



The CITY OF DAYTONA BEACH

Planning Board Agenda

February 23, 2023

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, February 23, 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.

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|  | <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: January 26, 2023](#)**

New Items:

4. **[Integrated LPGA Phase B – Major Subdivision Preliminary Plat – DEV2021-126 \(Quasi-Judicial Hearing\)](#)**

A request by Michelle Widick, P.E., Zev Cohen & Associates, Inc., on behalf of American SW 30 Investments, LLC, to approve a 130.3± acre Major Subdivision Preliminary Plat for the LPGA Integrated Phase B Development, to allow for 276 lot subdivision, generally located east of LPGA Boulevard, and north of West International Speedway Boulevard.

5. **Halifax Hospital Medical Center (HHMC) Phase 2– Major Subdivision Preliminary Plat – DEV2023-002(Quasi-Judicial Hearing)**

A request by Darren Elkind, Esquire, with Paul Elkind Branz Paul Attorneys at Law, on behalf of Halifax Hospital Medical Center, to approve a 6.8± acre Preliminary Plat for the HHMC Phase 2 Development, to allow for 2 lot subdivision, located 400 N Clyde Morris Boulevard.

6. **Hyundai/Genesis – Site Plan – DEV2022-105 (Quasi-Judicial Hearing)**

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of Jon Hall Chevrolet (property owner), to approve a Major Site Plan to demolish the existing 10,575 building, to construct a two-story 36,525 square-foot dealership, a 1,401 s.f. car wash, with associated site improvements, generally located at 700 North Nova Road.

7. **Tomoka Town Center – Large-Scale Comprehensive Plan Text Amendment (LSCPA) – DEV2022-136 (Legislative Hearing)**

A request by Robert A. Merrell, Esq., Cobb Cole, on behalf of Tomoka Town Center 3, LLC, for approval of a Large-Scale Comprehensive Plan Text Amendment (LSCPA) for 69.6± acres of land, amending Neighborhood “S” policy, to allow an additional 175,000 square feet of nonresidential development within Parcel 2, with an equivalent reduction in Parcel 3. The property is generally located southwest of the intersection of Cornerstone Blvd. and Williamson Blvd. The Property is currently undeveloped.

8. **3rd Amendment to Tomoka Town Center –Planned Development-General (PD-G) Rezoning – DEV2022-135 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Tomoka Town Center 3, LLC, to amend the Tomoka Town Center PD to increase the maximum nonresidential square footage permitted for “Parcel A” from 225,000 square feet (sf) to 450,000 sf . The property is generally located east of I-95, south of LPGA Blvd., and west of Williamson Blvd.

9. **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