



The CITY OF DAYTONA BEACH

Planning Board Agenda

August 25, 2022

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, August 25, 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: July 28, 2022](#)**

New Items:

4. **[RDM-1 Single-Family and Duplex Uses– Land Development Code \(LDC\) Text Amendment DEV2022-149 \(Legislative Hearing\)](#)**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 4, Zoning Districts, Section 4.7 Redevelopment Base Zoning Districts and Article 5 Use Standards, 5, Section 5.2, Principal Uses, of the Land Development Code (LDC), to add Duplex and Single-family detached dwellings as a principal use for properties within the Redevelopment Midtown-Midtown Center Zoning District (RDM-1) and to add Intensity and Dimensional Standards to govern the uses.

5. [**Ashley Furniture at Tomoka Town Center – Site Plan – DEV2022-041 \(Quasi-Judicial Hearing\)**](#)

A request by Josh Beyer, The Semler Company, on behalf of Ashley Global Retail, LLC (property owner), to approve a Major Site Plan for the development of a 61,057 squarefoot (sf) Ashley Furniture store on 5.8± acres of vacant, undeveloped land located on the east side of the Interstate-95 off Ramp, south of LPGA Boulevard, and southeast of Cornerstone Boulevard within the Tomoka Town Center development.

6. [**Clyde Morris Landing Apartments Phase V – Site Plan – DEV2022-085 \(Quasi-Judicial Hearing\)**](#)

A request by Jay P. Brock, Clyde Morris Phase V Partners, LTD. on behalf of Clyde Morris Commercial, LLC (property owner), to approve a Major Site Plan for the development of a 227-unit multi-family complex and all associated site improvements on 12.8± acres of vacant, undeveloped land generally located on the east side of North Clyde Morris Boulevard, ~2,000' south of the intersection of LPGA Boulevard and North Clyde Morris Boulevard.

7. [**Eagle View Apartments – Site Plan – DEV2022-019 \(Quasi-Judicial Hearing\)**](#)

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc. on behalf of Eagle View Apartments LLC (property owner) to approve a Major Site Plan for the construction of a 30-unit apartment building and associated site improvements on 1.51± acres of land generally located east of the intersection of Cambridge Avenue and Killian Street within the Bellewood Commons development.

8. [**Chick-Fil-A – Planned Development–General \(PD-G\) Rezoning – DEV2019-131 \(Quasi-Judicial Hearing\)**](#)

A request by Kendra Lewis, Interplan LLC, on behalf of Chick-Fil-A, Inc. (property owner), to rezone 1.2± acres of land from Tourist/Highway Interchange (T-5) to Planned Development-General (PD-G), to allow for the demolition of an existing 3,295± square-foot (sf) Chick-Fil-A restaurant with a single-lane drive-through and construction of a new 4,960± sf Chick-Fil-A restaurant with a multi-lane drive-through and associated site improvements. The property is located at 100 North Williamson Boulevard in the northwest corner of the West International Speedway Boulevard and North Williamson Boulevard intersection.

9. [**3rd Amendment to O'Connor Capital PD - Planned Development–General \(PD-G\) Rezoning – DEV2022-090 \(Quasi-Judicial Hearing\)**](#)

A request by Jessica Gow, Esq., Cobb Cole, on behalf of TLO 5 Strickland LLC (property owner), to amend the O'Connor Capital PD to modify Scenic Thoroughfare Overlay (STO) District landscape requirements along Williamson Boulevard. The property is generally located in the northeast quadrant of the LPGA Boulevard and I-95 Interstate Interchange.

10. [**Fencing Use Specific Standards – Land Development Code \(LDC\) Text Amendment DEV2022-074 \(Legislative Hearing\)**](#)

A request by the Development and Administrative Services Department, Planning Division, to amend Article 6, Sec. 6.8. and 6.14 Fences, Walls, and Hedges, of the Land Development Code (LDC), to modify and clarify development standards for repair, replacement and maintenance of fences and walls.

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