



## The CITY OF DAYTONA BEACH Planning Board Minutes

City Hall  
Commission Chambers  
Regular Meeting

301 South Ridgewood Avenue  
Thursday, July 26, 2018  
6:00 PM

Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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### Board Members Present:

Cathy Washington, Chair  
Tony Barhoo  
Jeff Hurt  
Tony Servance

### Board Members Absent:

James Newman  
Helen Humphreys  
James Neal

### Staff Members Present:

Dennis Mrozek, Planning Director  
Robert Jagger, City Attorney  
Hannah Ward, Planner  
Marianne Pulaski, Planning Technician  
Becky Groom, Board Secretary

### Call to Order

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

## Roll Call

The roll was called and members were noted present as stated above.

## Approval of the Minutes - June 28, 2018

### Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve the minutes of the June 28, 2018 meeting as presented. The motion carried (4-0).

## Site Plan - Buc-ee's, DEV2017-059

### Staff Presentation:

Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. Mr. Mrozek stated the property is currently vacant and undeveloped. Mr. Mrozek stated the development consists of 6 lots and the Buc-ee's is planned for Lot 5 of the PUD. Mr. Mrozek stated the Utilities Department is finalizing the proposed upgrade to Lift Station No. 97; Engineering is reviewing the height requirements for the light fixtures; and the Traffic Division stated approval by the City Commission of a transportation concurrency proportionate share agreement is required.

### Applicant Presentation:

Parker Mynchenberg, 1729 Ridgewood Avenue, stated he was in attendance to answer any questions the Board may have.

### Public Comments:

There were no public comments.

### Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Servance, to approve Site Plan - Buc-ee's, DEV2017-059, in accordance with the staff report as presented. The motion carried (4-0).

## Site Plan - Subaru of Daytona, DEV2018-034

### Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the site is located on the west side of Tomoka Farms Road and is south of the Dunn Avenue overpass. Ms. Ward stated the property is currently vacant and undeveloped. Ms. Ward stated there are traffic and parking conditions which must be addressed as part of this approval request.

### Applicant Presentation:

Parker Mynchenberg, 1729 Ridgewood Avenue, stated he was in attendance to answer any questions the Board may have. Mr. Mynchenberg stated the St. Johns River Water Management District permit has been issued but the permit from the Corps of Engineers has not been received to date.

### **Public Comments:**

There were no public comments.

### **Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Site Plan - Subaru of Daytona, DEV2018-034, in accordance with the staff report as presented. The motion carried (4-0).

## **Site Plan - Dunn Avenue/Next Chapter Apartments, DEV2018-050**

### **Staff Presentation:**

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the property is located south of Dunn Avenue, west of Clyde Morris Blvd. Ms. Ward stated the property is currently vacant and undeveloped. Ms. Ward stated there are two conditions for approval: the Fire Department is asking that the parking space parallel to the hydrant for Building 3 be designated as a fire lane or that the fire appliances be relocated; and the Traffic Division is requesting concurrency approval or, if applicable, approval of a proportionate fair share agreement.

### **Applicant Presentation:**

Randy Hudak, Zev Cohen & Associates, 300 Interchange Blvd., Ormond Beach, Florida, spoke representing the applicant.

Mr. Barhoo asked how many stories the buildings will be.

Mr. Hudak stated three.

### **Public Comments:**

There were no public comments.

### **Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Site Plan - Dunn Avenue/Next Chapter Apartments, DEV2018-050, in accordance with the staff report as presented. The motion carried (4-0).

## **Land Development Code Text Amendment - Article 5, DEV2018-096**

### **Staff Presentation:**

Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. Mr. Mrozek stated the proposed text amendment would discourage development of storage units on major thoroughfares, which is consistent with the Transportation Element of the Comprehensive Plan.

Mr. Barhoo asked if this text amendment will affect storage unit facilities that were recently approved.

Mr. Mrozek stated no and said this would only affect future applications once the text amendment is approved.

Mr. Hurt stated there are a number of storage units along Nova Road and asked if those burned down, could they be replaced.

Mr. Mrozek stated he did not believe they could be replaced through straight zoning but could possibly be replaced if the applicant went through a Planned Development process.

### **Public Comments:**

There were no public comments.

### **Board Action:**

A motion was made by Mr. Servance, seconded by Mr. Barhoo, to approve Land Development Code Text Amendment - Article 5, DEV2018- 096, in accordance with the staff report as presented. The motion carried (4-0).

## **Land Development Code Text Amendment - Articles 6 & 7, DEV2018- 102**

### **Staff Presentation:**

Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. Mr. Mrozek stated this is a request by the Public Works Department to amend the Land Development Code to require LED street lighting for all new development. Mr. Mrozek stated the text amendment will also require that all sidewalks be a minimum of 5 feet wide.

Mr. Hurt stated there are areas where there are sidewalks just in front of homes and there are not sidewalks along the rest of the street. Mr. Hurt asked how this text amendment will affect those developments.

Mr. Mrozek stated the sidewalk could be installed in front of the property or a payment could be made to a sidewalk fund which would be used later on to complete the entire sidewalk project. Mr. Mrozek stated a sidewalk would be required as part of the Site Plan review process.

### **Public Comments:**

There were no public comments.

### **Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Land Development Code Text Amendment - Articles 6 & 7, DEV2018-102, in accordance with the staff report as presented. The motion carried (4-0).

## Other Business

1. Downtown/Balough Road Redevelopment Area Board Report  
Ms. Washington stated the Downtown/Balough Road Redevelopment Area Board did not meet in July.
2. Midtown Redevelopment Area Board Report  
Mr. Barhoo stated the Midtown Redevelopment Area Board did not meet in July.
3. Beachside Redevelopment Area Board Report  
Mr. Newman was not in attendance to provide a report.
4. Public Comments  
There were no public comments.
5. Staff Comments  
There were no public comments.
6. Board Member Comments  
There were no Board Member comments.

There being no further business, the meeting was adjourned.



Cathy Washington, Chair



Jeff Hurt, Secretary