



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### November 17, 2022

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, **November 17, 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>
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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: October 27, 2022](#)**

*New Items:*

4. **[Daytona MRH at Volusia Mall – Site Plan – DEV2022-140 \(Quasi-Judicial Hearing\)](#)**

A request by Mark Dowst, Mark Dowst & Associates, Inc., on behalf of MRH Daytona Beach LLC (property owner), to approve a Major Site Plan to develop a 350-unit multifamily dwelling and all associated site improvements on 10.17± acres of land located at 261 Bill France Boulevard.

5. **Wilder Street – Small Scale Comprehensive Plan Amendment – DEV2022-193 (Legislative Hearing)**

A request by the Growth Management & Planning Department for approval of a Small-Scale Comprehensive Plan Map Amendment changing the Future Land Use Map designation from Level 2 Residential (L2-R) to Retail for 1.36± acres of land and changing the Future Land Use Map designation from Office Transition (OT) to Retail for 1.01± acres of land located generally along and east of S Ridgewood Avenue north and south of Wilder Boulevard.

6. **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 behalf of Ritchey Properties LLC, to rezone 8.5± acres of land from Planned Development - General (PD-G) to Planned Development - General (PD-G), to allow for the development of a customer and inventory display parking lot to support the automobile dealership on-site and to the north of the subject property. The property is located at 650 North Nova Road at the southwest corner of Madison Ave/CR-4018 and North Nova Road/SR-1

7. **2<sup>nd</sup> Amendment to Memorial Health Systems Inc. PD – Planned Development-General (PD-G) Rezoning DEV2022-109 (Quasi-Judicial Hearing)**

A request by Howard Martin, SOS Sign & Lighting Services, to amend the Memorial Health Systems, Inc. PD, to allow for a modified sign plan, including the addition of an Electronic Message Center (EMC) sign and signage for a surgery center, and to provide language addressing the completion of an additional roadway connection to Strickland Range Road. The subject property is located at 301 Memorial Medical Parkway, on the west side of Williamson Blvd., east of I-95, north of Strickland Range Rd., and south of Hand Ave.

8. **3<sup>rd</sup> Amendment to HHMC PD – Planned Development-General (PD-G) Rezoning – DEV2022-121 (Quasi-Judicial Hearing)**

A request by the Darren Elkind, Esq., Paul Elkind Branz & Paul, on behalf of Halifax Hospital Medical Center (HHMC), to amend the HHMC PD, to reconfigure an existing parcel within the PD into separate lots, to allow the lot to be accessed via an existing private roadway/driveway. The property is located at 400 N. Clyde Morris Blvd., approximately 200' south of the intersection of Dunn Ave. & N. Clyde Morris Blvd.

9. **Add Event Centers – Land Development Code (LDC) Text Amendment DEV2022-097 (Legislative Hearing)**

A request by the Growth Management & Planning Department, to amend Article 5 (Use Standards), Sections 5.2. and 5.3 of the Land Development Code (LDC) to add Event Center as a principal, special, or accessory use in various zoning districts and adding use specific standards to govern the new use; amending Article 11 (Definitions), Section 11.5 to add a definition for Event Center.

10. **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 – Approval of 2023 Planning Board Calendar**
- f. Board Members Comments**