



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### April 22, 2021

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, April 22, 2021  
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: March 25, 2021](#)**
- 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 real-time 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. 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. [\*\*Third Amendment to the First United Methodist Church Planned District \(PD\) Agreement – DEV2020-057 \(Quasi-Judicial Hearing\)\*\*](#)

A request by A. Joseph Posey, Esquire, Storch Law Firm, on behalf of the First United Methodist Church of Ormond Beach Inc (property owner), to amend the existing Planned District (PD) Agreement, totaling approximately 78.2± acres of land, to remove 42.2± acres of vacant, undeveloped land, for a remainder of 36± acres of land. The amendment also includes a request to extend the completion schedule for the development. The property is generally located in the northwest quadrant of the Williamson Boulevard and Strickland Range Road intersection.

6. [\*\*Hallmark Heritage Planned Development – General \(PD-G\) Rezoning – DEV2020-056 \(Quasi-Judicial Hearing\)\*\*](#)

A request by A. Joseph Posey, Esquire, Storch Law Firm, on behalf of First United Methodist Church of Ormond Beach Inc (property owner) to rezone 42.2± acres of the property subject to the First United Methodist Church PD to a new Planned Development, to allow for a mixed-use development to include a variety of residential, medical, and limited commercial uses. The property is generally located on the west side of Williamson Boulevard, north of Strickland Range Road, approximately 750 feet southeast of the intersection of Memorial Medical Parkway and Williamson Boulevard.

7. [\*\*Clyde Morris Landings – Preliminary Plat – DEV2020-124 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Northern Investment Partners LLC and Clyde Morris Commercial to approve a 37.9± acre Preliminary Plat to allow a mixed use development generally located on North Clyde Morris Boulevard approximately 2000 feet south of LPGA Boulevard.

8. [\*\*Hand Avenue – Large Scale Comprehensive Plan Map Amendment \(LSCPA\) – DEV2021-023 \(Legislative Hearing\)\*\*](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of CRISP39-6, LLC, property owner, for approval of a Large Scale Comprehensive Plan Amendment changing the Future Land Use Map designation for 4.9± acres from Volusia County Commercial (C) and 17.3± acres from Urban Medium Intensity (UMI) (22.2± total acres) to City Level 2 Residential (L2R). **(Request to continue to the 5/27/2021 Planning Board Meeting)**

9. [\*\*Masonova Commerce Park – Large Scale Comprehensive Plan Map Amendment \(LSCPA\) – DEV2021-012 \(Legislative Hearing\)\*\*](#)

A request by Harry Newkirk, of Newkirk Engineering Inc., on behalf of Masonova LLC and The City of Daytona Beach Planning Division, on behalf of the City of Daytona Beach, to approve a Large Scale Comprehensive Plan Map Amendment, changing the Future Land Use Map designation for 3.4± acres of land from Level 1 Residential (L1R) to Retail; 2.4± acres of land from Level 2 Residential (L2R) to Retail; 2.9 acres from Level 2 Residential (L2R) to Park/Recreation (P/R); and 5.9 Acres from Level 1 Residential (L1R) to Park/Recreation (P/R). Total acreage included in the LSCPA request is 14.6± acres of land.

**10. Masonova Commerce Park – Planned Development-General (PD-G) Rezoning and Preliminary Plat – DEV2018-055 & DEV2019-048 (Quasi Judicial Hearing)**

A request by Bradley D. Bauknecht, P.E., Newkirk Engineering Inc., on behalf of Masonova LLC and 1011 Mason LLC (property owner), for approval of the Amended and Restated Masonova Commerce Park Planned Development to redevelop the existing shopping center located at 1011 Mason Avenue to include additional building area and uses; façade, parking, and landscaping upgrade; and to incorporate the property located at 1021 Mason Avenue. This request also includes a Preliminary Plat for the Masonova Commerce Park Subdivision.

**11. Neighborhood F – Large Scale Comprehensive Plan Text Amendment (LSCPA) – DEV2021-033 (Legislative Hearing)**

A request by The Development and Administrative Services, Planning Division to approve a Large Scale Comprehensive Plan Amendment, amending the Future Land Use Element Neighborhood “F”, removing issue (b), Policy (1) prohibiting retail uses on properties adjacent to South Ridgewood Avenue in Neighborhood “F” Development Area.

**12. Land Development Code Text Amendment BOA Quorum – DEV2021-042 (Quasi-Judicial Hearing)**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 2, Section 2.5.I. of the Land Development Code (LDC), to amend the quorum and necessary vote requirements for the Board of Adjustments.

**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