



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### December 21, 2023

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, **December 21, 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: November 16, 2023](#)**

***Continued Items:***

4. **[CONTINUED FROM THE NOVEMBER 16, 2023 PLANNING BOARD MEETING. 7th 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.

*New Items:*

5. [LPGA Golf Villas Small-Scale Comprehensive Plan – DEV2022-094 \(Legislative Hearing\)](#)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Jones Hill Golf LLC (property owner), to approve a Small-Scale Comprehensive Plan Amendment (SSCPA) for 38.5± acres of property, changing the future land use map designation from Golf (G) 23.3± acres, Office Transition (OT) 13.6± acres and Retail (R) 1.6± acres to Level 1 Residential (L1R). The Property is generally located southwest of the intersection of International Golf Drive and Champions Drive. **REQUEST TO BE CONTINUED**

6. [LPGA Golf Villas – Planned Development-General \(PD-G\) Rezoning – DEV2022-095 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Jones Hill Golf LLC (property owner), to rezone 39.4± acres of property from Single-Family Residential-5 (SFR-5) to Planned Development–General (PD-G), to allow for development of 144 single-family detached dwellings and all associated site improvements. The property is located in between International Golf Drive to the south and west and Champions Drive to the north and east; it is also bisected by a portion of the LPGA golf course. **REQUEST TO BE CONTINUED**

7. [Entrada – PD-G Rezoning – DEV2023-028 \(Quasi-Judicial Hearing\)](#)

A request by Jessica Gow, Esq., Cobb Cole, on behalf of Thoroughbred Classics, LLC (property owner), and Elevation Development LLC (developer), to rezone 120.9± acres of property from Single-Family Residential-5 (SFR-5) zoning to Planned Development – General (PD-G) zoning, to allow for a mixed-use development, including residential, commercial, and institutional uses. The property is generally located on the northeast corner of the intersection of LPGA Boulevard and International Speedway Boulevard.

8. [ISB & Williamson Southeast Redevelopment – PD-G Rezoning – DEV2023-076 \(Quasi-Judicial Hearing\)](#)

A request by Jessica Gow, Esq., Cobb Cole, on behalf of Lois Realty Corp (property owner), to rezone 2.1± acres of property located at 2375 West International Speedway Boulevard from the Delaware North Planned Commercial Development (PCD) to a new Planned Development (PD), to allow for the establishment of additional commercial uses within the existing structure on the property and to allow for future redevelopment of the property. The property is generally located in the southeast quadrant of the West International Speedway Boulevard and Williamson Blvd. intersection.

9. [Lockhart Storage – Major Site Plan – DEV2022-211 \(Quasi-Judicial Hearing\)](#)

A request by Brian Fulton, Lockhart Management Group, LLC, on behalf of BOOS-TCV Daytona, LLC (property owner), to approve a Major Site Plan constructing 104,523 sf self-storage facility, on Lot 10 of Tymber Creek Village on 10.7± acres of land located at 2621 LPGA Boulevard.

10. **Echo Suites – Major Site Plan – DEV2023-053 (Quasi-Judicial Hearing)**

A request by Kelly Hyvonen, AICP, Land Development Strategies, LLC., on behalf of NSB 103 Development, LLC (property owners), to approve a major site plan on 2.98± acres of property, to develop a 51,440 sf Echo Suites Extended Stay Hotel by Wyndham. The property is generally located west of Andros Isles Blvd., south of the I-95 NB Beville Road off ramp.

11. **Mainstay Assisted Living Facility (ALF) – Major Site Plan – DEV2023-027 (Quasi-Judicial Hearing)**

A request by Chris Ossa, PE, Kimley-Horn & Associates, on behalf of Mainstay Health care-Daytona LLC (property owner), to rezone 1.8± acres of property, to develop a two-story, 34,575 square-foot (sf) ALF and associated site improvements. The property is located at 155 Yorktown Drive.

12. **Floor & Decor – Major Site Plan – DEV2023-083 (Quasi-Judicial Hearing)**

A request by Byron Reynolds, P.E., KCI Technologies, Inc., on behalf of Buc-ee's LTD (property owner), to approve a Major Site Plan for Floor & Décor Outlets, Inc. to construct a 64,122-SF retail sales building within the Buc-ee's PD on Lot 6 consisting of 6.8± acres of property. The property is currently vacant and undeveloped, and is located 2342 Gateway North Drive, west of the Bucee's Convenience Store/gas station.

13. **Live Local Act – Land Development Code Text Amendment DEV2023-196 (Legislative Hearing)**

A request by the Growth Management and Planning Department, to amend Article 6, Section 6.22.G – Affordable Housing, of the Land Development Code, to add the Implementation of Live Local Act, SB 102 (2023), eligibility criteria, procedures, and standards.

14. **Other Business**

- a. Downtown/Ballogh 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