



The CITY OF DAYTONA BEACH

Planning Board Agenda

October 27, 2022

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, **October 27, 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: September 22, 2022](#)**

New Items:

4. **[Latitude at Daytona Beach Phase 4B – Preliminary Plat – DEV2022-124 \(Quasi-Judicial Hearing\)](#)**

A request by John Townsend, P.E., Donald W. McIntosh Associates, Inc., on behalf of Minto Communities, LLC., to approve a 53.8± acre Major Subdivision Preliminary Plat for the Latitude at Daytona Beach Phase 4B Development, to allow for 18 single family paired villa lots and 112 clustered townhome lots, for a total of 130 additional age-restricted single-family residential units, generally located southwest of the intersection of Tymber Creek Road and Margaritaville Avenue.

5. **ERAU Cici & Hyatt Brown Center for Aerospace Technology – Site Plan – DEV2022-088 (Quasi-Judicial Hearing)**

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of Embry Riddle Aeronautical University, to develop a three-story, 63,302 square-foot (sf) administrative classroom building and a 20,000-sf one-story hangar. The property is located at 1511 Aviation Center Parkway in the southwest corner of South Clyde Morris Boulevard (SR-483) and Aviation Center Parkway.

6. **Single-Family Residential-5 (SFR-5) Minor Subdivision Development Standards - Land Development Code DEV2022-192 (Legislative Hearing)**

A request by Development and Administrative Services Department, Planning Division, to amend Article 3, Review Procedures, Section 3.4.K. and Article 4, Zoning Districts, Section 4.2.B of the Land Development Code, to modify the review procedures and Dimensional Standards for minor subdivisions in the Single-Family Residential-5 zoning district.

7. **Daytona Hyundai/Genesis – Planned Development–General (PD-G) Rezoning – DEV2022-059 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esq., Cobb Cole, on Ritchey Properties, LLC. (owners), to rezone 8.5± acres of land from Planned Development - General (PD-G) to Planned Development - General (PD-G), to allow Motor Vehicle Sales and Service Uses as permitted uses within the property, subject to compliance with the Use-Specific Standards set forth in Article 5, LDC and the provisions herein. The property is located at 650 North Nova Road.

***Applicant has requested to continue this item to the November 17, 2022, Planning Board meeting.**

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 – Growth Management and Planning Process Presentation
- f. Board Members Comments