

MINUTES

REGULAR MEETING – PLANNING BOARD

January 27, 2022

Minutes of the Regular Meeting of the Planning Board of The City of Daytona Beach, Florida, held on Thursday, January 27, 2022 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	Present
Michael McLean	Present
James Newman	Present
Tony Servance (Chair)	Present
Milverton Robinson	Absent
Cathy Washington (Secretary)	Present

Also Present:

Ben Gross, Deputy City Attorney
Dennis Mrozek, Planning Director
Reed Berger, Redevelopment Director
Hannah Ward, Planner
Vanessa Trimble, Planning Technician

3. Approval of Minutes

Approval of the Minutes of the December 16, 2021 Regular Planning Board Meeting held at City Hall, 301 South Ridgewood A venue, Daytona Beach, Florida.

Board Action

It was moved by Mr. McLean to approve the minutes as corrected, seconded by Mr. Barhoo. The motion passed 6-to-0 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Helen Humphreys	Yea
Michael McLean	Yea
James Newman	Yea
Tony Servance (Chair)	Yea
Cathy Washington (Secretary)	Yea

New Items

4. Publix Shoppes at Beville – Site Plan – DEV2020-114 (Quasi-Judicial Hearing)

A request by Randy Hudak, Zev Cohen and Associates, Inc., on behalf of J-3 Land Partners, LTD (property owner), to approve the demolition of an existing Publix and two neighboring units, to allow the construction of a new 47,240± sf Publix facility. The property is located 1500 Beville Road.

Staff Presentation

Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. He stated the request is to allow for the demolition of an existing Publix and two neighboring units, to allow the construction of a new 47,240± sf Publix facility. The property is located 1500 Beville Road.

Citizens Comments

No 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 6-0 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Helen Humphreys	Yea
Michael McLean	Yea
James Newman	Yea
Tony Servance (Chair)	Yea
Cathy Washington (Secretary)	Yea

5. Tymber Creek Multifamily - Site Plan DEV2021-036 (Quasi-Judicial Hearing)

A request by Jose Martinez, Boos Development Group, on behalf of Cardinal Servicing Company, LLC (property owner), to approve a major site plan for the development of a 311-unit multifamily complex and all associated site improvements on 32.6± acres of land located within the proposed Tymber Creek Village mixed-use subdivision. The property is located in the northeast quadrant of the Tournament Drive and LPGA Boulevard intersection.

Staff Presentation

Hannah Ward, Planner, presented the staff report which was included as part of the packet. She stated the property is to approve a major site plan to develop a 311-unit multifamily complex and all associated site improvements on 32.6± acres of land located within the proposed Tymber Creek Village mixed-use subdivision. The property is located in the northeast quadrant of the Tournament Drive and LPGA Boulevard intersection.

Board Action

It was moved by Mr. McLean to approve the request per staff recommendations. Ms. Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 6-0 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Helen Humphreys	Yea
Michael McLean	Yea
James Newman	Yea
Tony Servance (Chair)	Yea
Cathy Washington (Secretary)	Yea

6. 2nd Amendment to Clyde Morris Industrial Planned Development – Planned Development-General (PD-G) Rezoning – DEV2021-124 (Quasi-Judicial Hearing)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of The Reserve at Clyde Morris Landings, LLC, to approve the Second Amendment to the Clyde Morris Industrial Planned Development (PD) Agreement to clarify the required landscaping buffers between residential and institutional uses within and surrounding the property. The property is generally located at the southeast quadrant of the Clyde Morris Blvd. and LPGA Blvd intersection.

Staff Presentation

Hannah Ward, Planner, presented the staff report which was included as part of the packet to amend the Clyde Morris Industrial Planned Development (PD) Agreement to clarify the required landscaping buffers between residential and institutional uses within and surrounding the property. The property is generally located at the southeast quadrant of the Clyde Morris Blvd. and LPGA Blvd intersection.

Applicant Presentation

Jessica Gow, Cob Cole Law Firm, 149 Ridgewood Ave., stated she was there to answer any questions.

Board Action

It was moved by Mr. Barhoo to approve the request per staff recommendations. Mr. Washington seconded the motion in accordance with the staff report as presented. The motion passed 6-to-0 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Helen Humphreys	Yea
Michael McLean	Yea
James Newman	Yea
Tony Servance (Chair)	Yea
Cathy Washington (Secretary)	Yea

7. Framework Downtown – Planned Development-Redevelopment (PD-RD) Rezoning – DEV2021-134 (Quasi-Judicial Hearing)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Framework Group, LLC, to rezone a total of 3.5± acres of property from Redevelopment Downtown - Riverfront Mixed Use (RDD-4) to Planned Development-Redevelopment (PD-RD) to allow the construction of a multifamily residential complex. The subject property is located generally at the southwest corner of Beach Street and Michigan Avenue directly west of Riverfront Park and the Halifax River.

Staff Presentation

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. He stated it is a request to rezone a total of 3.5± acres of property from Redevelopment Downtown - Riverfront Mixed Use (RDD-4) to Planned Development-Redevelopment (PD-RD) to allow the construction of a multifamily residential complex. The subject property is located generally at the southwest corner of Beach Street and Michigan Avenue directly west of Riverfront Park and the Halifax River.

Board Action

It was moved by Mr. McLean to approve the request per staff recommendations. Ms. Humphreys seconded the motion in accordance with the staff report as presented. The motion passed 6-to-0 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Helen Humphreys	Yea
Michael McLean	Yea
James Newman	Yea
Tony Servance (Chair)	Yea
Cathy Washington (Secretary)	Yea

8. Other Business

a. Downtown/Balough Road Redevelopment Area Board Report

No comments

b. Midtown Redevelopment Area Board Report

No comments

c. Main Street/South Atlantic Redevelopment Area Board Report

No comments

d. Public Comments

Ann Ruby, 137 Park Avenue stated her concern with the board not questioning the 180-foot which would allow for nearly 17-stories.

Ms. Humphreys asked what the height of the Brown & Brown building was.

Ms. Ruby replied she believes it's 12.

Mr. Mrozek stated there is a PD Agreement associated with it, and if they change the plan, they must come before the board again.

e. Staff Comments

Mr. Mrozek stated it's the beginning of the year and they need to have an election of officers for Chair and Vice Chair.

Ben Gross, Deputy City Attorney stated to Mr. Servance that he has served for two terms and under The Land Development Code, one cannot serve more than two consecutive one-year terms. He stated there is no limitation on the Vice Chair position.

It was moved by Mr. McLean to nominate Tony Barhoo as Chair. Ms. Humphreys seconded the motion. The motion passed 6-to-0 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Helen Humphreys	Yea
Michael McLean	Yea
James Newman	Yea
Tony Servance (Chair)	Yea
Cathy Washington (Secretary)	Yea

It was moved by Mr. Servance to nominate Michael McLean as Vice Chair. Mr. Barhoo seconded the motion. The motion passed 6-to-0 with the breakdown as follows:

Tony Barhoo (Vice Chair)	Yea
Helen Humphreys	Yea
Michael McLean	Yea
James Newman	Yea
Tony Servance (Chair)	Yea
Cathy Washington (Secretary)	Yea

Mr. Servance asked if they needed to vote for secretary.

Mr. Mrozek stated it was not a requirement, but they can do a nomination and vote.

Mr. McLean state if it's not broke, don't fix it.

Mr. Servance asked if there were other staff comments.

Ms. Ward stated with regard Framework height max, the current regulation for zoning district do not have a max.

Mr. Mrozek stated the first meeting in March, the Commission has asked Staff to do a workshop on the growth occurring in the City, specifically on the westside of the City.

f. Board Member Comments

Mr. Servance stated it has been a pleasure serving as Chair.

Mr. Newman stated he would rather see a smaller footprint with more dwelling units than a larger one with less.

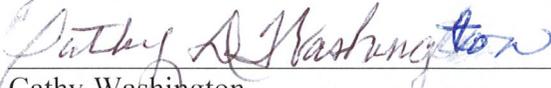
9. **Adjournment**

There being no further discussion or comments the meeting was adjourned at 7:36 pm



Tony Servance
Chair

ATTEST:



Cathy Washington
Secretary