



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### June 22, 2023

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, **June 22, 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><b>For special accommodation, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020</b></p>		<p><b>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</b></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: June 1, 2023**

Approval of the June 1, 2023 Planning Board Meeting minutes, will be on the agenda for approval at the July 27, 2023 Planning Board Meeting.

***New Items:***

4. **[Oasis Multifamily – Site Plan – DEV2022-197 \(Quasi-Judicial Hearing\)](#)**

A request by Steve Buswell, P.E., Parker Mynchenberg & Associates, Inc., on behalf of Jeff Feasel, President/CEO Halifax Hospital Medical Center (property owner), to approve a Major Site Plan for the construction of a 402-unit multifamily complex and all associated site improvements, on 23.7± acres of property. The property is generally located in the southwest quadrant of the Clyde Morris Blvd. and LPGA Blvd. intersection.

5. **[Level II Night Club – Special Use – DEV2022-225 \(Quasi-Judicial Hearing\)](#)**  
A request by Kayla Hathaway, Esq., of Coronado Law Group, on behalf of 546 Seabreeze Blvd, LLC, (property owner), for approval of a special use permit to allow for the operation of a nightclub. The property is located at 546 Seabreeze Boulevard.
6. **[Fairview Ridgewood – Small-Scale Comprehensive Plan Amendment \(SSCPA\) – DEV2022-194 \(Legislative Hearing\)](#)**  
A request by the Growth Management & Planning, for approval of a Small-Scale Comprehensive Plan Map Amendment changing the Future Land Use Map designation from Level 2 Residential (L2-R) to Office Transition eighteen (21) properties totaling 2.9± acres of land. The property is generally located along both north and south of Fairview Avenue, between Cottrel Avenue and Michigan Avenue.
7. **[Fairview Ridgewood RP – Rezoning – DEV2022-232 \(Quasi-Judicial Hearing\)](#)**  
A request by the Growth Management & Planning, to rezone approximately three (3) properties total 0.4± acres of land, from Business Professional (BP) to Residential Professional (RP). This is for consistent zoning with the adjoining properties and to be compatible with the proposed Future Land Use designation of Office Transition. The property is generally located along both north and south of Fairview Avenue, between Cottrel Avenue and Michigan Avenue.
8. **[NASCAR Lot 7 – Planned Development-General \(PD-G\) Rezoning – DEV2022-139 \(Quasi-Judicial Hearing\)](#)**  
A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Event Equipment Leasing Inc. and Southeastern Hay & Nursery Inc. (property owners), to rezone 191.41± acres of land from the General Industrial (M-3) and Industrial Park (M-4) zoning designations to Planned Development-General (PD-G) to allow for the development of an outdoor activity field and additional educational, office, industrial, recreational, and retail uses. The subject property is located on the east side of Clyde Morris Boulevard in between LPGA Boulevard (to the north) and Clyde Morris Boulevard (to the south) and is bisected by a 256' FPL easement.
9. **[Parkview Church – Planned Development-General \(PD-G\) Rezoning – DEV2022-187 \(Quasi-Judicial Hearing\)](#)**  
A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Parkview Church LPGA, Inc., to rezone 6.90± acres of land from Planned Development-General (PD-G) to PD-G to allow for the development of a place of worship with accessory recreation uses and special events. The property is located at the northwest corner of International Tennis Drive and LPGA Boulevard.
10. **[Daytona Hyundai – Planned Development-General \(PD-G\) Rezoning – DEV2022-236 \(Quasi-Judicial Hearing\)](#)**  
A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Jon Hall Chevrolet Inc., to rezone 4.4± acres of land from Planned Development-General (PD-G), Business

Automotive (BA), and Multifamily Residential-20 (MFR-20) to Planned Development-General (PD-G) to allow for an accessory car wash, and incorporate vehicle display pads and a sign plan for the development. The property is located at the northwest corner of Madison Avenue and Nova Road, at 700 N. Nova Rd.

**11. 1<sup>st</sup> Amendment – Walmart Sam’s Club PD – Planned Development-General (PD-G) Rezoning – DEV2023-044 (Quasi-Judicial Hearing)**

A request by A. Joey Posey, of Storch Law Firm, on behalf of Seminole Land Holdings Inc. and Equity Trust Company Custodian FBO 2002090121 IRA (property owner), to amend the Walmart Sam’s Club Planned District (PD) Agreement to add telephone call center as a permitted use. The property is located at 1175 Beville Road.

**12. 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