



The CITY OF DAYTONA BEACH

Planning Board Agenda

September 22, 2022

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, **September 22, 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: August 25, 2022](#)**

New Items:

4. **[Project Epsilon aka Waypoint Apartments – Site Plan – DEV2021-098 \(Quasi-Judicial Hearing\)](#)**

A request by Kristopher Rowley, P.E., Zev Cohen & Associates, Inc. on behalf of WP Daytona-LPGA FL Owner LLC (property owner), to approve a Major Site Plan for the development of a 300-unit multifamily complex and all associated site improvements on 14.5± acres of land located on the north side of LPGA Boulevard ~700' east of the intersection of Clyde Morris Boulevard and LPGA Boulevard .in the Project Epsilon Planned District (PD).

5. [Expanding Covered Area on Boat Docks & Slips – Land Development Code \(LDC\) Text Amendment DEV2022-175 \(Legislative Hearing\)](#)

A request by the Development and Administrative Services Department, Planning and Permit and Licensing Division, to amend Article 5, Accessory Uses and Structures, Section 5.3.C.7 Docking Facility Standards of the Land Development Code (LDC), to modify current development standards for boat slips to allow a roof over the boat slip platform area.

6. **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