



The CITY OF DAYTONA BEACH

Planning Board Agenda

December 15, 2022

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, December 15, 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 1-800-955-8771.

1. **Call to Order**
2. **Roll Call**
3. **[Approval of the Minutes: November 17, 2022](#)**

New Items:

4. **[Tomoka Village South – Major Subdivision Preliminary Plat – DEV2022-038 \(Quasi-Judicial Hearing\)](#)**

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of TLO 1 TV South, LLC (property owner), to approve a preliminary plat for the development of the Tomoka Village South mixed-use subdivision, to include two multifamily residential parcels, six commercial outparcels, and one parcel for drainage, utilities, and conservation on a total 118± acres of land. The property is generally located in the northwest quadrant of the LPGA Boulevard and Clyde Morris Boulevard intersection.

5. [**Village Plaza – Major Subdivision Preliminary Plat – DEV2022-117 \(Quasi-Judicial Hearing\)**](#)

A request by Bryan Cohen, Cohen Square LLC, to approve a preliminary plat for the Village Plaza, to separate the parcel, into three separate parcels, to allow retail use on 11.8± acres of land. The property is generally located 1104 -1128 Beville Road.

6. [**326 S. Grandview – Small-Scale Comprehensive Plan Amendment \(SSCPA\) – DEV2022-221 \(Legislative Hearing\)**](#)

A request by the Development & Administrative Services Planning Division staff 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 (R) for 326 S. Grandview Ave. (PID# **530902010143**) 0.69± acres and a portion of 400 E. International Speedway Blvd. (PID# **530902010240**) 0.35± acres totaling 1.04± acres of land. Located generally SW of E. International Speedway Blvd. and S. Grandview Avenue

7. [**Daytona Lakes RV Resort – Large-Scale Comprehensive Plan Amendment \(LSCPA\) – DEV2021-130 \(Legislative Hearing\)**](#)

A request by Glenn Storch, Esq. Storch Law Firm, on behalf of Blue Coral Properties, Inc. (owner), for approval of a Large-Scale Comprehensive Plan Amendment (LSCPA) changing the Future Land Use Map designation for 179.8± acres of land from Volusia County Low Impact Urban (LIU) & Urban Low Intensity (ULI) to City Mixed Use (MU). The property is generally located on the west side of the access ramp for Interstate 4 at US 92 / International Speedway Boulevard.

8. [**1st Amended and Restated Daytona Lakes RV Resort – Planned Development Agreement Rezoning DEV2021-127 \(Quasi-Judicial Hearing\)**](#)

A request by Corey D. Brown, Esq., Storch Law Firm, on behalf of Blue Coral Properties Inc. (property owner), to amend the Daytona Lakes RV Resort PD to add and rezone 179.7± acres of property from Volusia County (VC) A-2(1)A (Rural Agriculture/Activity Center) to City Planned Development-General (PD-G), for a total of 353± acres within the development, increase the number of RV sites from 480 to 1,200, and modify the phasing plan for the development. The property is generally located in the southwest quadrant of the I-4 and US-92 / West International Speedway Boulevard intersection, in between US-92 and I-4.

9. [**DME – Small-Scale Comprehensive Plan Amendment \(SSCPA\) – DEV2022-036 \(Legislative Hearing\)**](#)

A request by Joseph H. Hopkins, The Performance Group, Inc, on behalf of DME Holdings, LLC (owner), for approval of a Small-Scale Comprehensive Plan Amendment (SSCPA) changing the Future Land Use Map designation for 3.8± acres of land from Volusia County Activity Center - Industrial to City of Daytona Mixed Use (MU). The property is located at 2509 Bellevue Avenue on the south side of Bellevue Avenue, between Williamson Boulevard and Clyde Morris Boulevard.

10. **[2nd Amendment to DME PD – Planned Development-General \(PD-G\) Rezoning DEV2022-037 \(Quasi-Judicial Hearing\)](#)**

A request by Joseph Hopkins, P.E., The Performance Group, on behalf of Michael Panaggio, DME Holdings LLC and Direct Mail Express Inc. (property owners), to amend the DME PD to add 3.8± acres to the satellite tract, for a total of 17.48± acres within the development, increase the total number of student housing units from 164 units to 324 units, and allow for the development of additional academic and sports training facilities. The property is located at 2509 Bellevue Ave., south of the Daytona Beach International Airport and west of and adjacent to the existing DME satellite tract.

11. **[Waypointe – Small-Scale Comprehensive Plan Amendment \(SSCPA\) – DEV2022-115 \(Legislative Hearing\)](#)**

A request by A. Joseph Posey, Storch Law Firm, on behalf of Thomas Kirton and Katherine Wingard, Co-Trustees of the Dorothy C. Kirton Living Trust of November 17, 2004, for approval of a Small-Scale Comprehensive Plan Map Amendment changing the Future Land Use Map designation for 44.9± acres of land from Volusia County Low Impact Urban (LIU) and Volusia County Environmental Systems Corridor (ESC) to City of Daytona Beach Mixed Uses (MU). The Property is generally located on the southwest corner of the intersection of Interstate 95 (I-95) and Interstate 4 (I-4) and east of Tomoka Farms Road (CR 415).

12. **[Waypointe –Planned Development-General \(PD-G\) Rezoning – DEV2022-024 \(Quasi-Judicial Hearing\)](#)**

A request by A. Joseph Posey, Storch Law Firm, on behalf of Thomas Kirton and Katherine Wingard, Co-Trustees of the Dorothy C. Kirton Living Trust of November 17, 2004, to rezone 426.7± acres of land from Volusia County (VC) Rural Agriculture (A-2(2)A) to City Planned Development-General (PD-G), to allow for a mixed-use development to include 1,660 residential units, including multifamily, single family detached, and single family attached products, and 340,000 sf of non-residential uses, including commercial, institutional, and light industrial uses. The property is generally located east of Tomoka Farms Road (CR-415) in the southwest quadrant of the Interstate-4 (I-4) and Interstate-95 (I-95) interstate interchange.

13. **[Definition of Family – Land Development Code \(LDC\) Text Amendment DEV2022-190 \(Legislative Hearing\)](#)**

A request by the Growth Management and Planning Department, to amend Article 5, Section 5.3 and 5.5 to modify the use standards for family occupancy; and Article 11, Section 11.5 of the Land Development Code (LDC) modifying the definition for “Family.”

14. **[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 – Ethics Training – Election of Board Officers 2023 – End of Terms
- f. Board Members Comments