



**PLANNING AND ZONING BOARD  
Council Chambers  
3048 S. Atlantic Avenue  
Daytona Beach Shores, Florida  
Tuesday September 10, 2013  
9:00 a.m.  
AGENDA**

**CALL TO ORDER**

**AUDIENCE REMARKS:**

Time for citizens and members of the audience to be heard with regard to items not on the agenda. The audience will be given the opportunity to speak regarding agenda topics prior to each vote before the Planning and Zoning Board.

**APPROVAL OF MINUTES:** Minutes of Planning and Zoning Board Meeting of August 13, 2013

**PUBLIC HEARING:** RSP 2012-1 Oceanside Inn Resort Garage Demo and Rebuild

**ACTION/DISCUSSION:**

**REMARKS OF STAFF**

**REMARKS OF BOARD MEMBERS**

**ADJOURNMENT**

**NOTICES:** Notice is hereby given to all interested parties that if any person should decide to appeal any decision made at the aforementioned meeting of the P&Z Board, such person will need a recording of the proceedings conducted at such meeting, and for such purpose he or she may need to ensure that a verbatim record of the proceedings was made; such record to include testimony and evidence upon which any appeal shall be based. Individuals covered by the Americans with Disabilities Act of 1990 in need of accommodations for this public meeting should contact the City Clerk, City of Daytona Beach Shores, at least five working days prior to the meeting.



**PLANNING AND ZONING BOARD  
MINUTES**

**3048 S. Atlantic Avenue Daytona Beach Shores, Florida  
August 13, 2013**

**Present: Jeffrey Ledewitz, Pat Carpenter, Rose Ann Tornatore, Ernest Tapscott, Harold Needham, John Schmitz. Absent/Excused: John Johnston.**

**CALL TO ORDER** The meeting was called to order at 9:00 am.

**AUDIENCE REMARKS:** None.

**APPROVAL OF MINUTES:** Minutes of Planning and Zoning Board Meeting of July 9, 2013

**Mr. Ledewitz moved, seconded by Ms. Carpenter to approve the minutes of July 9, 2013. The motion passed unanimously by a voice vote.**

**PUBLIC HEARING: Ord 2013-DA Development Agreements**

City Planner Stewart Cruz explained that this was an administrative request to utilize development agreements. They are a planning tool that allows public agencies to negotiate a contract between project proponents and themselves. The development agreement can be for a single family home or multi-family project. When there is legitimate hardship to develop the property and obtaining relief through the variance process would be extremely difficult, an agreement could be proposed. The proposed ordinance is consistent with the comprehensive plan of 2020. The ordinance would establish the definitions, policies, content, review process and procedures. It would also authorize the City Council to enter into both statutory and non-statutory development agreements. Any proposed development agreements would need to show a public benefit to the city and its residents. Attorney Lonnie Groot explained that an accepted development agreement would not set a precedent to others. Staff recommend approval to the city council for Ordinance 2013-DA.

**Mr. Tapscott moved, seconded by Mr. Ledewitz to recommend approval of Ordinance 2013-DA to the City Council. The motion passed unanimously by a roll call vote.**

**ACTION/DISCUSSION:** None.

**REMARKS OF STAFF:** None.

**REMARKS OF BOARD MEMBERS:** None.

**ADJOURNMENT:** The meeting adjourned at 9:12 am.

ATTEST:

**CITY OF DAYTONA BEACH SHORES**

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Cheri Schwab, City Clerk

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Rose Ann Tornatore, Chairman



**STAFF REPORT FOR THE  
PLANNING AND ZONING BOARD  
SEPTEMBER 10, 2013**

<b>APPLICATION NO:</b>	RSP 2012-1
<b>PROJECT NAME:</b>	Oceanside Inn Resort Garage Demo and Rebuild
<b>PROJECT LOCATION:</b>	1909 S. Atlantic Avenue
<b>APPLICANT/OWNER:</b>	Oceanside Inn COA
<b>STAFF CONTACT:</b>	Stewart Cruz, City Planner
<b>REQUEST:</b>	<i>Approval of the RSP 2012-1</i>
<b>STAFF RECOMMENDATION</b>	Approval with condition

**A. EXISTING ZONING AND LAND USE**

**SUBJECT PROPERTY ZONING:** T-RMF-1 “Hotel/Motel” District – “Multifamily Residential” District

**SURROUNDING PROPERTY:**

**Table 1** below provides a narrative description of the zoning district classifications and current land uses (i.e., existing development) for the subject properties and surrounding area.

**Table 1: Zoning and Land Use Area Description**

<b>Location</b>	<b>Zoning</b>	<b>Current Land Use</b>
Subject Property	T-RMF-1	Oceanside Inn Resort
North	T-RMF-1	Vacant Lot
South	T-RMF-1	Ocean Vistas Multifamily Condo
East	NA	Atlantic Ocean
West	GC-RD+	Sunoco Gas Station / Christian Adventures

**Notes:** \* T-RMF-1 = *Hotel/Motel District Multi-family Residential (High Density) District*; +GC-RD = *General Commercial-Redevelopment District*.

The existing hotel is a permitted use in the T-RMF-1 District. The garage proposed to be demolished and rebuilt is a permitted accessory use to the hotel.

**B. COMPREHENSIVE PLAN UPDATE 2020**

According to the City’s Adopted Comprehensive Plan (2020) Future Land Use Map the future land use (FLU) classification of the subject property located on the development site is *High Intensity*. Said FLU classification allows hotel structures and their accessory uses such as

garages. Therefore, the proposed development is consistent with the City's Adopted Comprehensive Plan (2020) and designated FLU classifications.

### **C. REVIEW AND COMMENTS**

#### **PLANNING** – Stewart Cruz, City Planner

The subject development site is located at 1909 S. Atlantic Avenue. The total acreage of the development site is 1.85ac. The site has vehicular and pedestrian access from the abutting S. Avenue and a frontage of 310 feet. The site contains a 9-story hotel and 2-story garage structure located on the southern and northern portion of the property, respectively. There is direct access on the garage deck to the second floor of the hotel. The sole existing garage ramp will remain. The proposed garage structure will maintain the same dimensions as the existing structure. Several variances were approved by the City's Board of Adjustments to permit said dimensions. By means of a variance, the property is only required to have 153 parking spaces. The parking garage will house 51 on the second level. The difference will be disturbed on and around the site. A detailed site plan analysis is attached.

The proposed landscape plan is consistent with and in some cases exceeds the City's landscape requirements. In addition, the parking deck will now contain the required terminal landscape islands. A detailed landscape plan is attached.

The proposed color on the garage will be Lantern Light (sw6687). This is the existing color on said garage and is permitted as a base color. A color rendering is attached.

Staff is concerned about temporary guest parking during the construction period. A letter (attached) has been provided by the Oceanside Inn Condominium Association Manager indicating that the association is working with the City to utilize the nearby City property located at 1906 S. Atlantic Avenue regarding the afore-state purpose. The City has not made a formal decision on this potential arrangement.

#### **COMMUNITY SERVICES** – Fred Hiatt, Director / Building Official

The Director has reviewed the site plan and his comments have been addressed.

#### **PUBLIC WORKS** – Brian Edwards, Deputy Director / Facilities Superintendent

The Facilities Superintendent has reviewed the site plan, including the landscaping and irrigation plan, and he has no comments.

#### **PUBLIC SAFETY** – Terry Griffiths, Commander / Fire Marshal

The Commander has reviewed the site plan and his comments have been addressed.

#### **ENGINEERING** – Burl Reardon, P.E. - Tetra Tech HAI

The City's engineering consultant has reviewed the site plan and his comments have been addressed.

**D. BEAUTIFICATION ADVISORY BOARD**

On August 22, 2013 the Daytona Beach Shores Beautification Advisory Board unanimously recommended approval of the landscape & irrigation plan and selected exterior color associated with RSP 2012-1.

**E. STAFF RECOMMENDATION**

Staff recommends approval of the RSP2012-1 on the condition that:

- That a temporary parking arrangement consistent with the City's Land Development Code is submitted and approved by the City prior to the issuance of a demolition permit.



**SITE DEVELOPMENT PLAN REVIEW**

Date: September 3, 2013

Planning & Zoning Board: September 10, 2013

Name Of Project      Oceanside Inn Garage Demo and Rebuild  
 Project Number      RSP2012-1  
 Address & Parcel #    1909 S. Atlantic Avenue / Short TPID 5316-31-00-0001  
 Owners Name          Oceanside Inn COA  
 Applicant              Oceanside Inn COA; Newkirk Engineering-Harry Newkirk PE-  
 Coordinator

	Status	Date
Statement of Ownership & Control	<u>OK</u>	<u>8/3/13</u>
Proposed Address	<u>OK</u>	<u>8/3/13</u>
Zoning Classification	<u>OK</u>	<u>8/3/13</u>
Future Land Use Classification	<u>OK</u>	<u>8/3/13</u>
Use – Existing: <u>Garage</u> Proposed: <u>Garage</u>	<u>OK</u>	<u>8/3/13</u>
Lot Size and Area – <u>80,365</u> sf or <u>1.845</u> acres	<u>OK</u>	<u>8/3/13</u>
Min. Width _____, Shown _____	<u>NA</u>	<u>8/3/13</u>
Min. Sq. Ft. _____, Shown _____	<u>NA</u>	<u>8/3/13</u>
Density – Based on Usable Land		
Units Per Acre Allowed _____, Shown _____	<u>NA</u>	<u>8/3/13</u>
Max # Units _____, # Units Shown _____	<u>NA</u>	<u>8/3/13</u>
Setbacks – Direction		
Front <u>West</u> Required <u>30</u> ft., Shown <u>28.1</u> ft.	<u>OK/Variance</u>	<u>4/22/13</u>
Side <u>East</u> Required <u>50</u> ft., Shown <u>45.2</u> ft.	<u>OK/Variance</u>	<u>4/22/13</u>
Rear <u>North</u> Required <u>20</u> ft., Shown <u>22.82</u> ft.	<u>OK</u>	<u>8/3/13</u>
Side <u>South</u> Required _____ ft., Shown _____ ft.	<u>NA</u>	<u>8/3/13</u>
Lot Coverage – Max <u>35</u> %, Shown <u>83.6</u> %	<u>OK/Variance</u>	<u>4/22/13</u>
Green Area – Min <u>20</u> %, Shown <u>16.4</u> %	<u>OK/Variance</u>	<u>4/22/13</u>
Building Height – Max <u>110</u> ft., Shown <u>10.3</u> ft.	<u>OK</u>	<u>8/3/13</u>
North-South Max Building Width		
– Max <u>65</u> %., Shown <u>84</u> %.	<u>OK/Variance</u>	<u>4/22/13</u>
Breezeway – Min <u>30</u> %, Shown <u>25</u> %	<u>OK/Variance</u>	<u>4/22/13</u>
Landscaping and Irrigation Plan (see attached)	<u>OK</u>	<u>7/22/13</u>
Sidewalks Provided	<u>OK</u>	<u>8/3/13</u>
Balcony Overhangs	<u>OK</u>	<u>8/3/13</u>
Parking Spaces – Required <u>192</u> , Shown <u>153</u>	<u>OK/Variance</u>	<u>4/22/13</u>
Parking Stalls – meet minimum dimensions?	<u>OK/Variance</u>	<u>4/22/13</u>
Handicap Parking / ADA access	<u>OK</u>	<u>8/3/13</u>
Curb Cuts – Allowed _____, Shown _____	<u>NA</u>	<u>8/3/13</u>
Visual Obstructions? (corner lots only)	<u>NA</u>	<u>8/3/13</u>
Driveway Ramps – Slope Allowed _____, Shown _____	<u>NA</u>	<u>8/3/13</u>
Profile of Garage Ramp with Degree of Slope Shown	<u>NA</u>	<u>8/3/13</u>
Off Street Loading Spaces – Required _____, Shown _____	<u>NA</u>	<u>8/3/13</u>

Off Street Dumpster Loading	NA	8/3/13
Elevations	OK	8/3/13
Fences, Walls and Hedges	NA	8/3/13
Accessory Structures	NA	8/3/13
Location of Utilities	NA	8/3/13
Location of Proposed Signs	NA	8/3/13
Location of Easements	NA	8/3/13
Boundary Changes	NA	8/3/13
Nonconformities formed on adjacent properties?	NA	8/3/13
Sea Turtle Lighting Requirement Letter Received	NA	8/3/13
Beaches and Dunes Requirement Letter Received	NA	8/3/13
Location of Construction Parking for Duration of Project	OK	7/24/13
Utility Easement Identified on Plan	NA	8/3/13
Utility Easement Document Received	NA	8/3/13
Requisite Permit Applications Received	OK	8/3/13
Reviewed and Approved by Fire Division	OK	7/20/13
Potable Water Availability Letter Received	NA	8/3/13
Sewer Capacity Letter Received	NA	8/3/13
Stormwater Maintenance Agreement Received	NA	8/3/13
Beach and Dune Assessment Report Received	NA	8/3/13
Sewer Availability Confirmed by Concurrency Manager	NA	8/3/13
Solid Waste Removal Letter Received	NA	8/3/13
Stormwater Drawings Approved	OK	8/3/13
School Concurrency	NA	8/3/13
Transportation Impact Analysis/Study Submitted	NA	8/3/13
De Minimis Impacts Recorded	NA	8/3/13
Transportation Improvements Needed (PFShare)?	NA	8/3/13
Concurrency Certification Received	OK	8/3/13
Reviewed and Approved by Beautification Board	OK	7/22/13
Reviewed and Approved by Planning and Zoning Board		

REMARKS:

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SITE DEVELOPMENT PLAN REVIEWED BY:

Stewart Carr  
 City Planner

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SITE DEVELOPMENT PLAN APPROVED BY PLANNING & ZONING BOARD

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Planning & Zoning Board Chairman

\_\_\_\_\_

Date



912925

*OCEANSIDE INN CONDOMINIUM ASSOCIATION, INC.*

*1909 South Atlantic Ave., Daytona Beach Shores, FL 32118*

*(386)767-5575*

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July 24, 2013

Stewart Cruz, City Planner  
City of Daytona Beach Shores  
3048 S. Atlantic Avenue  
Daytona Beach Shores, FL

RE: Oceanside Inn Garage Demo and Rebuild (RSP 2012)  
1909 S. Atlantic Avenue, Daytona Beach Shores, FL

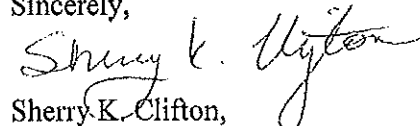
Dear Mr. Cruz:

This letter is to certify that hotel temporary hotel parking during construction will be provided at 1903 S. Atlantic Avenue. Sunsteam Management on behalf of Oceanside Inn Condominium Association, Inc. is currently working with the City's Finance Director, Steve Whitmer, to obtain a temporary parking lease for the City's property located at 1903 S. Atlantic Avenue.

This letter is to also certify that construction staging and equipment will be provided on the Oceanside Inn property. All construction equipment and supplies will be stored on-site. Construction employee parking will also be provided on-site and at the City lease property located at 1903 S. Atlantic Avenue. Demolition and construction of the new parking garage will be accomplished in 2 phases to minimize impact to the property and to provide work space for employees and their required construction equipment/supplies. Flores Hager and Associates of Ormond Beach will be the General Contractor for this project.

If you have any questions, please do not hesitate to contact Clifton Management at Oceanside Inn on behalf of the Oceanside Inn Condominium Association, Inc. at (386) 767-5575 and speak to Sherry Clifton, Com. Assoc. Mgr.

Sincerely,

  
Sherry K. Clifton,  
Community Association Manager

**LANDSCAPING AND IRRIGATION REVIEW**

Date: August 22, 2013

Beautification Advisory Board: August 22, 2013

Project ID: RSP 2012-1  
Name Of Project Oceanside Inn Garage Demo and Rebuild  
Address & Parcel # 1909 S. Atlantic Ave. (5316-31-00-0001)  
Owner: Oceanside Inn COA  
Applicant: Oceanside Inn COA

	Status	Date
Drawings Show Site Location & North Arrow	<u>OK</u>	<u>08/14/13</u>
Lot Size <u>Irregular</u>	<u>OK</u>	<u>08/14/13</u>
Land Area <u>80,365 s.f. or 1.845 acres</u>	<u>OK</u>	<u>08/14/13</u>
Green Area – Min Req <u>NA</u> %, Shown <u>NA</u> %	<u>NA</u>	<u>08/14/13</u>
Trees – Min # Req <u>9</u> , # Shown <u>16(4 woody + 37/3 palms)</u>	<u>OK</u>	<u>08/14/13</u>
Specimen Trees – No <u>X</u> Yes <u>    </u> Protected <u>    </u>	<u>OK</u>	<u>08/14/13</u>
Drawings Meet/Exceed City’s Tree Ordinance	<u>OK</u>	<u>08/14/13</u>
Parking Area Landscaping		
Min Req <u>765 sf</u> , Shown <u>950 sf</u>	<u>OK</u>	<u>08/14/13</u>
Terminal/Interior Islands	<u>OK</u>	<u>08/14/13</u>
Lot Perimeter Landscaping	<u>OK</u>	<u>08/14/13</u>
Plants – Salt Tolerance Rating		
High <u>X</u> Moderate <u>X</u> Slight <u>    </u>	<u>OK</u>	<u>08/14/13</u>
Provisions For Irrigation (including rain sensor)	<u>OK</u>	<u>08/14/13</u>

Remarks:

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LANDSCAPING/IRRIGATION PLAN REVIEWED BY:

  
\_\_\_\_\_  
City Planner

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LANDSCAPING/IRRIGATION PLAN APPROVED BY BEAUTIFCATION BOARD:

With Modifications Indicated \_\_\_\_\_ Without Modifications \_\_\_\_\_

\_\_\_\_\_  
Beautification Advisory Board Chairman

\_\_\_\_\_  
Date

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