



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### January 25, 2018

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City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, January 25, 2018  
6:00 P.M.

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| Help for people with hearing impairments is available through the Assistive Listening System. Receivers can be obtained from the Video Assistant. |
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Notice: Anyone wishing to appeal a final decision of the Planning Board will need a record of the proceedings. Interested persons may wish to ensure that a verbatim record of the proceedings before the Board is made, including any testimony or evidence presented to the Board. The City does not prepare or provide a verbatim record of Board proceedings.

1. **Call to Order**
2. **Roll Call**
3. **Approval of the Minutes: [December 21, 2017](#)**

*New Items:*

4. **[Land Development Code Text Amendment – Article 11, DEV2017-134 \(Legislative Hearing\)](#)**

A request by Mark & Keva Matovina, to amend the Land Development Code (LDC), Article 11, Section 11.5 (Definitions), to amend the definition of Tattoo Establishment and add a definition for Cosmetic Permanent Eye Makeup Establishment.

5. **[Rezoning to Planned Development-General \(PD-G\) – Buc-ee’s, DEV2017-028 and Preliminary Plat - 95-LPGA, DEV2017-060 \(Quasi-Judicial Hearing\)](#)**

A request by Parker Mynchenberg, Parker Mynchenberg & Associates, Inc. on behalf of Consolidated Tomoka Land Co. & Indigo Development, LLC, to rezone 35± acres of land generally located north of LPGA Boulevard and east of I-95 from “County” zoning and “City” Industrial Park (M-4) zoning to Planned Development-General (PD-G) to allow for the creation of six (6) lots, one of which will be for Buc-ee’s and approve the associated 95-LPGA Preliminary Plat.

6. **[Small Scale Comprehensive Plan Amendment – Jimmy John’s, DEV2017-109 \(Legislative Hearing\)](#)**

A request by Stephen R. Buswell, Parker Mynchenberg & Associates, Inc., on behalf of Brent Triebel, Triebel Family Foods, Inc., for approval of a Small Scale Comprehensive Plan Amendment, changing the Future Land Use Map designation from Office Residential to Commercial Mixed Use for .14± acre of land located at 708 Butler Boulevard and 315 N. Coates Street.

7. [Rezoning to Planned Development-Redevelopment \(PD-RD\) – Jimmy John’s, DEV2017-110 \(Quasi-Judicial Hearing\)](#)

A request by Steven R. Buswell, Parker Mynchenberg & Associates, Inc., on behalf of Brent Triebel, Triebel Family Foods, Inc., to rezone 0.33± acre of land located at 315 N. Atlantic Avenue from Beachside Redevelopment-Atlantic Retail (RDB-5) and Residential Professional (RP) to Planned Development-Redevelopment (PD-RD) to allow the construction of a Jimmy John’s restaurant with a drive-through service.

8. [Large Scale Comprehensive Plan Amendment - Williamson Boulevard Industrial, DEV2017-066 \(Legislative Hearing\)](#)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Consolidated-Tomoka Land Co., for approval of a Large Scale Comprehensive Plan Amendment, changing the Future Land Use Map designation from Mixed Uses to General Industrial for 80± acres of land generally located west of Williamson Boulevard, north of LPGA Boulevard, and south of Strickland Range Road.

9. [Rezoning to Planned Development-General \(PD-G\) – Williamson Boulevard Industrial, DEV2017-067 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf Consolidated-Tomoka Land Co., to rezone 80± acre of land generally located west of Williamson Boulevard, north of LPGA Boulevard, and south of Strickland Range Road from “County” zoning to “City” Planned Development-General (PD-G) to allow for development as an industrial site.

10. [Rezoning to Planned Development-General \(PD-G\) – Great American, DEV2017-073, \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esquire, with Cobb Cole, on behalf of Christopher A. Holler, with CVJCR Properties, Ltd., LLLP, to rezone 19± acres of land generally located on the east side of Tomoka Farms Road, west of I-95, from Single-Family Residential-5 (SFR-5) to Planned Development-General (PD-G) in order to allow for an auto dealership and additional uses, including commercial, industrial, and institutional uses, and their associated site improvements.

11. [Site Plan – Volusia Mall, DEV2017-111 \(Quasi-Judicial Hearing\)](#)

A request by Dwight DuRant, P.E., Zev Cohen and Associates, Inc., on behalf of Volusia SAC LLC, to approve the site plan for Retail and Restaurant District East at Volusia Mall located at the Sears Auto site of the Volusia Mall on W. International Speedway Boulevard to allow for restaurant/retail uses.

12. **Land Development Code Text Amendment – Tattoo Establishments, DEV2017-130 (Legislative Hearing)**

A request by the Development and Administrative Services Department, Planning Division, to amend the Land Development Code (LDC) to allow Tattoo Establishments in additional zoning districts.

13. **Other Business**

- a. Downtown/Balough Road Redevelopment Area Board Report
- b. Midtown Redevelopment Area Board Report
- c. Beachside Redevelopment Area Board Report
- d. Public Comments
- e. Staff Comments
- f. Board Members Comments