



The City of Daytona Beach
AGENDA
Planning Board Meeting
6:00 PM - Thursday, April 25, 2024
City Commission Chambers
Website: www.codb.us

	Page
1. CALL TO ORDER	
2. ROLL CALL	
3. APPROVAL OF MINUTES - 03/28/2024	
3.A. Approval of the Minutes of the March 28, 2024, Planning Board Meeting held at 301 S. Ridgewood Avenue, Daytona Beach, FL 32114.	4 - 14
3 - Draft Minutes 3.28.24	
4. NEW ITEMS	
4.A. 1st Amendment to Daytona Center Planned Development-Redevelopment (PD-RD) Rezoning – DEV2022-189 (Quasi-Judicial Hearing)	15 - 35
A request by Robert Merrell III, ESQ., Cobb Cole, on behalf of Daytona Center, LLC, to amend the Daytona Center Planned District Agreement, to expand the property boundaries, to rezone 7.7± from Planned Development-General (PD-G) to PD-RD, increasing the acreage from 18.9± acres to 26.7± acres, to allow additional uses, landscaping, and parking. The property is located at 1008 W International Speedway Boulevard.	
4A - Daytona Center PD-RD 1st Amendment	
4.B. 1st Amendment to West Speedway Town Center PD-G - DEV2022-227 (Quasi-Judicial Hearing)	36 - 67
A request by Robert Merrell III, ESQ., Cobb Cole, on behalf of LPGA Venture Holdings, LLC, property owner, to rezone the property by amending the West Speedway Town Center Planned District (PD) Agreement to become 189+ acres of land by adding 11.4+ and to clarify permitted multifamily development and sign criteria within the PD. The site is generally located fronting West International Speedway Boulevard (ISB), northeast of LPGA Boulevard and West ISB.	
4B - 1st Amend. to W Speedway Town Center PD	
4.C. NASCAR Satellite Parking PD DEV2023-035 (Quasi-Judicial Hearing)	68 - 124
A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of ISC Properties, LLC (property owner), to rezone 5.1± acres of land to rescind and replace the Daytona	

Grand Prix Planned Amusement Entertainment District to PD-G, to allow for additional mixed uses with modified development criteria, to include a variable parking field with parking and temporary uses. The subject property is located at 201 Fentress Boulevard.

[4C - NASCAR Satellite Parking PD-G Rezoning Staff Report](#)

4.D. Outdoor Seating / Sidewalk Cafes - LDC Text Amendment DEV2024-073 125 - 130

A request by the Redevelopment Department, Growth Management and Planning Department to amend the Land Development Code (LDC), Article 5 (Use Standards) Section 5.3. (Accessory Uses and Structures) and Article 6 (Development Standards), Section 6.3 (Mobility and Access), to amend standards and conditions for outdoor seating areas at eating and drinking establishments, and their use of public sidewalk space.

[4D - Outdoor Seating](#)

4.E. Affordable Housing Changes - LDC Text Amendment DEV2024-264 (Legislative Hearing) 131 - 138

A request by the Growth Management and Planning Department to amend Article 6 (Development Standards), Section 6.22 (Affordable Housing), of the Land Development Code, to include provisions for the waiver or reimbursement of development and impact fees for affordable housing projects.

[4E - Affordable Housing](#)

5. 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

6. ADJOURNMENT

NOTICES - Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the Planning 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. For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023 Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.



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Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Planning Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Telephone: 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 7-1-1 or 1-800-955-8771.