



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### January 27, 2022

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, **January 27, 2022**  
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: December 16, 2021](#)**

*New Items:*

4. **[Publix Shoppes at Beville – Site Plan – DEV2020-114 \(Quasi-Judicial Hearing\)](#)**

A request by Randy Hudak, Zev Cohen and Associates, Inc., on behalf of J-3 Land Partners, LTD (property owner), to approve the demolition of an existing Publix and two neighboring units, to allow the construction of a new 47,240± sf Publix facility. The property is located 1500 Beville Road.

5. **Tymber Creek Multifamily - Site Plan DEV2021-036 (Quasi-Judicial Hearing)**

A request by Jose Martinez, Boos Development Group, on behalf of Cardinal Servicing Company, LLC (property owner), to approve a major site plan for the development of a 311-unit multifamily complex and all associated site improvements on 32.6± acres of land located within the proposed Tymber Creek Village mixed-use subdivision. The property is located in the northeast quadrant of the Tournament Drive and LPGA Boulevard intersection.

6. **2<sup>nd</sup> Amendment to Clyde Morris Industrial Planned Development – Planned Development-General (PD-G) Rezoning – DEV2021-124 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of The Reserve at Clyde Morris Landings, LLC, to approve the Second Amendment to the Clyde Morris Industrial Planned Development (PD) Agreement to clarify the required landscaping buffers between residential and institutional uses within and surrounding the property. The property is generally located at the southeast quadrant of the Clyde Morris Blvd. and LPGA Blvd intersection.

7. **Framework Downtown – Planned Development-Redevelopment (PD-RD) Rezoning – DEV2021-134 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Framework Group, LLC, to rezone a total of 3.5± acres of property from Redevelopment Downtown - Riverfront Mixed Use (RDD-4) to Planned Development-Redevelopment (PD-RD) to allow the construction of a multifamily residential complex. The subject property is located generally at the southwest corner of Beach Street and Michigan Avenue directly west of Riverfront Park and the Halifax River.

8. **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