

MINUTES
REGULAR MEETING – PLANNING BOARD
December 15, 2016

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, December 15, 2016 at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

Robert Hoitsma, Chair
Tony Barhoo
Pat Drago
Jeff Hurt
James Neal
James Newman
Cathy Washington

Staff Members Present:

Richard Walton, Planning Director
Dennis Mrozek, Planning Manager
Rose Askew, Planner
Carrie Avallone, Assistant City Attorney
Marianne Pulaski, Planning Technician

1. **Call to Order**

Mr. Hoitsma called the meeting to order at 6:00 p.m.

2. **Roll Call**

Ms. Drago called the roll and noted members present as stated above.

3. **Approval of the Minutes** - October 27, 2016

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Barhoo, to approve the minutes of the October 27, 2016 Planning Board Meeting as presented. The motion was approved unanimously (7-0).

4. **Right-of-Way Vacation – 412 Revilo Boulevard – DEV2016-079**

Staff Presentation:

Dennis Mrozek, Planning Manager, presented the staff report which is included as part of the packet. Mr. Mrozek stated the applicant is John Hohl, who is the property owner at 412 Revilo Blvd., and is requesting to vacate the property at the rear of Lot 5, which is his property. Mr. Mrozek stated after review, staff is requesting that the property behind Lots 4, 6, 7, 8, and part of Lot 9 be included in the vacation request. Mr. Mrozek stated the area is a 10 foot wide alley, access is closed off from the east and west, and is substandard and cannot be used for a road. Mr. Mrozek stated there are no utility easements located within the alley.

Applicant's Presentation:

John Hohl, 412 Revilo Blvd., stated he is the applicant and is requesting the vacation in order to replace a fence.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Newman, seconded by Ms. Washington, to approve Right-of-Way Vacation, Lot 5 – 412 Revilo Boulevard – DEV2016-079, including Lots 4, 6, 7, 8, and part of Lot 9, in accordance with the staff report as presented.

Board Action:

The motion carried unanimously (7-0).

5. **Rezoning to Planned Development – General (PD-G) – Tomoka Town Center (NADG), DEV2016-031**

Staff Presentation:

Mr. Mrozek presented the staff report which is included as part of the packet. Mr. Mrozek stated the property is located in the southeast quadrant of the Interstate 95 interchange and is being rezoned to allow a mixed use retail/residential development. Mr. Mrozek stated the property is 118 acres, is split into three parcels for development purposes in order to allow phased development, and is located directly across from the Tanger Outlet Mall. Mr. Mrozek stated staff is proposing that the first phase of the development be substantially completed within 6 years and subsequent phases be substantially completed within 16 years.

Mr. Mrozek stated the applicant has not objected to the completion schedule as proposed by staff.

Mr. Mrozek stated staff has identified permitted uses to be removed from the PD agreement, and those are casino, places of worship, and flex office/industrial/distribution. Mr. Mrozek stated staff and the applicant have agreed to allow the use of self-storage but it must be limited to Parcel B only, in an area with a maximum of 3 acres, and any boat or RV parking must occur in the rear yard of the property.

Mr. Mrozek outlined the proposed modifications for landscaping, signage, design standards, lighting, and off-site parking spaces, which are detailed in the staff report.

Mr. Mrozek stated a Traffic Segment Analysis was submitted as part of the PD-G rezoning request; however, a Concurrency Certificate will be required during the site plan review process for each proposed phase.

Mr. Newman asked about the proposed modification for landscaping.

Mr. Mrozek stated what is proposed is outlined on Attachment C of the packet.

Mr. Barhoo asked how the proposed 40 foot light poles will aesthetically affect the site.

Mr. Mrozek stated the larger lights fit in with the scale of the development.

Mr. Hoitsma asked the size of the interstate sign for Tanger.

Mr. Mrozek stated he did a visual comparison and what is proposed is very comparable to what is in place at Tanger. Mr. Mrozek noted that the Tanger sign includes a very large EMC, which the proposed sign does not.

Ms. Drago expressed concern about traffic impacts and stated she would not want signage to be higher than what is in place at Tanger.

Mr. Mrozek stated actual traffic numbers will be provided regarding traffic impact when the site plan is submitted.

Ms. Drago expressed concern about the reduction in the landscaping requirement.

Applicant's Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood, spoke representing the applicant, and introduced Jeff Preston of NADG.

Jeff Preston, Managing Partner, North American Development Group, stated his firm has been in the shopping center business for 40 years and has 11 offices across North America. Mr. Preston provided an overview of his company and a hand-out was distributed regarding the company. Mr. Preston stated his firm is one of the most active developers in the State of Florida today.

Mr. Merrell stated the property is currently zoned Industrial. Mr. Merrell stated what is proposed is consistent with what is allowed in the Future Land Use Map. Mr. Merrell stated the first phase is presently going through the concurrency review and has been submitted to Volusia County and the City's Traffic Consultant.

Peter Pensa, Avid Group, 2300 Curlew Road, Suite 201, Palm Harbor, Florida, stated the project is designed to have an area where people can shop, have dinner and be entertained and provides pedestrian interconnectivity. Mr. Pensa stated the idea is to park and walk. Mr. Pensa stated there will be larger landscaped areas rather than strips of landscaping along the sidewalks. Mr. Pensa stated there is a 20% open space requirement for the project. Mr. Pensa stated the commercial area will have more parking and larger buildings which will have a higher impervious area. Mr. Pensa stated Parcel B will have a 20 foot landscape buffer but that will be installed as part of the first phase and will provide buffering.

Ms. Drago stated she did not see the parking lot in Parcel B being broken up at all with landscaping and it looks like a mass of concrete.

Mr. Merrell stated the color of the rendering provided in the packet is of poor quality but the project is similar to what is in place at Tanger.

Ms. Drago asked that the parking lot lights not be any taller than those in place at Tanger, which Mr. Mrozek confirmed are 38 feet in height.

Mr. Merrell stated the applicant is in agreement with all of the conditions outlined in the staff report.

Mr. Barhoo asked about traffic patterns for the proposed area, taking into consideration there are future plans for additional housing in the area. Mr. Barhoo stated it used to take him 5 minutes to get across the interstate and it now takes 15 minutes.

Mr. Merrell stated the traffic study will include what is assumed for the Minto project as well as the Sam's project.

Ms. Washington asked if there will be Votran service to the site.

Mr. Merrell stated that is a question for Votran and stated they were consulted during the Tanger development process. Mr. Merrell stated the decision is up to Votran.

Ms. Drago asked if a Votran stop is a consideration in the traffic analysis.

Sans Lassiter, Lassiter Transportation Group, 1450 W. Granada Blvd., Suite 2, Ormond Beach, Florida, stated a transportation study was completed and is the most comprehensive study he has ever completed. Mr. Lassiter stated it is a two-phase study which includes the initial phase and build-out and includes all the proposed surrounding developments. Mr. Lassiter stated he reviewed Votran's current stops and where stops could be added and additional stops will have an impact on current routes and transfers. Mr. Lassiter stated Votran wants the riders but the delivery system will have to be re-designed in order to accommodate the additional stops and that is not an easy, quick answer. Mr. Lassiter noted that Votran service review is required as part of the analysis study.

Public Comments:

Bruce Teeters, 600 S. Atlantic Blvd., stated what is happening on the west side of the City is an incredible opportunity for the City of Daytona Beach since it creates capital investment and jobs. He stated it is a positive for the community and he is in support of the project. Mr. Teeters stated the east side of Daytona Beach needs some help.

Anne Ruby, 137 Park Avenue, stated she would support a Whole Foods being incorporated into the project. Ms. Ruby asked if the project will have green certified buildings. Ms. Ruby stated Votran is needed as part of the project and perhaps the developer could provide funding to Votran for a portion of the expenses for the additional route.

Board Motion:

A motion was made by Mr. Hurt, seconded by Ms. Washington, to approve Rezoning to Planned Development – General (PD-G) – Tomoka Town Center (NADG), DEV2016-031, in accordance with the staff report as presented. The motion carried unanimously (7-0).

6. **Land Development Code Text Amendment – Articles 4, 5, and 11, DEV2016-087**

Staff Presentation:

Mr. Walton presented the staff report which is included as part of the packet. Mr. Walton stated the proposed amendment would amend sections of Articles 4 and 5 of the Land Development Code to permit tattooing establishments in the BA

(Business Automotive) District as well as removing prohibition language as it pertains to the Redevelopment Areas and the North Ridgewood Overlay.

Mr. Hurt stated the City has no option but to provide an area based on the Key West court case noting that it is a First Amendment right.

Mr. Newman asked if this will have any affect on art studios and stated he would like to review this item further before action is taken. Mr. Newman stated if this is being considered as an art form, he would like to see other art facilities listed as well, such as manufacturing of art.

Ms. Avallone stated art galleries are listed in the BA district but she would have to look to see where art studios would be listed.

Mr. Walton stated the only specific uses listed are tattooing and body piercing. Mr. Walton stated the new Land Development Code does provide a place holder for an Arts District.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Hurt, seconded by Ms. Washington, to continue action on Land Development Code Text amendment, Articles 4, 5, and 11, DEV2016-087, until the February 23, 2017, Planning Board meeting. The motion carried unanimously (7-0).

7. **Other Business**

a. Downtown Redevelopment Board Report

Ms. Washington stated the Downtown Redevelopment Board met December 6, 2016, and received an update from staff on projects within the area.

b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Midtown Redevelopment Area Board met December 13, 2016, and reviewed one zoning request which was approved. Mr. Barhoo stated the Board was informed that there will be a new attorney assigned to the Board.

c. Beachside Redevelopment Area Board Report

Mr. Newman stated the Beachside Redevelopment Area Board met on December 14, 2016, and Mr. Berger provided information on improvements planned for Earl Street.

d. Public Comments

There were no public comments.

e. Staff Comments

Mr. Walton stated election of officers will take place at the next meeting. Mr. Walton wished everyone a Merry Christmas and Happy New Year.

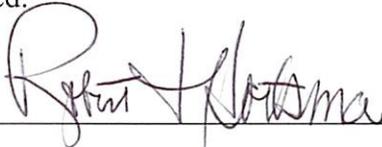
f. Board Comments

Mr. Barhoo stated he recently returned from a missionary trip to Africa and told the Board of some of his experiences during his trip.

Mr. Hoitsma thanked staff for all they do for the Board during the year. Mr. Hoitsma commended the Planning Board members and stated the members of the Planning Board stay civil throughout the meetings and that does not always happen on other Boards. He wished everyone a Merry Christmas and Happy New Year.

Adjournment

There being no further business, the meeting adjourned.



Robert Hoitsma, Chair

ATTEST:



Pat Drago
~~Secretary~~