivision, to include one multifamily residential parcel and eight commercial outparcels on 61.4± acres of land, generally located in the northeast quadrant of the Tournament Drive and LPGA Boulevard intersection.

Staff Presentation

Steven Bapp, Senior Planner, presented the staff report which was included as part of the packet, to approve a preliminary plat for the development of the Tymber Creek Village mixed-use subdivision. The property is generally located in the northeast quadrant of the Tournament Drive and LPGA Boulevard intersection.

Mr. McLean asked if Boos Development Group and Cardinal Servicing Company were local.

Applicant Presentation

Robert A. Merrell III, Esq., Cobb Cole stated they are from out of town.

Citizens Comments

No comments

Board Action

It was moved by Mr. McLean to approve the request per staff recommendations. Mr. Robinson seconded the motion in accordance with the staff report as presented. The motion passed 5-0 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Michael McLean	Yea
James Newman	Yea
Tony Servance (Chair)	Yea
Milverton Robinson	Yea

5. Tomoka North – Preliminary Plat – DEV2020-095 (Quasi-Judicial Hearing)

A request by Parker Mynchenberg, Parker Mynchenberg & Associates, Inc., on behalf of Crisp39-3 LLC (property owner), to approve a preliminary plat for the development of the Tomoka North subdivision, to include 10 lots, 5 parcels, and associated infrastructure on 178.9± acres generally located on Gateway North Drive and North Williamson Boulevard.

Staff Presentation

Hannah Ward, Planner, presented the staff report, which was included as part of the packet, to approve a preliminary plat for of the Tomoka North plat that is within the O’Connor Capital Subdivision. The property is generally located on Gateway North Drive and North Williamson Boulevard.

Applicant Presentation

Parker Mynchenberg, Parker Mynchenberg & Associates, Inc., stated he was there to answer any questions.

Mr. McLean asked if they were associated with Bucee's.

Mr. Mynchenberg stated he was able to design Bucee's, the Cottages and this project. he stated the property was originally owned by Consolidated Tomoka and they sold it to Bucee's. He stated that property was not associated with this piece.

Mr. McLean stated he looked at the conceptual plan and there is a lot of stuff.

Mr. Mynchenberg stated there may be some other things there and gave a list of possibilities. He stated he didn't know yet.

Mr. Barhoo asked if a traffic impact study had been done.

Mr. Mynchenberg stated yes, they can't do much without a traffic study. He said only if you're under 1000 trips per day. He stated they designed a round-about instead of a signalized intersection.

Mr. Barhoo stated his concern is traffic going back on to LPGA and Williamson and traffic backups.

Mr. Mynchenberg stated this project will build the rest of Strickland Range Road.

Citizens Comments

No comments

Board Action

It was moved by Mr. Barhoo to approve the request per staff recommendations. Mr. McLean seconded the motion in accordance with the staff report as presented. The motion passed 5-0 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Michael McLean	Yea
James Newman	Yea
Tony Servance (Chair)	Yea
Milverton Robinson	Yea

6. 1st Amendment to Beaches ISB – Planned Development-Redevelopment (PD-RD) Rezoning – DEV2021-123 (Quasi-Judicial Hearing)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Beaches ISB, LLC, to approve the First Amendment to Beaches ISB Planned District (PD) Agreement to allow for Electronic Message Center (EMC) signage. The property is located at 301 E. International Speedway Boulevard (ISB) on the northeast quadrant of the ISB and Peninsula Drive.

Staff Presentation

Reed Berger, Redevelopment Director, presented the staff report, which was included as part of the packet, to allow for EMC signage. He stated signs would be in three locations. The property is located

at 301 E. International Speedway Boulevard (ISB) on the northeast quadrant of the ISB and Peninsula Drive.

Ben Gross, Deputy City Attorney, referred to a section in the PD agreement prohibiting signs from containing profanity or adult uses. He stated they would not be able to enforce that since a Supreme Court case about six years ago. He stated the message change rate is a waiver from what the Land Development Code requires. He stated there have been many requests for that recently and 20 seconds has been consistently approved. He stated that doesn't mean they have to grant it, but it's been consistent with what has throughout the City over the past 5-6 years. He stated there are obscenity laws and people can violate them regardless. He stated the elimination of that provision puts that signage on an equal footing with every other sign in the City, which is what they can enforce.

Mr. McLean asked how the parking requirement of 28 spaces went to 25.

Applicant Presentation

Robert A. Merrell III, Esq., Cobb Cole, stated he had Chuck Duva and Parker Mynchenberg with him. He stated when the project was approved, they talked about parking. He stated Mr. Duva owned the property next door also in case they needed more parking. He stated he believes it's going to be very successful, and they may create more parking.

Mr. Barhoo stated he agrees that 60 seconds for a sign is too long.

Mr. Merrell stated he did the twenty second test and it's a long time.

Mr. Robinson stated he appreciated the Redevelopment Boards input, and it gave him an idea with his decision.

Citizens Comments

Jim Cameron, 335 Bucknell Drive, gave a brief history about the process of getting projects on East ISB. He stated he is in support of the project.

Board Action

It was moved by Mr. McLean to approve the request per staff recommendations. Mr. Robinson seconded the motion in accordance with the staff report as presented. The motion passed 5-to-0 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Michael McLean	Yea
James Newman	Yea
Tony Servance (Chair)	Yea
Milverton Robinson	Yea

7. Other Business

A. Downtown/Ballogh Road Redevelopment Area Board Report

No comments

B. Midtown Redevelopment Area Board Report

Mr. Newman asked if the appointments had been confirmed by the Commission.

Mr. Mrozek stated he didn't recall seeing it on the agenda, so it wasn't approved by the Commission.

Mr. Newman stated he had not received a notice for a meeting that's why he didn't go.

Mr. Mrozek stated, probably the first of the year.

C. Main Street/South Atlantic Redevelopment Area Board Report

No comments

D. Public Comments

No Comments

E. Staff Comments

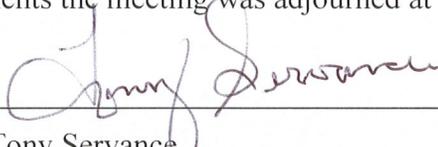
No comments

F. Board Member Comments

No comments

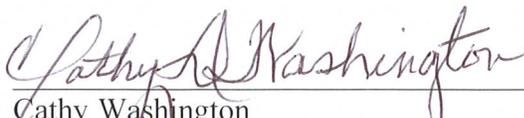
8. Adjournment

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



Tony Servance
Chair

ATTEST:



Cathy Washington
Secretary