

MINUTES
REGULAR MEETING – PLANNING BOARD
September 12, 2024

Minutes of the Special Meeting of the Planning Board for the City of Daytona Beach, Florida, held on Thursday, September 12, 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	Present
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
Vanessa Trimble, Planning Technician
Michele Toliver, Project Manager, Redevelopment

3. Approval Of Minutes – July 25, 2024

Approval of the Minutes of the July 25, 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 (6-0) as follows:

Tony Barhoo	Yes
Michael McLean	Yes
James Newman	Yes

Milverton Robinson	Yes
Cathy Washington,	Yes
Vernon Weatherholtz	Yes

4. Items

A. Baldwin Lane Right-of-Way Vacation DEV2024-467 (Legislative Hearing)

A request by the City of Daytona Beach to vacate a 20' by 42.25' (845 sq. ft.) unopened portion of the Baldwin Lane right-of-way, located east of Division Street between Eldorado Street and Orange Avenue. The right-of-way was never constructed as a roadway and is currently developed with a city-owned paved parking lot. Once vacated, the right-of-way will be converted to acreage and combined with the adjacent City-owned property. The property surrounding and including the portion of right-of-way to be vacated is under review for a concurrent rezone to the Valencia Square Planned Development-Redevelopment. If the subject right-of-way is vacated and the rezone approved, the property will be redeveloped with a 62-unit multi-family residential housing complex under an agreement with the developer and the City of Daytona Beach.

Staff Presentation:

Danalee Petyk, Senior Planner, presented the staff report which was included as part of the packet. A request by the City of Daytona Beach to vacate a 20' by 42.25' (845 sq. ft.) unopened portion of the Baldwin Lane right-of-way, located east of Division Street between Eldorado Street and Orange Avenue. The right-of-way was never constructed as a roadway and is currently developed with a city-owned paved parking lot. Once vacated, the right-of-way will be converted to acreage and combined with the adjacent City-owned property. The property surrounding and including the portion of right-of-way to be vacated is under review for a concurrent rezone to the Valencia Square Planned Development-Redevelopment. If the subject right-of-way is vacated and the rezone approved, the property will be redeveloped with a 62-unit multi-family residential housing complex under an agreement with the developer and the City of Daytona Beach.

Staff recommends approval of the requested vacate of a 20' x 42.25' unopened portion of the Baldwin Lane right-of-way of the Rowlander 4th Addition plat, recorded in Map Book 15, Page 151, in the public records of Volusia County.

A motion was made by Mr. Barhoo and seconded by Mr. Weatherholtz to approve Baldwin Lane Row Vacate DEV2024-467. The motion carried (6-0) with the breakdown as follows:

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

B. Valencia Square Planned Development Redevelopment DEV 2023-065 (Quasi-Judicial Hearing)

A request by Robert A. Merrell of Cobb Cole, on behalf of Framework Group, LLC, to rezone of ± 3.73 acres of land from Redevelopment Midtown – Neighborhood Transition Mixed Use (RDM-5) to Planned Development-Redevelopment (PD-RD) to allow for development of a mixed income, multi-family housing complex project with 62 residential units and associated site improvements. Of the 62 units proposed with the rezoning, 24 will be affordable units per an agreement with the city. This rezoning is contingent upon vacation of a portion of the Baldwin Lane right-of-way, heard concurrent with this request (DEV2024-467). The subject property is located at 544 Orange Avenue.

Staff Presentation:

Danalee Petyk, Senior Planner, presented the staff report which was included as part of the packet. A request by Rob Merrell, ESQ of Cobb Cole, on behalf of Framework LLC. This request is for a rezone of ± 3.73 acres of land from Redevelopment Midtown – Neighborhood Transition Mixed Use (RDM-5) to Planned Development-Redevelopment (PD-RD) to allow for development of a mixed income, multi-family housing complex project with 62 residential units and associated site improvements. Of the 62 units proposed with the rezoning, 24 will be affordable units per an agreement with the city. This rezoning is contingent upon vacation of a portion of the Baldwin Lane right-of-way, heard concurrent with this request (DEV2024-467).

Staff recommends the Planning Board forward the rezone of 3.73 acres from Redevelopment Midtown – Neighborhood Transition Mixed Use (RDM-5) to Planned Development – Redevelopment (PD-RD) to the City Commission with a recommendation of approval.

Applicant Presentation:

Rob Merrell, ESQ of Cobb Cole, on behalf of Framework LLC. was present to answer any questions the board may have.

Mr. Barhoo wanted to know the comments at the Midtown Redevelopment meeting.

Michele Toliver, Project Manager, stated the residents that attended the meeting were very excited for this project to go forward.

A motion was made by Mr. Newman and seconded by Mr. Barhoo to approve Valencia Square Planned Development Redevelopment DEV 2023-065 . The motion carried (6-0) with the breakdown as follows:

Tony Barhoo	Yes
Michael McLean, Chair	Yes
James Newman	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes

Vernon Weatherholtz, Vice Chair

Yes

C. Cornerstone Planned Development- General (PD-G) and Pre-Plat DEV2023-433 & DEV2023-120 (Quasi-Judicial Hearing)

A request by Jessica Gow, Cobb Cole, on behalf of Cornerstone Property Investors, LLC, for a rezone of ± 22.71 acres of land to combine and unify the Cornerstone Office Park Planned Commercial Development and the Cornerstone Exchange Planned Development into the Cornerstone Planned Development-General (PD-G) for a commercial development located at the southwest corner of LPGA Boulevard and N Williamson Boulevard. This request also includes the preliminary plat for the Cornerstone Office Park Replat 3 subdivision.

Staff Presentation:

Danalee Petyk, Senior Planner, presented the staff report which was included as part of the packet. A request by Jessica Gow, Cobb Cole, on behalf of Cornerstone Property Investors, LLC, for a rezone of ± 22.71 acres of land to combine and unify the Cornerstone Office Park Planned Commercial Development and the Cornerstone Exchange Planned Development into the Cornerstone Planned Development-General (PD-G) for a commercial development located at the southwest corner of LPGA Boulevard and N Williamson Boulevard. This request also includes the preliminary plat for the Cornerstone Office Park Replat 3 subdivision.

Staff recommends the Planning Board forward the rezone of 22.71 acres from the Cornerstone Office Park Planned Commercial Development and the Cornerstone Exchange Planned Development to Planned Development – General (PD-G) and the Preliminary Plat for the Cornerstone Office Park Replat 3 subdivision to the City Commission with a recommendation of approval.

Applicant Presentation:

Jessica Gow, Cobb Cole, on behalf of Cornerstone Property Investors, LLC. Jessica advised the owners want to unify the property with the uses matching the entire property.

Mr. McLean wanted a communication tower added as a possible use.

Mr. Mrozek stated if the applicant was amenable, it would be added.

Mr. Weatherholtz asked if any plantings would be added to the buffer zone.

Ms. Gow stated the buffer was already planted out.

A motion was made by Mr. Robinson seconded by Mr. Weatherholtz, to approve the Cornerstone Planned Development- General (PD-G) and Pre-Plat DEV2023-433 & DEV2023-120 with the amended communication tower. The motion carried (6-0) with the breakdown as follows:

Tony Barhoo

Yes

Michael McLean, Chair

Yes

James Newman	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

D. Lakewood Senior Housing Site Plan DEV2024-087(Quasi-Judicial Hearing)

A request by Daniel Acosta, ACRUVA, on behalf of Lakewood Senior Housing, LLLP, to approve a major site plan for a 56-unit age restricted multifamily residential development on ± 2.94 acres of property, to construct a 43,330 square foot apartment development with one (1) 4- story building, landscaping, parking, and a stormwater pond. The property is generally located west of Jimmy Ann Drive, approximately ½ mile south of LPGA Boulevard.

Staff Presentation:

Danalee Petyk, Senior Planner, presented the staff report which was included as part of the packet. A request by Daniel Acosta, ACRUVA, on behalf of Lakewood Senior Housing, LLLP, to approve a major site plan for a 56-unit age restricted multifamily residential development on ± 2.94 acres of property, to construct a 43,330 square foot apartment development with one (1) 4- story building, landscaping, parking, and a stormwater pond. The property is generally located west of Jimmy Ann Drive, approximately ½ mile south of LPGA Boulevard.

Staff recommends the Planning Board approve the Major Site Plan for Lakewood Senior Housing to allow for the construction of a 56-unit age restricted multifamily residential development on 2.94 acres.

Applicant Presentation:

Jessica Gow, Cobb Cole Law Firm, on behalf of Daniel Acosta, ACRUVA, on behalf of Lakewood Senior Housing, LLLP.

Mr. Robinson stated there was a lot of senior housing in that area of town. He advised he would like to see senior housing developments in other parts of the city.

A motion was made by Mr. Barhoo seconded by Mr. Weatherholtz, to approve Lakewood Senior Housing Site Plan DEV2024-087. The motion carried (6-0) with the breakdown as follows:

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

E. Exalt Health Site Plan DEV2024-112 (Quasi-Judicial Hearing)

A request by Joseph Hopkins PE, The Performance Group, on behalf of Victor, LLC, to approve a major site plan to construct a 39,478 square foot, 40-bed rehabilitation hospital, and associated site improvements on 3.37 ± acres of land. The property is generally located at the intersection of Clyde Morris Boulevard and Mason Avenue.

Staff Presentation:

Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. A request by Joseph Hopkins PE, The Performance Group, on behalf of Victor, LLC, to approve a major site plan to construct a 39,478 square foot, 40-bed rehabilitation hospital, and associated site improvements on 3.37 ± acres of land. The property is generally located at the intersection of Clyde Morris Boulevard and Mason Avenue. Prior to issuance of a Site Plan Approval Letter, drainage calculations need to be finalized with the City.

Provided the outstanding condition is resolved, Staff recommends approval of the Major Site Plan to construct a 39,478 square-foot, 40-bed Rehabilitation Hospital with landscaping, stormwater drainage and all site related improvements on the 3.73± acre site.

Applicant Presentation:

Joe Hopkins, Performance Group, on behalf of Victor, LLC, to approve a major site plan to construct a 39,478 square foot, 40-bed rehabilitation hospital, and associated site improvements on 3.37 ± acres of land.

Mr. Weatherholtz asked about the stormwater situation on the site.

Mr. Hopkins stated all stormwater requirements were being met.

A motion was made by Mr. Newman seconded by Mr. Robinson to approve Exalt Health Site Plan DEV2024-112 . The motion carried (6-0) with the breakdown as follows:

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

F. Affordable Housing Setbacks LDC Text Amendment DEV2024-531 (Legislative Hearing)

A request by the Growth Management and Planning Department, Planning Division, to amend Article 6 (Development Standards), Section 6.22 (Affordable Housing), of the Land Development Code (LDC), to allow five-foot minimum side-yard setbacks on lots that are 50-foot wide for single-family detached residential dwellings that qualify as affordable housing.

Staff Presentation:

Dennis Mrozek, 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 6 (Development Standards), Section 6.22 (Affordable Housing), of the Land Development Code (LDC), to allow five-foot minimum side-yard setbacks on lots that are 50-foot wide for single-family detached residential dwellings that qualify as affordable housing. Staff recommends approval of the request to amend the Land Development Code to allow five-foot minimum side-yard setbacks on lots that are 50-foot wide for single-family detached residential dwellings that qualify as affordable housing.

Anne Ruby is in favor of this change.

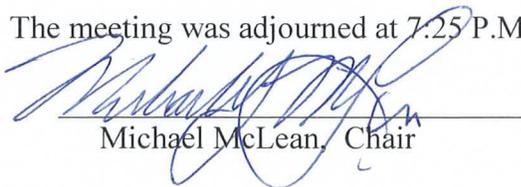
A motion was made by Mr. Barhoo seconded by Mr. Newman to approve Affordable Housing Setbacks LDC Text Amendment DEV2024-531. The motion carried (6-0) with the breakdown as follows:

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

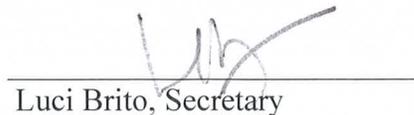
5. Other Business

- 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
- E. Public Comments
- F. Staff Comments
- G. Board Members Comments

The meeting was adjourned at 7:25 P.M.



Michael McLean, Chair



Luci Brito, Secretary