



The CITY OF DAYTONA BEACH

Planning Board Agenda

October 26, 2023

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, **October 26, 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: October 12, 2023](#)**

Continued Items:

4. **[Silver Beach Condo-Hotel 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 the Tourist Accommodations (T-1) zoning to Planned Development-Redevelopment (PD-RD) zoning to allow for a 25-story condo-hotel with the potential for a restaurant and/or bar/lounge uses (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.
CONTINUED FROM THE JULY 27, 2023, PLANNING BOARD MEETING.

New Items:

5. [1219 Ruger Place – Planned Development-General \(PD-G\) Rezoning – DEV2022-215 \(Quasi-Judicial Hearing\)](#)

A request by Jessica Gow, Esq., Cobb Cole, on behalf of Shemot Tevet LLC (property owner), to rezone 0.22± acres of land from Single Family Residential-5 (SFR-5) to Planned Development-General (PD-G), to allow for the development of a multifamily complex – comprised of one duplex dwelling and one additional residential unit within the property. The property is located at 1219 Ruger Place. **REQUEST TO CONTINUE TO THE NOVEMBER 16, 2023, PLANNING BOARD MEETING.**

6. [Echo Suites Beville – Planned Development-General \(PD-G\) Rezoning – DEV2023-045 \(Quasi-Judicial Hearing\)](#)

A request by Kelly Hyvonen, AICP, Land Development Strategies, LLC., on behalf of NSB 103 Development, LLC (property owners), to rezone 2.98± acres of land from Planned Development General (PD-G), also known as the Andros Isles Planned Development to PD-G zoning and, a new Planned Development (PD) allowing for a visitor accommodation/hotel use. The property is generally located west of Andros Isles Blvd., south of the I-95 NB Beville Road off ramp.

7. [Property Maintenance – Land Development Code Text Amendment DEV2023-196 \(Legislative Hearing\)](#)

A request by the Growth Management and Planning Department and Neighborhood Services Division to amend Article 6, Section 6.19 Property Maintenance Standards, of the Land Development Code, to add maintenance standards for boarding up vacant structures and to add cross references to other City ordinances and Code provisions.

8. **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
 - Affordable Housing Presentation by Michael McLean