



# The CITY OF DAYTONA BEACH Planning Board Agenda

City Hall  
Commission Chambers  
Regular Meeting

301 South Ridgewood Avenue  
Thursday, July 25, 2019  
6:00 PM

**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><b>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020</b></p>		<p><b>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</b></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: June 27, 2019

## **New Items:**

4. [Fourth Amendment to Best Buy Planned District Agreement, D E V 2018-177 \(Quasi- Judicial Hearing\)](#)

A request by Scott Kearney, Wawa, on behalf of Indigo Development LLC. (property owner), for approval of the Fourth Amendment to the Best Buy Planned District (PD) Agreement to allow for the redevelopment of the property located at 1900 W. International Speedway Boulevard to accommodate a gas station and retail establishment with associated site improvements.

5. [Preliminary Plat- Crown Park Storage, D E V 2018-145 \(Quasi-Judicial Hearing\)](#)

A request by Amir Malek, Metaworld Civil Consulting LLC, on behalf of Midwest Transit Inc., to

approve a Preliminary Plat for Crown Park Storage to allow for the construction of a boat and RV storage facility.

6. [Large Scale Comprehensive Plan Amendment \(L S C P A\) – Lago Verde, DEV2019-034 \(Legislative Hearing\)](#)

A request by Darren J. Elkind, Esquire, Paul, Elkind, Branz & Kelton, P.A., on behalf of MHK of Volusia County, Inc., for approval of a Large Scale Comprehensive Plan Amendment, amending Neighborhood “S” adding new issue and policy to reduce FAR and changing the Future Land Use Map designation from Level 1 Residential to Mixed Use for 62.9± acres of land located in the northeast quadrant of the Williamson Boulevard/Strickland Range Road intersection to allow for a mixed use development.

7. [Rezoning to Planned Development-General \(P D - G\) – Lago Verde, D E V 2019-035 \(Quasi-Judicial Hearing\)](#)

A request by Darren J. Elkind, Esq., Paul, Elkind, Branz & Kelton, P.A., on behalf of MHK of Volusia County, Inc. (property owner), to rezone 62.9± acres of land located in the northeast quadrant of the Williamson Boulevard/Strickland Range Road from “County” zoning to “City” Planned Development- General (PD-G) to allow for a mixed-use development.

8. [Right-of-Way Vacation – Carol Street, D E V 2019-069 \(Public Hearing\)](#)

A request by Joseph H. Hopkins, P.E, The Performance Group, Inc. on behalf of George Nour, to vacate approximately 238.48 feet by 15 feet of the unimproved Carol Street right-of-way (ROW).

9. [Small Scale Comprehensive Plan Amendment \(S S C P A\) – Nova Oaks Business Park, DEV2018-152 \(Legislative Hearing\)](#)

A request by Joseph H. Hopkins, P.E, The Performance Group, Inc. on behalf of George Nour, for approval of a Small Scale Comprehensive Plan Amendment changing the Future Land Use Map designation from Level 2 Residential to General Industry for 4.3± acres of land located at 1329 Bellevue to allow for the expansion of the existing industrial park.

10. [First Amended and Restated Nova Oaks Business Park Planned District Agreement, D E V 2018-153 \(Quasi-Judicial Hearing\)](#)

A request by Joseph H. Hopkins, P.E, The Performance Group, Inc. on behalf of George Nour (property owner), to amend the Nova Oaks Business Park Planned District (PD) Agreement to add 4.3+/- acres of land to allow for the expansion of the existing industrial park and update various development standards associated with the agreement.

11. [Large Scale Comprehensive Plan Amendment \(L S C P A\) – Silver Pine, D E V 2019-126 \(Legislative Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of J. Malcolm Jones, JMJ Capitol Holdings, LLC, for approval of a Large Scale Comprehensive Plan Amendment changing the Future Land Use Map designation from Golf and Level 2 Residential to Level

1 Residential for 54± acres of land along LPGA Boulevard to allow for the development of a single-family residential subdivision.

12. [Rezoning to Planned Development-General \(PD-G\) – Silver Pine, D E V 2018-173 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Malcolm J. Jones, LPGA Venture Holdings, LLC, to rezone 141.4± acres of land generally located southeast of the intersection of International Golf Drive and LPGA Boulevard from Planned Development-General (PD-G) to Planned Development-General (PD-G) to allow for a single-family residential development.

13. [First Amendment to Retail and Restaurant District East at Volusia Mall Planned District Agreement, D E V 2019-127 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Ken Wittler, Volusia SAC, LLC (property owner) to amend the Retail and Restaurant District East at Volusia Mall Planned District (PD) Agreement to allow additional uses to the PD which are consistent with the surrounding BR-2 zoning district.

14. [Rezoning to Planned Development-General \(PD-G\) – Royal Oaks, D E V 2018-176 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Cardinal Servicing CO. LLC., to rezone 56.1± acres of land, located along Champion Drive to Planned Development-General (PD-G) to allow for the development of a residential subdivision with single family detached dwellings and/or townhomes.

15. [First Amendment to Minto Tomoka-Parcel A Planned District Agreement, D E V 2019- 117 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Scott Bullock, Consolidated- Tomoka Land Co. (property owner), to amend the Minto Tomoka-Parcel A Planned District Agreement to revise the district boundary and modify the approved development standards.

16. [Large Scale Comprehensive Plan Amendment \(L S C P A\) – Coastal Element, D E V 2019-124 \(Legislative Hearing\)](#)

A request by the Development and Administrative Services Department, Planning Division to approve a Large Scale Comprehensive Plan Amendment, amending the Coastal Management Element, adding Objectives and Policies for flood risk planning in accordance with FS 163.3178(2)(f)1.

17. [Land Development Code Text Amendment – Article 3, 5, and 11, D E V 2019-089 \(Legislative Hearing\)](#)

A request by the Development and Administrative Services Department, Planning Division, to amend Article 3, Article 5, and 11 of the Land Development Code (LDC), to add specific procedures and standards for the review, determination, and appeal of requests for reasonable

accommodations and to clarify restrictions for family occupancy of dwelling units. The purpose of the proposed amendments are to achieve compliance with State Statutes relating to individuals with disabilities.

**18. 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