

MINUTES
REGULAR MEETING – PLANNING BOARD
September 24, 2015

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, September 24, 2015 at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present:

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

Board Members Absent:

Pat Drago

Staff Members Present:

Richard Walton, Planning Director
Dennis Mrozek, Senior Planner
Rose Askew, Planner
Ben Gross, Assistant City Attorney
Marianne Pulaski, Planning Technician
Becky Groom, Board Secretary

1. **Call to Order**

Ms. Washington called the meeting to order at 6:00 p.m.

2. **Roll Call**

Mr. Hurt called the roll and noted members present as stated above.

Ms. Washington welcomed James Newman to the Planning Board.

3. **Approval of the Minutes** - August 27, 2015

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve the minutes of the August 27, 2015 Planning Board Meeting. The motion was approved unanimously (6-0).

4. **Large Scale Comprehensive Plan Amendment – Big Tree/Nova Road, DEV2015-042**

Staff Presentation:

Richard Walton, Planning Director, presented the staff report which is included as part of the packet. Mr. Walton stated the property has been determined to be surplus by the Volusia County School District. Mr. Walton stated the request is to change the land use for better marketing of the property. Mr. Walton stated a neighborhood meeting was held regarding this request.

Applicant's Presentation:

Eric Kozielski, Planning and GIS Specialist, Volusia County Schools, spoke representing the applicant. Mr. Kozielski stated he envisions the property being a transition area from commercial to residential.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Hurt, seconded by Mr. Hoitsma, to approve Large Scale Comprehensive Plan Amendment, Big Tree/Nova Road, DEV2015-042, in accordance with the staff report as presented.

Board Action:

The motion carried unanimously (6-0).

5. **Large Scale Comprehensive Plan Amendment – Hinson Middle School, DEV2014-135**

Staff Presentation:

Richard Walton, Planning Director, presented the staff report which is included as part of the packet. Mr. Walton stated the property currently has Volusia County zoning and land use and staff has requested that the property be converted to City

Land Use. Mr. Walton stated Hinson Middle School is currently on the property and there is no request for any changes.

Applicant's Presentation:

Eric Kozielski, Planning and GIS Specialist, Volusia County Schools, stated the request is to change the property from Volusia County zoning and land use to the City's land use.

Public Comments:

There were no public comments.

Board Comments:

There were no Board comments.

Board Action:

A motion was made by Mr. Neal, seconded by M. Barhoo, to approve Large Scale Comprehensive Plan Amendment – Hinson Middle School, DEV2014-135, as presented in the staff report. The motion carried unanimously (6-0).

6. **Rezoning, Hinson Middle School, DEV2014-136**

Staff Presentation:

Rose Askew, Planner, presented the staff report which is included as part of the packet. Ms. Askew stated the property is the current site of the Hinson Middle School and this request is to rezone the property from the Volusia County zoning to the City's zoning. She stated no changes are being proposed to the site at this time.

Applicant's Presentation:

Eric Kozielski, Planning and GIS Specialist, Volusia County Schools, stated the request is to change the property from Volusia County zoning and land use to the City's land use. Mr. Kozielski stated a neighborhood meeting was held and there was no opposition to the rezoning.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Barhoo, seconded by Mr. Hoitsma, to approve Rezoning, Hinson Middle School, DEV2014-136, as presented in the staff report. The motion carried unanimously (6-0).

7. **Rezoning, Planned Development – General with Preliminary Plat – Integra Sands – DEV2015-027**

Staff Presentation:

Mr. Mrozek presented the staff report which is included as part of the packet. Mr. Mrozek stated the request is to rezone the property to allow for the construction of a 264 unit apartment complex. Mr. Mrozek stated the project is north of LPGA and on the east side of Williamson Blvd.

Mr. Mrozek stated the LDC modifications that are being requested are to modify building architecture standards, modify landscape design along Williamson, modify sign standards, and relief from minimum tree preservation standards. Mr. Mrozek stated a tree survey was conducted and there are no historic trees on site.

Applicant's Presentation:

Parker Mynchenberg, 1729 Ridgewood Avenue, spoke representing the applicant. He stated the club house will be a small building and there will be sufficient landscaping between the project and Williamson.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Newman, seconded by Mr. Hoitsma, to approve Rezoning, Planned Development – General with Preliminary Plat – Integra Sands, DEV2015-027, in accordance with the staff report as presented. The motion carried unanimously (6-0).

8. **Major Site Plan – Eagle Landing Phase II, DEV2015-082**

Staff Presentation:

Mr. Mrozek presented the staff report which is included as part of the packet. Mr. Mrozek stated the project will consist of 96 apartments and associated site improvements. Mr. Mrozek stated access to the site will be from Eagle Landing to the north. Mr. Mrozek stated staff recommends approval, with the condition

that a pedestrian/bicycle connection point between the Eagle Landing PD property and Eagle Landing Phase II property be added to the site plan prior to final staff approval.

Applicant's Presentation:

Steve Buswell, Parker Mynchenberg & Associates, 1729 S. Ridgewood, thanked staff for expediting the request so it could be presented to the Planning Board this evening.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve Major Site Plan – Eagle Landing Phase II, DEV2015-082, in accordance with the staff report as presented, with the condition that a pedestrian/bicycle connection point between the Eagle Landing PD property and Eagle Landing Phase II property be added to the site plan prior to final staff approval. The motion carried unanimously (6-0).

9. **Land Development Code Text Amendment – Permitting Digital Billboards - DEV2014-016**

Mr. Mrozek presented the staff report which is included as part of the packet. Mr. Mrozek stated the text amendment will permit digital billboards along I-95 and at the southeast corner of International Speedway Blvd. and Nova Road. Mr. Mrozek stated with the proposal, one digital face will be permitted in exchange for removal of 4 faces of existing billboards. Mr. Mrozek stated the sign at ISB and Nova will be available for use for events being held in Midtown.

Mr. Walton asked if the existing billboard would be removed prior to installation of the digital billboard.

Mr. Mrozek stated the applicant would address that concern.

Applicant's Presentation:

Rob Merrell, 149 S Ridgewood, stated when signs are removed on I-95, they will be replaced. Mr. Merrell stated the location for the sign at ISB and Nova was selected because that intersection is at the entranceway to the city.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Neal, seconded by Mr. Newman, to approve Land Development Code Text Amendment – Permitting Digital Billboards, DEV2014-016, in accordance with the staff report as presented. The motion carried unanimously (6-0).

10. **Rezoning – Planned Development-General – Islamic Center - DEV2014-174**

Staff Presentation:

Rose Askew, Planner, presented the staff report which is included as part of the packet. Ms. Askew stated the purpose of the rezoning is to redevelop the former YMCA site to a place of worship. Ms. Askew stated Phase 1 of the project will consist of modifications and additions to the existing building and Phase 2 will include construction of one additional building. Ms. Askew stated 3 monument signs are proposed. Ms. Askew stated the applicant is requesting to reduce the setback to 17.4 feet in order to compensate for the existing building. Ms. Askew stated the applicant is requesting four accessory structures (3 in Phase 1 and 1 in Phase 2). Ms. Askew stated the applicant is requesting vehicular access be permitted on Derbyshire Road which is across from residential properties.

Mr. Hoitsma asked if a turn lane will be provided for traffic to turn off of Derbyshire.

Ms. Askew stated there will be two access points, one for ingress and one for egress from the site.

Applicant's Presentation:

Kimberly Buck, Alann Engineering, 880 Airport Road, Suite 113, Ormond Beach, stated currently there are 3 access points off of Brentwood and that will be reduced to two and one will be added on Derbyshire. The building area at the west end of the site is part of the women's worship center and the entrance off of Derbyshire will serve the women's and day care center. Ms. Buck stated there are 3 accessory structures on site and will be renovated; and the only one that will be built will be the one which is part of Phase 2. Ms. Buck stated a neighborhood meeting was held in February and at that time, a Special Exception was being considered by the applicant. Ms. Buck stated flyers were hand-delivered throughout the neighborhood and a banner was placed on site to notify the area residents of the neighborhood meeting. Ms. Buck stated staff and the applicant

agreed there was not a need to have another meeting due to the change in the application.

Mr. Barhoo expressed concerns about traffic entering and exiting the site.

Ms. Buck stated there is a traffic light at Brentwood. She stated there will be plenty of stacking space since there will be a dedicated drive aisle onto Derbyshire within the site.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Neal, seconded by Mr. Barhoo, to approve Rezoning, Planned Development-General, Islamic Center, DEV2014-174, in accordance with the staff report as presented. The motion carried unanimously (6-0).

11. **Rezoning – Planned Development-General – 999 N. Atlantic Avenue, DEV2015-006**

Staff Presentation:

Mr. Mrozek presented the staff report which is included as part of the packet. Mr. Mrozek stated the property is located at the southwest corner of Atlantic and University. Mr. Mrozek stated this is a previously developed site but is currently vacant. Mr. Mrozek stated a neighborhood meeting was conducted by the applicant and included the Seabreeze Neighborhood Watch Group. Mr. Mrozek stated the applicant requests a waiver to allow a 12' monument sign. Mr. Mrozek stated two signs are permitted but the applicant is requesting only one sign.

Applicant's Presentation:

Joseph Hopkins, Performance Group, 100 Marina Point Drive, spoke representing the applicant. Mr. Hopkins stated the proposed sign has a copy face of 7' 8" but the architectural embellishments of the arch over the sign exceed the height requirements. Mr. Hopkins stated a neighborhood meeting was held; however, there has been discontent from the neighborhood as a result of the delay of the project but he feels those concerns have been resolved.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve Rezoning – Planned Development-General, 999 N. Atlantic Avenue, DEV2015-006, in accordance with the staff report as presented. The motion carried unanimously (6-0).

12. **Land Development Code Text Amendment – Off-Street Parking Requirements, DEV2015-085**

Staff Presentation:

Mr. Mrozek presented the staff report which is included as part of the packet. Mr. Mrozek stated the applicant is requesting a Land Development Code Text Amendment to include reduced parking standards for elderly (55+) multifamily deed restricted development. Mr. Mrozek stated parking requirements can be addressed in the new Land Development Code through shared parking agreements, off-site parking, deferred parking, valet/tandem parking, or rezoning through a planned development and requesting a waiver from the code.

Mr. Walton stated both Orlando and Tampa allow this parking waiver for government assisted housing.

Mr. Mrozek stated that is correct but this text amendment is just for 55+ housing.

Mr. Hoitsma stated he feels government assisted housing may not need as many parking spaces but he feels this is too restrictive for 55+ housing.

Applicant's Presentation:

Stacy Banach, Parametric Design and Development, stated his company builds affordable housing and he would be comfortable with adding government assistance or affordable housing to the text. He stated often times, the elderly use public transit. Mr. Banach stated in the facilities they have constructed in other jurisdictions, about 70% of the people living there have cars and there has not been a problem with parking. He stated if 2 parking spaces are required for each unit there will be empty spaces.

Mr. Walton asked about discrimination against those younger than 55. Mr. Walton stated HUD allows discrimination because of age through deed restriction of the property.

Mr. Banach stated the projects are developed through a statewide program that establishes standards for seniors. He stated the requirements are that the projects be in proximity to a grocery store, pharmacy, and public transit.

Mr. Hoitsma stated if the project is government assisted, income will be limited and the residents will not have two vehicles per family.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve Land Development Code Text Amendment – Off-Street Parking Requirements, DEV2015-085, to apply to government assisted housing for those 55 and older, in accordance with the staff report as presented. The motion carried unanimously (6-0).

13. **Other Business**

a. Downtown Redevelopment Board Report

Ms. Washington stated she was unable to attend the Downtown Redevelopment Board meeting.

b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated there was not a Midtown Redevelopment Area Board meeting in September.

c. Beachside Redevelopment Area Board Report

Mr. Walton stated a replacement needs to be named to the Beachside Redevelopment Area Board since Mr. Harper is no longer on the Planning Board. Ms. Washington asked that the appointment to that Board be placed on next month's agenda.

d. Public Comments

There were no public comments.

e. Staff Comments

Mr. Walton introduced the City's new Planner, Doug Gutierrez.

f. Board Comments:

Mr. Neal stated he will not be in attendance for the October Planning Board meeting.

Mr. Hoitsma stated he will be unable to attend the October Planning Board meeting.

Mr. Barhoo stated he will not be in attendance at the October Planning Board meeting.

Mr. Hoitsma expressed concern about variances and waivers that are requested. He stated the rules should be followed or perhaps the regulations should be changed. He stated Ormond Beach requires if a variance is requested, something must be given by the applicant to offset the variance request.

Mr. Hurt stated many of the variances requested would have been allowed if the project had been applied for under the new Land Development Code.

Adjournment

The meeting adjourned at 7:45p.m.



Cathy Washington, Chair

ATTEST:



Pat Drago
Secretary