



The CITY OF DAYTONA BEACH

Planning Board Agenda

September 27, 2018

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, September 27, 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: [August 23, 2018](#)**

New Items:

4. **[Land Development Code Text Amendment – Article 8, Discontinuance of Use DEV2018-113 \(Legislative Hearing\)](#)**

A request by Development and Administrative Services Department, Planning Division, to amend the Land Development Code, Article 8 (Nonconformities), Section 8.2.D (Discontinuance of use), to add a definition for abandonment/discontinuance of use and to modify the criteria for determining abandonment/discontinuance of use.

5. **[Small Scale Comprehensive Plan Amendment \(SSCPA\) – Beville Commercial, DEV2018-086 \(Legislative Hearing\)](#)**

A request by Jonathan A. Martin, P.E., Kimley-Horn & Associates on behalf of Beville Investors, LLC, for approval of a Small Scale Comprehensive Plan Map Amendment (SSCPA) changing the Future Land Use Map designation from Office Transition and Level 2 Residential to Low Intensity Commercial for 3.7± acres of land at 1401 Beville Road.

6. **[Rezoning to Planned Development-General \(PD-G\) – Beville Commercial, DEV2018-087 \(Quasi-Judicial Hearing\)](#)**

A request Jonathan A. Martin, P.E., Kimley-Horn & Associates, on behalf of Beville Investors, LLC, to rezone 3.7± acres of land located at 1401 Beville Road from Residential/Professional (RP) and Multifamily Residential-20 (MFR-20) to Planned Development-General (PD-G) to allow for a phased commercial development.

7. [**First Amendment to Islamic Center of Daytona Beach Planned District Agreement, DEV2018-033 \(Quasi-Judicial Hearing\)**](#)

A request by Kimberly A. Buck, P.E., The Alann Engineering Group, Inc., on behalf of the Islamic Center Daytona Beach, Inc., to amend the Islamic Center of Daytona Beach Planned District Agreement to modify the building design, add a phasing schedule, and extend the timetable for development on property located at 825 Derbyshire Road.

8. [**Rezoning to Planned Development-Redevelopment \(PD-RD\) – Brown & Brown, DEV2018-094 \(Quasi-Judicial Hearing\)**](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Brown & Brown Realty, City of Daytona Beach and et al, to rezone 14.35± acres of land located at 300 block of N. Beach Street from Downtown Redevelopment–Commercial (RDD-3) and Residential Professional (RP) to Planned Development-Redevelopment (PD-RD) to facilitate development of a corporate headquarters.

9. [**Sixth Amendment to Daytona Beach Kennel Club Planned District Agreement, DEV2018-089 \(Quasi-Judicial Hearing\)**](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Daytona Beach Kennel Club, Inc., to amend the Daytona Beach Kennel Club Planned District Agreement to incorporate the existing billboard as an on-site sign, allow for additional wall signage, and allow outdoor recreation/entertainment and special events as permitted uses on the property located at 960 S. Williamson Boulevard.

10. [**Second Amendment to Sofran Eckerds Planned District Agreement, DEV2018-076 \(Quasi-Judicial Hearing\)**](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of 165 Kelley Street, LLC, to amend the Sofran Eckerds Planned District Agreement to allow a full-service carwash on property located at 1330 Beville Road.

11. [**Land Development Code Text Amendment – Article 6, RDM-4 DEV2018-119 \(Legislative Hearing\)**](#)

A request by Development and Administrative Services, Redevelopment Division, to amend Section 6.10 of the Land Development Code (LDC) to allow roof signs and larger wall signs along major thoroughfares located within the Redevelopment Midtown University Transition (RDM-4) zoning district.

12. [**Land Development Code Text Amendment – Mobile Food Vending, DEV2018-080 \(Legislative Hearing\)**](#)

A request by Development and Administrative Services Department, Planning Division, to amend the Land Development Code to allow for mobile food vending as a temporary use in various zoning districts and approve regulations and procedures regarding mobile food vending.

13. [Land Development Code Text Amendment – Article 4, Waterfront Overlay DEV2018-048 \(Legislative Hearing\)](#)

A request by the Development and Administrative Services Department, Planning Division, to remove the regulations in Article 4 (Zoning Districts), Section 4.9.E (WO District) of the LDC; remove all references to the WO District in the LDC; and relocate the regulations relating to boat slips in Article 4 (Zoning Districts), Section 4.9.E.5.g of the WO District's regulations.

14. **Other Business**

- a. Downtown/Ballogh Road Redevelopment Area Board Report
- b. Midtown Redevelopment Area Board Report
- c. Beachside Redevelopment Area Board Report
- d. Public Comments
- e. Staff Comments - **Changing the November 29th, meeting date to November 15, 2018**
- f. Board Members Comments