



The CITY OF DAYTONA BEACH

Planning Board Agenda

July 27, 2023

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, July 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: [June 1, 2023](#) & [June 22, 2023](#)**

Continued Item:

4. **[CONTINUED FROM THE JUNE 1, 2023 PLANNING BOARD MEETING. 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. **REQUEST TO CONTINUE TO SEPTEMBER 28, 2023.**

New Items:

5. [**Water Supply Plan – Large-Scale Comprehensive Plan Text Amendment \(LSCPA\) – DEV2022-194 \(Legislative Hearing\)**](#)

A request by the Growth Management & Planning Department, on behalf of the Utilities Department, to approve a Large-Scale Comprehensive Plan Text Amendment, adopting the 2023 Water Supply Plan and amending the Comprehensive Plan in accordance with Florida Statutes, Sections 373.709 and 163.3177(6)(c)3.

6. [**Hallmark Heritage – Major Site Plan – DEV2022-021 \(Quasi-Judicial Hearing\)**](#)

A request by Michelle Widick, Zev Cohen & Associates, Inc., on behalf of Evergreen on Williamson, LLC (property owner), to approve a Major Site Plan to develop a 323,083 square-foot, 516-unit residential apartment complex and associated site improvements on 19.6± acres of land located on the southeast quadrant of Williamson Boulevard and Strickland Range Road. The property is generally located east of Advent Health, west of Williamson Boulevard and north of Strickland Range Road.

7. [**1st Amendment to Karis Cold Storage PD – Planned Development-General \(PD-G\) Rezoning Amendment – DEV2023-034 \(Quasi-Judicial Hearing\)**](#)

A request by Jessica Gow, Esq., Cobb Cole, on behalf of KCS ICEBOX DAB1, LLC (property owner), to amend the Karis Cold Storage Planned District (PD) Agreement to modify parking for industrial uses, memorialize existing billboards on the property, increase permitted wall signage standards, and allow for electronic message center (EMC) signs. The request also identifies one (1) additional historic tree to be removed that will require approval by the City Commission.

8. [**Fence Height – Land Development Code Text Amendment DEV2023-193 \(Legislative Hearing\)**](#)

A request by the Growth Management and Planning Department, to amend Article 6, Development Standards, Section 6.8 Fences, Walls, and Hedges of the Land Development Code to increase the maximum height for fences in the side and rear yard from six feet to eight feet.

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