



The CITY OF DAYTONA BEACH

Planning Board Agenda

April 25, 2019

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, April 25, 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: [March 28, 2019](#)**

New Items:

4. **[First Amendment to The Memorial Health Systems, Inc. Planned District Agreement, DEV2018-157 \(Quasi-Judicial Hearing\)](#)**

A request by Grant McGuire, ICON Identity Solutions Inc., on behalf of Memorial Health Systems Inc., to amend The Memorial Health Systems, Inc. Planned District Agreement to modify existing signage.

5. [**First Amendment to LPGA Superwash Express III Planned District Agreement, DEV2019-036 \(Quasi-Judicial Hearing\)**](#)

A request by Mark Karet, Zev Cohen & Associates, Inc., on behalf of Paul Bradley, Superwash IV, Inc., to amend the LPGA Superwash Express III Planned District Agreement to modify approved signage.

6. [**Preliminary Plat – Latitude at Daytona Beach Phase 1A Model Home Center Replat, DEV2019-033 \(Quasi-Judicial Hearing\)**](#)

A request by John Townsend, P.E., of Donald W. McIntosh Associates, Inc., on behalf of Minto Communities, LLC, to approve the Preliminary Plat for Latitude at Daytona Beach Phase 1A Model Home Center Replat to modify the configuration of six lots to allow four clustered townhome dwelling model home units.

7. [**Preliminary Plat – Latitude at Daytona Beach - Phase 3A Replat, DEV2019-038 \(Quasi-Judicial Hearing\)**](#)

A request by John Townsend, P.E., of Donald W. McIntosh Associates, Inc., on behalf of Minto Communities, LLC, to approve the Preliminary Plat for Latitude at Daytona Beach Phase 3A Replat to increase the lot count from 294 to 324 to allow clustered townhome dwelling units.

8. [**Site Plan – 500 East Apartments, DEV2019-042 \(Quasi-Judicial Hearing\)**](#)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Marc Weil, Rohdie Daytona, LLC, to approve a modification to the site plan for 500 East Apartments located on the south side of LPGA Boulevard, east of Clyde Morris Boulevard and west of Jimmy Ann Drive to allow increased multifamily complex signage.

9. [**Small Scale Comprehensive Plan Amendment \(SSCPA\) – Project Delta West, DEV2018-163 \(Legislative Hearing\)**](#)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of DB Mainland, LLC, for approval of a Small Scale Comprehensive Plan Amendment (SSCPA) changing the Future Land Use Map from Commercial Mixed Use to High Intensity Mixed Use for 1.96± acres of land located northeast of the intersection of International Speedway Boulevard and Ridgewood Boulevard and amending the Future Land Use Element, Neighborhood E, to increase the density from 40 du/ac to 150 du/ac and re-establish the FAR as 10 for the entire 5.99± acres.

10. [Rezoning to Planned Development-Redevelopment \(PD-RD\) – Project Delta West, DEV2018-164 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Mainland DB, LLC to rezone 5.99± acres of land, located in the block bounded by W. International Speedway Blvd., N. Ridgewood Ave., Bay St., and N. Palmetto Ave., from Downtown Redevelopment - Central Business District (RDD-2) and Downtown Redevelopment - Commercial (RDD-3) to Planned Development-Redevelopment (PD-RD) to facilitate development of a mixed-use commercial development.

11. [Large Scale Comprehensive Plan Amendment \(LSCPA\) – Tomoka Town Center, DEV2018-158 \(Legislative Hearing\)](#)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Jeff Preston, Tomoka Town Center Phase 1, LLC, to approve a Large Scale Comprehensive Plan Amendment (LSCPA), amending Neighborhood S, Issue (j), to permit an additional 150 residential units for a total of 550 units.

12. [First Amendment to Tomoka Town Center Planned District Agreement, DEV2018-159 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Tomoka Town Center Phase 1, LLC; Tomoka Town Center 2 LLC; Tomoka Town Center 3 LLC; Madison Pointe Housing LLC; Tomoka Pointe Housing LP; Indigo Development LLC to amend the Tomoka Town Center Planned District Agreement to increase the number of dwelling units permitted on the property and modify the approved lot development criteria and signage.

13. [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 all zoning districts.

14. [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