



The CITY OF DAYTONA BEACH

Planning Board Agenda

October 22, 2020

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, October 22, 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: September 24, 2020](#)**
4. **Public Comments By The People Addressing The Planning Board**

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 in-person public comments at City Hall, for public meetings of the City Commission and the various City Boards.

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. 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 Federal Centers For Disease Control and Prevention. The Commission Chambers will be closed for in-person attendance by the public. The City Hall lobby will be equipped with an audio/video feed to the Commission Chambers and a lectern and microphone will be placed immediately inside the door for public comments. Forms will be provided for persons to fill out who wish to make public comments. Persons may approach the lectern 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 mandated to combat the spread of the COVID-19 disease.

New Items:

5. [Site Plan – Capstone Cottages at Daytona DEV2020-031 \(Quasi-Judicial Hearing\)](#)

A request by Parker Mynchenber P.E., Parker Mynchenberg & Associates, Inc., on behalf of CRISP39-3 LLC, to approval site plan for 29.7± acres of land, located at 1850 North Williamson Boulevard, to develop a 283 multifamily units, a 4,400± square-foot clubhouse and associated site improvements.

6. [Rezoning to Planned Development-General \(PD-G\) – Daytona Beach VA OPC PD, DEV2020-049](#)

A request by Rustom R. Khouri III, Carnegie Management and Development Corporation, and Abdul Alkadry, P.E., Harris Civil Engineers, LLC, on behalf of the School Board of Volusia County (property owner), to rezone 78.0± acres of land, generally located on the west side of Williamson Boulevard adjacent to and west of the Advanced Technology Center at the termination of Technology Boulevard, from Volusia County Urban Single-Family Residential (R-2) to Planned Development-General (PD-G), to allow for the development an 132,000+/- sf outpatient clinic for the Department of Veteran’s Affairs and associated site improvements.

7. [Rezoning to Multifamily Residential-12 \(MFR-12\) – Hand Avenue, DEV2020-078 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of CRISP39-6 LLC, to rezone 35.0± acres of land, generally located at the northeast quadrant of the intersection of Hand Avenue and Williamson Boulevard, from Volusia County Urban Single-Family Residential (R-4 & R-5), and Planned Development -General (PD-G), to Multifamily Residential-12 (MFR-12), to allow for a multifamily development.

8. [Large Scale Comprehensive Plan Amendment \(LSCPA\) – Project Sigma, DEV2020-067 \(Legislative Hearing\)](#)

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 118± acres of land, generally located on the west side of North Clyde Morris Boulevard and the northwest quadrant of the LPGA Boulevard and Clyde Morris Boulevard intersection, changing the Future Land Use Map designation for 95± acres of the 118± acre parcel from Level 1 Residential (L1R), Office Transition (OT) and Potentially Environmentally Sensitive (PES), to Mixed Use (MU) and Potentially Environmentally Sensitive (PES), amending the Future Land Use Element, Neighborhood “K”, creating Issue (i), Policy (1) limiting commercial development to 600,000 square feet, and residential density shall be limited to 700 dwelling units.

9. [Rezoning to Planned Development-General \(PD-G\) – Project Sigma PD, DEV2020-066 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of CRISP39-6 LLC & CRISP39-7 LLC, to rezone 118± acres of land, generally located on the west side of North Clyde Morris Boulevard and the northwest quadrant of the LPGA Boulevard and Clyde Morris Boulevard intersection, from “Volusia County” Urban Single-Family Residential (R-2) and “City” Residential/Professional (R/P) to Planned Development-General (PD-G), to allow for a mixed-use development, including a variety of residential, commercial, institutional, and light industrial uses, as well as compensatory storage as a principal use.

10. [Large Scale Comprehensive Plan Amendment \(LSCPA\) – Project Theta, DEV2020-065 \(Legislative Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of CRISP39-6 LLC., for approval of a Large Scale Comprehensive Plan Text Amendment, for 37.1± acres of land, generally located in the southeast quadrant of the Williamson Boulevard and Strickland Range Road intersection, changing the Future Land Use Map designation from Level 1 Residential (L1R), Office Transition (OT), and Potentially Environmentally Sensitive (PES), to Mixed Use (MU) and Potentially Environmentally Sensitive (PES), amending the Future Land Use Element, Neighborhood “K”, creating Issue (j), Policy (1) limiting commercial development to 400,000 square feet, and residential density shall be limited to 14 units per acre.

11. [Rezoning to Planned Development-General \(PD-G\) – Project Theta PD, DEV2020-064 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of CRISP39-6 LLC , to rezone 37.1± acres of land, generally located in the southeast quadrant of the Williamson Boulevard and Strickland Range Road intersection, from Volusia County Urban Single-Family Residential (R-2), to Planned Development –General, to allow for a mixed-use development, including a variety of residential, commercial and institutional uses, as well as compensatory storage as a principal use.

12. [Temporary Moratorium on Small Box Discount Stores DEV2020-119 \(Legislative Hearing\)](#)

A request by the Development and Administrative Services Department, Planning Division, to establish a temporary moratorium on the acceptance of applications and the issuance of development orders for the establishment of additional, or expansion of existing, small box discount stores within the City. The temporary moratorium will extend for a period of 180 days from the date of City Commission approval and shall be effective in the corporate and municipal boundaries of The City of Daytona Beach.

13. 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