



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### September 24, 2020

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, September 24, 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><b>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020</b></p>		<p><b>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</b></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: August 27, 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. **[Land Development Code Text Amendment – Encourage Affordable Housing with the Planned Development Rezoning Process, DEV2020-107 \(Legislative Hearing\)](#)**

A request by the Development and Administrative Services Department, Planning Division, to amend Section 4.8, Planned Development Zoning Districts, and Section 11.5, Definitions, of the Land Development Code to encourage and define affordable housing and to add specific procedures and standards for the review and approval of Planned Development Districts.

6. **[Site Plan – The Blake, DEV2020-028 \(Quasi-Judicial Hearing\)](#)**

A request by Vincent Orlando, Duplantis Design Group, PC, on behalf of North Williamson Square, LLC, to approve a site plan for 6.3± acres of land generally located in the southeast quadrant of Williamson Boulevard and Sands Parc Boulevard intersection, to construct a 115,000 square-foot assisted living facility with associated site improvements.

7. **[Third Amendment to Sofran Eckerds Planned District \(PD\) Agreement - DEV2020-040 \(Quasi-Judicial Hearing\)](#)**

A request by Candi L. Gray, Emerald Coast Permitting, Inc., on behalf of Bharat Gupta, Amba Estates Daytona Beach, LLC, for approval of the Third Amendment to the Sofran Eckerds Planned District (PD) Agreement, to allow for a Dollar Tree retail store to occupy the vacant CVS Pharmacy building located at 1350 Beville Road.

8. **[Rezoning to Planned Development-General \(PD-G\) and Preliminary Plat – Reserve at Strickland, DEV2020-024 and DEV2020-083 \(Quasi-Judicial Hearing\)](#)**

A request by Mark A. Watts, Esquire, Cobb Cole, on behalf of CRISP39-6 LLC, and ADJ Strickland, LLC, to rezone 29.7± acres of property generally located at the southeast corner of Strickland Range Road and Clyde Morris Boulevard, from Volusia County Urban Single Family Residential (R-2), to Planned Development – General (PD-G), to allow for the development of a townhome subdivision and professional office/medical office complex, with associated site improvements. This request also includes the preliminary plat for the Reserve at Strickland townhome subdivision, to be developed with a maximum of 172 townhome lots.

9. **[Land Development Code Text Amendment – RV Allowable Location, DEV2020-092 \(Legislative Hearing\)](#)**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 5, Section 5.2.B.24 (Use Specific Standards) of the Land Development Code (LDC), to amend the location for Recreational Vehicle Parks (RV). The purpose of the text amendment request is to re-establish previous locations where RV Parks were allowed.

10. [Large Scale Comprehensive Plan Amendment \(LSCPA\) – Daytona Lakes RV Resort, DEV2019-138 \(Legislative Hearing\)](#)

A request by Glenn D. Storch, Esq., Storch Law Firm, on behalf of Blue Coral Properties, Inc., for approval of a Large Scale Comprehensive Plan Map Amendment (LSCPA) for 173.3± acres of land, amending the FLUM from Volusia County Low Impact Urban (LIU) & Public/Semi-Public (PSP) to City Mixed Use (MU) , and adding Neighborhood “V” Issue (r) policy (1) to limit the commercial square feet to 100,000 sf for 480 RV spaces and density to one (1) unit per acre. The property is generally located on the west side of the intersection of Interstate 4 and US 92 / International Speedway Boulevard.

11. [Rezoning to Planned Development-General \(PD-G\) – Daytona Lakes RV Resort, DEV2018-124 \(Quasi-Judicial Hearing\)](#)

A request by Glenn D. Storch, Esq., Storch Law Firm, on behalf of Blue Coral Properties, Inc., to rezone 173.3± acres of land, from Planned Development – General (PD-G) to Planned Development – General (PD-G), to allow for the development of an RV resort with a maximum of 480 RV spaces and associated site amenities and approximately 100,000 square-foot (sf) of stand-alone commercial uses. The property is generally located on the west side of the Interstate 4 (I-4) and US-92 / West International Speedway Boulevard intersection.

12. [Rezoning to Planned Development-General \(PD-RD\) – Daytona Center \(Nova & ISB\), DEV2019-105 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of, Daytona CenterLLC, to rezone 18.9± acres of land, located at 100 North Nova Road, from Redevelopment Midtown - Activity Center Mixed Use (RDM-3) to Planned Development – Redevelopment (PD-RD), to allow for additional uses to the existing retail center and other associated site improvements.

13. [Third Amendment to Minto Parcel B Planned District \(PD\) Agreement - DEV2019-021 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Sutton Land Trust No. 1, for approval of the Third Amendment to the Minto Tomoka – Parcel B Planned District (PD) Agreement to add additional commercial uses, revise minimum landscape buffers, and incorporate additional signage for the commercial area consisting of approximately 36.4± acres of property generally located in the northeast quadrant of LPGA Boulevard and Tymber Creek Boulevard.

14. [Large Scale Comprehensive Plan Amendment \(LSCPA\) – Project Epsilon, DEV2020-045 \(Legislative Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of CRISP39-6, LLC & CRISP39-7, LLC, property owner, for approval of a Large Scale Comprehensive Plan Amendment for 65.4± acres of land, generally located northeast of the intersection of Clyde Morris Boulevard and LPGA Boulevard, changing the Future Land Use Map designation for 59.2± acres of land from Level 1 Residential (L1R), Level 2 Residential (L2R) and Potentially Environmentally Sensitive (PES), to Mixed Use (MU) and Potentially Environmentally Sensitive (PES); and amending the Future Land Use Element, Neighborhood “K”, creating Issue (g), Policy (1) limiting the entire 65.4± acres to a maximum of 200,000 square feet of commercial development and 300 dwelling units.

15. [Rezoning to Planned Development-General \(PD-G\) – Project Epsilon, DEV2020-039 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of CRISP39-6, LLC & CRISP39-7, LLC, property owner, to rezone 65.4± acres of land, generally located northeast of the intersection of Clyde Morris Boulevard and LPGA Boulevard, from Volusia County (VC), to Planned Development – General (PD-G), to allow for a mixed use development.

16. [Large Scale Comprehensive Plan Amendment \(LSCPA\) – Project Kappa, DEV2020-046 \(Legislative Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of CRISP39-7, LLC, property owner, for approval of a Large Scale Comprehensive Plan Amendment, for 9.7± acres of land, generally located southeast of the intersection of Clyde Morris Boulevard and LPGA Boulevard, changing the Future Land Use Map designation from General Industrial (GI), to Mixed Use (MU); and amending the Future Land Use Element Neighborhood “K”, creating new issue (h) and policy (1) limiting commercial uses to a maximum 125,000 square feet, and 200 dwelling units.

17. [Rezoning to Planned Development-General \(PD-G\) – Project Kappa, DEV2020-038 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of CRISP39-7, LLC, property owner, to rezone 9.7± acres of land generally located southeast of the intersection of Clyde Morris Boulevard and LPGA Boulevard, from General Industrial (M-3) to Planned Development – General (PD-G), to allow for the development of a stormwater pond.

18. **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