



The City of Daytona Beach
AGENDA
Planning Board Meeting
6:00 PM - Thursday, October 24, 2024
City Commission Chambers
Website: www.codb.us

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

3.A. Approval of the Minutes of the September 12, 2024 Planning Board Meeting will be provided at the October 24th meeting.

4. NEW ITEMS

4.A. Executive Storage Small Scale Comprehensive Plan Amendment (SSCPA) DEV2023-016 (Legislative-Judicial Hearing)

A request by Jessica Gow, Esq. Cobb Cole, on behalf of Executive Storage, LLC, to approve a Small-Scale Comprehensive Plan Amendment (SSCPA) changing the future land use map designation from County Activity Center (AC) to City Mixed Use (MU). The Applicant is also applying for an Annexation and rezoning to a Planned Development – General (PD-G). The property is located 1464 Tomoka Farms Road.

4.B. Executive Storage PD-G Rezoning DEV2023-017 (Quasi-Judicial Hearing)

A request by Jessica Gow, Esq. Cobb Cole & Associates, on behalf of Executive Storage, LLC, to rezone of 4.20 ± acres of land from Volusia County Rural Agriculture Center (A-2) to Planned Development-General (PD-G), to allow for storage facility. The property is located 1464 Tomoka Farms Road.

4.C. 1st Amendment Project Delta West - Planned Development-Redevelopment (PD-RD) DEV2022-174 (Quasi-Judicial Hearing)

A request by Jessica Gow, Cobb Cole, on behalf of Accent Daytona Beach, LP, and 125 US 1, LLC, (property owners) for a rezoning request for the 1st amendment to the Project Delta West Planned Development-Redevelopment (PD-RD) Agreement to incorporate an additional 0.86 acres of property zoned Redevelopment Downtown-Commercial (RDD-3) into the PD-RD for a total of ± 6.86 acres and to revise the PD Agreement and PD Plan for a proposed mixed-use development. The property is generally located southeast of the intersection of Bay Street and Ridgewood Avenue.

4.D. Dowling Court York Street - Right-of-Way Vacation DEV2024-420 (Legislative-Judicial Hearing)

A request by Jessica Gow, Cobb Cole, on behalf of the property owners, to vacate the Dowling Court and York Court rights-of-way, to combined with the adjacent properties to allow for a mixed-use development. The property is generally located southeast of the North Ridgewood Avenue and Bay Street intersection.

4.E. Terrace Avenue Homes Bring Hope PD-G Rezoning and Preliminary-Plat DEV2024-211 & DEV2024-436 (Quasi-Judicial Hearing)

A request by Jessica Gow, Esquire, Cobb Cole, on behalf of Homes Bring Hope LLC, to rezone 0.74± acres of property from Single-Family Residential 5 (SFR-5) to Planned Development-General (PD-G), to allow for an affordable single-family residential development. This request also includes a preliminary plat for the Terrace Avenue subdivision. The property is generally located on the southeast corner of Bellevue Avenue and Terrace Avenue Intersection.

4.F. Banfield Pet Hospital PD-G Rezoning DEV2023-531(Quasi-Judicial Hearing)

A request by Tahesha, Silva, Larson Design Group, on behalf of KRG ISS, LCC (property owner), to rezone 0.92± acres of land from the Chili's Planned Development to the Banfield Pet Hospital Planned Development – General (PD-G) to allow for the redevelopment of a vacant restaurant building at 2510 W International Speedway Boulevard, or more generally located north of International Speedway Boulevard, approximately 0.40 miles east of Interstate 95.

4.G. 932 Mason Ave PD-G Rezoning DEV2024-294(Quasi-Judicial Hearing)

A request by Robert Merrell III, Esq., Cobb Cole, on behalf of Wolf 429 Holdings, LLC, to rezone 0.28± acres of land from Business Retail-2 (BR-2) to Planned Development-General (PD-G) for an expansion of an existing legal nonconforming veterinary clinic use. The property is generally located North of Mason Avenue, approximately 400 feet east of Nova Road

4.H. Halifax Townhomes - Preliminary-Plat DEV2024-306 (Quasi-Judicial Hearing)

A request by Steven R. Buswell, PE, of Parker Mynchenberg & Associates, on behalf of Daytona Lux Development, LLC, to approve a preliminary plat on 39.4 ± acres of land, for the development of a 220-unit multi-family fee simple townhome development, to include an amenity center, common space, drainage easements and tree preservation. the property is generally located west of Clyde Morris Boulevard, east of Williamson and south of LPGA.

4.I. Tomoka Townhomes Parcel B - Site Plan DEV2023-063 (Quasi-Judicial Hearing)

A request by Charlie Potter, PE - AVID Group, on behalf of Tomoka Town Center 3, LLC, to approve a major site plan to construct an 82-unit residential Townhouse community on 7.22 ± acres, with utility, stormwater drainage and other site-related improvements. The property is generally located at the intersection of Williamson and Cornerstone

Boulevard.

4.J. Bayless Digital Billboards - Land Development Code Text Amendment DEV2024-304 (Legislative Hearing)

A request by Robert A. Merrell III and Jessica Gow, Cobb Cole, on behalf of Peter Costanza, Lamar Advertising, to amend the Land Development Code (LDC), Section 6.10.J.2.C.iii., to allow an existing nonconforming billboard along West International Speedway Blvd. and within 500 feet of Bayless Blvd. to be removed and replaced with a digital billboard at the same location.

4.K. Planned Development Extension Process - Land Development Code Text Amendment DEV2024-591 (Legislative Hearing)

A request by the Growth Management and Planning Department, Planning Division, to amend Article 3 (Review Process), Section 3.4.F (Planned Development), of the Land Development Code (LDC), to limit PD extension requests to only PD Agreements that have not yet expired.

5. 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

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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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.