



The CITY OF DAYTONA BEACH

Planning Board Agenda

June 27, 2019

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, June 27, 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: May 23, 2019**

Continued Item:

4. **Preliminary Plat – Preserve at LPGA, DEV2019-041 (Quasi-Judicial Hearing)**

A request by Drew Holley, England-Thims & Miller, on behalf of Scott Bullock, Consolidated Tomoka Land Co., to approve the Preliminary Plat for Preserve at LPGA located on the west side of LPGA Boulevard and south of Father Lopez High School.

New Items:

5. **Land Development Code Text Amendment – Article 6, DEV2019-061 (Legislative Hearing)**

A request by Edward Murray, Permacraft Signs, to amend the Land Development Code, Article 6.10.K, to increase the maximum sign area for institutional uses in the residential zoning district.

6. **[Land Development Code Text Amendment – Article 5, DEV2019-080 \(Legislative Hearing\)](#)**

A request by Development and Administrative Services Department, Redevelopment Division, to amend the Land Development Code, Article 5.3 as it relates to Outdoor Seating and Accessory Uses and Structures, to allow for outdoor seating in certain required yards to permit umbrella tables, open trellis structures, shade structures, and other amenities associated with outdoor seating areas.

7. **[Right-of-Way Vacation – 645 S. Beach Street, DEV2019-088 \(Legislative Hearing\)](#)**

A request by The City of Daytona Beach, Public Works Department, to vacate approximately 4,700 sq. ft. of right-of-way fronting 645 S. Beach Street for the construction of the Sweetheart Trail.

8. **[Rezoning to Planned Development-General \(PD-G\) – Sanctuary @ Daytona, DEV2018-141 \(Quasi-Judicial Hearing\)](#)**

A request by Scott Sterns, Emerson International, Inc., on behalf of Indigo Development, LLC, to rezone 22.7± acres of land from Volusia County zoning to Planned Development-General (PD-G) to allow for the development of a multifamily complex.

9. **[First Amendment to Daytona \(North\) Sam’s Club Planned District \(PD\) Agreement, DEV2019-084 \(Quasi-Judicial Hearing\)](#)**

A request by Karl J. Sanders, Esq., KJS Law PA, on behalf of Sam’s East, Inc., for approval of the First Amendment to the Daytona (North) Sam’s Club PD to allow for the development of six (6) electronic message center (EMC) signs for the purpose of displaying digital gas prices and to allow for a reduction in the total area and quantity of wall signs for the development.

10. **[Small Scale Comprehensive Plan Amendment \(SSCPA\) – DME Sports, DEV2019-006 \(Legislative Hearing\)](#)**

A request by Joseph H. Hopkins, P.E, The Performance Group, Inc., on behalf of Michael Panaggio, Direct Mail Express, Inc., for approval of a Small Scale Comprehensive Plan Amendment changing the Future Land Use Map designation from Volusia County “Activity Center” to City “Mixed Use” for 0.47± acre of land located on the south side of Bellevue Avenue, adjacent to the Daytona Beach International Airport, and adjacent to the DME Sport Campus to allow a stormwater detention pond to support the adjacent property.

11. **[First Amendment to DME Planned District \(PD\) Agreement, DEV2019-007 \(Quasi-Judicial Hearing\)](#)**

A request by Joseph H. Hopkins, P.E, The Performance Group, Inc., on behalf of Michael Panaggio, Direct Mail Express, Inc., to amend the DME Planned District (PD) Agreement to add 0.47± acres of vacant, undeveloped land to develop a stormwater retention pond and to increase the number of student housing units for the development.

12. **[Right-of-Way Vacation – 2314 and 2320 S. Halifax Drive, DEV2019-057 \(Legislative Hearing\)](#)**

A request by Michael O. Sznajstajler, Esquire, Cobb Cole, on behalf of James and Cynthia Ritchey and Alana France (property owners), to vacate the north 30.00 foot wide river approach lying between Lots 9 and 10 of Bridgeport Heights (180± linear feet).

13. **[Large Scale Comprehensive Plan Amendment \(LSCPA\) – North Williamson Square, DEV2019-056 \(Legislative Hearing\)](#)**

A request by Michael O. Sznajstajler, Esquire, Cobb Cole, on behalf of Charles Whittall, North Williamson Square, LLC, for approval of a Large Scale Comprehensive Plan Amendment, amending the Future Land Use Element, Neighborhoods K & S.

14. **[Site Plan – Bellamy at Daytona, DEV2019-081 \(Quasi-Judicial Hearing\)](#)**

A request by Nick Florio, Coastline Wholesale Signs, on behalf of John Dixon, authorized agent, to approve a modification to increase the square footage for signage at Bellamy at Daytona located at 601 Bellamy Court.

15. **[Land Development Code Text Amendment – Articles 1, 5 and 11, DEV2019-089 \(Legislative Hearing\)](#)**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 3, Article 5, and Article 11 of the Land Development Code (LDC), to clarify the zoning districts and conditions under which recovery residences are permitted; to include provisions for recovery residences, providing for reasonable accommodations; providing standards for establishment and operation of recovery residences; and provide an appeals process that will allow persons claiming to have been aggrieved by staff's decision to deny their request for reasonable accommodations.

16. **[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