



The CITY OF DAYTONA BEACH

Planning Board Agenda

March 22, 2018

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, March 22, 2018
6:00 P.M.

Help for people with hearing impairments is available through the Assistive Listening System. Receivers can be obtained from the Video Assistant.

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: [February 22, 2018](#)**

New Items:

4. **[Large Scale Comprehensive Plan Amendment \(LSCPA\) – Project Beta, DEV2017-148 \(Legislative Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Consolidated-Tomoka Land Co. and Indigo Development LLC, for approval of a Large Scale Comprehensive Plan Amendment, changing the Future Land Use Map designation from Level 3 Residential to General Industrial for 14.65± acres of land located north of Dunn Avenue and east and west of Mason Avenue, and amending the Future Land Use Element, Neighborhood S.

5. **[Rezoning to Planned Development-General \(PD-G\) – Project Beta, DEV2017-149 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Consolidated-Tomoka Land Co. and Indigo Development LLC, to rezone 47.03± acres of land located north of Dunn Avenue and east and west of Mason Avenue from Multifamily Residential 20 (MFR-20) and Planned Development-General (PD-G) to Planned Development-General (PD-G) for the development of various industrial and office uses.

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

A request by Joseph H. Hopkins, P.E., The Performance Group, Inc., on behalf of Padmavati Three, LLC, to amend the Lotus of Daytona Planned District Agreement to allow for the development of a cabana past the City’s Atlantic Ocean Building Line and to clarify discrepancies in the lot development criteria that was approved as part of the original PD agreement.
7. **[Rezoning to Planned Development-General \(PD-G\) – Wawa Mason/Nova, DEV2017-129 \(Quasi-Judicial Hearing\)](#)**

A request by Scott Stuart, KCG Engineering, on behalf of Holly Hill Plaza, LLC, to rezone 1.9± acres of land located at 1000 Mason Avenue from Business Retail (BR-2) to Planned Development-General (PD-G) to allow for a gas station and accessory retail sales.
8. **[Preliminary Plat – One Daytona, DEV2017-141 \(Quasi-Judicial Hearing\)](#)**

A request by Mark A. Watts, Esquire, Cobb Cole, on behalf of International Speedway Corp., Daytona Beach Property Headquarters Building, LLC and Daytona Hotel One, LLC to approve the Preliminary Plat for the One Daytona mixed use development located at One Daytona Blvd. [PAGES 1 – 30](#) [PAGES 31 - 67](#)
9. **[Land Development Code Text Amendment – Article 2 and 3, DEV2018-021 \(Quasi-Judicial Hearing\)](#)**

A request by the Development and Administrative Services Department, Planning Division, to amend the Land Development Code (LDC), Article 2.11.C (Board of Building Codes), Article 3.2 (Summary Table - Table 3.2), Article 3.4.K.5.d/ (Subdivision Plat), and Appendix A (Additional Application Requirements for Final Plats).
10. **[Land Development Code Text Amendment – Article 6, DEV2018-024 \(Quasi-Judicial Hearing\)](#)**

A request by the Development and Administrative Services Department, Redevelopment Division, to amend Section 6.10 of the Land Development Code (LDC) to remove the prohibition of roof signs in redevelopment areas and permit roof signs in certain redevelopment zoning districts.
12. **[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