



The CITY OF DAYTONA BEACH

Planning Board Agenda

March 23, 2023

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, March 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.

	<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>
--	--	--	--

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: February 23, 2023**

New Items:

4. **[Costco – Site Plan – DEV2022-122 \(Quasi-Judicial Hearing\)](#)**

A request by Russell McFall, Colliers Engineering & Design., on behalf of Daytona Beach Property Holdings Retail LLC (property owner), to approve a Major Site Plan to allow for the construction of a 161,774± square-foot (sf) Costco wholesale facility and twenty-four (24) pump fueling facility on 17.17± acres of land located at 1894 W. International Speedway Blvd., within the One Daytona mixed-use development.

5. [**Sporty's Car Wash – Planned Development-General \(PD-G\) Rezoning – DEV2021-084 \(Quasi-Judicial Hearing\)**](#)

A request by Corey Brown, Esq., Storch Law Firm, on behalf of Daytona 1500 LLC (property owner) to rezone 2.11± acres of land from Tourist/Office/Restaurant (T-2) and Planned Development-General (PD-G) to PD-G, to allow for the development of a 7,100± square-foot (sf) automated car wash and enclosed vacuum court. The property is located at 1500 W. International Speedway Blvd., at the northwest corner of W. International Speedway Blvd. (US-92) and Hagen Terrace.

6. [**Fairlawn – Large-Scale Comprehensive Plan Amendment \(LSCPA\) – DEV2020-043 \(Legislative Hearing\)**](#)

A request by Robert Merrell, Esquire, Cobb Cole, on behalf of Fairlawn Development, LLC and Plain Sight Management, LLC, property owners, for approval of a Large-Scale Comprehensive Plan Amendment changing the Future Land Use Map and amending the Future Land Use Element Neighborhood “K”, creating new issue (h) for 198.0± acres of land. The property is generally located northeast of the intersection of Clyde Morris Blvd. and Strickland Range Road.

7. [**Fairlawn – Planned Development-General \(PD-G\) Rezoning – DEV2020-044 \(Quasi-Judicial Hearing\)**](#)

A request by Robert Merrell, Esquire, Cobb Cole, on behalf of Fairlawn Development, LLC and Plain Sight Management, LLC, property owners, to rezone 198.0± acres of land from Volusia County (VC) a to City of Daytona Beach Planned Development-General (PD-G), to allow for a mixed-use development. The property is generally located northeast of the intersection of Clyde Morris Blvd. and Strickland Range Road.

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