



The CITY OF DAYTONA BEACH

Planning Board Agenda

December 20, 2018

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, December 20, 2018
6:00 P.M.

NOTICE – Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

	<p>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</p>
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

1. **Call to Order**
2. **Roll Call**
3. **Approval of the Minutes:** [November 15, 2018](#)

New Items:

4. **Site Plan – The Napier Apartments, DEV2018-046 (Quasi-Judicial Hearing)**

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of Consolidated-Tomoka Land Co. (property owner) and Framework Group, LLC (contract purchaser), to approve the site plan for The Napier Apartments to allow for the development of a 260-unit multifamily complex with associated site improvements.

5. **[Site Plan – Tomoka Independent Living, DEV2018-090 \(Quasi-Judicial Hearing\)](#)**

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of THP, LLC, to approve the site plan for Tomoka Independent Living located west of Tomoka Farms Road and north of First Baptist Parkway to create a 150-unit age restricted independent living facility.

6. **[Second Amendment to the Orthopaedic Surgery Center Planned District Agreement, DEV2018-130 \(Quasi-Judicial Hearing\)](#)**

A request by Mark Dowst, P.E., Mark Dowst & Associates, Inc., on behalf of Volusia Orthopaedic Trauma Call Associates, LLC and Indigo Development, Inc., for the second amendment to the Orthopaedic Surgery Center Planned District Agreement to add 4.1± acres and to allow for the construction of an additional 40,000 s.f. medical/general office building located at 1871 LPGA Boulevard expanding the total allowable medical office to 57,000± s.f.

7. **[Rezoning to Planned Development-General – Tiki Supreme, DEV2018-120 \(Quasi-Judicial Hearing\)](#)**

A request by Joseph Hopkins, P.E., The Performance Group, Inc., on behalf of Tiki Supreme Inc., to rezone 12.4± acres of land located at 2401 Mason Avenue from Planned Development-General (PD-G) (Expired Tiki Supreme Planned District Agreement) to Planned Development-General (PD-G) for the development of a 102,907 s.f. industrial development.

8. **[Large Scale Comprehensive Plan Amendment \(LSCPA\) – Williamson Ridge, DEV2018-137 \(Legislative Hearing\)](#)**

A request by Michael O. Sznajstajler, Esq., Cobb Cole, representing Concierge LPGA, LLC, to approve a Large Scale Comprehensive Plan Amendment, amending policies in Neighborhoods K & S to remove the requirement limiting commercial retail development to only three corners of the intersection of Williamson Boulevard & LPGA Boulevard and Clyde Morris Boulevard & LPGA Boulevard.

9. **[Amended and Restated LPGA Boulevard “A” Planned District Agreement – Williamson Ridge, DEV2018-135 \(Quasi-Judicial Hearing\)](#)**

A request by Michael O. Sznajstajler, Esq., Cobb Cole, on behalf of E. Scott Bullock, Indigo Development LLC; Concierge LPGA, LLC; Concierge Property Owners' Association, Inc. (property owners) and LPGA Williamson, LLC (developer) to rezone 13.6+/- acres of land to allow for the completion of a phased commercial development developed around a specialty grocer.

10. **Rezone to Redevelopment Downtown – Riverfront Mixed Use (RDD-4) DEV2018-155 (Quasi-Judicial Hearing)**

A request by Diane Larsen, Selby Realty, on behalf of the property owner, Bellavita Estates Inc., to rezone 0.65± acre of land located at 919 and 923 N. Beach Street, from Local Industry (M-1) to Redevelopment Downtown – Riverfront Mixed Use (RDD-4), for the purpose of providing uses and development consistent with the City’s Comprehensive Plan.

11. **Land Development Code Text Amendment – Article 5, DEV2018-160 (Legislative Hearing)**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 5, Section 5.2 (Principal Use Table) of the Land Development Code, to permit drive-through restaurant establishments in the T-5 (Tourist/Highway Interchange) Zoning District.

12. **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
 - Election of Officers
 - Election of Redevelopment Board Representatives
- f. Board Members Comments