



The City of Daytona Beach
AGENDA
Planning Board Meeting
6:00 PM - Thursday, January 30, 2025
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 December 19, 2024 Planning Board Meeting held at 301 S. Ridgewood Avenue, Daytona Beach, FL 32114.

4. NEW ITEMS

4.A. LPGA Golf Villas - Small-Scale Comprehensive Plan Amendment (SSCPA) DEV2022-094 (Legislative Hearing)

A request by Robert Merrell III, Esq. Cobb Cole & Associates for approval of a Small-Scale Comprehensive Plan Amendment (SSCPA) changing the future land use map designation from Golf (G) 20.98± acres, Office Transition (OT) 13.89 acres and Retail (R) 1.63± acres to Level 1 Residential (L1R) future land use designation for 36.5± acres and new Neighborhood T policy. The Applicant is also applying for a rezoning to a Planned Development – General (PD-G).

4.B. LPGA Golf Villas - Planned Development – General (PD-G) DEV2022-095 (Quasi-Judicial Hearing)

A request by Robert A. Merrill III, Esq., Cobb Cole, on behalf of Jones Hills Golf, LLC (property owner) to rezone 36.5 ± acres of property from Single-Family Residential-5 (SFR-5) to Planned Development-General (PD-G), with an associated Small Scale Comprehensive Plan Amendment, to allow for the development of 120 single-family detached dwelling units with associated infrastructure on a portion of the existing LPGA golf course. The property is located northwest of International Golf Drive and Champions Drive.

4.C. Fairlawn - Preliminary Plat DEV2024-099 (Quasi-Judicial Hearing)

A request by Randy Hudak of Zev Cohen & Associates, Inc, on behalf of Adam Wolfson (Title VP of Volusia Retail), to approve a preliminary plat for the construction of a multi-family development with a commercial business center, with offsite compensating storage ponds. The development site is 204± acres located east of Clyde Morris Blvd and north of Strickland Range Road.

4.D. Sprouts - Site Plan DEV2024-247 (Quasi-Judicial Hearing)

A request by Stephen Allen, P.E., Civil Corp Engineering, Inc., on behalf of Shoppes at Williamson Crossing (property owner), to approve a Major Site Plan constructing a total of 36,901 SF of retail space between two buildings with site improvements; inclusive of water, sewer, and drainage, on 6± acres of land.

4.E. Tomoka Farms Road Auto Dealership – Site Plan DEV2024-766 (Quasi-Judicial Hearing)

A request by Haluk Kilic, Zev Cohen & Associates, Inc., on behalf of Frank Hamner of CVJCR Prosperities, LTD., LLLP (Property Owner), to approve a Major Site Plan constructing Phase I of an Automotive Dealership inclusive of a 39,956 SF building, parking area/sales lot, utilizes and stormwater infrastructure on 10± acres of land.

4.F. Glitch Bill - Land Development Code Text Amendment DEV2024-690 (Legislative Hearing)

A request by the Development and Administrative Services Department, Planning Division to amend Articles 3, 4, 5, 6, and 11 of the Land Development Code (LDC) to correct language that was incorrectly transitioned from the previous LDC and to provide additional clarification.

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.