

Planning Board
Draft Minutes

The City of Daytona Beach

Planning Board Meeting
March 22, 2018

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

6. **Amendment to Planned District Agreement– Lotus of Daytona, DEV2017-138 (Quasi-Judicial Hearing)**

Staff Presentation:

Hannah Ward presented the staff report which is included as part of the packet. Ms. Ward stated this property is located at the southeast corner of A1A and Riverview and the amendment is to allow for the development of a cabana past the City's Atlantic Ocean Building Line. Ms. Ward stated this amendment will also clarify discrepancies in the lot development criteria that was approved as part of the original PD agreement, including the rear parking garage setback, the minimum rear landscape buffer, and removal of the requirement for a perimeter landscaping strip.

Applicant Presentation:

Joey Posey, 420 S. Nova Road, spoke representing the applicant. Mr. Posey stated this is a request to correct the discrepancies in the PD agreement.

Mr. Barhoo asked if construction of the cabana will infringe on the public beach area.

Mr. Posey stated the construction line is not necessarily the boundary of the property.

Mr. Hurt stated the Coastal Construction setback line is east of the property line so the applicant will have to get State approval for construction. Mr. Hurt stated beach-goers will not be on private property. Mr. Hurt stated he is comfortable that the Seabreeze homeowners group supports this project.

Mr. Newman asked what type of construction will be used for the cabana.

Joe Hopkins, 200 Marina Point Drive, Daytona Beach, Florida, stated the cabana will be concrete construction of pre-cast and block and the roof will be concrete as well.

Mr. Newman stated he is concerned about the reduction of landscape border.

Ms. Ward stated the removal was requested as part of the original PD rezoning but it was not in the document.

Mr. Posey stated if any individual has questions about the project, they may contact him at his office to discuss their concerns.

Public Comments:

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida, stated she attended the public meeting and there was no mention of a change to the setbacks for the garage and asked if those changes need to go through the public meeting process. Ms. Ruby also stated a Seabreeze member spoke against the project at the City Commission meeting and does not feel that individual represents the community.

Mr. Walton stated the PD agreement had some inconsistencies and these items were previously approved so this is just a matter of correcting the document.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Servance, to approve Amendment to Planned District Agreement– Lotus of Daytona, DEV2017-138, in accordance with the staff report as presented. The motion carried (6-0).