

Planning Board  
The City of Daytona Beach  
**DRAFT MINUTES**

Planning Board Meeting  
March 22, 2018

*(Excerpts from the March 22, 2018 Planning Board Meeting)*

4. **Large Scale Comprehensive Plan Amendment (LSCPA) – Project Beta, DEV2017-148 (Legislative Hearing)**

**Staff Presentation:**

Doug Gutierrez, Senior Planner, stated Items 4 and 5 will be presented together.

Mr. Gutierrez presented the staff report which is included as part of the packet. Mr. Gutierrez stated this is a request for a Large Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Level 3 Residential to General Industrial.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Large Scale Comprehensive Plan Amendment (LSCPA) – Project Beta, DEV2017-148, in accordance with the staff report as presented. The motion carried (6-0).

5. **Rezoning to Planned Development-General (PD-G) – Project Beta, DEV2017-149 (Quasi-Judicial Hearing)**

This item was presented as part of Item 4.

**Staff Presentation:**

Hannah Ward, Planner, presented the staff report which is included as part of the packet. Ms. Ward stated this is a request to rezone the subject property from Multifamily Residential 20 and Planned Development-General to Planned Development-General. Ms. Ward stated the rezoning will allow the development of various industrial and office uses.

Mr. Barhoo expressed concern about a 9 foot fence being placed along a main thoroughfare. Mr. Barhoo asked about concerns raised at the community meeting about flooding.

Ms. Ward stated the fencing will be placed behind the required landscaping.

**Applicant's Presentation:**

Rachel Pringle, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke representing the applicant. Ms. Pringle stated the applicant will accept the city's recommendations for signage and is satisfied with the requirements placed on the project regarding utilities.

Parker Mynchenberg, 1729 Ridgewood Avenue, stated Lot 3 will have no fencing. Mr. Mynchenberg stated Lots 1 and 2 will have larger warehouse-type buildings similar to what was constructed at Trader Joe's. Mr. Mynchenberg stated there were ditches that were blocked that caused flooding previously in the area but those issues have been addressed by Volusia County.

Mr. Barhoo asked if the buildings will be connected in any way.

Ms. Pringle stated the lots are individual lots and there are no plans for internal connections between the lots.

Mr. Mynchenberg stated there is a sidewalk on one side of Mason but there is no building connection.

Mr. Newman asked if the building plan will be presented to the Planning Board for review.

Mr. Walton stated there will be a site plan review for approval by staff.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Newman, seconded by Mr. Barhoo, to approve Rezoning to Planned Development-General (PD-G) – Project Beta, DEV2017-149, in accordance with the staff report as presented. The motion carried (6-0).