

The CITY OF DAYTONA BEACH

Planning Board Agenda

February 27, 2020

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, February 27, 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. **[Site Plan – Clyde Morris Landing Apts. DEV2019-160 \(Quasi-Judicial Hearing\)](#)**

A request by Clyde Morris Landings Partners, Ltd.; Clyde Morris Senior Living Partners, Ltd.; and The Reserve at Clyde Morris Landings LLC (developers) on behalf of Clyde Morris Commercial LLC and Volusia Investment Opportunity Fund LLC (property owners) to approve a site plan for 38± acres of land generally located on the east side of Clyde Morris Boulevard, approximately 1/3 of a mile south of LPGA Boulevard, to construct a 392-unit multifamily complex, with associated site improvements.

5. **[Large Scale Comprehensive Plan Amendment \(LSCPA\) – Sun Glow Mini Storage, DEV2019-074 \(Legislative Hearing\)](#)**

A request by A. Joseph Posey, Esquire, Glenn D. Storch, P.A., on behalf of Aram Khazraee, President, Sun Glow Construction, Inc., for approval of a Large Scale Comprehensive Plan Amendment changing the Future Land Use Map designation from City Level 2 Residential (L2R) for 10.1± acres and Volusia County Urban Low Intensity (ULI) for 3.3± acres to City Mixed Use for a total of 13.4± acres and amending the Future Land Use Element, Neighborhood K, creating Issue (j), Policy (1) establishing a maximum

FAR of 1. The properties are generally located North of LPGA Blvd. and west of Wesley Street.

6. **Rezoning to Planned Development-General (PD-G) – Second Amendment to the Amended and Restated Halifax Habitat Village Residential PD/SunGlow Mini-Storage Complex PD, DEV2019-075 (Quasi-Judicial Hearing)**

A request by A. Joseph Posey, Esq., Storch Law Firm, on behalf of Aram (Lee) Khazraee, Sun Glow Construction, Inc. (property owner), for approval of the Second Amendment to the Amended & Restated Halifax Habitat Village Residential Planned District (PD) Agreement to remove Lot 3, consisting of approximately 9.9± acres of land, from the Halifax Habitat Village PD and rezone it to a new Planned Development, the Sunglow Mini-Storage Complex PD, with an additional 3.0± acres of vacant, undeveloped property, to allow for a mini-storage complex and additional office uses.

7. **Large Scale Comprehensive Plan Amendment (LSCPA) – Tymber Creek, DEV2019-156 (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 Level 1 Residential to Mixed Use for 11.3± acres of land and amending the Future Land Use Element, Neighborhood T, creating Issue (h), Policy (1) establishing a maximum commercial space of 250,000 square feet for 61.4± acre parcel. The property is generally located northeast of the intersection of LPGA Boulevard and Tournament Drive.

8. **Rezoning to Planned Development-General (PD-G) – Tymber Creek PD, DEV2018-175 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Cardinal Servicing Company LLC to rezone 61.4± acres of land generally located northeast of the intersection of LPGA Boulevard and Tournament Drive from Single-Family Residential-5 (SFR-5) to Planned Development – General (PD-G) to allow for a mixed-use development.

9. **Large Scale Comprehensive Plan Amendment (LSCPA) – JMJ Silver Pines, DEV2019-126 (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 and amending the Future Land Use Element, Neighborhood T, creating Issue (g), Policy (1) establishing a maximum density of 4 dwelling units per acres for the 141.4± acre parcel to allow for the development of a single-family residential subdivision. The property is generally located southeast of the intersection of International Golf Drive and LPGA Boulevard.

10. **Site Plan – Goodwill Industries Retail Williamson Crossing Lot 7 DEV2019-109 (Quasi-Judicial Hearing)**

A request by Kevin Klueh, P.E., CBRE HEERY Inc. on behalf of, Shoppes at Williamson

Crossing, LLC. to approve a site plan for construction of a 23,900± square foot second hand retail building located at 1587 N. Williamson Boulevard as permitted by the Williamson Crossing Planned Development (PD) Agreement.

11. Land Development Code Text Amendment – Accessory Use of the LDC, DEV2019-132 (Quasi-Judicial Hearing)

A request by the Development and Administrative Services Department, Planning Division, to amend Article 4 (Zoning Districts) Sections 4.2 (Residential Base Zoning Districts) and Section 4.7 (Redevelopment Base Zoning Districts), of the Land Development Code (LDC). The purpose of the text amendment request is to eliminate a hardship created for residential property owners that request accessory garages; to add intensity and dimensional standards specifically for accessory garages; and to provide consistent intensity and dimensional standards for accessory structures throughout the City.

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