



The CITY OF DAYTONA BEACH

Planning Board Agenda

February 22, 2024

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, **February 22, 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: January 25, 2024**

New Items:

4. **5th Amendment to Tomoka Town Center PD – Planned Development-General (PD-G) Rezoning – DEV2023-405 (Quasi-Judicial Hearing)**

A request by Jessica Gow, Esq., Cobb Cole, on behalf of Ashley Global Retail LLC (property owner), to amend the Tomoka Town Center Planned District (PD) Agreement to increase the maximum permitted wall signage for the Ashley Furniture Store currently under construction on Lot 8 of Parcel A within Tomoka Town Center. The property is generally located east of I-95, south of LPGA Boulevard, and west of Cornerstone Boulevard, at 1270 Cornerstone Blvd.

5. **U-Haul – Planned Development-Redevelopment (PD-RD) Rezoning – DEV2021-071 (Quasi-Judicial Hearing)**

A request by Robert Merrell from Cobb Cole Law Firm on behalf of U-Haul Company of Florida 905 LLC, property owner, to rezone 4.6± acres of property from Redevelopment Midtown – University Transition (RDM-4) to Planned Development-Redevelopment (PD-RD), to allow the use of moving and storage rental, self-storage facility, propane tank filling and associated site improvements. The site is generally located at the NW corner of W. International Speedway Boulevard (ISB) and N. Lincoln Street (700 W. ISB). **REQUEST TO CONTINUE TO THE MARCH 28, 2024 PLANNING BOARD MEETING.**

6. **Exhalt Health – Hospital Medical (HM) – Rezoning – DEV2023-028 (Quasi-Judicial Hearing)**

A request by Joseph H. Hopkins, P.E., The Performance Group, on behalf of VICTOR LLC (property owner), to rezone 3.7± acres of property from Planned Development-General (PD-G) to Hospital Medical (HM), to allow for uses associated with the HM zoning designation and associated site improvements. The property is generally located on the southwest corner of the intersection of Mason Avenue and Clyde Morris Boulevard.

7. **Beachfront Addressing Requirements - Land Development Code Text Amendment DEV2024-106 (Legislative Hearing)**

A request by the Growth Management and Planning Department, to amend Article 9, Section 9.2.B – Local Amendments to International Property Maintenance Code, of the Land Development Code, to add requirements for visible addressing to the beachfront for oceanfront buildings.

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
- g. Board Members Comments