

Draft Planning Board Minutes

The City of Daytona Beach

Planning Board Meeting
April 27, 2017

(Excerpts from the April 27, 2017, Planning Board Meeting)

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).