



The CITY OF DAYTONA BEACH

Planning Board Agenda

May 24, 2018

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, May 24, 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: [April 26, 2018](#)**

Continued Item:

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.
CONTINUED TO JUNE 28, 2018

New Items:

5. **[Site Plan – Minto Commercial, DEV2018-004 \(Quasi-Judicial Hearing\)](#)**

A request by Frank O’Keefe, P.E., Zev Cohen & Associates, Inc. on behalf of Samuel R. Sutton and Robert Sutton, as co-trustees under that certain Florida land trust known as Trust Number 1, dated December 15, 1992, to approve the site plan for LPGA Commercial Area – Phase 1 located north of LPGA Boulevard, west of I-95, and east of Tymber Creek Road South to allow for the construction of a Shopping Center.

6. **[Rezoning to Single-Family Residential 5 \(SFR-5\) – Frazar Road Beach House, DEV2018-005 \(Quasi-Judicial Hearing\)](#)**

A request by Lucinda and Terran Freeman (contract purchasers), on behalf of Jodi Floyd (property owner), to rezone 0.18 +/- acre of property located at 144 Frazar Road from Business Professional (BP) to Single-Family Residential-5 (SFR-5).

7. **[Rezoning to Planned Development-Redevelopment \(PD-RD\) – 101 S. Ocean Avenue, DEV2018-007 \(Quasi-Judicial Hearing\)](#)**

A request by Joseph H. Hopkins, P.E., The Performance Group, Inc., on behalf of Enrique Manhard, DB 101 Corporation, to rezone 0.73± acres of land located at 101 S. Ocean Avenue from Redevelopment Beachside - Hotel/Mixed Use (RDB-1) to Planned Development-Redevelopment (PD-RD) to allow construction of a parking lot.

8. **[Preliminary Plat – Tomoka Town Center Parcel B Partial Replat, DEV2018-043 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Jack Weir, Tomoka Pointe Housing, LP, to approve the Preliminary Plat for Tomoka Town Center Parcel B Partial Replat located west of N. Williamson Boulevard and north of Mason Avenue.

9. **[Rezoning to Planned Development-General \(PD-G\) – Framework, DEV2018-008 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Scott Bullock, Consolidated-Tomoka Land Co., to rezone 50.35± acres of land located east of Williamson Boulevard, south of Hand Avenue, and east of the Florida Hospital site from “County” R-2 and “City” Planned Development-General (PD-G) to Planned Development-General (PD-G) to permit a 380 dwelling unit multifamily phased development, and allow additional residential & office uses and limited restaurant uses.

10. **[Preliminary Plat – Latitude at Daytona Beach Phase 2A and 2B, DEV2017-133 \(Quasi-Judicial Hearing\)](#)**

A request by Robert Ball, PE, Vice President, Zev Cohen and Associates, on behalf of Minto Communities, LLC to approve the Preliminary Plat for Latitudes at Daytona Phase 2A and 2B a part of Latitudes of Daytona located at LPGA and I-95 in Daytona Beach.

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