



The CITY OF DAYTONA BEACH

Planning Board Agenda

June 1, 2023

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, **June 1, 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: April 27, 2023](#)**

New Items:

4. **[Silver Beach Planned Development-Redevelopment \(PD-RD\) – Rezoning – DEV2022-155 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Daytona Atlantic Development LLC (property owner), to rezone 2.66± acres of land from Tourist Accommodations (T-1) to Planned Development-Redevelopment (PD-RD) to allow for a 27-story condo-hotel with the potential for a restaurant and/or bar/lounge use (open to the public). The property is generally located in the southeast corner of Silver Beach Avenue (CR-4050) and South Atlantic Avenue (SR-A1A), at 1201 S. Atlantic Ave.

5. [**Hallmark Heritage – Major Subdivision Preliminary Plat – DEV2022-106 \(Quasi-Judicial Hearing\)**](#)

A request by Michelle Widick, Zev Cohen & Associates, Inc., on behalf of Evergreen on Williamson, LLC, and North Williamson Partners, LLC (property owner), to approve a preliminary plat for one multifamily parcel, two outparcels and stormwater tracts on 52.7± acres of land. The property is generally located east of Advent Health, west of Williamson Boulevard and north of Strickland Range Road.

6. [**Project Oasis Phase 1 – Major Subdivision Preliminary Plat – DEV2022-195 \(Quasi-Judicial Hearing\)**](#)

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of Halifax Hospital Medical Center (property owner), to approve a 184.6± acre Major Subdivision Preliminary Plat for the Project Oasis Development, to allow for a 4-Lot subdivision with a public right-of-way extension, and associated site improvements. The property is generally located between Clyde Morris Boulevard, Williamson Boulevard, south of LPGA Boulevard.

7. [**Sungate Logistics Park Phase 1 & 2 – Major Subdivision Preliminary Plat – DEV2022-145 \(Quasi-Judicial Hearing\)**](#)

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of TLO 12, LLC (property owner), to approve an 869.4± acre Major Subdivision Preliminary Plat for the Sungate Logistic Park Development, to allow for 13 lots, phase 1 includes 8 Lots and phase 2 includes 5 lots. The property is generally located north of West International Speedway Boulevard and east of Indian Lake Road.

8. [**JLM Cottages at Strickland – Site Plan – DEV2022-148 \(Quasi-Judicial Hearing\)**](#)

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of JLM Living Daytona, LLC (property owner), to approve a Major Site Plan to develop a 367,647 square-foot mixed-use development, with 266 attached and detached units, and associated site improvements on 37.1± acres of land located on the southeast quadrant of Williamson Boulevard and Strickland Range Road.

9. [**Tomoka Village South Lot 1 – Site Plan – DEV2022-039 \(Quasi-Judicial Hearing\)**](#)

A request by Steve Buswell, P.E., Parker Mynchenberg & Associates, Inc., on behalf of CRE-GS Tomoka Village South JV LLC (property owner), to approve a Major Site Plan for the construction of a 360-unit multifamily complex and all associated site improvements, on 28.95± acres of property. The property is generally located in the northwest quadrant of the Clyde Morris Blvd. and LPGA Blvd. intersection.

10. [**Tomoka Village South Lot 2 – Site Plan – DEV2022-040 \(Quasi-Judicial Hearing\)**](#)

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of CRE-GS Tomoka Village South JV LLC (property owner), to approve a Major Site Plan to construct a 330-unit multifamily complex and all associated site improvements on 23.2± acres. The property is generally located in the northwest quadrant of the Clyde Morris Blvd. and LPGA Blvd. intersection.

11. [**Hillpointe – Small-Scale Comprehensive Plan Amendment \(SSCPA\) – DEV2022-167 \(Legislative Hearing\)**](#)

A request by Jessica Gow, Cobb Cole Law Firm on behalf of Nick Everly, Senior Director of Land Planning & Entitlements at Hillpointe, LLC property owner, for approval of a Small-Scale Comprehensive Plan Amendment (SSCPA) changing the Future Land Use Map designation from Level 1 Residential 8.1± acres and Retail 12.7± acres to Level 2 Residential for a total of 20.8± acres. The property is generally located SW of the intersection of Nova Road and Big Tree Road.

12. [**Hillpointe – Big Tree Road Apartments PD – Planned Development-General \(PD-G\) Rezoning – DEV2022-168 \(Quasi-Judicial Hearing\)**](#)

A request by Jessica Gow, Esq., Cobb Cole, on behalf of Nick Everly, Hillpointe LLC, to rezone 20.8± acres of land from Business Retail (BR-2) and Multifamily Residential-12 (MFR-12) to Planned Development-General (PD-G), to allow for a 276-unit multifamily complex. The property is located on the north and south sides of Big Tree Rd. (CR-4072), at the southwest intersection of Big Tree Rd. and Nova Rd. (SR-5A) and the northwest intersection of Big Tree Rd. and Old Big Tree Rd.

13. [**Volusia Square – Planned Development-General \(PD-G\) Rezoning – DEV2022-053 \(Quasi-Judicial Hearing\)**](#)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Volusia Retail (S-AIK) LLC, to rezone 22.4± acres of land from Business Retail-2 (BR-2) to Planned Development-General (PD-G) to allow additional uses, upgrade landscaping, subdivide the property, and incorporate a uniform sign plan to support redevelopment of the Volusia Square shopping center. The property is located on the south side of W. International Speedway Blvd., on a portion of the block bounded by Thames Rd. (to the southwest) and S. Williamson Blvd./CR-4009 (to the northeast).

14. [**Williamson Hand Multifamily – Planned Development-General \(PD-G\) Rezoning – DEV2022-200 \(Quasi-Judicial Hearing\)**](#)

A request by Jessica Gow, Cobb Cole Law Firm, on behalf of TLO 6 Hand ALF, LLC/E., to rezone 34.9± acres of land from Multifamily Residential-12 (MFR-12), to Planned Development-General (PD-G), to allow for a 325-unit multifamily residential development with associated parking, landscaping, and infrastructure. The property is generally located in the northeast corner of the Williamson Boulevard and Hand Avenue intersection.

15. [**Special Events – Land Development Code \(LDC\) Text Amendment DEV2022-144 \(Legislative Hearing\)**](#)

A request by the Growth Management and Planning Department, to amend Article 5, Section 5.4.C, Temporary Use and Structures, of the Land Development Code (LDC), to modify current development standards for special events and Article 11, Section 11.5 to modify the definition for special events and add additional definitions.

16. [**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