



The CITY OF DAYTONA BEACH

Planning Board Agenda

July 23, 2020

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, July 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: [June 25, 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 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. [Site Plan – Orthopaedic Surgery Center DEV2019-187\(Quasi-Judicial Hearing\)](#)

A request by Mark Dowst, Mark Dowst & Associates Inc., on behalf of GDM&S Properties LLC, and Volusia Orthopaedic Trauma Call Associates LLC, to approve a site plan for 7.1± acres of land generally located at 1871 LPGA Boulevard, to construct a 40,000 sf addition to the existing East Coast Surgery Center facility with associated site improvements.

6. [Rezoning to Planned Development-General \(PD-G\) – LPGA Medical Center PD, DEV2020-027 \(Quasi-Judicial Hearing\)](#)

A request by Mark Dowst, Mark Dowst & Associates Inc., on behalf Scott Bullock, CRISP39-7 LLC, to rezone 7.3± acres of land generally located on the south side of LPGA Boulevard, approximately 0.4 miles west of Jimmy Ann Drive and 0.5 miles east of the Clyde Morris Boulevard, from General Industrial (M-3) zoning to Planned Development – General (PD-G), to allow for the development of a medical center with individual tenant buildings with associated improvements.

7. [Large Scale Comprehensive Plan Amendment \(LSCPA\) – Dollar General, DEV2020-023 \(Legislative Hearing\)](#)

A request by Mark A. Watts, Esquire, Cobb Cole, on behalf of PHB Investments LLC, and Hix Snedeker Companies LLC, for approval of a Large Scale Comprehensive Plan Amendment (LSCPA) for 3.8± acres of land, changing the Future Land Use Map designation from Office Transition (OT) to Retail (R), for 2.9± acres of land generally located on the northeast corner of North Clyde Morris Boulevard and Mason Avenue. The request also proposes to include language to Neighborhood K Issue (a), policy (1) to limit the Floor Area Ratio (FAR) to 0.5 and Policy (2) to revise language designating office, storage and service-related businesses and retail activities from accessory uses to principal uses.

8. [Rezoning to Planned Development-General \(PD-G\) – Dollar General-Clyde Morris PD, DEV2019-185 \(Quasi-Judicial Hearing\)](#)

A request by Mark A. Watts, Esquire, Cobb Cole, on behalf of PHB Investments LLC, and Hix Snedeker Companies LLC, to rezone 3.8± acres of land generally located at the northeast corner of North Clyde Morris Boulevard and Mason Avenue from Single-Family Residential-5 (SFR-5) and Residential/Professional (R/P) zoning to Planned Development – General (PD-G), to allow for the development of a 10,640 sf retail sales establishment and associated site improvements.

9. **[Preliminary Plat – Tomoka Town Center Parcel A, DEV2020-034 \(Quasi-Judicial Hearing\)](#)**

A request by Charlie Potter, P.E., Avid Group, on behalf of Jeffrey Preston, Tomoka Town Center 2 LLC, Tomoka Town Center 3 LLC, and Tomoka Town Center 4 LLC, to approve the preliminary plat for Parcel A of Tomoka Town Center, consisting of nine lots generally located on the west side of Cornerstone Boulevard and the east side of Interstate-95 (I-95), to allow for future commercial/retail development.

10. **[Large Scale Comprehensive Plan Amendment \(LSCPA\) – Silver Hills DEV2019-179 \(Legislative Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Decatur Properties V, Inc., for approval of a Large Scale Comprehensive Plan Text Amendment, changing the Future Land Use (FLU) Element, amending Neighborhood “A” policies to increase maximum density from 40 dwelling units per acre (du/ac) to 62 (du/ac) and limiting the density on the property to 250 dwelling units for 3.9± acres of land generally located on the east and west sides of North Atlantic Avenue, south of Golf Boulevard and north of Driftwood Avenue.

11. **[Rezoning to Planned Development-General \(PD-G\) – Silver Hills PD, DEV2019-180 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Decatur Properties V Inc., to rezone 3.9± acres of land generally located on the east and west sides of North Atlantic Avenue, south of Golf Boulevard and north of Driftwood Avenue, from Tourist Accommodations (T-1) zoning to Planned Development – General (PD-G), to allow for the development of a 250-unit multifamily dwelling with a maximum height of 75’ and a maximum density of approximately 62 dwelling units per acre (du/ac).

12. **[First Amendment to O’Connor Capital Planned District \(PD\) Agreement, DEV2020-025 and Approval of Cottages of Daytona Preliminary Plat, DEV2020-033 \(Quasi-Judicial Hearing\)](#)**

A request by Michael Sznajstajler, Esquire, Cobb Cole, on behalf of Capstone Collegiate Communities LLC, and CRISP 39-3 LLC, for approval of the First Amendment to O’Connor Capital Planned District (PD) Agreement, to develop a rental community consisting of 282 dwelling units with associated site improvements on 29.7± acres of property generally located on the west side of North Williamson Boulevard and south of Strickland Range Road and approval of the Cottages of Daytona preliminary plat .

13. [Rezoning to Planned Development-General \(PD-G\) – The Blake, DEV2020-015 \(Quasi-Judicial Hearing\)](#)

A request by Michael Sznajstajler, Esquire, Cobb Cole, on behalf of North Williamson Square LLC, Concierge LPGA LLC, Concierge Property Owners' Association Inc., and The Blake at Daytona Beach LLC, to rezone 14.4± acres of land generally located in the northeast quadrant of the LPGA Boulevard and Williamson Boulevard intersection, to allow for development of the remaining vacant, undeveloped lots within the LPGA PCD "A" subdivision, to include an assisted living facility on Lot 4, potential commercial uses on Lot 1, and expansion of the existing stormwater pond on Lot 3.

14. **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