



The CITY OF DAYTONA BEACH

Planning Board Agenda

January 25, 2024

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, **January 25, 2024**
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: December 21, 2023](#)**

New Items:

4. **[Bayshore – Tourist Accommodations \(T-1\) & Tourist/Office/Retail \(T-4\) Rezoning – DEV2023-011 \(Quasi-Judicial Hearing\)](#)**

A request by Glenn D. Storch, Esq., Storch Law Firm, on behalf of the property owner, John Ott, 801-905 S. Atlantic LP, to rezone 7.8± acres of a single parcel of land located west of Atlantic Ave. and approximately 750 feet north of Silver Beach Ave., from Planned Development-Redevelopment (PD-RD) to Tourist Accommodations (T-1), and four parcels totaling 1.1 ± acres of land on the west side of Atlantic Avenue from PD-RD to Tourist/Office/Retail (T-4). The properties are located on the east side of A 1 A (Parcel A - 530927020290) & on the west side of A1A (Parcel B - 530926020020, Parcel C - 530919000491, Parcel D - 530930000030, Parcel E - 530930000030 and Parcel F - 530930000010). This property is located in the South Atlantic Redevelopment Area.

5. **600 North Clyde Morris – Business Professional (BP) Rezoning – DEV2023-401 (Quasi-Judicial Hearing)**

A request by A. Joseph Posey, Storch Law Firm, on behalf of Norman & Valarie Hoffman (property owners), to rezone 0.39± acres of property from Residential Professional (RP) to Business Professional (BP), to allow for medical office use. The property is located at 600 North Clyde Morris Boulevard.

6. **West Mason Commercial Park – Planned Development-General (PD-G) Rezoning DEV2022-158 (Quasi-Judicial Hearing)**

A request by Joseph Hopkins, The Performance Group, on behalf of West Mason Commercial Park Condominium Association, Thoroughbred Classics LLC, and New World Professional Investments LLC (property owners), to rezone 3.9± acres of property from the General Industrial (M-3) zoning district to a Planned Development General (PD-G) zoning district, to allow for expansion of the existing development, allow additional permitted uses, and upgrade nonconforming site features within the property. The property is generally located on the north side of Mason Avenue, approximately 1500' west of the intersection of Clyde Morris Boulevard/SR-483 and Mason Ave./CR-430, at 1640 Mason Ave.

7. **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.

8. **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 – 1. Approve 2024 Planning Board Meeting Dates
2. Planning Board Elections & Other Board Representatives
- G. Board Members Comments