



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### November 16, 2023

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, **November 16, 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: October 26, 2023](#)**

***Continued Items:***

4. **[CONTINUED FROM THE October 26, 2023 PLANNING BOARD MEETING. 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 memorialize the existing nonconforming 3-unit multifamily complex, comprised of a duplex dwelling and a one-story garage apartment/accessory dwelling unit (ADU), on the property.

***New Items:***

5. [\*\*Add Body Piercing – Land Development Code Text Amendment DEV2023-155 \(Legislative Hearing\)\*\*](#)

A request by Robert Howard, on behalf of Studio 21 Tattoo, to amend Article 5, Section 5.3 (Accessory Uses and Structures), of the Land Development Code (LDC), to add body piercing as an accessory use in all zoning district where tattoo establishments are permitted and Section 5.2.B.22 of the Use Specific Standards related prohibition of body piercing establishments.

6. [\*\*Tiki Supreme – Site Plan – DEV2023-018 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Joseph Hopkins, P.E., The Performance Group, on behalf of Tiki Supreme, Inc (property owner), to rezone 12.4± acres of land from Planned Development-General (PD-G) to Planned Development-General (PD-G), to allow for the development of three buildings with a total gross floor area of 86,050 square-feet for light industrial use, and associated site improvement. The property is located at 2399 Mason Avenue.

7. [\*\*South Grandview Satellite Parking Large-Scale Comprehensive Plan Amendment \(LSCPA\) – DEV2022-103 \(Legislative Hearing\)\*\*](#)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Hit The Deck Restaurant Group, LLC, (property owner), for approval of a Large-Scale Comprehensive Plan Amendment changing the Future Land Use Map and amending the Future Land Use Element Neighborhood “B”, creating new issue (i) for 1.25± acres of land. The property is generally located on the east side of Grandview Avenue, north of 5<sup>th</sup> Avenue and south of Kemp Street.

8. [\*\*South Grandview Satellite Parking Planned Development – Redevelopment \(PD-RD\) Rezoning – DEV2022-034 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Hit The Deck Restaurant Group, LLC, (property owner), to rezone 1.25± acres of property from Residential Professional (RP) to Planned Development – Redevelopment (PD-RD), to allow for development of a parking garage with accessory self-storage. The property is generally located on the east side of Grandview Avenue, north of 5<sup>th</sup> Avenue and south of Kemp Street.

9. [\*\*7<sup>th</sup> Amendment to Daytona Beach Kennel Club PD – DEV2023-066 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Daytona Beach Kennel Club, INC (property owner), to amend the Daytona Beach Kennel Club Planned District (PD) Agreement to provide certain changes to the allowable temporary use within the property, to allow special events and outside field activities. The property is located at 960 S Williamson. **REQUEST TO CONTINUE TO DECEMBER 21, 2023.**

10. [\*\*5<sup>th</sup> Street Right-of-way - Vacation – DEV2023-040 \(Public Hearing\)\*\*](#)

A request by The City of Daytona Beach, Public Works Department, to vacate approximately 140,590 sq. ft. of right-of-way of a portion of 5th Street.

**11. [University Transition - Redevelopment Midtown \(RDM-4\) – Land Development Code Text Amendment DEV2023-483 \(Quasi-Judicial Hearing\)](#)**

A request by the Growth Management and Planning Department, Planning Division, and the Redevelopment and Neighborhood Services Division, to amend Table 5.2.A.3 (Principal Use Table for Redevelopment Districts) and Section 5.2.B (Standards for Specific Principal Uses) of the Land Development Code, to add Retail Sales and Service Uses and Residential Uses to the RDM-4 zoning district, and to amend Section 4.7.X.3 (RDM-4 Intensity and Dimensional Standards) to include standards for single-family and duplex uses.

**12. [Neighborhood Notice Requirements – Land Development Code Text Amendment DEV2023-350 \(Legislative Hearing\)](#)**

A request by the Growth Management and Planning Department to amend Article 3, Section 3.3 (Standard Procedures), of the Land Development Code, to modify procedures for Neighborhood Meetings.

**13. Other Business**

- a. Downtown/Balough Road Redevelopment Area Board Report
- b. Midtown Redevelopment Area Board Report
- c. Beachside Redevelopment Area Board Report
- d. Affordable Housing Advisory Committee (AHAC) Report
- e. Public Comments
- f. Staff Comments
- g. Board Members Comments