



The CITY OF DAYTONA BEACH

Planning Board Agenda

April 27, 2023

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City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, April 27, 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: [February 23, 2023](#) and [March 23, 2023](#)**

New Items:

4. **[INA Group – Major Subdivision Preliminary Plat – DEV2022-198 \(Quasi-Judicial Hearing\)](#)**

A request by Michelle Widick, P.E., Zev Cohen & Associates, Inc., on behalf of INA Group, LLC, to approve a 225.2± acre Major Subdivision Preliminary Plat for the INA Group-LPGA, to allow for a 348-lot single-family residential subdivision. The property is generally located east of and adjacent to the City's Municipal Stadium and south of and adjacent to the City's Water and Wastewater Treatment Plant.

5. **1st Amendment to the Buc-ee's PD – PD-G Rezoning – DEV2022-048 (Quasi-Judicial Hearing)**

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of Buc-ee's Florida LLC, Buc-ee's LTD, and 95-LPGA Property Owners' Association Inc. (property owners), to amend the Buc-ee's Planned District (PD) Agreement to allow for the development of a monument sign with electronic message center (EMC) gas pricers at 2330 Gateway North Dr. (Buc-ee's gas station). The proposed sign also includes off-site advertising for the proposed Buc-ee's car wash at 1610 Technology Blvd. The PD property is generally located in the northwest quadrant of LPGA Blvd. and Technology Blvd.

6. **1st Amendment to the Sunglow Mini Storage PD & Preliminary Plat – PD-G Rezoning – DEV2022-132 & DEV2022-226 (Quasi-Judicial Hearing)**

A request by Phillip Hollis, Flagship Companies Group LLC, on behalf of Sun Glow Construction Inc. (property owner) to amend the Sunglow Mini-Storage Complex Planned District (PD) Agreement to replace the approved development plan for a self-storage/mini-storage complex, office uses, and covered RV parking, and incorporate a two-lot preliminary plat for the subdivision. The property is located 500' north of the intersection of LPGA Blvd. and Jimmy Ann Dr./Wesley St.

7. **3rd Amendment to Clyde Morris Boulevard Industrial – DEV2023-013 (Quasi-Judicial Hearing)**

A request by Robert Merrell, Esq., Cobb Cole, on behalf of Clyde Morris Landings Partners LTD, to amend the Clyde Morris Boulevard Industrial Planned District Agreement, to modify allowable multifamily signage. The property is located 1381 N Clyde Morris Boulevard.

8. **Electronic Message Center (EMC) Signs – Land Development Code (LDC) Text Amendment DEV2023-049 (Legislative Hearing)**

A request by the Growth Management and Planning Department, to amend Article 6, Section 6.10.J, Sign Types and General Standards, of the Land Development Code (LDC), to modify current development standards for EMC Signs.

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