



The CITY OF DAYTONA BEACH

Planning Board Agenda

November 21, 2019

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, November 21, 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: October 24, 2019**

New Items:

4. **[First Amendment to the McCrary Dormitory Planned District Agreement, DEV2019-077 \(Quasi-Judicial Hearing\)](#)**

A request by Earl C. McCrary, on behalf of Win 1 Properties, LLC, to amend the McCrary Dormitory Planned District Agreement to allow additional uses including a Foster Care Transitional Housing Facility located at 828 George W. Engram Blvd.

5. [**Rezoning to Historic Overlay District – Hotchkiss House, DEV2014-172 \(Quasi-Judicial Hearing\)**](#)

A request by the Nancy Long, President, Heritage Preservation Trust Inc., to approve a historic overlay zoning district map amendment for the 1.5± acre Hotchkiss House property located at 1000 S. Peninsula Drive, which is in the South Atlantic National Register District. The purpose is to designate this property with a historic overlay zoning designation.

6. [**Semipublic Use- Hotchkiss House, DEV2013-061 \(Quasi-Judicial Hearing\)**](#)

A request by Nancy Long, President, Heritage Preservation Trust Inc., to approve a resolution for a semi-public use permit for 1.5± acres of land located at 1000 S. Peninsula Dr., also known as Hotchkiss House, to allow for uses related to cultural services associated with the historically designated property.

7. [**Rezoning to Planned Development-General \(PD-G\) – ERAU – Bellevue & Clyde Morris PD, DEV2019-094 \(Quasi-Judicial Hearing\)**](#)

A request by Parker Mynchenberg, Parker Mynchenberg & Associates, on behalf of Embry-Riddle Aeronautical University, Inc., to rezone 10.2± acres of land located in the southeast quadrant of Clyde Morris Blvd. and Bellevue Ave. from Single-Family Residential-5 (SFR-5) to Planned Development-General (PD-G) to allow for additional uses, the development of additional buildings, and parking to support the expansion of the ERAU campus.

8. [**Rezoning to Planned Development-General \(PD-G\) – ISB – La Quinta PD, DEV2018-168 \(Quasi-Judicial Hearing\)**](#)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Mystic Oak South, LLC, to rezone 6.5± acres of land located at W. International Speedway Blvd. at Interstate-95 to allow for the redevelopment of the existing La Quinta Inn & Suites and Winghouse Bar & Grill and the new development of an additional hotel, drive-through restaurant, and accessory parking garage.

9. [**Land Development Code Text Amendment – Article 6, DEV2019-165 \(Legislative Hearing\)**](#)

A request by the Development and Administrative Services Department, Planning Division, to amend Article 6, Development Standard, Section 6.2.B.4, of the Land Development Code (LDC), to clarify the parking exemption areas for properties abutting Dr. Mary McLeod Bethune Boulevard between Ridgewood Avenue and Dr. Martin Luther, Jr. Boulevard; to eliminate an inequity in the parking exemption allowance; and to assist in efforts to revitalize Dr. MMB Boulevard.

10. 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 - **2020 Schedule**
- f.** Board Members Comments