



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### June 25, 2020

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, June 25, 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.



**For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020**



**Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.**

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](mailto: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:** [May 28, 2020](#)
4. **Summary of Public Comment Procedures**

### **EMERGENCY PROCEDURES FOR PUBLIC MEETINGS AND PUBLIC COMMENTS**

During this time of extraordinary circumstances dealing with the declared State of Emergency associated with the COVID-19 pandemic, the City is temporarily allowing online public comments, and limited real-time public comments at City Hall, for public meetings of the City Commission and the various City Boards consistent with the requirements of the Governor's Executive Orders Nos. 20-69 (Local Government Public Meetings), 20-91 (Essential Services and Activities), and 20-112 (Phase 1 Plan).

**Online Public Comment Forms.** The City is providing an online Public Comment Form to allow members of the public to submit public comments for each public meeting of the City Commission or a City Board. The Public Comment Form may be found at <https://www.codb.us/comments>. Please follow the directions on the Form to ensure proper electronic submission to the City. All Public Comment Forms completed and properly

transmitted before 5 p.m. on the day prior to the public meeting will be provided to City Commission or Board members, as applicable, for their review and consideration prior to the public meeting. Any Public Comment Forms submitted after 5 p.m. on the day prior to the meeting will be provided to Commission or Board after the public meeting. All Public Comment Forms will be included in the official meeting records and retained by the City Clerk or the Board Secretary as a public record. The City Commission and City Boards will not be taking general public comment on matters that are not on the agenda or will not be voted upon at the public meeting. If you have issues with accessing, completing, or submitting the online Public Comment Form please email us at [comments@codb.us](mailto:comments@codb.us) or call 386-671-8023.

**Public Comments on Propositions before the City Commission or a Board.** Although persons are strongly encouraged to submit online Public Comment Forms during this State of Emergency, persons may visit City Hall during a public meeting to make public comments on propositions coming before the City Commission or Board for a vote, subject to these City procedures and all social distancing requirements established by the Governor’s Executive Orders. The Commission Chambers will be closed to the public. Commission or Board members may be physically present in the Chambers, or may appear via communications media technology. The City Hall lobby will be equipped with a lectern and microphone for public comment, and an audio/video feed to the Commission Chambers. Forms will be provided for persons to fill out who wish to make public comment. Persons may enter the lobby to speak on an item before the Commission or Board at appropriate times, when called upon, subject to such time limitations as may be imposed by the public body. The lobby will also have a limited defined area, with social distancing, for persons waiting to make public comment. In addition, the exterior entryway to City Hall will be equipped with a loudspeaker for persons waiting for permission to enter to make public comment due to space limitations in the lobby. Persons may also monitor public meetings from their iPhone, iPad, or other electronic device at <https://www.codb.us/618/DBTV>, and enter City Hall for public comment at appropriate times, when called upon. Persons who have finished speaking or not intending to speak on a matter coming before the Commission or Board will not be permitted to remain in City Hall. All persons must comply with social distancing requirements while at City Hall, such as by remaining at least 6 feet apart. Use of facial masks is encouraged to combat the spread of the COVID-19 disease.

*New Items:*

5. **[Large Scale Comprehensive Plan Amendment \(LSCPA\) – Cloar, DEV2019-150 \(Legislative Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of T.J. Cloar III Trust, property owner, for approval of a Large Scale Comprehensive Plan Amendment changing the Future Land Use Map designation from Low Intensity Urban (LIU) and Potentially Environmentally Sensitive (PES), to Level 1 Residential (L1R) and Potentially Environmentally Sensitive (PES), for 260± acres of land generally located 0.5 miles west of Interstate-95 and north and east of Tymber Creek Road. The request includes amendments to Neighborhood Policy V, modifying Issue “m” and adding Issue “r”, to clarify development intensities and densities.

6. **[Rezoning to Planned Development-General \(PD-G\) – Cloar, DEV2019-151 \(Quasi-](#)**

### **Judicial Hearing)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of T.J. Cloar III Trust, property owner to rezone 260± acres of land generally located 0.5 miles west of Interstate-95 from Volusia County (VC) zoning to “City” Planned Development – General (PD-G) to allow for the future expansion of the Latitude Margaritaville subdivision to include an additional 500 dwelling units and 10,000 square feet (sf) of private amenities.

7. **Comprehensive Sign Plan, First Amendment – Project Longboard, DEV2019-168 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Daytona JV LLC, to amend the Project Longboard Comprehensive Sign Plan (CSP) to incorporate specific signage for Crabby’s Oceanside Restaurant including an Electronic Message Center (EMC) sign, for the property located at 451 South Atlantic Avenue.

8. **Site Plan – Rooms To Go, DEV2019-136 (Quasi-Judicial Hearing)**

A request by Charlie Potter, Avid Group, on behalf of Nicholas Roth, Lois Realty Corporation and Jeff Preston, Tomoka Town Center 3 LLC., to approve a site plan for 5.1± acres of land generally located between Cornerstone Boulevard and Interstate-95 to construct a 55,400 square foot (sf) retail building and associated site improvements.

9. **Large Scale Comprehensive Plan Amendment (LSCPA) – Walker’s Green, DEV2019-139 (Legislative Hearing)**

A request by Glenn D. Storch, Esq., Storch Law Firm, on behalf of Masroc Land LP, for approval of a Large Scale Comprehensive Plan Amendment (LSCPA). The parcel consists of 391± acres. The applicant proposes to amend Neighborhood “R”, Issue (e) and Policy (1) to modify the upland buffer requirements to allow for reasonable use of the property. The existence future land use classification is Level 1 Residential. The Property will be developed as a residential subdivision with townhomes and detached single-family residences. The site is generally located on the west side of Williamson Blvd. south of Beville Road and north of the Williamson Blvd. overpass of Interstate-95.

10. **Rezoning to Planned Development-General (PD-G) – Walker’s Green, DEV2019-009 (Quasi-Judicial Hearing)**

A request by Glenn D. Storch, Esq., Storch Law Firm, on behalf of Masroc Land LP, to rezone 391± acres of land generally located on the west side of Williamson Blvd., south of Beville Road and north of the Williamson Blvd. overpass of Interstate-95 from Agricultural (AG) zoning to Planned Development – General (PD-G) to allow for a 1000 unit residential development.

11. **Site Plan – Gary Yoemans Lincoln/Ford Expansion, DEV2020-26 (Quasi-Judicial Hearing)**

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc. on behalf of Terry Taylor Ford Company, to approve a site plan for construction of a 13,245 sf addition to the existing Ford sales building and a 8,540 sf stand-alone Lincoln sales

building for the property located at 1420 North Tomoka Farms Road.

12. **[Land Development Code Text Amendment – Amending Article 3 and 4, DEV2020-030 \(Legislative Hearing\)](#)**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 3 (Review Procedures), Section 3.3 (Standard Procedures), of the Land Development Code (LDC), to add additional mail notice requirements for neighborhood meetings and public hearing notices; Section 3.4.F, to revise procedures and standards for PD Plans/Agreements, including with respect to lapses, amendments, and preservation of the City’s police power; and Article 4 (Zoning Districts), Section 4.8, to clarify the applicability of the LDC to PD plans/agreements that were originally approved prior to the adoption of the LDC, and to add additional content requirements for PD Plans/Agreements.

13. **[Land Development Code Text Amendment – Amending Article 6, Section 6.10.K, DEV2020-058 \(Legislative Hearing\)](#)**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 6, Section 6.10.K (District Sign Schedule) of the Land Development Code (LDC), to add signage regulations for the Redevelopment Downtown-Local Business Services (RDD-7) zoning district.

14. **[Land Development Code Text Amendment – Amending Table 5.2.A.3, DEV2020-059 \(Legislative Hearing\)](#)**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 6, Section 6.10.K (District Sign Schedule) of the Land Development Code (LDC), to add signage regulations for the Redevelopment Downtown-Local Business Services (RDD-7) zoning district.

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 Comment
- f. Board Members Comments