

Planning Board
The City of Daytona Beach
DRAFT MINUTES

Planning Board Meeting
September 27, 2018

(Excerpts from the September 27, 2018 Planning Board Meeting)

5. **Small Scale Comprehensive Plan Amendment (SSCPA) – Beville Commercial, DEV2018-086 (Legislative Hearing)**

Staff Presentation:

Doug Gutierrez, Principal Planner, stated this item will be presented in conjunction with Item 6, Rezoning to Planned Development-General (PD-G) – Beville Commercial, DEV2018-087.

Mr. Gutierrez presented the staff report which was included as part of the packet. Mr. Gutierrez stated this request is to change the Future Land Use Map designation from Office Transitional and Level 2 Residential to Low Intensity Commercial through a Planned Development-General (PD-G) rezoning.

Applicant Presentation:

The applicant's comments are included with Item 6.

Public Comments:

Public Comments are listed under Item 6.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve Small Scale Comprehensive Plan Amendment (SSCPA) – Beville Commercial, DEV2018-086, in accordance with the staff report as presented. The motion carried (5-0).

6. **Rezoning to Planned Development-General (PD-G) – Beville Commercial, DEV2018-087 (Quasi-Judicial Hearing)**

This item was presented in conjunction with Item 5, Small Scale Comprehensive Plan Amendment (SSCPA) – Beville Commercial, DEV2018-086.

Staff Presentation:

Hannah Ward, Planner, presented the staff report which was included as part of the packet. Ms. Ward stated the rezoning will allow for a phased commercial development. Ms. Ward stated the applicant proposes to develop a 7-11 Convenience Store with gas pumps on the eastern parcel; but no development has been identified for the western parcel.

Ms. Ward stated the LDC modifications include a reduction of the required landscape yard for Beville Road from 50 feet to 35 feet; removal of the required landscaping along the front face of the proposed buildings; an exemption from the Neighborhood Compatibility standards due to the location of the site to the nearby single-family subdivision; architectural standards; an increase to the nonresidential canopy to accommodate additional gas pumps; and modifications to signage requirements, including a request for two (2) Electronic Message Center (EMC) signs.

Applicant Presentation:

Jonathan Martin, 1080 S. Orange Avenue, Suite 1000, Orlando, Florida spoke representing the applicant. Mr. Martin stated at the neighborhood meeting a curb cut off of Clyde Morris was discussed. Mr. Martin stated he met with FDOT prior to presenting the project to City staff and FDOT was concerned about the driveway along Clyde Morris. Mr. Martin stated he believes a safe ingress and egress is planned and feels it is the appropriate access to the project.

Mr. Mrozek stated a neighborhood meeting was held and a response from a resident is included as part of the packet.

Mr. Hurt asked if the variances requested for the signs are typical requests for the signage as requested by 7-11.

Mr. Martin stated that is correct and further stated the requested signage is critical for visibility of the prices for gasoline along both Clyde Morris and Beville.

Mr. Hurt stated he feels a curb cut on Clyde Morris may be more confusing than helpful.

Public Comments:

Anne Ruby, 137 Park Avenue, Daytona Beach, Florida, stated the Clyde Morris entrance sits directly across from the entrance to Shangri-La and stated there is concern about difficulty in getting in and out of Shangri-La once the 7-11 is constructed. Ms. Ruby stated there may need to be a traffic light at the southern entrance to Shangri-La.

Board Action:

A motion was made by Mr. Neal, seconded by Mr. Newman, to approve Rezoning to Planned Development-General (PD-G) – Beville Commercial, DEV2018-087, in accordance with the staff report as presented. The motion carried (5-0).