

MINUTES
REGULAR MEETING - PLANNING BOARD
November 21, 2024

Minutes of the Regular Meeting of the Planning Board for the City of Daytona Beach, Florida, held on Thursday, November 21, 2024, at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

1. Call to Order

Mr. McLean, Chair, called the meeting to order

2. Roll Call

Board Members:

Tony Barhoo	Present
Michael McLean, Chair	Present
James Newman	Absent
Milverton Robinson	Present
Tony Servance	Absent
Cathy Washington, Secretary	Present
Vernon Weatherholtz, Vice Chair	Present

Staff Present:

Dennis Mrozek, Planning Director
David Russell, Assistant City Attorney
Doug Gutierrez, Planning Manager
Danalee Petyk, Senior Planner
Luke Rinkus, Planner
Emilio O'Brien, Senior Planner
Luci Brito

3. Approval Of Minutes - October 24, 2024

Approval of the Minutes of the October 24, 2024, Planning Board Meeting held at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

A motion was made by Mr. Barhoo and seconded by Mr. Weatherholtz to approve the minutes. The motion carried (5-0) as follows:

Tony Barhoo	Yes
Michael McLean	Yes

Milverton Robinson	Yes
Cathy Washington,	Yes
Vernon Weatherholtz	Yes

4. Items

A. Reserve at Strickland Small Scale Comprehensive Plan Amendment (SSCPA) DEV2024-334 (Legislative Hearing)

A request by Rob Merrell III, Esq. Cobb Cole & Associates for approval of a Small-Scale Comprehensive Plan Amendment (SSCPA) changing the future land use map designation from Office Transition (OT) to Mixed Use (MU) and new Neighborhood "K" policy. The Applicant is also applying for a rezoning to a Planned Development - General (PD-G).

Staff Presentation:

Doug Gutierrez, Planning Manager, presented the staff report which was included as part of the packet. A request by Rob Merrell III, Esq. Cobb Cole & Associates for approval of a Small-Scale Comprehensive Plan Amendment (SSCPA) changing the future land use map designation from Office Transition (OT) to Mixed Use (MU) and new Neighborhood "K" policy. The Applicant is also applying for a rezoning to a Planned Development - General (PD-G).

Staff finds that the small-scale amendment is consistent with the Comprehensive Plan, does not represent urban sprawl and the City has available capacity to serve the demand on available water and sewer.

A motion was made by Mr. Barhoo and seconded by Ms. Washington to approve Reserve at Strickland Small Scale Comprehensive Plan Amendment (SSCPA) DEV2024-334. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Yes
Michael McLean, Chair	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

B. 1st Amendment to Reserve at Strickland PD Planned Development-General (PD-G) Dev2024-335 (Quasi-Judicial Hearing)

A request by Robert A. Merrell III, Esq. Cobb Cole, & Associates to amend The Reserve at Strickland Planned Development (PD) Agreement to allow for additional commercial uses and to revise the development criteria.

Staff Presentation:

Danalee Petyk, Senior Planner, presented the staff report which was included as part of the packet. A request by Robert A. Merrell III, Esq. Cobb Cole, & Associates to amend The Reserve at Strickland Planned Development (PD) Agreement to allow for additional commercial uses and to revise the development criteria.

Staff finds the requested rezone meets the criteria in Sections 3.4.D.3 and 4.8.B, Land Development Code. Staff recommends the Planning Board forward the 1st amendment to The Reserve at Strickland Planned Development (PD) Agreement to the City Commission with a recommendation of approval.

Applicant Presentation:

Robert A. Merrell III, Esq. Cobb Cole, & Associates, presented the project.

Mr. Barhoo asked how the project impacts the traffic around the school which is down the street from the project.

Mr. Merrell explained moving the project from office to retail would spread the traffic out.

Mr. Robinson was concerned about what types of businesses would be allowed because there was a middle school down the street.

Mr. Merrell advised the owner of the property is willing to exclude Medical Marijuana, Cannabis Dispensary and Smoke Shops except for Cigar Sales.

A motion was made by Mr. Barhoo and seconded by Mr. Weatherholtz to approve 1st Amendment to Reserve at Strickland PD Planned Development-General (PD-G) Dev2024-335. PD must exclude Medical Marijuana, Cannabis Dispensary and Smoke Shops except for Cigar Sales. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Yes
Michael McLean, Chair	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

C. Waypointe Pre-Plat DEV2023-123 Preliminary Plat for Overall Subdivision (Quasi-Judicial Hearing)

A request by Jarod C. Stubbs of Kimley Horn & Associates on behalf of Dorothy C Kirton Living Trust (property owner), to approve a preliminary plat for the development of 426.7 acres of proposed multi-use. These uses include single family, townhomes and commercial development parcels, including multi-family. This land comes from five parcels on Tomoka Farms Road, west of I-95.

Staff Presentation:

Luke Rinkus, Planner, presented the staff report which was included as part of the packet. A request by Jarod C. Stubbs of Kimley Horn & Associates on behalf of Dorothy C Kirton Living Trust (property owner), to approve a preliminary plat for the development of 426.7 acres of proposed multi-use. These uses include single family, townhomes and commercial development parcels, including multi-family. This land comes from five parcels on Tomoka Farms Road, west of I-95.

Staff recommends approval of the Major Subdivision Preliminary Plat for the Waypointe project to allow the development of single family, townhome, and commercial development uses including multi-family on 426.7 acres on Tomoka Farms Road, west of I-95.

Mr. Barhoo wanted to know how far apart the single-family houses were.

Mr. Mzorek stated the homes had 5 feet setbacks so there would be 10 feet between houses.

Applicant Presentation:

Joey Posey, ESQ, on behalf of the developer, was available for questions.

Mr. Barhoo wanted to know about the access points.

Mr. Posey stated there are 4 access points to the development.

Mr. Weatherholtz asked about the retention ponds and drainage.

Jarod Stubbs, Kimley Horn, stated the project has been permitted and at the project will have more flood plain compensation once the project is finished than the property currently has.

Mr. Weatherholtz asked how high they were going to raise the proposed project.

Mr. Stubbs stated plus or minus four or five feet.

Mr. Weatherholtz asked if they were bringing in fill for the property.

Mr. Stubbs stated the intent is to use the all the soil from the site.

Mr. Weatherholtz asked if core and borings had been done.

Mr. Stubbs stated over 64 borings had been done on the property.

Mr. Robinson asked about environmental issues.

Mr. Posey stated most of the property was a pasture but the area on the east side of the is being preserved and will be incorporated into walkable trails as part of the amenities on the property.

A motion was made by Mr. Barhoo seconded by Mr. Robinson, to approve the Waypointe Pre-Plat DEV2023-123 Preliminary Plat for Overall Subdivision. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Yes
Michael McLean, Chair	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

D. LDC Text Amendment-Remove Prohibition to Food Pantries in Redevelopment Areas DEV2024-689 (Legislative Hearing)

A request by the Growth Management and Planning Department, Planning Division, to amend Article 5 (Use Standards), Section 5.2.B (Standards for Specific Principal Uses), of the Land Development Code, to remove the prohibition to food pantries as an accessory use to Places of Worship in Redevelopment Areas.

Staff Presentation:

Dennis Mzorek, Planning Director presented the staff report which was included as part of the packet. A request by the Growth Management and Planning Department, Planning Division, to amend Article 5 (Use Standards), Section 5.2.B (Standards for Specific Principal Uses), of the Land Development Code, to remove the prohibition to food pantries as an accessory use to Places of Worship in Redevelopment Areas.

Staff recommends approval of the request to amend the Land Development Code to remove the current prohibition to food pantries as an accessory use to Places of Worship in Redevelopment Areas.

A motion was made by Mr. Barhoo seconded by Ms. Washington , to approve LDC Text Amendment-Remove Prohibition to Food Pantries in Redevelopment Areas DEV2024-689. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Yes
Michael McLean, Chair	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

5. Other Business

- A. Downtown /Ballough Road Redevelopment Area Board Report
- B. Midtown Redevelopment Area Board Report
- C. Beachside Redevelopment Area Board Report
- D. Affordable Housing Advisory Committee (AHAC) Report

Mr. Barhoo asked if there was some kind of standard which determines the percentages or discounts that the projects get in reference to affordable housing.

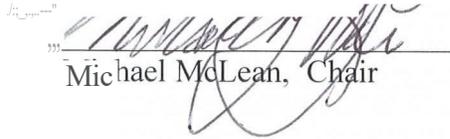
Mr. Mzorek stated the city negotiates with the developer to determine those amounts.

E. Public Comments

F. Staff Comments

G. Board Members Comments

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Michael McLean, Chair


Luci Brito, Secretary