

MINUTES

REGULAR MEETING – PLANNING BOARD

October 12, 2023

Minutes of the Regular Meeting of the Planning Board for the City of Daytona Beach, Florida, held on Thursday, October 12, 2023, at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

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1. **Call to Order**

Mr. Barhoo, Chair, called the meeting to order.

2. **Roll Call**

**Board Members Present:**

Tony Barhoo, Chair	Present
Michael McLean, Vice Chair	Present
James Newman	Absent
Milverton Robinson	Present
Tony Servance	Present (virtual)
Vernon Weatherholtz	Present

Also Present:

Dennis Mrozek, Planning Director  
David Russell, Assistant City Attorney  
Doug Gutierrez, Principal Planner  
Paula Long, Planner  
Hannah Ward, Senior Planner  
Arthur Abrego, Planner  
Vanessa Trimble, Planning Technician  
Luci Brito, Office Specialist

3. **Approval of the Minutes** - August 24, 2023

Approval of the Minutes of the August 24, 2023, Planning Board Meeting held at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Mr. Barhoo stated there was a correction, John Russell should be David Russell.

A motion was made by Mr. McLean, to approve the minutes as amended, seconded by Mr. Severance. The motion passed (5-0) with the breakdown as follows:

Tony Barhoo, Chair	Yes
Michael McLean, Vice Chair	Yes
Milverton Robinson	Yes
Tony Severance	Yes
Vernon Weatherholtz	Yes

**New Items:**

4. **Beachside Retreat – Planned Development-General (PD-G) Rezoning – DEV2022-183 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Atlantic Beach Resort LLC (property owner), to rezone 1.3± acres of land from the Tourist Accommodations (T-1) zoning district to Planned Development-General (PD-G) to allow for the development of a hotel with conference space, restaurant, and/or bar/lounge uses (open to the public). The property is located on the east side of North Atlantic Avenue (SR-A1A), just south of the intersection of Plaza Boulevard and SR-A1A, at 2696 N. Atlantic Ave

**Staff Presentation:**

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the request is to rezone 1.3 plus or minus acres of land from the tourist accommodations T-1 zoning district to Plan Development General. And it will allow for the development of a hotel with conference space, a restaurant and or bar lounge uses that would also be open to the public.

**Applicant Presentation:**

Rob Merrell, Cobb Cole, 129 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Merrell presented Adam Wilson, architect, with Studio Z 619 S. Cedar Street Suite B Charlotte, North Carolina. Mr. Wilson provided a breakdown of the proposed project.

A video was presented on the proposed project.

Mr. Robinson questioned the artificial green wall and restaurant signage.

Mr. Wilson showed a rendering of the restaurant signage.

Mr. Robinson also questioned building and seawall safety as it pertains to hurricane preparedness.

Mr. Wilson explained the building was being built in accordance with building codes and in some instances, they were exceeding building code.

Mr. Weatherholtz had questions about the elevation and grading of the building.

Mr. Merrell introduced Mr. Kevin Lee with Parker Mynchenberg, 1728 Ridgewood Avenue, Holly Hill Florida explained existing elevation of the site as well as future specifications.

Mr. McLean asked about the pitching of the roofs.

Mr. Wilson explained even flat roofs have some pitch and gave the specifications for this project.

Mr. Robinson asked about public beach access.

Mr. Merrell explained there are several beach access points very close to this project.

**Public Comments:**

Linda Valentine, 106 Sawgrass Circle, Daytona Beach Florida. Ms. Valentine stated she worked for Marriott for many years and was in favor of the city going forward with the project.

Anne Ruby, 137 Park Avenue, Daytona Beach Florida. Ms. Ruby stated she was in favor of the project but did not like the color palette chosen.

John Nicholson, 413 N. Grandview Avenue, Daytona Beach was worried about the size of the driveway into the hotel. It was explained that the renderings are not to scale and there would be plenty of room for hotel guests and visitors.

**Board Action:**

A motion was made by Mr. McLean, seconded by Mr. Severance, to approve Beachside Retreat – Planned Development-General (PD-G) Rezoning – DEV2022-183 .The motion passed (5-0) with the breakdown as follows:

Tony Barhoo, Chair	Yes
Michael McLean, Vice Chair	Yes
Milverton Robinson	Yes
Tony Severance	Yes
Vernon Weatherholtz	Yes

5. **SIGNAGE REVISIONS**

**Volusia Square – Planned Development-General (PD-G) Rezoning –DEV2022 -053 (Quasi-Judicial Hearing)**

The Volusia Square Planned Development-General (PD-G) Rezoning application (DEV2022-053) was heard at the June 1, 2023, Planning Board meeting. The item was heard by the City Commission for 1<sup>st</sup> reading on September 20, 2023. The item is tentatively scheduled to be heard by the City Commission for 2<sup>nd</sup> reading on October 4, 2023. During the legal review of the item, discrepancies were identified between the signage requested.

**Staff Presentation:**

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Volusia Square the applicant is requesting rezoning that would add additional uses, an upgrade to the landscaping, and subdivide the property and then incorporate a sign plan that would allow for the redevelopment of the Volusia Square Shopping Center.

**Applicant Presentation:**

Rob Merrell, Cobb Cole, 129 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Merrell stated the request is being made to help developers update the existing signage already in place.

**Public Comments:**

No public comments.

**Board Action:**

A motion was made by Mr. McLean, seconded by Mr. Robinson, to approve Signage revisions Volusia Square– Planned Development-General (PD-G) Rezoning DEV2022-053. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo, Chair	Yes
Michael McLean, Vice Chair	Yes
Milverton Robinson	Yes
Tony Servance	Yes
Vernon Weatherholtz	Yes

6. **Mosaic Phase 4A – Major Subdivision Preliminary Plat – DEV2022-209 (Quasi-Judicial Hearing)**

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of BII Volusia Holdings, LLC, to approve a 13.1± acre Major Subdivision Preliminary Plat, to allow for an 88-lot townhome subdivision. The property is generally located .5 miles west of LPGA Boulevard, and south of Fuchsia Street

**Staff Presentation:**

Paula Long, Planner, presented the staff report which was included as part of the packet. Applicant requests to approve a preliminary plot for the development of an 88-lot townhouse subdivision with four tracks and a public right- of -way on a total of 13 plus or minus acres of land. The proposed preliminary plat is consistent with all of the access dimensions, infrastructure requirements that are outlined in article seven of the land development code and subject to the Bayberry Cove Plan Development Agreement approval of this preliminary plat will allow the applicant to move forward in the final plat approval process.

**Applicant Presentation:**

Kevin Lee from Parker Mynchenburg here on behalf of the applicant. This is an extension of Mosaic. This is phase four A already cleared mass graded fits within the Bayberry PD.

Mr. Robinson asked about the displaced animals.

Mr. Lee explained this area has been cleared for some time.

Mr. Mrozek stated there are 30,000 acres preserved for conservation just west of this site.

**Public Comments:**

No public comments.

**Board Action:**

A motion was made by Mr. McLean, seconded by Mr. Robinson, to approve Mosaic Phase 4A – Major Subdivision Preliminary Plat – DEV2022-209. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo, Chair	Yes
Michael McLean, Vice Chair	Yes
Milverton Robinson	Yes
Tony Servance	Yes
Vernon Weatherholtz	Yes

7. **GTI Oakridge – Small-Scale Comprehensive Plan Amendment (SSCPA) – DEV2023-064 (Legislative Hearing)**

A request by Zack Schwartz, Acquinvest Financial Group, on behalf of JonOSh Properties III LLC, property owner, for approval of a Small-Scale Comprehensive Plan Amendment (SSCPA) changing the Future Land Use Map designation from Office Transition (OT) to Retail for 2.2± acres of property, to allow consistent land use throughout the property. The property is located at 501 North Grandview Avenue.

**Staff Presentation:**

Doug Gutierrez, Principal Planner presented the staff report which was included as part of the packet. This is for approval of the small-scale amendment property is located at 501 North Grandview Avenue and you see it's a fully developed property. The proposed amendment, it's a 2.2-acre property, has two future land use designations on it. One portion has a designation of retail about 1.2 acres and the other portion has a future land use map designation of office transition, about an acre. The application is to amend the office transition portion to retail. So, the entire parcel has a future land use map of retail property.

**Public Comments:**

No public comments.

**Board Action:**

A motion was made by Mr. McLean, seconded by Mr. Robinson, to approve GTI Oakridge – Small-Scale Comprehensive Plan Amendment (SSCPA) – DEV2023-064 in accordance with the staff report as presented. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo, Chair	Yes
Michael McLean, Vice Chair	Yes
Milverton Robinson	Yes
Tony Severance	Yes
Vernon Weatherholtz	Yes

8. **GTI Oakridge BR-2 – Rezoning – DEV2023-069 (Quasi-Judicial Hearing)**

A request by Zack Schwartz, Acquinvest Financial Group, on behalf of JonOSh Properties III LLC, property owner, to rezone 2.2± acres of property from Business Retail (BR-2) and Residential Professional (RP) to BR-2, to allow consistent land use throughout the property. The property is located at 501 North Grandview Avenue.

**Staff Presentation:**

Hannah Ward, Planner, presented the staff report which was included as part of the packet. A request by Zach Schwartz on behalf of John Osh Properties III LLC, the property owner. A rezoning of 1.22 plus or minus acres of the 2.23 acre parcel located at +501 North Grand View. It's from the requesting to rezone from the residential professional zoning district to the BR2 zoning district, so that the entire property will have consistent BR2 zoning.

Mr. McLean wanted to verify that the reason for this change was to conform to the LDC.

**Applicant Presentation:**

Zach Schwartz Acquinvest Financial Group on behalf of John Osh Properties III LLC. A request is being made to improve efforts for lease up of the property.

**Public Comments:**

John Nicholson, 413 N. Grandview Avenue. Mr. Nicholson is concerned that the LDC was changed in error and should be changed back.

**Board Action:**

A motion was made by Mr. McLean, seconded by Mr. Robinson, to approve GTI Oakridge BR-2 – Rezoning – DEV2023-069 in accordance with the staff report as presented. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo, Chair	Yes
Michael McLean, Vice Chair	Yes
Milverton Robinson	Yes
Tony Severance	Yes
Vernon Weatherholtz	Yes

9. **4th Amendment to Tomoka Town Center PD – Planned Development-General (PD-G) Rezoning – DEV2023-052 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Tomoka Town Center 2 LLC, Tomoka Town Center 3 LLC, and Tomoka Town Center 4 LLC (property owners), to amend the Tomoka Town Center PD to modify the development standards for a multifamily complex to allow for a for-rent townhome product. The property is generally located east of I-95, south of LPGA Blvd., and west of Williamson Blvd.

**Staff Presentation:**

Hannah Ward, Planner, presented the staff report which was included as part of the packet. A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Tomoka Town center 23 and four LLC who are the property owners to amend the Tomoka Town Center PD to modify the development standards for a multifamily complex to allow for a four rent town home product.

**Applicant Presentation:**

Robert A. Merrell III, Esq., Cobb Cole, on behalf of Tomoka Town Center 2 LLC, Tomoka Town Center 3 LLC, and Tomoka Town Center 4 LLC (property owners), to amend the Tomoka Town Center PD, to allow for townhomes on the back of the property.

Mr. Robinson is concerned about the affordability of the townhomes.

Mr. Merrell stated they would be priced at the going market rate at the time of completion.

Mr. McLean was happy with the project.

**Public Comments:**

John Nicholson, 413 N. Grandview Avenue. Mr. Nicholson is in favor of the project but was concerned what the project would look like from Williamson.

**Board Action:**

A motion was made by Mr. McLean, seconded by Mr. Weatherholtz, to approve 4th Amendment to Tomoka Town Center PD – Planned Development-General (PD-G) Rezoning – DEV2023-052 in accordance with the staff report as presented. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo, Chair	Yes
Michael McLean, Vice Chair	Yes

Milverton Robinson	Yes
Tony Severance	Yes
Vernon Weatherholtz	Yes

10. **Wall Graphics & Signage – Land Development Code Text Amendment DEV2023-400 (Legislative Hearing)**

A request by the Growth Management and Planning Department, Planning Division, to amend Section 6.10. (Signage) and Section 11.5 (Definitions and Interpretation) of the Land Development Code, to modify current restrictions on wall graphics by allowing permitted signage to be included within the wall graphic area.

Mr. Robinson wanted details on what was going to be allowed.

Mr. Mrozek explained that all graphics would still have to be approved by the Planning Board, this change is only to give the text on LDC some flexibility.

**Public Comments:**

John Nicholson, 413 N. Grandview Avenue. Mr. Nicholson is worried that the murals will turn into billboards which could be an unintended consequence of this change.

**Board Action:**

A motion was made by Mr. McLean, seconded by Mr. Severance, to approve 4th Amendment to Tomoka Town Center PD – Planned Development-General (PD-G) Rezoning – DEV2023-052 in accordance with the staff report as presented. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo, Chair	Yes
Michael McLean, Vice Chair	Yes
Milverton Robinson	Yes
Tony Severance	Yes
Vernon Weatherholtz	Yes

11. **Other Business:**

**a. Downtown/Balough Road Redevelopment Area Board Report**

No report provided due to Mr. Newman absence.

**b. Midtown Redevelopment Area Board Report**

No comments

**c. Beachside Redevelopment Area Board Report**

No comments

**d. Public Comments**

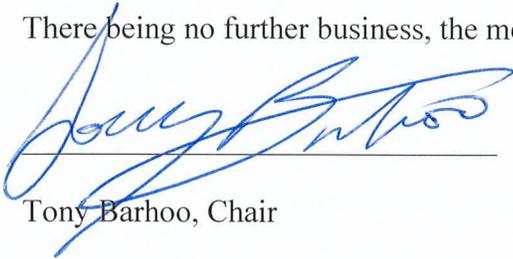
Anne Ruby, 137 Park Avenue stated item number four, the Beachside Retreat east of A1A did not have large groups of people against the project. She stated the Silver Beach Condo project has 25 stories and it's too large.

e. Staff Comments

f. Board Members Comments

**Adjournment**

There being no further business, the meeting was adjourned. 7:52 p.m.



Tony Barhoo, Chair



Lucrecia Brito, Secretary