



## The CITY OF DAYTONA BEACH Planning Board Minutes

City Hall  
Commission Chambers  
Regular Meeting

301 South Ridgewood Avenue  
Thursday, July 25, 2019  
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.

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|  | 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 Servance, Vice Chair  
Tony Barhoo  
Jeff Hurt  
Helen Humphreys

### Board Members Absent:

James Newman

### Staff Members Present:

Dennis Mrozek, Planning Director  
Ben Gross, Deputy City Attorney  
Rose Askew, Planner  
Douglas Gutierrez, Principal Planner  
Lauren Taylor, Planner  
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 27, 2019

### Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve the minutes of the June 27, 2019 meeting as presented. The motion carried (5-0).

## Rezoning to Planned Development-General (PD-G) – Daytona ALF, DEV2019-028

### Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the request is to rezone 13 acres east of the Hand and Williamson intersection to allow for the development of an assisted and independent living facility. Ms. Ward stated the utility provider has not been determined for the property, although the property is located within the municipal boundaries of Daytona Beach. Ms. Ward stated the previous PD agreement stated Ormond Beach would be the service provider. Ms. Ward stated the utility provider must be determined before the item proceeds to the City Commission for consideration. Ms. Ward stated modifications requested relate to landscaping and setbacks.

Mr. Barhoo asked what has changed from the previous PD agreement that was approved and will the property continue to sit vacant for another five years.

Ms. Ward stated what is presented is very similar to what was previously approved.

### Applicant Presentation:

Nick Miller, Kimley-Horn, spoke representing the applicant. Mr. Miller stated what is proposed is almost the same as was previously approved and the property was not developed due to market issues based on the housing collapse. Mr. Miller stated there is now a market demand to construct the project.

### Public Comments:

There were no public comments.

### Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Servance, to approve Rezoning to Planned Development-General (PD-G) – Daytona ALF, DEV2019-028, in accordance with the staff report as presented. The motion carried (5-0).

## Large Scale Comprehensive Plan Amendment (LSCPA) – Tomoka Parcel F – DEV2018-165

This item was presented in conjunction with Item 6, Rezoning to Planned Development-General (PD-G) – Tomoka Parcel F, DEV2018-166.

## Staff Presentation:

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated the property is located south of Granada Blvd. and west of I-95. Mr. Gutierrez stated the property is located west of Minto A. Mr. Gutierrez stated there is a text amendment included as part of the request to allow a maximum of 1,800 single family residential units and 600 multi-family units. Mr. Gutierrez stated the request includes a maximum of 399,500 s.f. of commercial space. Mr. Gutierrez stated water and sewer will be provided by Ormond Beach through an Interlocal agreement.

Mr. Barhoo asked what will happen if Ormond Beach is unable to provide the water and sewer service.

Mr. Gutierrez stated the City of Daytona Beach has the capacity to serve the area.

## Applicant Presentation:

Darren Elkind, 142 E. New York Avenue, DeLand, Florida, spoke representing the applicant.

Mr. Barhoo expressed concern about the smaller lots that are proposed.

Mr. Elkind stated there will be a large portion of open space so the lots are smaller in order to have significant open space.

Ms. Humphreys stated she likes having more open space on the development.

Mr. Servance asked if there will be any affordable housing as part of the development.

Mr. Elkind stated he did not know but stated the market will dictate the cost of the housing.

## Public Comments:

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida expressed concern about urban sprawl.

Mr. Gutierrez stated urban sprawl is development that is away from urban services; but urban services are in place now for this property.

## Board Action:

A motion was made by Mr. Barhoo, seconded by Ms. Humphreys, to approve Large Scale Comprehensive Plan Amendment (LSCPA) – Tomoka Parcel F – DEV2018-165, in accordance with the staff report as presented. The motion carried (5-0).

## Rezoning to Planned Development-General (PD-G) – Tomoka Parcel F, DEV2018-166

This item was presented in conjunction with Item 5, Large Scale Comprehensive Plan Amendment (LSCPA) – Tomoka Parcel F – DEV2018-165.

## Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the property is currently vacant and undeveloped. Ms. Ward stated a portion of the property is in

the Minto Parcel A PD; and prior to this item being presented to the City Commission, a PD amendment must be submitted to remove the property from the existing Minto PD agreement. Ms. Ward stated the Land Development Code modifications include lot width, setbacks, lot coverage, parking, and internal street connectivity.

### **Applicant Presentation:**

The applicant's comments were included as part of Item 6.

### **Public Comments:**

Public comments were included as part of Item 6.

### **Board Action:**

A motion was made by Mr. Servance, seconded by Ms. Humphreys, to approve Rezoning to Planned Development-General (PD-G) – Tomoka Parcel F, DEV2018-166, in accordance with the staff report as presented. The motion carried (5-0).

## **Site Plan – Madison Pointe, DEV2019-046**

### **Staff Presentation:**

Lauren Taylor, Planner, presented the staff report which was included as part of the packet. Ms. Taylor stated this is a request to develop a 240 unit apartment complex. Ms. Taylor stated a Traffic Impact Analysis has been submitted to the city for review for this project.

### **Applicant Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Merrell stated this project is a continuation of the theme that is in place with Tomoka Pointe and there is a demand for this type of product.

### **Public Comments:**

There were no public comments.

### **Board Action:**

A motion was made by Mr. Servance, seconded by Mr. Barhoo, to approve Site Plan – Madison Pointe, DEV2019-046, in accordance with the staff report as presented. The motion carried (5-0).

## **Large Scale Comprehensive Plan Amendment (LSCPA) – Clyde Morris Industrial, DEV2019-059**

### **Staff Presentation:**

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated the property is located east of Clyde Morris Boulevard and south of LPGA. Mr. Gutierrez stated the Comprehensive Plan Amendment will change the Future Land Use designation from General Industrial to Mixed Use.

## Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke representing the applicant. Mr. Merrell stated the applicant went through a PD process for the industrial zoning of this property but the area has been retrofitted to include Mixed Use. Mr. Merrell stated the property will be presented to the Planning Board in August for a PD agreement and will include a mixture of work-force housing, age-restricted housing, and market housing on the same piece of property.

Mr. Barhoo asked if there were any major concerns as a result of the neighborhood meeting.

Mr. Merrell stated no.

## Public Comments:

Jim Cameron, Daytona Beach Regional Chamber, stated work-force housing is needed and he and the Chamber have been looking forward to projects like this and hopes more will come in the future.

## Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Large Scale Comprehensive Plan Amendment (LSCPA) – Clyde Morris Industrial, DEV2019-059, in accordance with the staff report as presented. The motion carried (5-0).

## Land Development Code Text Amendment – Article 6, DEV2019-110

## Staff Presentation:

Rose Askew, Planner, presented the staff report which was included as part of the packet. Ms. Askew stated the requested amendment will provide standards and regulations to allow security fencing on undeveloped properties throughout the City. Mr. Askew stated the regulations will allow for staff to address issues such as crime and trespassing on undeveloped lots. Mr. Askew stated the Police Department was included in the process of preparing the proposed item; and the Police Department believes fencing will help address crime issues. Ms. Askew stated the Police Department recommends that gates should be required on any installed security gates on undeveloped lots. Ms. Askew stated the Police Department will require any undeveloped lots that are fenced to be registered with the City's trespass program and must be posted with "no trespassing" signage. Ms. Askew stated the Police Department also will require that a lock be placed on the gates of the fencing. Ms. Askew stated currently there are no regulations in place regarding fencing on undeveloped properties. Ms. Askew stated it is proposed that the maximum height of fencing be 6 feet.

Mr. Servance stated he feels placing fencing on undeveloped areas will help to keep the city clean.

Ms. Humphrey stated she is in favor of this request.

Ms. Humphreys stated there is a fence installed at the corner of International Speedway Blvd. and S. Peninsula at the 7-11 where the height of the fence blocks visibility.

Ms. Washington stated she feels this is an excellent idea.

Mr. Hurt stated this will provide an opportunity for people that are having problems in securing their properties, such as lots where trash is being dumped or vagrants are accessing the property.

## Public Comments:

John Nicholson, 413 N. Grandview, Daytona Beach, Florida spoke about visual impairment where fencing may be placed on a corner lot.

## Board Action:

A motion was made by Mr. Servance, seconded by Ms. Humphreys, to approve Land Development Code Text Amendment – Article 6, DEV2019-110, in accordance with the staff report as presented. The motion carried (5-0).

## Other Business

1. Downtown/Balough Road Redevelopment Area Board Report  
Ms. Washington stated the Downtown Redevelopment Board met on July 2, 2019 and reviewed wall graphic requests for 218 S. Beach and 700 Balough Road. Ms. Washington stated both requests were approved.
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 on the Beachside Redevelopment Area Board.
4. Public Comments  
John Nicholson, 413 N. Grandview, Daytona Beach, Florida spoke regarding parking requirements for restaurants.
5. Staff Comments  
There were no comments.
6. Board Member Comments  
There were no Board comments.