

The CITY OF DAYTONA BEACH

Planning Board Agenda

December 19, 2019

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, December 19, 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>
---	--	---	--

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:** [November 21, 2019](#)

New Items:

4. **[Preliminary Plat- Champions Quarters, DEV2019-172 \(Quasi-Judicial Hearing\)](#)**

A request by Robert J. Ball, Zev Cohen & Associates Inc., on behalf of Dream Finders Homes LLC, to approve the Preliminary Plat for Champions Quarters for the development of 91 single family lots. The subject property is generally located on the north side of N. Clyde Morris Boulevard, south of 3rd Street, and east of Jimmy Ann Drive.

5. **[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 2.9± acres and amending the Future Land Use Element, Neighborhood E, creating Issue A, Policy (1) establishing a maximum FAR of 10.00 and a maximum of 150 dwelling units per acre for 6.9± acres. The subject property is located northeast of the intersection of International Speedway Boulevard and Ridgewood Avenue.

6. **[Small Scale Comprehensive Plan Amendment \(SSCPA\) – AAA Fence, DEV2019-003 \(Legislative Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of William Morrison, Fence Service, Inc., for approval of a Small Scale Comprehensive Plan Amendment changing the Future Land Use Map designation from Commercial Transitional and Retail to Industrial - Local Service for 3.5± acres and amending the Future Land Use Element, Neighborhood I, creating new Policy to permit industrial and service related uses for the subject property located south of Orange Avenue, east and west of Lockhart Street.

7. **[Rezoning to Planned Development-Redevelopment \(PD-RD\) – AAA Fence, DEV2019-002 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of William G. Morrison, Jr., CEO of Fence Service, Inc., to rezone 3.5± acres of land, from Redevelopment Midtown-Neighborhood Transition Mixed Use (RDM-5) and Single-Family Residential-5 (SFR-5) to Planned Development-Redevelopment (PD-RD), to clarify the allowable uses on the property and provide for additional buffers adjacent to residential areas for the subject property located south of Orange Avenue, east and west of Lockhart Street.

8. **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
 - Election of Officers
 - Election of Redevelopment Board Representatives
- f. Board Members Comments