
A regular meeting of the City of Daytona Beach Planning Board was held on Thursday, April 26, 2007, at 6:00 PM in City Hall Commission Chambers, 301 S. Ridgewood Ave., Daytona Beach, FL

Board members present were as follows:

Mr. Jeff Hurt
Mr. John McGhee II
Mr. Larry Moore
Mr. James Neal
Ms. Edith Shelley, Chair
Ms. Cathy Washington

Absent members:

Ms. Anita Gallentine
Mr. Bob Hoitsma, Vice Chair
Mr. Sam Rogers
Ms. Janet LeSage
Mr. Kenneth Wood

Staff members present:

Mr. Daniel Reed, Planning Administrator
Mr. Steven Spraker, Planning Manager
Ms. Marie Hartman, Deputy City Attorney
Ms. Colleen Miles, Zoning Officer
Ms. Lana Loss, Planning Technician

1. **Call to Order**

Ms. Shelley called the April 26, 2007 Planning Board Meeting to order at 6:00 p.m.

2. **Roll Call**

Ms. Washington called the roll and noted members present as stated above. She stated there was not a quorum. Ms. Shelley stated the applicant had withdrawn Item 6 and since there was not a quorum, Items 4 and 5 should be continued.

3. **Approval of the Minutes: March 22, 2007**

Mr. Hurt made a motion to approve the March 22, 2007 meeting minutes. Mr. Moore seconded the motion and it was unanimously approved (6-0).

4. **PCD AMENDMENT, DEV 2007-053, LPGA PCD "A" – 1st Amendment**

A request by Mr. Ted Garn, Manager, Development & Operations, Indigo Development, Inc., for approval of an amendment to the LPGA PCD (Planned Commercial Development) "A" to add "financial institutions" to the list of uses allowed to locate within the PCD property. The subject property is located at the northeast intersection of LPGA Boulevard and Williamson Boulevard.

Board Motion

Mr. Hurt made a motion to continue the request to the May 24, 2007 Planning Board meeting. Mr. McGhee seconded the motion.

Board Action

The motion was unanimously approved (6-0).

5. **REZONING, DEV 2007-044, Clocktower**

A request by Mr. Mark S. Dowst, P.E., of Mark Dowst & Associates, on behalf of Clocktower Properties, LLC, for approval of a zoning map amendment of 5.0± acres from R-2a (Multi-Family) to RP (Residential Professional). The property is located at 950 North Williamson Boulevard.

Board Motion

Mr. Hurt made a motion to continue the request to the May 24, 2007 Planning Board meeting. Mr. McGhee seconded the motion.

Board Action

The motion was unanimously approved (6-0).

6. **SITE PLAN, DEV 2007-024, Jon Hall Cadillac**

A request by Mr. Dwight DuRant, P.E., Zev Cohen & Associates on behalf of SunCoast Autobuilders, for a site plan approval of a phased 38,376 square foot automobile sales and service facility. The subject property is located at the southwest corner of Third Street and Nova Road.

Withdrawn

7. **EVALUATION AND APPRAISAL REPORT, DEV 2007-055, EAR Discussion**

A discussion item regarding the first draft of the Evaluation and Appraisal Report (EAR).

Presentation

Mr. Spraker gave a brief overview of the process for the EAR to the Board. He said City staff had been preparing the State-mandated Evaluation and Appraisal Report of the City's Comprehensive Plan since October of 2006. He said the Comprehensive Plan included goals, policies and objectives and there were several elements, which were required to be included such as the Housing, Transportation and Land Use Elements. He said there were also optional elements the City had included which were the Redevelopment and Economic Development Elements. He said several members of various consulting firms were present, including Mr. Matt West, Ivey Planning Group, Mr. Darrell Cunningham, GMB Engineers and Planners and Pat Tyjeski, Land Design Innovations, who were assisting staff with the EAR.

He said some of the issues to be considered were if the goals, policies and objectives were accomplished or if goals, policies and objectives needed to be added, maintained, deleted or modified.

He said the EAR draft would also be reviewed by the Economic Development Advisory Board, the Redevelopment Area Boards and the City Commission.

Mr. Matt West presented information contained in the draft EAR, a copy of which is hereto attached and made part of the record. He gave a PowerPoint presentation to the Board, a copy of which is hereto attached and made part of the record. He said some of the major issues that needed to be addressed were workforce housing, urban design, transportation/mass transit and parks and recreation. He noted special issues included intergovernmental coordination with annexations, infrastructure and urban sprawl, public school population projections, water supply plan and coastal high hazard including an evacuation plan and property rights.

Mr. West said the next steps of the process would be a briefing to the City Commission, a recommendation by the Planning Board and a transmittal to the Department of Community Affairs for a courtesy review. He said there were two Chapters of the draft that were not completed: Chapter 7, Recommendations and Chapter 8, Attachments. He asked if the Board had any questions or input.

Ms. Shelley stated she had several concerns including more emphasis placed on public schools and that parents should be able to choose which school their children attended, particularly elementary schools, because many students were bussed to schools outside of their neighborhoods. She said another concern she had was with workforce/affordable housing and asked staff to provide an inventory of affordable housing in the City. She said the Midtown and South Atlantic Redevelopment areas were not referenced in the Redevelopment Element. Mr. Spraker stated there were five redevelopment areas in the City and the Downtown, Ballough Road and Main Street redevelopment areas were older. He said the Midtown and South Atlantic redevelopment areas had been created since the last EAR was prepared and were not given a redevelopment land use and zoning as the other redevelopment areas had. He said this would be an opportunity to include specific

policies and if there was a desire by the Board to implement land use and zoning for redevelopment, staff could include that as well.

Ms. Shelley stated quality of life issues seemed to be put on the back burner in certain circumstances. She said she hoped for new parks and recreation areas but had concerns with the upkeep of the existing parks in the City. She said she had concerns that the Orange Avenue bridge was referenced as a four lane high-rise bridge on page 1-18 of the draft report.

Mr. Moore asked how many students were being bussed out of and in to the City to attend other schools. Ms. Shelley stated she could obtain those figures. Mr. Spraker stated staff could provide the numbers. He said that was a policy that could be discussed further if the Board wished to. He said creation of high-level programs in schools would attract students. Ms. Shelley stated the City needed to step up as a community for things like magnet schools. Mr. Neal stated a program had been started at Westside for neighborhood activities to include not only students, but parents as well. He said the community needed to work together to build a quality of life and ensure an opportunity for everyone to better him or herself.

Citizen Comments

Mr. Harry Henderson, 1801 S. Peninsula Drive, Daytona Beach, read a letter on behalf of Save Our Neighborhoods of Daytona, Inc. and chairman Mr. Dan Harshaw, 510 Pointsettia Road, Daytona Beach, a copy of which is hereto attached and made part of the record. The letter included requests for the Planning Board to move forward on a height limit along the west side of A1A, not to exceed 35 feet for property abutting R-1 zoning or within 50 feet of R-1 zoning and property fronting the east side of the river. The second request was to have a 35-foot height limit north of University Boulevard and south of Silver Beach Avenue with the connecting river frontage south of University Boulevard and north of Silver Beach Avenue to have a height limit not to exceed 65 feet.

Mr. John Nicholson, 413 N. Grandview Avenue, Daytona Beach, stated with the exception of buildings that were built using CRA (Community Redevelopment Agency) funds, the Ocean Walk and Hilton, only 2 buildings were constructed along the oceanfront in the last twenty years. He said the growth in the City recently had been commercial properties to the west and there was an opportunity for further growth on the west side of the City. He said schools in the City needed to be looked at with regards to the future growth.

Ms. Liz Barnes, 1229 Ruger Place, Daytona Beach, stated Volusia County prepared a study for possibilities of a replacement bridge or renovation, none of which included a 4-lane bridge. She said the public was overwhelmingly supportive of renovating the existing low-rise bridge.

Ms. Shelley asked what steps needed to be taken to address the issues included in Mr. Harshaw's letter. Mr. Spraker stated the Planning Board could include the requests in the list of recommendations for the EAR. Ms. Shelley stated there was currently a 35-foot

height limit for buildings on the west side of A1A and that the Planning Board recommended a 35-foot height limit on property abutting or within 50 feet of R-1 zoning which was not adopted.

Ms. Pam Woods, 731 N. Peninsula Drive, Daytona Beach, stated beachside residents wanted to see the language that the Planning Board recommended approval on, be moved forward for adoption with the next comprehensive plan amendment cycle and not related to the EAR.

Ms. Shelley stated staff would like to hold a meeting on May 10, 2007, at 6:00 to discuss the EAR. Mr. Spraker stated staff would provide Chapter 7, Recommendations, to the Board prior to the May 10th meeting. He said the information was posted on the City's website for the public to review.

Other Business

• **Development Services Director Report**

Mr. Spraker introduced Mr. Dan Reed, Planning Administrator, to the Board.

• **Downtown/Balough Road Redevelopment Area Board Report**

Ms. Shelley reported on the Board's April 3, 2007 meeting.

• **Midtown Redevelopment Area Board Report**

Mr. Rogers was not present to give a report.

• **Main Street/South Atlantic Redevelopment Area Board Report**

Ms. LeSage was not available to give a report.

• **Vision Committee Report**

Ms. Shelley encouraged everyone to attend a community Vision Meeting to be held on May 5, 2007, from 9:00 a.m. to 4:30 p.m. at D.B.C.C. and lunch would be provided.

• **Public Comments**

There were no public comments.

• **Board Members Comments**

There were no Board member comments.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:15p.m.

EDITH SHELLEY
Chair

CATHY WASHINGTON
Secretary