



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### August 24, 2023

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, August 24, 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 accommodations 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: July 27, 2023](#)**

***New Items:***

4. **[Eagle Landing Phase 4 – Site Plan – DEV2023-071 \(Quasi-Judicial Hearing\)](#)**

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of Daytona Properties, LLP (property owner), to approve a Major Site Plan constructing a 38,028 SF, 24-unit building addition to the existing complex, inclusive of associated site improvements on 17.6± acres of land located on Forest Glen Boulevard south of Shady Place.

5. **[Beachside Retreat – Planned Development-General \(PD-G\) Rezoning – DEV2022-183 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Atlantic Beach Resort LLC (property owner), to rezone 1.3± acres of land from the Tourist Accommodations (T-1) zoning district to Planned Development-General (PD-G) to allow for the development of a hotel with

conference space, restaurant, and/or bar/lounge uses (open to the public). The property is located on the east side of North Atlantic Avenue (SR-A1A), just south of the intersection of Plaza Boulevard and SR-A1A, at 2696 N. Atlantic Ave.

6. **[Daytona Specialty Food & Marketplace – Planned Development-General \(PD-G\) Rezoning – DEV2022-208 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Danza of Daytona, LLC, to rezone 4.7± acres of land from Tourist Highway Interchange (T-5) to Planned Development-General (PD-G) to allow for a specialty food marketplace and associated site improvements. The property is located at 101 Indigo Drive.

7. **[Special Use Permit Review Standards – Land Development Code Text Amendment DEV2023-196 \(Legislative Hearing\)](#)**

A request by the Growth Management and Planning Department, to amend Article 3, Section 3.4.G.4 - Special Use Permit Review Standards, of the Land Development Code, to remove the text requiring Planning Board recommendation to waive zoning district standards.

8. **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