



The CITY OF DAYTONA BEACH

Planning Board Agenda

May 28, 2020

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, May 28, 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: [February 27, 2020](#)**
4. **Summary of Public Comment Procedures**

New Items:

5. **[Preliminary Plat – Minto Latitude at Daytona Beach Phase 5, DEV2020-010 \(Quasi-Judicial Hearing\)](#)**

A request by John Townsend P.E., Donald W. McIntosh Associates, Inc., on behalf of Minto Communities LLC, to approve the Preliminary Plat for Latitude at Daytona Beach Phase 5 to allow for the development of 642 single-family residential units on 248.1± acres of property within the Latitude Margaritaville subdivision generally located northwest of LPGA Boulevard and west of Interstate-95 (I-95).

6. **[Site Plan – The Edison, DEV2019-106 \(Quasi-Judicial Hearing\)](#)**

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc. on behalf of Pierre Daytona LLC, to approve a site plan for construction of a 262-unit multifamily complex on a 13.7± acre site located in the southwest corner of the LPGA Boulevard and Clyde Morris Boulevard intersection. The project consist of four (4) 4-story apartment buildings, six (6) 7-car garages, and a two-story clubhouse with associated site improvements.

7. **[Site Plan – Embry-Riddle Aeronautical University \(ERAU\) Student Housing Phase 3, DEV2020-009 \(Quasi-Judicial Hearing\)](#)**

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc. on behalf of Embry-Riddle Aeronautical University (ERAU) to approve a site plan for construction of a 273,155 square-foot, 7-story, 452-bed student dormitory and 33,860 square feet of office/business space on the Embry-Riddle campus located at 255 Aerospace Boulevard.

8. **[First Amendment to Grande Champion Combined Tracts 26, 28, and 29 Planned District \(PD\) Agreement, DEV2018-172 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of LPGA Venture Holdings LLC, for approval of the First Amendment to the Grande Champion Combined Tracts 26, 28, and 29 PD to allow for the development of 357 single family lots on Tract 28 of the Grande Champion subdivision, consisting of approximately 108.5± acres generally located north of West International Speedway Boulevard, West of the Tomoka River, and South of Champions Drive.

9. **[Rezoning to Planned Development-General \(PD-G\) – West Speedway Town Center PD, DEV2018-174 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of LPGA Venture Holdings LLC, to rezone 177.9± acres of property generally located in the northwest quadrant of the LPGA Boulevard and Grande Champion Boulevard intersection from Single-Family Residential-5 (SFR-5) to Planned Development – General (PD-G) to allow for a mixed use development including residential, commercial, and light industrial uses.

10. **[Rezoning to Planned Development-General \(PD-G\) – Williamson Hand PD, DEV2019-142 \(Quasi-Judicial Hearing\)](#)**

A request by Darren J. Elkind, Esquire, Paul, Elkind, Branz & Paul, on behalf of CRISP39-6 LLC, to rezone 32.3± acres of property generally located in the southeast quadrant of the Williamson Boulevard and Hand Avenue intersection, from Volusia County (VC) zoning to “City” Planned Development – General (PD-G) to allow for a mixed use development including residential and commercial uses.

11. Land Development Code Text Amendment – Amending Article 3 and 4 of the LDC, DEV2020-030 (Quasi-Judicial Hearing)

A request by Development and Administrative Services Department, Planning Division, to amend Article 3 (Review Procedures), Section 3.3 (Standard Procedures) and Section 3.4 (Additional-Specific Procedures), and Article 4 (Zoning Districts), Section 4.8 (Planned Development Zoning Districts) of the Land Development Code (LDC), to address amendments to, and extensions of, Planned Development Plans and Agreements.

12. 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 Comment
- f.** Board Members Comments