

The CITY OF DAYTONA BEACH

Planning Board Agenda

October 24, 2019

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, October 24, 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: September 26, 2019**

New Items:

4. **[Preliminary Plat – Latitude at Daytona Beach Phase 4A, DEV2019-125 \(Quasi-Judicial Hearing\)](#)**

A request by John Townsend, P.E., Donald W. McIntosh Associates, Inc., on behalf of Minto Communities, LLC, to the Latitude at Daytona Beach Phase 4A Preliminary Plat for 255 single family, paired villa, and clustered townhome lots.

5. **[First Amendment to Birchwood Planned District Agreement, DEV2019-116 \(Quasi-Judicial Hearing\)](#)**

A request by Rhenato Ghizoni, D.R. Horton, Inc., on behalf of Grande Champion Partners LLC, for approval of the First Amendment to the Birchwood Planned District Agreement to modify the approved landscape plan for the property located on the east side of Clyde Morris Boulevard, approximately half mile north of Strickland Range Road, and one mile south of Hand Avenue.

6. **[Small Scale Comprehensive Plan Amendment \(SSCPA\) – Grand Preserve, DEV2019-082 \(Legislative Hearing\)](#)**

A request by A. Joseph Posey, Esq., Storch Law Firm, on behalf of Aram Khazraee, Sun Glow Construction, Inc., for approval of a Small Scale Comprehensive Plan Amendment, changing the Future Land Use Map designation from Professional/Office to Low Intensity Commercial for 3± acres of land located at the northeast intersection of Grand Preserve Way and LPGA Blvd. to allow for bank/financial institutions and additional low intensity commercial/retail uses.

7. **[Rezoning to Planned Development-General \(PD-G\) – Grand Preserve, DEV2019-083 \(Quasi-Judicial Hearing\)](#)**

A request by A. Joseph Posey, Esq., Storch Law Firm, on behalf of Aram Khazraee, Sun Glow Construction, Inc., to rezone 3± acres of land located at the northeast intersection of Grand Preserve Way and LPGA Blvd. from “County” Urban Single-Family Residential (R-4) to “City” Planned Development General (PD-G) to allow for bank/financial institutions and additional low intensity commercial/retail uses.

8. **[Rezoning to Planned Development-General \(PD-G\) – The Edison, DEV2019-100 \(Quasi-Judicial Hearing\)](#)**

A request by Michael O. Sznajstajler, Esq., Cobb Cole, on behalf of Charles Whittall, Pierre Daytona, LLC, to rezone 13.8± acres of land located at the southwest intersection of LPGA Blvd. and Clyde Morris Blvd. from General Industrial (M-3) to Planned Development-General (PD-G) to allow for a multi-family complex.

9. **[Large Scale Comprehensive Plan Amendment \(LSCPA\) – Project Delta West, DEV2019-092 \(Legislative Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Scott Bullock, DB Mainland, LLC, for approval of a Large Scale Comprehensive Plan Amendment changing the Future Land Use Map designation from Commercial Mixed Use to High Intensity Mixed Use for 0.91± acre and amending the Future Land Use Element, Neighborhood E, Issue A, Policy (1) to expand the 5.94± acres included in the property to 6.85± acres and establishing a maximum FAR of 10.00 and a maximum of 150 dwelling units per acre for property located northeast of the intersection of International Speedway Boulevard and Ridgewood Avenue to allow for a mixed use redevelopment.

10. **[First Amendment to Project Delta West Planned District Agreement, DEV2019-093 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of DB Mainland, LLC, to amend the Project Delta West Planned District Agreement to modify approved signage, and expand the boundaries to add and rezone 0.87± acres of land located at 125 N. Ridgewood Avenue, from Downtown Redevelopment - Commercial (RDD-3) to Planned Development-Redevelopment (PD-RD).

11. **[First Amendment to Brown & Brown Headquarters Planned District Agreement, DEV2019-114 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Brown & Brown Realty to amend the Brown & Brown Headquarters Planned District Agreement to expand the boundaries to add two properties and rezone 0.53± acre of land located at 132 Dr. Mary McLeod Bethune Boulevard and on 1st Avenue from Redevelopment Downtown - Riverfront Mixed Use from Downtown Redevelopment-Commercial (RDD-4) and Business Professional (BP) to Planned Development-Redevelopment (PD-RD).

12. **[First Amendment to Cornerstone Office Park Planned District Agreement, DEV2019-102 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Cornerstone Office Park Owners' Association Inc., to amend the Cornerstone Office Park Planned District (PD) Agreement to reduce the PD boundary located on the northwest corner of Williamson Blvd. and Cornerstone Blvd. from 26.9 acres to 14.8 acres.

13. **[Rezoning to Planned Development-General \(PD-G\) – Cornerstone Exchange, DEV2019-103 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Cornerstone Exchange Owners' Association Inc. and Indigo Development LLC to rezone 12± acres of land located on the northwest corner of Williamson Boulevard and Cornerstone Boulevard from Planned Development-General (PD-G) to Planned Development-General (PD-G) to allow for commercial and retail development.

14. **[Land Development Code Text Amendment – Article 3, DEV2019-147 \(Legislative Hearing\)](#)**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 3, Section 3.b.vii of the Land Development Code (LDC), to amend the language for the timing of payment of the proportionate share contribution.

15. 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