

MINUTES

REGULAR MEETING – PLANNING BOARD

December 19, 2024

Minutes of the Regular Meeting of the Planning Board for the City of Daytona Beach, Florida, held on Thursday, December 19, 2024, 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. McLean, Chair, called the meeting to order.

2. **Roll Call**

**Board Members Present:**

Tony Barhoo	Present
Michael McLean, Chair	Present
Milverton Robinson	Present
Cathy Washington	Present (Arrived at 6:05)
Vernon Weatherholtz, Vice Chair	Present

**Also Present:**

Dennis Mrozek, Planning Director  
David Russell, Assistant City Attorney  
Danalee Petyk, Senior Planner  
Emilio O'Brien, Senior Planner  
Luke Rinkus, Planner  
Vanessa Trimble, Planning Technician  
Luci Brito, Office Specialist

3. **Approval of the Minutes** - November 21, 2024

Approval of the Minutes of the November 21, 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. Weatherholtz to approve the minutes. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Yes
Michael McLean	Yes
Milverton Robinson	Yes
Cathy Washington	Yes
Vernon Weatherholtz	Yes

4. **Items**

A. **SMA Healthcare – Semi-Public Use Permit DEV2024-385 (Quasi-Judicial Hearing)**

A request by Eric Horst, on behalf of SMA Healthcare, to approve a semi-public use permit for 3.51± acre portion of a 6.91± acre parcel, zoned Single-Family Residential-5 (SFR-5), to allow for the continued use of a nonprofit outpatient behavioral healthcare facility on an existing developed site and to grant associated waivers. The property is located at 1220 Willis Avenue.

**Staff Presentation:**

Danalee Petyk, Senior Planner presented the staff report that was included as part of the packet. A request by Eric Horst, on behalf of SMA Healthcare, to approve a semi-public use permit for 3.51± acre portion of a 6.91± acre parcel, zoned Single-Family Residential-5 (SFR-5), to allow for the continued use of a nonprofit outpatient behavioral healthcare facility on an existing developed site and to grant associated waivers. The property is located at 1220 Willis Avenue.

Mr. McLean asked if the waivers only apply to this site.

Ms. Petyk stated it only applies to this site as it is right now with no changes.

Mr. Barhoo asked if there were plans to improve the site with landscaping and sidewalks.

Ms. Petyk stated the site is built out and not planning any changes. Due to lack of space the site cannot add landscaping which would comply with our code.

Mr. Weatherholtz is concerned with any possible building code violations.

Mark Karet, on behalf of the applicant SMA Healthcare. Mr. Karet stated the site is up to code and is inspected regularly. Mr. Karet also stated SMA Healthcare does not intend to make any changes to the site.

**Board Action:**

A motion was made by Mr. Barhoo, seconded by Ms. Washington, to approve SMA Healthcare – Semi-Public Use Permit DEV2024-385. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Yes
Michael McLean	Yes
Milverton Robinson	Yes
Cathy Washington	Yes
Vernon Weatherholtz	Yes

**B. Volusia Square Preliminary-Plat DEV2024-262 (Quasi-Judicial Hearing)**

A request by Mark S. Dowst of Mark Dowst & Associates, Inc, on behalf of Volusia Retail S-AIK, LLC, to approve a preliminary plat for the development of 20.13± acres of land, to approve a nine-lot subdivision to allow for retail use. The property is generally located on Thames Road, between West International Speedway Blvd and South Williamson Blvd.

**Staff Presentation:**

Luke Rinkus, Planner presented the staff report which was included as part of the packet. A request by Mark S. Dowst of Mark Dowst & Associates, Inc, on behalf of Volusia Retail S-AIK, LLC, to approve a preliminary plat for the development of 20.13± acres of land, to approve a nine-lot subdivision to allow for retail use. The property is generally located on Thames Road, between West International Speedway Blvd and South Williamson Blvd. Staff recommends approval of the Major Subdivision Preliminary Plat for the Volusia Square project to allow the development of 20.1 acres of proposed retail space on Thames Road, east of Intl Speedway Blvd.

**Applicant Presentation:**

Mark S. Dowst of Mark Dowst & Associates, Inc, on behalf of Volusia Retail S-AIK, LLC, to approve a preliminary plat for the development of 20.13± acres of land, to approve a nine-lot subdivision to allow for retail use.

**Board Action:**

A motion to continue was made by Mr. Barhoo, seconded by Mr. Robinson, to approve the Volusia Square Preliminary-Plat DEV2024-262. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Yes
Michael McLean	Yes
Milverton Robinson	Yes
Cathy Washington	Yes
Vernon Weatherholtz	Yes

**C. Add Self-Storage or Mini-Warehouse Facility Use - Land Development Code Text Amendment DEV2024-397 (Legislative Hearing)**

A request by Truett Gardner of Gardner Brewer Hudson, on behalf of Yoram Izhak and Daytona Beach Center LLC, to amend the Land Development Code (LDC), Table 5.2.A.2 and Section 5.2.B.23, to allow self-storage or mini-warehouse facilities as a principal use by right in the Business Shopping Center (BR-2) zoning district, subject to revised standards for Self-Service Storage Uses.

**Staff Presentation:**

Emilio O'Brien, Senior Planner presented the staff report which was included in the packet. A request by Truett Gardner of Gardner Brewer Hudson, on behalf of Yoram Izhak and Daytona Beach Center LLC, to amend the Land Development Code (LDC), Table 5.2.A.2 and Section 5.2.B.23, to allow self-storage or mini-warehouse facilities as a principal use by right in the Business Shopping Center (BR-2) zoning district, subject to revised standards for Self-Service Storage Uses.

Staff recommends approval of the amendment to Article 5, Use Standards, Table 5.2.A.2: Principal Use Table for Residential, Business, Industrial, Tourist, and Specialty Districts, and Section 5.2.B.23: Standards for Specific Principal Uses - Commercial: Self-Service Storage Uses, Land Development Code (LDC), to permit Self-Storage or Mini-Warehouse Facility as a principal use by right, subject to use-specific standards, in the Business Shopping Center (BR-2) zoning district.

**Applicant Presentation:**

Megan Smith of Gardner Brewer Hudson on behalf of Yoram Izhak and Daytona Beach Center L.L.C. to amend the Land Development Code (LDC), Table 5.2.A.2 and Section 5.2.B.23, to allow self-storage or mini-warehouse facilities as a principal use by right in the Business Shopping Center (BR-2) zoning district, subject to revised standards for Self-Service Storage Uses.

Mr. Weatherholtz asked if a neighborhood meeting was necessary.

Mr. Mrozek advised a neighborhood meeting was not required for this approval.

Mr. Barhoo asked if there was any mini storage on beachside.

Ms. Smith stated there was not and the closest storage facility was across the Halifax River 4 miles away.

Mr. Robinson asked if it would be 24-hour access.

Ms. Smith stated it would not. It would be open in the later hours to accommodate people who are working, and access would be key coded.

Mr. McLean stated he is concerned about how many self-storage facilities are coming into Daytona Beach. He thinks that in the future the Planning Board should limit how close together these facilities are built.

**Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Weatherholtz, to approve Add Self-Storage or Mini-Warehouse Facility Use - Land Development Code Text Amendment DEV2024-397. The motion carried (7-0) with the breakdown as follows:

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

**D. Add Auto Sales and Rentals to RDM-5 - Land Development Code Text Amendment DEV2024-768 (Legislative Hearing)**

A request by the Growth Management and Planning Department, Planning Division, to amend Article 5 (Use Standards), Table 5.2.A.3 (Principal Use Table for Redevelopment Districts), and Section 5.2.B (Standards for Specific Principal Uses) of the Land Development Code, to add Sales or Rental of Light Vehicles as a permitted use in limited areas of the RDM-5 zoning district.

**Staff Presentation:**

Dennis Mrozek, Planning Director presented the staff report that was included as part of the packet. A request by the Growth Management and Planning Department, Planning Division, to amend Article 5 (Use Standards), Table 5.2.A.3 (Principal Use Table for Redevelopment Districts), and Section 5.2.B (Standards for Specific Principal Uses) of the Land Development Code, to add Sales or Rental of Light Vehicles as a permitted use in limited areas of the RDM-5 zoning district.

Staff recommends approval of the request to add Sales or Rental of Light Vehicles as a permitted use in limited areas of the RDM-5 zoning district.

Mr. Weatherholtz is against this change to the Land Development Code. He thinks the proposed changes would affect a main corridor of the city in a negative way.

Mr. Robinson is against this change to the Land Development Code. He is concerned it is not the best use for this area.

**Board Action:**

A motion was made by Mr. Barhoo, seconded by Ms. Washington to approve Add Auto Sales and Rentals to RDM-5 - Land Development Code Text Amendment DEV2024-768. The motion carried (3-2) with the breakdown as follows:

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

**5. Other Business:**

**A. 2025 Planning Board Calendar Approval:**

A motion was made by Mr. Barhoo, seconded by Mr. Robinson to approve the 2025 Planning Board Meeting Calendar with the exception of changing January 23<sup>rd</sup> to the 30<sup>th</sup>.

**B. Election of Board Officers:**

A nomination was made by Mr. Barhoo, seconded by Mr. Robinson to elect M. McLean as Chairperson the nomination carried (5-0.)

A nomination was made by Mr. Barhoo, seconded by Mr. Robinson to elect V. Weatherholtz as Vice-Chairperson the nomination carried (5-0).

A nomination was made by Mr. Barhoo, seconded by Mr. Robinson to elect C. Washington as Secretary the nomination carried (5-0).

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

**D. Midtown Redevelopment Area Board Report**

**E. Beachside Redevelopment Area Board Report**

**F. Affordable Housing Advisory Committee Report**

**G. Public Comments:**

Jenny Nazak 501 Harvey made comments on how the city is evolving and residents should not expect perfection, just progress.

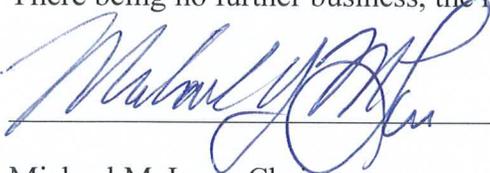
Anne Ruby 137 Park Avenue made comments on the positive changes that are being made all around the city.

**H. Staff Comments:**

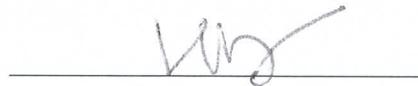
**I. Board Member Comments:**

**6. Adjournment**

There being no further business, the meeting was adjourned. 6:57 p.m.



Michael McLean, Chair



Luci Brito, Secretary