



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### June 28, 2018

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City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, June 28, 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: [May 24, 2018](#)**

*Continued 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.

**CONTINUED TO A TIME TO BE DETERMINED**

5. **Progress Report on 101 S. Ocean Avenue, DEV2018-007– Seawall Repairs**

At the Planning Board meeting on May 24, 2018, the Board members requested a progress report on the seawall repairs located at 101 S. Ocean Avenue by Joseph H. Hopkins, P.E., The Performance Group, Inc., on behalf of Enrique Manhard, DB 101 Corporation.

*New Items:*

6. **[Site Plan – First Baptist Church, DEV2018-049 \(Quasi-Judicial Hearing\)](#)**

A request by M. Dwight DuRant P.E, Zev Cohen & Associates, Inc. on behalf of Andy Baldwin, First Baptist Church of Daytona Beach, to approve the site plan for First Baptist Church of Daytona Beach – Building 2 located at 10 First Baptist Parkway to allow for the construction of a 23,325 sq. ft. building.

7. [\*\*Third Amendment to the Best Buy Planned District Agreement – Best Buy, DEV2018-018 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Monica Pomroy with Interplan LLC, on behalf of property owners Daytona BTBY Holdings LLC, Daytona BB LLC, and Clocktower Wolf LLC to amend the Best Buy Planned Commercial Development (PCD) Agreement to allow for additional wall signage on the Best Buy retail facility.

8. [\*\*Large Scale Comprehensive Plan Amendment \(LSCPA\) – Kirton Tract, DEV2018-016 \(Legislative Hearing\)\*\*](#)

A request by Glenn D. Storch, P.A., Storch Law Firm on behalf of Thomas Kirton and Katherine Wingard, as Co-Trustees of the Dorothy C. Kirton Living Trust of November 17, 2004 and Myron S. Kirton Living Trust of November 17, 2004, for approval of a Large Scale Comprehensive Plan Amendment, changing the Future Land Use Map designation from “County” Low Impact Urban (LIU) and Environmentally Systems Corridor (ESC) to “City” Mixed Uses and Potential Environmentally Significant (PES) and amending the Future Land Use Element, Neighborhood R, to limit density and FAR for 378.49± acres of land located at the southwest corner of the intersection of Interstate 95 and Interstate 4, and east of Tomoka Farms Road.

9. [\*\*Large Scale Comprehensive Plan Amendment \(LSCPA\) – Tomoka Farms Road ILF, DEV2018-054 \(Legislative Hearing\)\*\*](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of THP, LLC, for approval of a Large Scale Comprehensive Plan Amendment changing the Future Land Use Map designation from “County” Activity Center (AC) and Environmental Systems Corridor (ESC) to “City” Level 1 Residential and Potentially Environmentally Sensitive (PES) for 46.81± acres of land located west of Tomoka Farms Road and north of First Baptist Parkway.

10. [\*\*Rezoning to Planned Development-General \(PD-G\) – Tomoka Farms Road ILF, DEV2018-036 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of THP, LLC, to rezone 46.81± acres of land located west of Tomoka Farms Road and north of First Baptist Parkway from “County” Rural Agriculture (A-2) and Resource Corridor (RC) to “City” Planned Development-General (PD-G) to create a 150-unit age restricted independent living facility.

11. [\*\*Large Scale Comprehensive Plan Amendment \(LSCPA\) – Minto Parcel A, DEV2017-132 \(Legislative Hearing\)\*\*](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Scott Bullock, Consolidated-Tomoka Land Co., for approval of a Large Scale Comprehensive Plan Amendment, amending the Future Land Use Element, Neighborhood V, to increase the residential density and reduce the nonresidential intensity for 1618± acres of land located west of Interstate 95 and south of West Granada Boulevard/State Road 40.

12. [Rezoning to Planned Development-General \(PD-G\) – Minto Parcel A, DEV2017-131 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Scott Bullock, Consolidated-Tomoka Land Co., to rezone 1,618± acres of land located west of Interstate 95 and south of West Granada Boulevard/State Road 40 from “County” Rural Agriculture (A-2) and Resource Corridor (RC) to “City” Planned Development-General (PD-G) to develop up to 3,250 dwelling units with amenities and commercial uses.

13. [Site Plan – Bellamy at Daytona Beach, DEV2018-059 \(Quasi-Judicial Hearing\)](#)

A request by Mark Dowst, P.E., Mark Dowst & Associates, Inc. on behalf of Mitchel Sabina, Liberty Garden LLC, to approve the site plan for The Bellamy at Daytona Beach located at the southeast corner of Jimmy Ann Drive and Mason Avenue to allow for the construction of a 96 unit multi-family development with associated site improvements.

14. [Large Scale Comprehensive Plan Amendment \(LSCPA\) – DME Sports, DEV2018-041 \(Legislative Hearing\)](#)

A request by Joseph H. Hopkins, P.E., The Performance Group, Inc., on behalf of Michael Panaggio, DME Sports, LLC, for approval of a Large Scale Comprehensive Plan Amendment, amending the Future Land Use Map designation from “County” Halifax Activity Center (AC) to “City” Mixed Uses for 13.67± acres of land located on the south side of Bellevue Avenue adjacent to the Daytona Beach International Airport.

15. [Rezoning to Planned Development-General \(PD-G\) – DME Sports, DEV2018-032 \(Quasi-Judicial Hearing\)](#)

A request by Joseph H. Hopkins, P.E., The Performance Group, Inc., on behalf of Michael Panaggio, DME Sports, LLC, to rezone 13.67± acres of land located on the south side of Bellevue Avenue across from the Daytona Beach International Airport from “County” Planned Unit Development (PUD) and Light Industrial (I-1) to “City” Planned Development-General (PD-G) to allow for the continued operation and future expansion of the DME Sports Academy and additional industrial, medical, and office uses.

16. [Land Development Code Text Amendments – Article 2 \(Board of Building Codes\), & Article 9 \(Property Maintenance Code and Local Amendments – DEV2018-088 \(Legislative Hearing\)](#)

A request by Development and Administrative Services Department, Planning Division, to amend the Land Development Code, Article 2 § 2.11.I to adjust the quorum of the Board of Building Codes and Article 9 § 9.2.B to remove quorum requirements for open hearing and delete postponed hearing requirements.

*Discussion Item:*

17. [Land Development Code Text Amendment – Mobile Food Vendors, DEV2018-080](#)

A request by Development and Administrative Services Department, Planning Division, to amend the Land Development Code to allow mobile food vending in various zoning districts; and approving regulations and procedures governing mobile food vending.

18. **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