

MINUTES  
REGULAR MEETING – PLANNING BOARD  
April 27, 2017

Minutes for the Regular Planning Board Meeting for the City of Daytona Beach, Florida, held on Thursday, April 27, 2017 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  
Jeff Hurt  
James Neal  
James Newman  
Tony Servance  
Cathy Washington

Staff Members Present:

James Morris, Deputy City Manager  
Richard Walton, Planning Director  
Dennis Mrozek, Planning Manager  
Rose Askew, Planner  
Carrie Avallone, Assistant City Attorney  
Marianne Pulaski, Planning Technician  
Becky Groom, Board Secretary

1. **Call to Order**

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

2. **Roll Call**

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

3. **Approval of the Minutes** - March 23, 2017

**Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Newman, to approve the minutes of the March 23, 2017 Planning Board Meeting, as presented. The motion was approved unanimously (7-0).

4. **Site Plan – Tomoka Town Center (NADG), DEV2016-085**

**Staff Presentation:**

Dennis Mrozek, Planning Manager, presented the staff report which is included as part of the packet. Mr. Mrozek stated the request is to construct a 450,000 sq.ft. shopping center with associated site improvements. Mr. Mrozek stated the property is located in the southeast corner of LPGA and I-95. Mr. Mrozek stated the land use is Mixed Use and the zoning is Planned Development. Mr. Mrozek stated the site plan will be approved in multiple phases. Mr. Mrozek stated the first phase will include one of the larger multi-tenant shopping centers and the associated parking as well as the infrastructure, which includes streets, sidewalks and system all around for the entire development. Mr. Mrozek stated Phase 2 will include the other multi-tenant shopping center building and associated parking. Mr. Mrozek stated Phase 3 will be for a single tenant and associated parking. Mr. Mrozek stated the final phases are Phase 5 and Phase 16 and are included as part of the approval requested this evening.

Mr. Mrozek stated this project is part of the 118 acre Tomoka Town Center PD and will be developed in multiple phases. Mr. Mrozek stated the initial phase of development will include Phases 1, 2, 3, 5, and 16 and the remaining phases are less than 20,000 sq.ft. each. Mr. Mrozek noted that the threshold for Planning Board review is 20,000 sq.ft. so if the remaining phases are less than 20,000 sq.ft., they will not be reviewed by the Planning Board.

Mr. Mrozek stated the site plan includes 450,000 sq.ft. of retail/restaurant/commercial uses and two larger multi-tenant commercial centers and two smaller single and multi-tenant commercial uses. Mr. Mrozek stated landscape and hardscape improvements are to be provided and are outlined in the report that is included with the packet as well as building elevations.

Mr. Mrozek stated 6 vehicle access points to Cornerstone Blvd. are included and one future access point is outlined to allow for access to any future development that may occur to the east of the project. Mr. Mrozek stated the site plan does show the future access point and that will always stay in effect as part of the development.

Mr. Mrozek outlined the conditions for approval and noted a Traffic Impact Analysis is not yet finalized but must be completed. Mr. Mrozek stated a proportionate fair share must be agreed to and approved by the City Commission. Mr. Mrozek stated the cross access for future development must also be included as a condition for approval. Mr. Mrozek stated there are outstanding Utility comments that must be resolved, including lift station details, an electrical engineer design, and approval by the City's Utility Department review and approval of the project prior to issuance of an approval letter for a final site plan.

Mr. Mrozek stated this request does not require City Commission approval and the Planning Board has final approval on the site plan.

**Applicant's Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood, stated this project was reviewed by the Planning Board in December and this request coincides with what was presented at that time.

Mr. Walton asked Mr. Merrell if he is in agreement with all the conditions as outlined by Mr. Mrozek in his presentation.

Mr. Merrell stated he agreed with what was presented by Mr. Mrozek, particularly the access point. Mr. Merrell stated he has spoken with representatives of Consolidated Tomoka who owns the property immediately to the east and they understand that the access point has been planned and accept this as part of the next step for development to the east.

**Public Comments:**

There were no public comments.

**Board Motion:**

A motion was made by Ms. Washington, seconded by Mr. Servance, to approve Site Plan – Tomoka Town Center (NADG), DEV2016-085, in accordance with the staff report as presented. The motion carried unanimously (7-0).

5. **Rezoning to Planned Development-General (PD-G) – Hendrick Honda, DEV2016-105**

**Staff Presentation:**

Rose Askew, Planner, presented the staff report which is included as part of the packet. Ms. Askew stated the request is to rezone the property in order to allow for a 6,500 sq.ft. expansion of the service area in the existing auto dealership and to provide for additional parking. Ms. Askew stated the rezoning will provide consistency in zoning of the entire parcel.

Ms. Askew noted a portion of the property is city-owned where a lift station is located.

Ms. Askew stated the rezoning includes the addition of a .5 acre parcel located on Wilson Avenue; expansion of the existing Hendrick Honda Automobile Dealership area by 6,500 sq.ft.; reconfiguration of the existing parking and the addition of five new parking spaces; and extension of the existing 6 foot high masonry wall that is across the rear and west side of the property to encompass the new parcel that they are adding.

Ms. Askew stated the proposed modifications include a reduction of the required tree preservation requirement; modification to maintain the 25 foot wide landscape yard; and reduction of the minimum 25 foot rear yard setback for properties in the SFR-5 zoning district to 15 feet.

Ms. Askew stated the applicant is requesting to fast-track the process and present the item to the City Commission for First Reading on May 17, 2017, and second reading on June 7, 2017.

Mr. Newman asked about the reduction in tree preservation and asked if the masonry wall will be the only buffer between the development and the neighborhood and asked if there was any landscape buffer planned as well.

Ms. Askew stated there is an existing brick wall along Wilson Avenue and the applicant is requesting to extend the wall to include the new parcel that will be added.

Mr. Hoitsma asked if the applicant maintains the landscaping on the outside of the masonry wall.

Ms. Askew stated yes, they do.

Mr. Hurt stated based on what is presented, he does not believe the applicant is not trying to avoid having trees; it is just that the existing trees are in the footprint of the extension of the wall.

**Applicant's Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood, stated this is an existing site and the only changes that are being made is a small addition to the building in the front as well as adding acreage for parking plus an extension of the wall in the back. Mr. Merrell stated there is currently landscaping on the outside of the wall and it will continue and the landscaping will wrap around the north side. Mr. Merrell stated a neighborhood meeting was held and there were no objections to the proposed project.

Mr. Hoitsma asked if parking will be located in the rear of the property and noted the neighborhood will not want a body shop located there.

Mr. Merrell stated the applicant will do what is outlined in the proposed plan and nothing different can be done without submitting a request to the Planning Board. Mr. Merrell stated the landscaping is included as part of the proposed plan.

Mr. Barhoo stated there were 4 issues that were raised at the neighborhood meeting, one of which was noise.

Mr. Merrell stated that issue has been resolved.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve Rezoning to Planned Development-General (PD-G) – Hendrick Honda, DEV2016-105, in accordance with the staff report as presented. The motion carried unanimously (7-0).

6. **Rezoning to Planned Development-General (PD-G) – Firetower Road, DEV2016-110**

**Staff Presentation:**

Dennis Mrozek, Planning Manager, presented the staff report which is included as part of the packet. Mr. Mrozek stated this item was presented to the Planning Board in February and this is a request to modify that request. Mr. Mrozek stated in February, the request was for a maximum building size of 1M sq.ft. with a Floor Area Ratio Maximum of .7. Mr. Mrozek stated the applicant is requesting to modify the request to eliminate the maximum building size and the FAR will control the intensity of the development.

**Applicant's Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood, spoke representing the applicant. Mr. Merrell stated the potential is for a large industrial use and noted .7 FAR is the norm.

**Public Comments:**

There were no public comments.

**Board Motion:**

A motion was made by Mr. Neal, seconded by Mr. Servance, to approve Rezoning to Planned Development-General (PD-G) – Firetower Road, DEV2016-110, in accordance with the staff report as presented. The motion carried unanimously (7-0).

7. **Other Business**

a. Downtown Redevelopment Board Report

Ms. Washington stated the Downtown Redevelopment Board met in April. Ms. Washington stated a request was reviewed for wall graphics at 218 S.

Beach as part of the Art in the Alley project. Ms. Washington stated she did not attend the meeting.

b. Midtown Redevelopment Area Board Report

Mr. Barhoo stated the Midtown Redevelopment Area Board met in April. Mr. Barhoo stated there were no items presented for approval and the routine monthly reports of Code Enforcement and Police were presented and discussed.

c. Beachside Redevelopment Area Board Report

Mr. Newman stated the Beachside Redevelopment Area Board met in April. Mr. Newman stated there were no action items presented for approval. Mr. Newman stated there was discussion about budgeting and use of monies on the beachside.

d. Public Comments

There were no public comments.

e. Staff Comments

Mr. Walton stated the Planning Board recently recommended approval for two items, tattooing and furniture sales. Mr. Walton stated both items were approved by the City Commission.

f. Board Comment

There were no Board comments.

**Adjournment**

There being no further business, the meeting adjourned.



Cathy Washington, Vice Chair

ATTEST:



Secretary