



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### May 26, 2022

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, May 26, 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>
--	--	--	--

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: April 28, 2022](#)**

*New Items:*

4. **[Pointe Grande Apartments – Minor Site Plan Modification – DEV2022-070 \(Quasi-Judicial Hearing\)](#)**

A request by Vincent Bricka, Hillpoint Construction LLC, on behalf of Pointe Grand Daytona LLC (property owner), to approve an increase in combined sign area from 32 sf to 64 sf for two (2) monument signs proposed for the Pointe Grand multifamily complex. The property consists of 21.8± acres located at 450 Jimmy Ann Drive. It is fully developed.

5. [\*\*1<sup>st</sup> Amendment to Williamson Crossing PD – Planned Development–General \(PD-G\) Rezoning – DEV2022-025 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Jessica L. Gow, Esq., Cobb Cole, on behalf of Shoppes at Williamson Crossing LLC to amend the Williamson Crossing PD to allow for a “veterinary hospital or clinic” as a permitted use, subject to conditions. The property consists of 21.7± acres located in the southeast quadrant of the Williamson Boulevard and LPGA Boulevard intersection. It is partially developed with a variety of commercial uses.

6. [\*\*1<sup>st</sup> Amendment to Integrated LPGA PD – Planned Development–General \(PD-G\) Rezoning – DEV2022-018 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Mark A. Watts, Esq., Cobb Cole, on behalf of SW-30 Investments, LLC and Lennar Homes, LLC (owners), to amend the Integrated LPGA PD to memorialize the traffic signal located at the intersection of West International Speedway Boulevard and Grande Champion Boulevard. The property consists of 392± acres generally located on the east side of LPGA Boulevard, south and east of the City’s Municipal Stadium, and north of West International Speedway Blvd. The first phase of the single family subdivision is currently under development.

7. [\*\*Project Oasis – Planned Development–General \(PD-G\) Rezoning – DEV2021-170 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Mark A. Watts, Esq., Cobb Cole, on behalf of Halifax Hospital Medical Center (property owner), to rezone 184.6± acres of land from Planned Development-General (PD-G) and General Industrial (M-3) to Planned Development-General (PD-G) to allow for a mixed use development, including residential, commercial, and light industrial uses. The property is bounded by LPGA Boulevard to the north, North Williamson Boulevard to the west, North Clyde Morris Boulevard to the east, and Mason Avenue to the south.

8. [\*\*Space Coast Credit Union – Large-Scale Comprehensive Plan Amendment \(LSCPA\) – DEV2021-154 \(Legislative Hearing\)\*\*](#)

A request by Mark A. Watts, Esq., Cobb Cole, on behalf of Daytona Beach Property Holdings Retail LLC, for approval of a Large-Scale Comprehensive Plan Amendment (LSCPA) for 4.1± acres of land, changing the Future Land Use (FLU) Map designation from Office Transition (OT) to Commercial Amusement (COMM-A), amending Neighborhood “P” Issue (j) to limit non-residential uses to 242,000 square feet. The property is generally located at the northwest intersection of Bill France Boulevard and Checkered Flag Boulevard.

9. [\*\*2<sup>nd</sup> Amendment to the 1<sup>st</sup> Amended and Restated Daytona Mixed Use PD – Planned Development-General \(PD-G\) Rezoning – DEV2021-155 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Mark A. Watts, Esq., Cobb Cole, on behalf of Daytona Beach Property Holdings Retail LLC, to rezone 4.1± acres of land from Office/Professional (OP) to Planned Development-General (PD-G), incorporating the property into the First Amended and Restated Daytona Mixed Use PD, allowing additional commercial uses, and revising development criteria. The property is located at 200 Bill France Blvd., at the northwest corner of Bill France Blvd. and Checkered Flag Blvd.

**10. Allow Staff Administrative Changes to Typos – Land Development Code (LDC) Text Amendment DEV2022-055 (Legislative Hearing)**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 1, General Provisions, of the Land Development Code (LDC), to add Section 1.10, Supplementation of Code, to allow the codifier to make non-substantive changes, including correcting manifest cross-referencing, grammatical, numbering, and spelling errors.

**11. 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