

Planning Board
Draft Minutes

The City of Daytona Beach

Planning Board Meeting
July 27, 2017

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

6. **Rezoning to Planned Development-General (PD-G) – Daytona Mitsubishi, DEV2016-129**

Staff Presentation:

Dennis Mrozek, Planning Manager, presented the staff report which is included as part of the packet. Mr. Mrozek stated the property is located at 900 N. Nova Road and is the site of the former AT&T building which has been vacant for quite some time. Mr. Mrozek stated the project will be a phased development with the car dealership being part of Phase 1 and the car wash, detailing, and lube center will be part of Phase 2. Mr. Mrozek outlined the Land Development Code modifications requested which include landscaping, signage, and building design. Mr. Mrozek stated if the landscaping that is required by Code is installed, numerous parking spaces would be lost. Mr. Mrozek stated a 30 foot high monument sign is proposed.

Mr. Barhoo asked if the sign request is consistent with other auto dealerships.

Mr. Mrozek stated there are other 30 foot pole signs at other dealerships. Mr. Mrozek stated the request can be considered consistent with the area but it is a modification to the Land Development Code.

Mr. Newman asked if the proposed sign will create any site visibility problems for traffic.

Mr. Mrozek stated the site visibility will be reviewed during Site Plan approval and any concerns regarding sight visibility will be addressed at that time.

Applicant's Presentation:

Mark Dowst, 536 N. Halifax, spoke representing the applicant. Mr. Dowst stated a service canopy is proposed to the north of the property and a delivery canopy to the west. Mr. Dowst stated there will be a pedestrian paver patio at the front of the site along Nova Road. Mr. Dowst stated a 35 foot pole is permitted by the LDC but the applicant is requesting a 30 foot monument sign and stated the applicant feels a monument sign will look better. Mr. Dowst

distributed photographs of signs at other dealerships in the area to show what is in place at other sites.

Mr. Hurt stated he feels it will be good to see the vacant site renovated.

Public Comments:

There were no public comments.

Board Motion:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Rezoning to Planned Development-General (PD-G) – Daytona Mitsubishi, DEV2016-129, in accordance with the staff report as presented. The motion carried unanimously (6-0).



Google earth

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8.93 ft





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10 ft





8.96 ft

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9.59 ft

