

MINUTES
REGULAR MEETING – PLANNING BOARD
June 27, 2024

Minutes of the Regular Meeting of the Planning Board for the City of Daytona Beach, Florida, held on Thursday, June 27, 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 Present:

Tony Barhoo	Present
Michael McLean Chair	Present
James Newman	Present
Milverton Robinson	Present
Tony Servance	Present
Cathy Washington	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
Luci Brito, Office Specialist

3. Approval Of Minutes – May 23, 2024

Approval of the Minutes of the May 23, 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. McLean to approve the minutes. The motion carried (7-0) as follows:

Tony Barhoo	Yes
Michael McLean Chair	Yes
James Newman	Yes

Milverton Robinson	Yes
Tony Servance	Yes
Cathy Washington	Yes
Vernon Weatherholtz Vice Chair	Yes

4. Items

A. 2nd Amendment to Karis Cold Storage PD Rezoning - DEV2023-580 (Quasi-Judicial Hearing)

A request by Jessica Gow, Esq., Cobb Cole Law Firm, on behalf of KCS ICEBOX DAB1, LLC (property owner), to amend the Karis Cold Storage Planned District (PD) Agreement to modify and clarify landscaping requirements, removing the internal lot line boundaries. The subject property is located at 1094 S. Williamson Blvd., along the west side of Williamson Blvd. and east side of Interstate-95 (I-95), approximately 0.3 miles south of the Williamson Blvd. and Bellevue Ave. intersection.

Staff Presentation:

Danalee Petyk, Senior Planner presented the staff report which was included as part of the packet. A request by Cobb Cole Law Firm, on behalf of KCS ICEBOX DAB1, LLC (property owner), to amend the Karis Cold Storage Planned District (PD) Agreement to modify and clarify landscaping requirements, removing the internal lot line boundaries.

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 2nd amendment to the Karis Planned Development (PD) Agreement to the City Commission with a recommendation of approval.

Mr. Barhoo asked if they were removing any trees.

Ms. Petyk stated no trees would be removed, only relocated.

Mr. Newman asked for clarification on the location of the access road.

Mr. Mrozek identified the access road on an exhibit in the staff report.

Applicant presentation:

Jessica Gow, Esq., Cobb Cole Law Firm, on behalf of KCS ICEBOX DAB1, LLC (property owner), to amend the Karis Cold Storage Planned District (PD) Agreement to modify and clarify landscaping requirements, removing the internal lot line boundaries.

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve the 2nd Amendment to Karis Cold Storage PD Rezoning - DEV2023-580. The motion carried (7-0) with the breakdown as follows:

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

B. 1st amendment to Afshari LPGA PD Rezoning - DEV2024-005 (Quasi-Judicial Hearing)

A request by Jessica Gow, Esq., Cobb Cole, on behalf of Afshari LPGA, LLC, to amend the Afshari LPGA Planned District Agreement, to allow for additional institutional and commercial uses, and associated site improvements. The subject property is generally located on the northeast corner of LPGA Blvd. and Concierge Blvd.

Staff Presentation:

Danalee Petyk, Senior Planner presented the staff report which was included as part of the packet. A request by Cobb Cole Law Firm, on behalf of Afshari LPGA, LLC, to amend the Afshari LPGA Planned District Agreement, to allow for additional institutional and commercial uses, and associated site improvements. The subject property is generally located on the northeast corner of LPGA Blvd. and Concierge Blvd.

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 Afshari LPGA Planned Development (PD) Agreement to the City Commission with a recommendation of approval.

Mr. McLean asked if the applicant decided to build something beyond the scope of the PD would they have to request another PD modification.

Ms. Petyk stated anything beyond the PD the applicant would have to apply for another amendment.

Mr. Robinson was concerned about the waiver for signage.

Mr. McLean stated the board has approved many waivers for signage in the past.

Mr. Barhoo was having issues with the number of waivers the applicant was requesting. He also wanted the offsite parking clarified.

Ms. Petyk stated the offsite parking would remain within their PD.

Mr. Weatherholtz asked if the applicant would have adequate parking for whatever they decided to build.

Mr. Mrozek stated when the site plan is submitted, they will have to meet all the parking requirements in the LDC.

Mr. Newman asked if the increase in signage was for the integrated sign.

Ms. Petyk stated that the increase in signage was for the integrated sign plan.

Applicant Presentation:

Jessica Gow, Esq., Cobb Cole, on behalf of Afshari LPGA, LLC, to amend the Afshari LPGA Planned District Agreement, to allow for additional institutional and commercial uses, and associated site improvements. The subject property is generally located on the northeast corner of LPGA Blvd. and Concierge Blvd.

A motion was made by Ms. Washington seconded by Mr. Newman, to approve the 1st amendment to Afshari LPGA PD Rezoning - DEV2024-005. The motion carried (5-2) with the breakdown as follows:

Tony Barhoo,	No
Michael McLean Chair	Yes
James Newman	Yes
Milverton Robinson	No
Tony Servance	Yes
Cathy Washington	Yes
Vernon Weatherholtz Vice Chair	Yes

C. Sun glow Mini-Storage Site Plan - DEV2023-455 (Quasi-Judicial Hearing)

A request by Philip Hollis, Flagship Companies Group, LLC, on behalf of Sun glow Construction, to approve a Major Site Plan to allow construction of a self-storage facility, offices, and flex space. The property is generally located west of Wesley Street, and north of LPGA Boulevard.

Staff Presentation:

Doug Gutierrez, Planning Manger presented the staff report which was included as part of the packet. A request by Philip Hollis, Flagship Companies Group, LLC, on behalf of Sun glow Construction, to approve a Major Site Plan to allow construction of a self-storage facility, offices, and flex space. The property is generally located west of Wesley Street, and north of LPGA Boulevard.

Staff find the proposed Major Site Plan meets the review standards of the Land Development Code. Staff recommends the Planning Board approve the Major Site Plan for Sun glow Mini-Storage to allow to allow for a self-storage facility, offices, and flex space on ±13.2 acres.

Applicant Presentation:

Philip Hollis, Flagship Companies Group, LLC, on behalf of Sunglow Construction, to approve a Major Site Plan to allow construction of a self-storage facility, offices, and flex space.

Mr. Robinson asked what the outcome was with the residents which were having issues with the project.

Mr. Hollis stated all issues had been resolved.

A motion was made by Ms. Washington seconded by Mr. Newman, to approve the Sunglow Mini-Storage Site Plan - DEV2023-455. The motion carried (7-0) with the breakdown as follows:

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

D. Proportionate Far Share Process LDC Text Amendment - DEV2024-006 (Legislative Hearing)

A request by the Growth Management and Planning Department to amend Article 2 (Administrative Authorities) and Article 3 (Review Standards) of the Land Development Code, to modify the approval process for transportation Proportionate Share Agreements and include additional Staff responsibilities for review and approval of certain contracts and instruments.

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 to amend Article 2 (Administrative Authorities) and Article 3 (Review Standards) of the Land Development Code, to modify the approval process for transportation Proportionate Share Agreements and include additional Staff responsibilities for review and approval of certain contracts and instrument.

Staff recommends approval of the request to modify the approval process for transportation Proportionate Share Agreements and include additional Staff responsibilities for review and approval of certain contracts and instruments.

Mr. Robinson asked what recourse applicants would have if they did not agree with the amount presented by the city.

Mr. Russell stated the applicant could initiate litigation, but the project would not move forward till the matter was resolved.

A motion was made by Ms. Washington seconded by Mr. Newman, to approve the Proportionate Far Share Process LDC Text Amendment - DEV2024-006. The motion carried (7-0) with the breakdown as follows:

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

E. Signage in Public Parks LDC Text Amendment - DEV2024-382 (Legislative Hearing)

A request by the Growth Management and Planning Department on behalf of the Public Works Department to amend Article 6 (Development Standards), Section 6.10 (Signage), of the Land Development Code (LDC), to exempt non-commercial informational signage installed by the City in City parks or on City properties, or on City buildings, from LDC signage standard.

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 on behalf of the Public Works Department to amend Article 6 (Development Standards), Section 6.10 (Signage), of the Land Development Code (LDC), to exempt non-commercial informational signage installed by the City in City parks or on City properties, or on City buildings, from LDC signage standards.

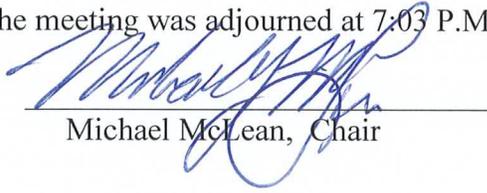
A motion was made by Ms. Washington seconded by Mr. Newman, to approve Signage in Public Parks LDC Text Amendment - DEV2024-382 The motion carried (7-0) with the breakdown as follows:

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

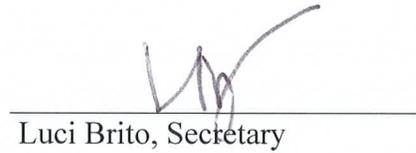
5. Other Business

- 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 7:03 P.M.



Michael McLean, Chair



Luci Brito, Secretary