



The CITY OF DAYTONA BEACH

Planning Board Agenda

January 26, 2023

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, **January 26, 2023**
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: December 15, 2022](#)**

New Items:

4. **[Discovery Place – Major Site Plan – DEV2022-125 \(Quasi-Judicial Hearing\)](#)**

A request by Nick Miller, Kimley Horn & Associates, Inc., on behalf of Henning Holdings LLC (property owner), to approve a Major Site Plan to develop a 198-unit senior living facility, and associated site improvements on 11.2± acres of land located at 1101 Halifax Medical Center Drive.

5. **Waypointe –Planned Development-General (PD-G) Rezoning – DEV2022-024 (Quasi-Judicial Hearing)**

The Planning Board heard the below rezoning request at its December 15, 2022, meeting. The applicant has since requested to add nursing home and assisted living related uses to the proposed PD-G agreement. The request for the additional uses must be heard by the Planning Board prior to the PD rezoning application going forward to the City Commission for action.

Below is the original request heard by the Planning Board at their 12/15/2022 meeting. The item was recommended for approval by the Planning Board 6-0:

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 365± acres of land from Volusia County Low Impact Urban (A-2) a to City of Daytona Beach Planned Development-General (PD-G), to allow for a mixed-use development to include 1,660 residential units and 340,000 sf of commercial uses. 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).

6. **2nd Amendment to the Daytona Promenade PD –Planned Development-General (PD-G) Rezoning – DEV2022-188 (Quasi-Judicial Hearing)**

A request by Jessica Gow, Esq., Cobb Cole, on behalf of Daytona Commons LLC, to amend the Daytona Promenade PD, to allow for a blood and tissue collection center as a permitted use and extend the rights under the existing PD agreement to allow for future development/redevelopment of the vacant outparcels within the Daytona Promenade subdivision. The property is located at 1415 S. Nova Rd. in the northeast corner of Beville Rd. and Nova Rd.

7. **1st Amended and Restated P & S Paving –Planned Development-General (PD-G) Rezoning – DEV2022-163 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of P & S Paving, Inc. and P&S Paving-Concrete Division LLC, to amend and restate the P & S Paving Planned District (PD) Agreement to add and rezone 6.16± acres of property located at 3702 Olson Dr. from Planned Development-General (PD-G) to PD-G to allow for the development of a cement concrete batching plant to support P&S Paving's existing operations.

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
- f. Board Members Comments