



The CITY OF DAYTONA BEACH

Planning Board Agenda

October 12, 2023

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, **October 12, 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: August 24, 2023](#)**

Continued Items:

4. **[CONTINUED FROM THE AUGUST 24, 2023 PLANNING BOARD MEETING. 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.

5. **SIGNAGE REVISIONS**
Volusia Square – Planned Development-General (PD-G) Rezoning – DEV2022-053 (Quasi-Judicial Hearing)

The Volusia Square Planned Development-General (PD-G) Rezoning application (DEV2022-053) was heard at the June 1, 2023, Planning Board meeting. The item was heard by the City Commission for 1st reading on September 20, 2023. The item is tentatively scheduled to be heard by the City Commission for 2nd reading on October 4, 2023. During the legal review of the item, discrepancies were identified between the signage requested.

New Items:

6. **Mosaic Phase 4A – Major Subdivision Preliminary Plat – DEV2022-209 (Quasi-Judicial Hearing)**

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of BII Volusia Holdings, LLC, to approve a 13.1± acre Major Subdivision Preliminary Plat, to allow for an 88-lot townhome subdivision. The property is generally located .5 miles west of LPGA Boulevard, and south of Fuchsia Street.

7. **GTI Oakridge – Small-Scale Comprehensive Plan Amendment (SSCPA) – DEV2023-064 (Legislative Hearing)**

A request by Zack Schwartz, Acquivest Financial Group, on behalf of JonOSh Properties III LLC, property owner, for approval of a Small-Scale Comprehensive Plan Amendment (SSCPA) changing the Future Land Use Map designation from Office Transition (OT) to Retail for 2.2± acres of property, to allow consistent land use throughout the property. The property is located at 501 North Grandview Avenue.

8. **GTI Oakridge BR-2 – Rezoning – DEV2023-069 (Quasi-Judicial Hearing)**

A request by Zack Schwartz, Acquivest Financial Group, on behalf of JonOSh Properties III LLC, property owner, to rezone 2.2± acres of property from Business Retail (BR-2) and Residential Professional (RP) to BR-2, to allow consistent land use throughout the property. The property is located at 501 North Grandview Avenue.

9. **4th Amendment to Tomoka Town Center PD – Planned Development-General (PD-G) Rezoning – DEV2023-052 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Tomoka Town Center 2 LLC, Tomoka Town Center 3 LLC, and Tomoka Town Center 4 LLC (property owners), to amend the Tomoka Town Center PD to modify the development standards for a multifamily complex to allow for a for-rent townhome product. The property is generally located east of I-95, south of LPGA Blvd., and west of Williamson Blvd.

10. Wall Graphics & Signage – Land Development Code Text Amendment DEV2023-400 (Legislative Hearing)

A request by the Growth Management and Planning Department, Planning Division, to amend Section 6.10. (Signage) and Section 11.5 (Definitions and Interpretation) of the Land Development Code, to modify current restrictions on wall graphics by allowing permitted signage to be included within the wall graphic area.

11. Other Business

- a. Downtown/Ballogh 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