



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### August 23, 2018

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City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, August 23, 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: [July 26, 2018](#)**

*Continued Item:*

4. **Progress Report on 101 S. Ocean Avenue – Seawall Repairs – 60 day follow-up**

*New Items:*

5. **[Large Scale Comprehensive Plan Amendment \(LSCPA\) – 500 East Apartments, DEV2018-053 \(Legislative Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Scott Bullock, Indigo Development LLC, for approval of a Large Scale Comprehensive Plan Amendment changing the Future Land Use Map designation from General Industrial to Level 3 Residential for 17.96± acres of land located on the south side of LPGA Boulevard and east of Clyde Morris Boulevard.

6. **[Rezoning to Planned Development-General \(PD-G\) – 500 East Apartments, DEV2018-051 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Scott Bullock, Indigo Development, LLC, to rezone 17.96± acres of land located on the south side of LPGA Boulevard and east of Clyde Morris Boulevard from General Industrial (M-3) and Industrial Park (M-4) to Planned Development-General (PD-G) to allow for a multifamily development.

7. **[Rezoning to Residential/Professional \(RP\) – 434 N. Ridgewood Avenue, DEV2018-084 \(Quasi-Judicial Hearing\)](#)**

A request by David Wallace, on behalf of Vincent & Yuhong Pasciuta, to rezone 0.13± acre parcel located at 434 N. Ridgewood Avenue from Business/Professional (BP) to Residential/Professional (RP) in order to facilitate residential development that is consistent with the surrounding neighborhood.

8. **[Small Scale Comprehensive Plan Amendment \(SSCPA\) – 200 Block MLK, DEV2018-105 \(Legislative Hearing\)](#)**

A request by Development and Administrative Services Department, Redevelopment Division, for approval of a Small Scale Comprehensive Plan Map Amendment (SSCPA) changing the Future Land Use Map designation from Level 2 Residential (L2R) to Commercial Transitional (CT) for six (6) properties totaling 1.28± acres of land located generally along and west of Dr. Martin Luther King Blvd. between Magnolia Avenue and Cherry Street.

9. **[Rezoning to Redevelopment Midtown - Neighborhood Transition Mixed Use \(RDM-5\)– 200 Block MLK, DEV2018-106 \(Quasi-Judicial Hearing\)](#)**

A request by Development and Administrative Services Department, Redevelopment Division, to rezone 1.28± acres of land located generally along and west of Dr. Martin Luther King Blvd. between Magnolia Avenue and Cherry Street from Redevelopment Midtown-Residential Preservation (RDM-6) to Redevelopment Midtown-Neighborhood Transition Mixed Use (RDM-5) for the purpose of providing the correct zoning district as illustrated in the Midtown Master Plan.

10. **[Small Scale Comprehensive Plan Amendment \(SSCPA\) – North Ridgewood, DEV2018-111 \(Legislative Hearing\)](#)**

A request by Development and Administrative Services Department, Planning Division, for approval of a Small Scale Comprehensive Plan Map Amendment (SSCPA) changing the Future Land Use Map designation from Office Transition (OT) to Retail (R) for four (4) properties totaling 1.22± acres of land located on the eastern side of N. Ridgewood Avenue (US Highway 1), South of Congress Avenue and North of Kingston Avenue.

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