

Planning Board Meeting
Draft Minutes

The City of Daytona Beach

(Excerpts from the October 25, 2018 Planning Board Meeting)

5. **Rezoning to Planned Development-Redevelopment (PD-RD) – Breakers Park Hotel, DEV2018-064 (Quasi-Judicial Hearing)**

Staff Presentation:

Reed Berger, Redevelopment Director, presented the staff report which is included as part of the packet. Mr. Berger stated the property is located at the corner of Harvey and Ocean adjacent to Breakers Park. Mr. Berger stated the project will be for a shared site to accommodate Courtyard by Marriott and Springfield Suites hotels in one facility. Mr. Berger stated the hotels will include 300 units and 358 parking spaces. Mr. Berger stated the project includes a 15 foot boardwalk which will be located along the ocean from Breakers Park to the south to Harvey. Mr. Berger stated the Beachside Redevelopment Board reviewed and approved the project unanimously (7-0). Mr. Berger stated the Beachside Redevelopment Board's comments included concerns about the Harvey beach access; access drives from Ocean Avenue; the need to make Ocean Avenue more walkable; traffic congestion on Ocean and Harvey; and parking for construction employees and equipment. Mr. Berger stated the applicant has agreed to submit a construction parking plan as part of their development agreement.

Ms. Humphreys expressed concern about spacing at the entranceway and asked if the entrance to the site will accommodate large buses and traffic congestion during special events.

Mr. Barhoo asked if Harvey will be one way.

Mr. Berger stated Harvey will be pedestrian only but will be used as access for emergency vehicles and vendors.

Applicant Presentation:

Glenn Storch, 420 S. Nova Road, Daytona Beach, Florida, spoke representing the applicant. Mr. Storch stated this is the first new project in the E-zone and is needed to boost the Main Street area. Mr. Storch stated the vacation of Harvey was granted by Volusia County in order to allow access to the site's parking area; and, in turn, the developer will rebuild Harvey as a pedestrian plaza area with pavers or a paver-like design and a new sidewalk. Mr. Storch stated there will be sufficient spacing for buses, and the plans presented in the packet reflect buses parked at the entranceway. Mr. Storch stated this project will be a major driving force for redevelopment.

Ms. Humphreys expressed concern about beach maintenance once the project is developed and asked about stormwater drainage for the site.

Brad Bauknedt, Newkirk Engineering, 747 Hope Street, Ormond Beach, Florida stated stormwater will be retained on site and will be filtered through a rock bed system and will not flow to the beach.

Mr. Storch stated the entire seawall will have to be rebuilt since it is deteriorated so additional permitting beyond city requirements must be obtained and will take approximately 15 months. Mr. Storch stated it will take approximately three years for the project to be completed.

Mr. Hurt stated the area has been neglected for a long time and he believes the project will be good for the area.

Public Comments:

Jim Cameron, Senior Vice President of Governmental Relations, Daytona Regional Chamber, stated the Chamber wants to go on record in support of this project and is excited about the redevelopment of this area.

Anne Ruby, 137 Park Avenue, stated she is concerned about parking for the project and asked if the laundry facilities for the project will be in-house. Ms. Ruby asked for the status of the seawall repairs for the lot on the south side of Harvey.

Mr. Storch stated 320 parking spaces are required and the developer is providing 358. Mr. Storch stated he does not know at this point if laundry service will be in-house.

John Nicholson, 413 N. Grandview, Daytona Beach, Florida stated he supports having a village type project south of Main Street. Mr. Nicholson stated he is in favor of the boardwalk. Mr. Nicholson stated there is no sidewalk planned for the east side of Ocean Avenue and there is sufficient space for it. Mr. Nicholson expressed concern about delivery trucks for cement and rebar to the site during construction.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Servance, to approve Rezoning to Planned Development-Redevelopment (PD-RD) – Breakers Park Hotel, DEV2018-064, in accordance with the staff report as presented. The motion carried (6-0).