



The CITY OF DAYTONA BEACH

Planning Board Agenda

March 28, 2019

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, March 28, 2019
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: [February 28, 2019](#)**

New Items:

4. **[Site Plan – Lotus of Daytona, DEV2017-081 \(Quasi-Judicial Hearing\)](#)**

A request by Joseph H. Hopkins, P.E., The Performance Group, Inc., on behalf of Anad Jobalia, Padmavati Three, LLC, to approve the site plan for Lotus of Daytona to construct a 90 unit hotel.

5. **First Amendment to Williamson Crossing Planned District Agreement and approval of the Williamson Crossing Preliminary Plat, DEV2019-001 & DEV2019-023 (Quasi-Judicial Hearing)**

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of Chuck Whittall, Shoppes at Williamson Crossing, LLC, to amend the Williamson Crossing Planned District Agreement to allow increased business signage, and add additional uses and approval of the Williamson Crossing Preliminary Plat.

6. **Rezoning to Planned Development-General (PD-G) for Integrated LPGA and approval of the Integrated LPGA Phase A1 Preliminary Plat, DEV2017-093 & DEV2018-125 (Quasi-Judicial Hearing)**

A request by Mark A. Watts, Esquire, Cobb Cole, on behalf of American Land Development Osceola County, LLC & American SW-30 Investments, LLC and GC Land LLC, to rezone 391.8± acres of land located west of N. Tomoka Farms Road, east of LPGA Boulevard, and north of West International Speedway Boulevard from Single-Family Residential 5 (SFR-5) to Planned Development-General (PD-G) to develop a mixed residential development and approval of the Integrated LPGA Phase A1 Preliminary Plat.

7. **Second Amendment to the Minto Tomoka-Parcel B Planned District Agreement, DEV2018-162 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Minto Communities, LLC; Samuel R. Sutton and Robert Sutton, as Co-Trustees Under That Certain Land Trust No. 1 Dated December 15, 1992; and Latitude at Daytona Beach Homeowner's Association (property owners) to amend the Minto Tomoka-Parcel B Planned District (PD) Agreement to allow clustered townhomes as a permitted use on the property and incorporate additional residential lot development criteria.

8. **Land Development Code Text Amendment – Article 5, 6, and 11, DEV2019-011 (Legislative Hearing)**

A request by the Development and Administrative Services Department, Planning Division, to amend the Land Development (LDC), Article 5, Section 5.2 (Principal Uses) and Section 5.3 (Accessory Uses), to add additional uses and modify existing uses to the Eating & Drinking and the Industrial Uses categories and to modify use specific standards to accommodate new uses; to amend Article 6, Section 6.2 (Off-Street Parking and Loading), to add parking requirements for the new uses; amend Article 11, to add definitions for the new uses, modify definitions for existing uses, and interpretations.

9. **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