



The CITY OF DAYTONA BEACH

Planning Board Agenda

April 26, 2018

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, April 26, 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: [March 22, 2018](#)**

New Items:

4. **[Land Development Code Text Amendment – Article 4, DEV2018-048 \(Quasi-Judicial Hearing\)](#)**

A request by the Development and Administrative Services Department, Planning Division, to remove the regulations in Article 4 – Zoning Districts, Section 4.9.E of the Land Development Code (LDC), for the City’s Waterfront Overlay (WO) District.

5. **[Rezoning to Planned Development-General \(PD-G\) – Mason Williamson Storage, DEV2018-009 \(Quasi-Judicial Hearing\)](#)**

A request by Parker Mynchenberg, Parker Mynchenberg & Associates, Inc., on behalf of Scott Vanacore, with Vanacore Holdings, LLC, to rezone 5.7± acres of land from Business Professional (BP) to Planned Development-General (PD-G) to allow for the development of a self-storage/mini-warehouse facility, with associated site improvements.

6. **[Site Plan – ERAU Student Housing, DEV2018-013, \(Quasi-Judicial Hearing\)](#)**

A request by Parker Mynchenberg, Parker Mynchenberg & Associates, Inc., on behalf of Rodney Cruise, Embry Riddle Aeronautical University, to approve modifications to an existing approved site plan for on-campus student housing, expanding Phase 2 total building square footage from 93,115 square feet to 156,316 square feet and allow for development of a five story dormitory building, food court, and associated site improvements.

7. **[Right-of-Way Vacation - Coates Street, DEV2018-020 \(Public Hearing\)](#)**

A request by Jeffrey C. Sweet, Esq., Korey Sweet McKinnon & Simpson, on behalf of SIG Global Family LP, to vacate the entirety of Coates Street right-of-way located between East International Speedway Boulevard and 5th Avenue.

8. **[Small Scale Comprehensive Plan Amendment \(LSCPA\) – Marriott Renaissance, DEV2017-117 \(Legislative Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of 640 North Atlantic Hospitality, LLC, for approval of a Small Scale Comprehensive Plan Amendment, amending the Future Land Use Element, Neighborhood B to increase the maximum building height and limit the permitted uses located at 605 Glenview Boulevard.

9. **[Rezoning to Planned Development-General \(PD-G\) – Marriott Renaissance, DEV2017-116 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of 640 North Atlantic Hospitality, LLC, to rezone a total of 3.8± acres of land located at 605 Glenview Boulevard (.6± acre) and 640 North Atlantic Avenue (3.2± acres) from Residential/Professional (RP) and Tourist/Office/Restaurant (T-2) to Planned Development-General (PD-G) to allow for renovation to the existing Ocean Breeze Hotel and development of an associated parking structure.

10. **[Rezoning to Planned Development-General \(PD-G\) – Subaru of Daytona, DEV2017-150 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Scott Bullock, Indigo Development LLC, to rezone 12.65± acres of land located on the west side of Tomoka Farms Road and south of Dunn Avenue from Single-Family Residential 5 (SFR-5) to Planned Development-General (PD-G) for the development of a Subaru dealership and associated site improvements.

11. **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