



The CITY OF DAYTONA BEACH

Planning Board Agenda

April 28, 2022

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, **April 28, 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>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>
--	--	--	--

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 24, 2022**

New Items:

4. **Watermark Daytona - Site Plan DEV2021-111 (Quasi-Judicial Hearing)**

A request by Brent Lenzen, P.E., Kimley-Horn and Associates, on behalf of CRISP39-6 LLC (property owner), to approve a major site plan for the development of a 300-unit multifamily complex and all associated site improvements on 32.9± acres of land. The property is located in the southeast quadrant of Williamson Boulevard and Hand Avenue intersection.

5. [**INA Group – Planned Development-General \(PD-G\) Rezoning DEV2021-110 \(Quasi-Judicial Hearing\)**](#)

A request by Mark Watts, Esq., Cobb Cole, on behalf of INA Group LLC (property owner), to rezone 231.9± acres of land from Single-Family Residential 5 (SFR-5) to Planned Development-General (PD-G) to allow for a 352-unit single family residential subdivision. The property is generally located east of and adjacent to the City's Municipal Stadium and south of and adjacent to the City's Water and Wastewater Treatment Plant.

6. [**Tomoka Town Center – Large-Scale Comprehensive Plan Map Amendment \(LSCPA\) – DEV2021-065 \(Legislative Hearing\)**](#)

A request by Robert A. Merrell, Esq., Cobb Cole, on behalf of Jeff Preston, North American Development Group, for approval of a Large-Scale Comprehensive Plan Amendment (LSCPA) for 7.2± acres of land, amending Neighborhood "S" Issue (j) to permit an additional 166 residential units to the current 550 units, permitting a total of 716 units. The property is generally located southwest of the intersection of Cornerstone Blvd. and Williamson Blvd. The Property is currently undeveloped.

7. [**2nd Amendment to Tomoka Town Center – Planned Development-General \(PD-G\) Rezoning – DEV2021-066 \(Quasi-Judicial Hearing\)**](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Jeff Preston, Tomoka Town Center Phase 1 LLC, and Tomoka Town Center 3 LLC (property owners), to approve the Second Amendment to the Tomoka Town Center Planned District (PD) Agreement, to increase the maximum number of residential dwelling units permitted to be developed within specific areas of the property. The subject property consists of ~118± acres generally located east of I-95, west of Williamson Blvd., and south of LPGA Blvd.

8. [**1500 Tomoka Farms Road – Small-Scale Comprehensive Plan Map Amendment \(LSCPA\) – DEV2021-142 \(Legislative Hearing\)**](#)

A request by Steven R. Buswell, P.E., R.L.A., Parker Mynchenberg and Associates, Inc. on behalf of Zachary E. Stoumbos, Manager at THP, LLC, for approval of a Small-Scale Comprehensive Plan Amendment (SSCPA) changing the Future Land Use Map designation for 46.8± acres of land from Level 1 Residential and Potentially Environmentally Sensitive (PES) to Level 2 Residential and Potentially Environmentally Sensitive (PES). The property is located at 1500 Tomoka Farms Road, north of First Baptist Parkway and west of Tomoka Farms Road.

9. [**2nd Amendment to 1500 Tomoka Farms Road – Planned Development-General \(PD-G\) Rezoning – DEV2021-143 Quasi-Judicial Hearing\)**](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of THP LLC (property owner), to approve the Second Amendment to the 1500 Tomoka Farms Road PD (f/k/a Tomoka Independent Living PD) to increase the maximum permitted density and modify the approved lot development criteria for a multifamily complex. The subject property consists of ~46.81± acres located at 1500 Tomoka Farms Rd., at the northwest corner of First Baptist Parkway and Tomoka Farms Road (CR-415).

10. [530 N Charles Street – Small-Scale Comprehensive Plan Map Amendment \(SSCPA\) – DEV2021-145 \(Legislative Hearing\)](#)

A request by Patrick J. Worsham, Black Sands Development, property owner, for approval of a Small-Scale Comprehensive Plan Amendment (SSCPA). changing the Future Land Use Map designation for 0.7± acres of land from Office Transition (OT) to Local Service Industry (LSI). The property is located south of Hazel St. between N. Charles St. and Railway St. (530 N. Charles St.).

11. [530 N Charles Street – Rezoning from Residential/ Professional \(RP\) to Local Industry \(M-1\) – DEV2021-164 \(Quasi-Judicial Hearing\)](#)

A request by Patrick J. Worsham, Black Sands Development, property owner, to rezone approximately half of 0.7± acres of land, generally located at the southeast corner of the intersection of Hazel Street and N Charles Street, from Residential/ Professional (RP) to Local Industry (M-1). This is for there to be consistent zoning with the adjoining properties in order to develop a contractor’s storage yard.

12. [Add Medical/Dental Clinic/Office and Financial Institutions to OP Zoning – Land Development Code \(LDC\) Text Amendment DEV2022-075 \(Legislative Hearing\)](#)

A request by the Development and Administrative Services Department, Planning Division, to amend Article 5, Section 5.2 Principal Uses of the Land Development Code (LDC) adding Medical or Dental Clinic/Office and Bank or Financial Institution without Drive-Through Service to the Office Professional (OP) Zoning Designation.

13. [Tymber Creek Village – Preliminary Plat – DEV2020-102 \(Quasi-Judicial Hearing\)](#)

A request by the Development and Administrative Services Department, Planning Division on behalf of Jose Martinez, Boos Development Group, representing Cardinal Servicing Company, LLC (property owner), to correct the number of lots presented in the preliminary plat reviewed by the Planning Board in December 2021 for the development of the Tymber Creek Village mixed-use subdivision, to include one multifamily residential parcel and ten commercial outparcels on 61.4± acres of land, generally located in the northeast quadrant of the Tournament Drive and LPGA Boulevard intersection.

14. [Waive Impact Fees Affordable Housing – Land Development Code \(LDC\) Text Amendment DEV2022-071 \(Legislative Hearing\)](#)

A request by the Development and Administrative Services Department, Planning Division to amend Article 6 (Development Standards), Section 6.22 (Affordable Housing), to permit fee waivers (not including connection fees) with construction of a dwelling unit for development of an affordable housing unit.

15. **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