

MINUTES
REGULAR MEETING – PLANNING BOARD
May 23, 2024

Minutes of the Regular Meeting of the Planning Board for the City of Daytona Beach, Florida, held on Thursday, May 23, 2024, at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

1. Call to Order

Mr. Weatherholtz, Vice Chair, called the meeting to order.

2. Roll Call

Board Members Present:

Tony Barhoo	Present
James Newman	Present
Milverton Robinson	Present
Tony Servance	Present (partial via virtual)
Cathy Washington	Present
Vernon Weatherholtz Vice Chair	Present

Also Present:

Dennis Mrozek, Planning Director
David Rusell, Assistant City Attorney
Doug Gutierrez, Planning Manager
Paula Long, Planner
Danalee Petyk, Senior Planner
Vanessa Trimble, Planning Technician

Item 3.

A. Approval of the Minutes - April 25, 2024

Approval of the Minutes of the April 25, 2024, Planning Board Meeting held at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve the minutes with corrections. The motion carried (5-0) with the breakdown as follows:

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

Item 4.

A. Advent Health Tower Expansion - DEV2024-144 (Quasi-Judicial Hearing)

A request by Mark Dowst, P.E., Mark Dowst & Associates, on behalf of Memorial Health Systems (property owners), to add five additional floors to the existing hospital, to add 218 beds, addition of two stair towers and one elevator tower (south side), an electrical room addition (east side) and additions to the north & south ends of existing central energy plant. The property is generally located at 301 Memorial Medical Parkway.

Staff Presentation:

Dennis Mrozek, Planning Director presented the staff report that was included as part of the packet. A request by Mark Dowst, P.E., Mark Dowst & Associates, on behalf of Memorial Health Systems (property owners), to add five additional floors to the existing hospital, to add 218 beds, addition of two stair towers and one elevator tower (south side), an electrical room addition (east side) and additions to the north & south ends of existing central energy plant. Provided all traffic and utility conditions are met, Staff recommends approval of the Major Site Plan for the Advent Health Hospital Expansion.

Applicant Presentation:

Mark Dowst, P.E., Mark Dowst & Associates, on behalf of Memorial Health Systems (property owners), to add five additional floors to the existing hospital, and add 218 beds, also the addition of two stair towers and one elevator tower (south side), an electrical room addition (east side) and additions to the north & south ends of existing central energy plant. The property is generally located at 301 Memorial Medical Parkway.

Mr. John Nicholson, 413 N Grandview Avenue, was in favor of the project, but had issues with parking.

Mr. Mrozek advised the project will exceed the parking requirement according to the LDC.

Mr. Dowst advised they have several parking projects currently under construction on the site.

Mr. Weatherholtz wanted to know if there was a separation between staff and patron parking.

Mr. Dowst stated there are different zones for staff and patrons.

Mr. Newman stated he has a concern with the amount of pavement being put into that project.

Mr. Dowst stated a parking garage is being considered for this site.

Mr. Russell explained that for Mr. Servance to participate in the remainder of the meeting a motion would have to be made to allow him to be a part of the meeting.

A motion was made by Mr. Newman and seconded by Mr. Barhoo to allow Mr. Servance to participate remotely. The motion carried (5-0) with the breakdown as follows:

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

A motion was made by Mr. Barhoo, seconded by Ms. Washington, to approve the Advent Health Tower Expansion - DEV2024-144 in accordance with the staff report as presented. The motion carried (5-0) with the breakdown as follows:

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

B. Lakewood Senior Living Planned Development-General (PD-G) Rezoning - DEV2023-587 (Quasi-Judicial Hearing)

A request by Mark A. Watts, Esq., Cobb Cole Law Firm, on behalf of Lakewood Senior Housing, LLLP, (property owner) and Acruva Community Developers, LLC, to rezone 2.9± acres of property from Multifamily Residential -20 (MFR20), to Planned Development-General (PD-G), to allow for development of a Senior Living Facility with a maximum density of 56 units and associated site improvements. The property is generally located on Jimmy Ann Drive approximately half (.5) a mile south of LPGA Boulevard, north of 5th Street

Staff Presentation:

Danalee Petyk, Senior Planner, presented the staff report that was included as part of the packet. This request is for a rezone of ± 2.94 acres of land from Multifamily Residential-20 (MFR-20) to Planned Development-General (PD-G) for a 56-unit senior multi-family residential development. As part of the PD-G rezoning, the applicant has requested the following waivers and LDC modifications:

- Increase building height from 35 feet to 44 feet
- Reduce parking ratio from 2 spaces per dwelling unit to 1.1 spaces per dwelling unit
- Reduce the required glazing (glass window area) per floor

A majority vote by the Planning Board members present and voting is required to forward a recommendation to the City Commission. The item is tentatively scheduled to be heard by the City Commission for 1st reading on July 3, 2024, and for 2nd reading on July 17, 2024.

Staff recommendation: 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 rezone of ± 2.94 acres from Multifamily Residential-20 (MFR-20) to Planned Development – General (PD-G) to the City Commission with a recommendation of approval.

Mr. Newman wanted to know what the difference was in the window glazing.

Ms. Petyk explained the LDC breaks down the window glazing percentages by floor. The staff report contained the table and percentages.

Mr. Robinson wanted to know how the project met the criteria if it was asking for all these modifications to the LDC.

Mr. Mrozek explained that each PD was specific to the property based on that property alone.

Mr. Barhoo stated this would set a precedent so other properties could ask for the same modifications.

Mr. Mrozek stated any one can come and ask for a PD Rezoning and the Planning Board would have to decide if it was appropriate for the area or not.

Mr. Robinson does not think this project is appropriate for this area.

Mr. Newman stated this is a residential area, but the project is a residential project (senior living).

Applicant Presentation:

Mark A. Watts, Esq., Cobb Cole Law Firm, on behalf of Lakewood Senior Housing, LLLP, (property owner) and Acruva Community Developers, LLC, to rezone 2.9± acres of property from Multifamily Residential -20 (MFR20), to Planned Development-General (PD-G), to allow for development of a Senior Living Facility with a maximum density of 56 units and associated site improvements. The property will be an affordable elderly (age restricted 62 or older) community. The property is generally located on Jimmy Ann Drive approximately half (.5) a mile south of LPGA Boulevard, north of 5th Street.

Mr. Newman asked if the project was funded and what is the timeline for construction.

Mr. Watts advised the project was funded through various sources. The project is expected to break ground sometime by the end of this year.

Mr. Robinson explained that his opposition is that the project is an apartment complex, and it backs up to a residential area (single family housing) and across the street is an elementary school. So, traffic would be an issue. He also said there is not enough parking for 56 units. He believes overflow parking will end up parking in the neighboring area. He also stated property values would go down and flooding would be an issue.

Mr. Watts stated the property already has zoning for multifamily use so that is not changing. He stated all the units are one bedroom and the complex is managed. The units are only allowed one parking space per unit. He stated that the stormwater will be retained on the site with a retention pond.

Mr. Robinson stated he was afraid the retention pond would prove to be a safety issue for the children in the community. He asked where the gatehouse to this project would be.

Mr. Daniel Acosta 800 Fairview Drive, explained the gatehouse would have enough set back as to not create a traffic problem on Jimmy Ann.

Mr. Barhoo had concerns about the building height, parking, and occupancy.

Mr. Robinson asked if Acruva has ever been built in Daytona Beach.

Mr. Acosta stated this is the first time a project from Acruva has come to Daytona Beach.

Mr. Weatherholtz wanted to know if there was a positive outflow in the retention area.

Mr. Amir Malik, 3930 S. Nova Road, explained that in a worst-case scenario the water would flow towards the front of the site and end up in the canal just north of the property.

Mr. Robinson wanted to know the evacuation plan.

Mr. Acosta explained that there will be an evacuation plan at some point prior to finalization of the project.

Ms. Princess Carwise, 11 Starling Drive, is against the project.

Ms. Charlette Baker, 6 Tanager Court, is against the project.

Mr. J. Nicholson, 413 N Grandview Avenue, is in favor of the project.

Ms. Katrina Hill, 9 Tanager Court, is against the project.

Ms. Lorie Mitchell, 29 Starling Drive, is against the project.

Ms. Desarae Stewart, 7 Starling Drive, is against the project.

Ms. Sandy Murphy, 136 Park Avenue, is in favor of the project.

Ms. Anne Ruby, 137 Park Avenue, is in favor of the project.

Ms. Michelle Sykes, 8 Tanager Court, is against the project.

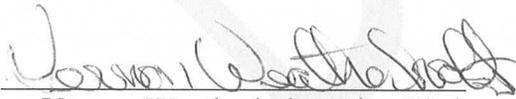
Mr. Watts explained the height and the angle of view due to the setback of the building. He stated the ponds are designed to be dry ponds and 63% of the site is pervious. He stated the tenants must be 62 years of age with a maximum of 2 people per unit. This would be verified yearly as per the lease agreements.

A motion was made by Mr. Newman, seconded by Mr. Weatherholtz, to approve the Lakewood Senior Living Planned Development-General (PD-G) Rezoning - DEV2023-587 in accordance with the staff report as presented. The motion failed (4-2) with the breakdown as follows:

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

5. Other Business

- a. Downtown/Balough 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


Vernon Weatherholtz, Vice Chair


Luci Brito, Secretary