



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### March 28, 2024

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, **March 28, 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><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: [February 22, 2024](#)**

***New Items:***

4. **[U-Haul – Small Scale Comprehensive Plan Amendment \(SSCPA\) – DEV2021-070 \(Legislative Hearing\)](#)**

A request by Robert Merrell from Cobb Cole Law Firm on behalf of U-Haul International, Inc., property owner, for approval of a Small-Scale Comprehensive Plan Amendment, to amend the Future Land Use Map designation from School (SCH) to Mixed Use – Medium Intensity (MU-MI), to allow the current use as a moving and storage facility in compliance with the Future Land Use (FLU). The site is generally located at the NW corner of W. International Speedway Boulevard (ISB) and N. Lincoln Street (700 W. ISB).

5. **CONTINUED FROM THE FEBRUARY 22, 2023 PLANNING BOARD MEETING.**  
**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).

6. **United Presbyterian Church – Semi-Public Use Permit – DEV2023-539 (Quasi-Judicial Hearing)**

A request by Cecilia Kim Friedle, Navigating the Turbulence Counseling Service, LLC, on behalf of United Presbyterian Church of Daytona Beach (property owners), to approve a Semipublic Use Permit to allow a counseling service in Building 2 of the United Presbyterian Church located at 730 Beville Road.

7. **2<sup>nd</sup> Amendment to LPGA Superwash Express III PD Rezoning – DEV2023-424 (Quasi-Judicial Hearing)**

A request by Jessica Gow, Esq., Cobb Cole, on behalf of Samruddhi LLC (property owner), to amend the LPGA Superwash Express III Planned District (PD) Agreement to allow for a “liquor or package store” as a permitted use on Lot 2 of the Superwash at LPGA Boulevard subdivision, located at 1565 North Clyde Morris Boulevard. The property is generally located at the southeast corner of LPGA Blvd. and N. Clyde Morris Blvd.

8. **3<sup>rd</sup> Amendment to Memorial Health System PD Rezoning – DEV2024-052 (Quasi-Judicial Hearing)**

A request by Mark Dowst, Mark Dowst & Associates, to amend the Memorial Health Systems, Inc. Planned District (PD) Agreement, to remove limitations on the number of permitted beds. The subject property is located at 301 Memorial Medical Parkway, on the west side of Williamson Boulevard, east of Interstate-95 (I-95), north of Strickland Range Road, and south of Hand Avenue.

9. **Project Oasis - Phase 2 – Major Subdivision Preliminary Plat – DEV2023-384 (Quasi-Judicial Hearing)**

A request by Steven R. Buswell, PE, of Parker Mynchenberg & Associates on behalf of Daytona Lux Development, LLC (property owner), to approve a preliminary plat for the development of seven (7) lots on 34.79 ± acres of land. The property is generally located along North Williamson Boulevard, spanning the intersections of Cornerstone Boulevard and Mason Avenue.

10. [\*\*Project Oasis Lot 5 Multifamily Build to Rent– Site Plan – DEV2022-231 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Steven R. Buswell, PE of Parker Mynchenberg & Associates., on behalf of Hines Williamson Land Owner, LLC (property owners), to approve a Major Site Plan to construct a multifamily development including access roadway and amenity center, accommodating approximately 422,486 SF of multifamily detached structure & townhome build to rent (BTR) units inclusive of associated site improvements on 46.38± acres of land. The property is generally located north of Mason Avenue, east of Williamson Boulevard, and west of Clyde-Morris Boulevard.

11. [\*\*Encompass Health – Site Plan – DEV2023-051 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Patrick Healy, PE, Kimley-Horn & Associates, on behalf of Encompass Health Rehabilitation Hospital of Daytona Beach (property owner), to approve a major site plan to construct a 56,628 sf 50-bed inpatient rehabilitation hospital with a future 21,344 sf 30-bed expansion and associated site improvements on 8.9± acres of property. The property is generally located on the southwest quadrant of Strickland Range Road and Williamson Boulevard.

12. [\*\*Halifax Apartments – Site Plan – DEV2023-450 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Ryan Duggan, P.E., Zev Cohen & Associates, Inc., on behalf of Halifax Hospital Medical Center (property owner), to allow for the development of a 204-unit multifamily complex on 11.68± acres. The property is located approximately 650' north of the intersection of West International Speedway Boulevard/US Highway-92 and Hagen Terrace, at the northwest corner of the Hagen Terrace and Halifax Medical Center Drive intersection.

13. [\*\*Redevelopment Board Approval Requirements – Land Development Code Text Amendment DEV2024-193 \(Legislative Hearing\)\*\*](#)

A request by the Growth Management and Planning Department to amend Article 2 (Administrative Authorities) and Article 3 (Review Standards), of the Land Development Code, to modify procedures for Redevelopment Board application review prior to Planning Board review.

14. **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