



The CITY OF DAYTONA BEACH

Planning Board Agenda

August 26, 2021

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, **August 26, 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: July 22, 2021](#)**

New Items:

4. **[Peabody Historic Overlay \(HO\) Rezoning – DEV2021-093 \(Quasi-Judicial Hearing\)](#)**

A request by the Development and Administrative Services Department, Planning Division, to approve a Historic Overlay (HO) zoning district map amendment for the Peabody Auditorium located at 600 Auditorium Boulevard.

5. **Clyde Morris Vascular – Business Professional (BP) Rezoning – DEV2021-062 (Quasi-Judicial Hearing)**

A request by A. Joseph Posey, Esq., Storch Law Firm, on behalf of the property owners, TG-EG, LLC, to rezone 2.9± acres of land located on the northwest quadrant of the Clyde Morris Boulevard and Florida Street intersection, from Residential Professional (RP) to Business Professional (BP), to allow for a medical office complex.

6. **1113 West ISB – Small-Scale Comprehensive Plan Amendment DEV2021-057 (Legislative Hearing)**

A request by Joseph H. Hopkins, P.E., The Performance Group, Inc. on behalf of Beverly J. Smith, property owner, for approval of a Small-Scale Comprehensive Plan Amendment changing the Future Land Use Map designation for 1.3± acres of land from Office Transition (OT) to Low Intensity Commercial (LIC). The property is located at 1113 W. International Speedway Boulevard, on the south side of International Speedway Boulevard across from Daytona State College, immediately east of the Tarragona Shoppes and immediately west of the Tarragona Arch.

7. **1113 West ISB – Planned Development-General (PD-G) Rezoning DEV2021-056 (Quasi-Judicial Hearing)**

A request by Joseph H. Hopkins, P.E., The Performance Group, Inc., on behalf of Best Orthodontics PA (developer), to rezone 1.3± acres of land from Single-Family Residential-5 (SFR-5) to Planned Development-General (PD-G), to allow for the development of a 5300± square-foot (sf) building to include an orthodontist office and additional shell retail/restaurant space. The property is located at 1113 W. International Speedway Blvd., on the south side of International Speedway Blvd. across from Daytona State College, immediately east of the Tarragona Shoppes and immediately west of the Tarragona Tower.

8. **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 District (PD) Agreement, to redevelop the existing shopping center located at 1011 Mason Avenue to include additional building area and uses; façade, parking, and landscaping upgrades; and to incorporate the property located at 1021 Mason Avenue. This request also includes a Preliminary Plat for the Masonova Commerce Park Subdivision.

9. **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