



The CITY OF DAYTONA BEACH

Planning Board Agenda

June 23, 2022

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, **June 23, 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>
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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: May 26, 2022](#)**

New Items:

4. **[Walkers Green Phase 1A – Preliminary Plat – DEV2021-136 \(Quasi-Judicial Hearing\)](#)**

A request by Randy Hudak, Zev Cohen and Associates, on behalf of Walkers Green Development, LLC (property owner), to approve a 36.7± acre Major Preliminary Plat to allow a 152 single-family townhome subdivision for phase 1A within the Walkers Green Development. The property is generally located in the northwest quadrant of the Williamson Boulevard and I-95 intersection.

5. **Walkers Green Phase 1B – Preliminary Plat – DEV2021-138 (Quasi-Judicial Hearing)**

A request by Randy Hudak, Zev Cohen and Associates, on behalf of Walkers Green Development, LLC (property owner), to approve a 77.7± acre Major Preliminary Plat to allow a 95-lot single-family subdivision for phase 1B within the Walkers Green Development. The property is generally located east of I-95 the northwest quadrant of the Williamson Boulevard and I-95 intersection.

6. **Karis – Large-Scale Comprehensive Plan Amendment (LSCPA) – DEV2022-027 (Legislative Hearing)**

A request by Jessica Gow, Esq., Cobb Cole, on behalf of Karis Acquisitions (Contract Purchaser) to rezone 67.5± acres of land from Volusia County (VC) A-2(2) (“Rural Agriculture”) to City Planned Development-General (PD-G) to allow for an industrial development primarily intended to accommodate warehouse storage and distribution uses, as well as limited office and transportation-related uses. The property is generally located west of Williamson Blvd., east of Interstate-95 (I-95) and approximately 0.3 miles south of the Williamson Blvd. and Bellevue Ave. intersection (1094 S. Williamson Blvd.).

7. **Karis – Planned Development–General (PD-G) Rezoning – DEV2022-028 (Quasi-Judicial Hearing)**

A request by Jessica Gow, Esq., Cobb Cole, on behalf of Karis Acquisitions (Contract Purchaser) to rezone 67.5± acres of land from Volusia County (VC) A-2(2) (Rural Agriculture) to Planned Development-General (PD-G) to allow for an industrial development including warehouse storage and distribution uses. The property is generally located west of Williamson Blvd., east of Interstate-95 (I-95) and approximately 0.3 miles south of the Williamson Blvd. and Bellevue Ave. intersection (1094 S. Williamson Blvd.).

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