



The CITY OF DAYTONA BEACH

Planning Board Agenda

January 23, 2020

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, January 23, 2020
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:** [January 23, 2020](#)

New Items:

4. **[Preliminary Plat – Tomoka Town Center Parcel B Replat, DEV2019-144 \(Quasi-Judicial Hearing\)](#)**

A request by Charlie Potter P.E., Avid Group, on behalf of Madison Pointe Housing LP & Tomoka Town Center 3 LLC, to approve a Preliminary Plat for Tomoka Town Center-Parcel B Replat located at the southwest corner of Cornerstone Boulevard & Williamson Boulevard to allow for a Mixed Use project.

5. **[Site Plan – Protea Senior Living, DEV2019-159 \(Quasi-Judicial Hearing\)](#)**

A request by Kimberly Buck, P.E., Alann Engineering Group, Inc., on behalf of Williamson Partners, LLC., to approve the site plan for Protea Senior Living located at 551 N. Williamson Boulevard to develop a 100 bed senior living facility.

6. **[Rezoning – First Amendment to Planned Development-General \(PD-G\) – Tomoka ILF DEV2019-162 \(Quasi-Judicial Hearing\)](#)**

A request by Steve Buswell, Parker Mynchenberg & Associates, Inc. on behalf of THP LLC for approval of the First Amendment to the Tomoka Independent Living PD, located West of Tomoka Farms Road and North of First Baptist Parkway, to reduce the minimum required caliper inches for shade trees and small trees within the required Scenic Thoroughfare Overlay (STO) landscape yard along Tomoka Farms Rd.

7. **[Rezoning – Planned Development-General \(PD-G\) – 613 Halifax DEV2018-129 \(Quasi-Judicial Hearing\)](#)**

A request by Dodi Buckmaster Glas, Gentile Glas Holloway O’Mahoney & Associates, Inc., on behalf of Patrick Sullivan, Shamrock-Shamrock Inc. to rezone approximately 1.0± acres of land located at 613 North Halifax Avenue from Business Retail-1 (BR-1) and Residential/Professional (R/P) to Planned Development-General (PD-G) to allow for the development of a 36-unit multifamily development.

8. **[Rezoning – Third Amendment to Planned District Agreement – Daytona Beach Convention Hotel & Condominiums, DEV2019-163 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of PDA Trading, Inc., and Daytona Parking Garage, LLC. for approval of the Third Amendment to the Planned District Agreement for the purpose of revising the number of residential and hotel units within the property.

9. **[Land Development Code Text Amendment – Amending Article 4, 5 and 6 of the LDC, DEV2020-001 \(Legislative Hearing\)](#)**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 4 (Zoning Districts), Section 4.7.C (Redevelopment Beachside – Hotel/Mixed Use (RDB-1)) of the Land Development Code (LDC) to remove property owner requirement to develop a boardwalk; Article 5 (Use Standards), Sections 5.2 (Principal Uses) and 5.3 (Accessory Uses and Structures) of the LDC to modify minimum design standards for gas station canopies; Article 6 (Development Standards), Section 6.3 (Mobility and Access) of the LDC to reduce minimum required sidewalk widths for certain commercial development activity; and Article 6, Section 6.9 (Exterior Lighting) of the LDC to increase the maximum height of parking lot lighting fixtures in commercially zoned districts.

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
- f.** Board Members Comments