



The CITY OF DAYTONA BEACH

Planning Board Agenda

July 22, 2021

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, **July 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>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 24, 2021**

New Items:

4. **Ocean Center – Public Use Permit – DEV2019-183 (Quasi-Judicial Hearing)**

A request by Clay Ervin, Growth & Resource Management Director, on behalf of the County of Volusia (property owner), to approve the Amended and Restated Ocean Center Public Use Permit (PUP), to consolidate the PUP and all Interlocal Agreements between The City of Daytona Beach and the County of Volusia, related to special events and outside activities at the Ocean Center, located at 101 N. Atlantic Avenue, and its associated parking areas.

5. **Daytona VA Outpatient Clinic – Site Plan, DEV2021-030 (Quasi-Judicial Hearing)**

A request by Abdul Alkadry, Harris Civil Engineers, LLC, on behalf of Daytona Beach VA Company LLC, to approve a site plan for 27.3± acres of land located in the southeast quadrant of Technology and Williamson Boulevard intersection, to develop a 131,020 square-foot outpatient clinic for the Department of Veteran Affairs (VA) with associated site improvements.

6. **ERAU Parking Garage – Site Plan, DEV2021-041 (Quasi-Judicial Hearing)**

A request by Parker Mynchenberg, Parker Mynchenberg & Associates, Inc., on behalf of Embry-Riddle Aeronautical University, to approve a site plan for 7.7± acres of land located 261 W Aerospace Boulevard, to develop a 239,172 square-foot (sf) parking garage with 618 total parking spaces, including a 4,274 sf security office and a 4,040 sf post office with associated site improvements.

7. **Legends Preserve (i.e. Silver Pine PD) Phase 1 & Phase 2, Preliminary Plats – DEV2021-015 & DEV2021-081 (Quasi-Judicial Hearing)**

A request by Parker Mynchenberg, Parker Mynchenberg & Associates, Inc, on behalf of LPGA Venture Holdings, LLC, to approve the Preliminary Plats for Phase 1 and Phase 2 of the Legends Preserve Subdivision, to allow for development of 264 single-family lots.

8. **Bellewood Commons Planned Development-General (PD-G) Rezoning, First Amendment - DEV2021-046 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of JB Daytona Beach, LLC, for approval of the First Amendment to the Bellewood Commons Planned District (PD) Agreement, located at 1260 Beville Road, to allow a “drug store or pharmacy, without drive-through service” as a permitted use.

9. **Large Scale Comprehensive Plan Amendment Text Amendment – Property Rights Element, DEV2021-075 (Legislative Hearing)**

A request by the Development and Administrative Services Department, Planning Division to approve a Large Scale Comprehensive Plan Text Amendment, creating the Property Rights Element, adding Goals, Objectives and Policies to ensure that private property rights are considered in local decision making in accordance with House Bill 59.

10. **Land Development Code Text Amendment – Accessory Dwelling Units (ADU), DEV2021-073 (Legislative Hearing)**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 5 (Use Standards), Table 5.3.B.4, Table 5.3.B.5, Table 5.3.B.6 and Section 5.3.C.32; Article 6 (Development Standards) Table 6.2.C.1. and; Article 11 (Definitions and Interpretations) Section 11.5 of the Land Development Code, to add Accessory Dwelling Units as a permitted accessory use, and to provide definitions, dimensional standards and developmental standards.

11. Land Development Code Text Amendment – Affordable Housing, DEV2021-080 (Legislative Hearing)

A request by the Development and Administrative Services Department, Planning Division, to amend Article 6.22 of the Land Development Code, to add regulations and standards for compliance with the State Housing Initiatives Partnership Program (SHIP).

12. Land Development Code Text Amendment – Temporary Outside Activities Main Street and MMB, DEV2021-068 (Legislative Hearing)

A request by the Development and Administrative Services Department, Planning Division, to amend Article 5, Section 5.4 of the Land Development Code (LDC), to add Temporary Outside Activities as a temporary use on properties located on Main Street and Dr. Mary McLeod Bethune Boulevard; and to add use specific standards for the temporary use.

13. Land Development Code Text Amendment – Outside Activities Associated with Bike Week & Biketoberfest Master Plan Activities, DEV2021-053 (Legislative Hearing)

A request by the Development and Administrative Services Department, Planning Division, to amend Article 5, Section 5.4.C.11 of the Land Development Code to modify the use standards for Temporary Outside Activities Associated with a Festival; and amending Article 10, Section 10.4.B to modify the criteria for remedies and penalties for properties that violate the regulations and conditions in Section 5.4.C.11.

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