



**The City of Daytona Beach**  
**AGENDA**  
**Planning Board Meeting**  
**6:00 PM - Thursday, February 26, 2026**  
**City Commission Chambers**  
Website: [www.codb.us](http://www.codb.us)

Page

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

- 3.A.** Approval of the Minutes of the \_ Planning Board Meeting held at 301 S. Ridgewood Avenue, Daytona Beach, FL 32114.

3 - 7

[Planning Board - Jan 22 2026 - Minutes - Pdf](#)

**4. NEW ITEMS**

**4.A. [Springhill Suites Hotel Site Plan DEV2023-156 \(Quasi-Judicial Hearing\)](#)**

A request by Parker Mynchenberg, Parker Mynchenberg & Associates, Inc., on behalf of Daytona HP, LLC, to approve a Major Site Plan for a hotel with a pool on 2.42± acres of land. The development will include a 5-story 78,909 SF building associated parking, signage, stormwater, utility, landscape and irrigation improvements. The property is generally located west of Cornerstone Boulevard, abutting the I-95 Off-Ramp.

**4.B. [Choice Hotel at Cornerstone Site Plan DEV2023-458 \(Quasi-Judicial Hearing\)](#)**

A request by Haluk Kilic, Zev Cohen & Associates, on behalf of Rimrock Hospitality DB, LLC, to approve a Major Site Plan for a hotel on 2.31± acres of land. The development will include a 114-room building, associated amenity areas, parking spaces and underground infrastructure. The property is generally located on Cornerstone Boulevard, between Outlet & N. Williamson Boulevards.

**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.



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.

**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@daytonabeach.gov](mailto:clerk@daytonabeach.gov) 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.

**MINUTES**  
**Planning Board Meeting**  
**City of Daytona Beach, Florida**

**Thursday, January 22, 2026**

**6:00 P.M.**

**City Commission Chambers**

**1. CALL TO ORDER**

**2. ROLL CALL**

**Present:**

[	
Tony Barhoo	Present
Scott Lee	Present
Milverton Robinson	Present
Tony Servance	Present
Cathy Washington	Present

**Absent:**

Vernon Weatherholtz

**Staff Present:**

Dennis Mrozek, Planning Director  
David Russell, Assistant City Attorney  
Danalee Petyk, Senior Planner  
Luke Rinkus, Planner  
Vanessa Trimble, Planning Technician  
Luci Brito, Office Specialist

**3. APPROVAL OF MINUTES**

**3.A.** Approval of the Minutes of the December 18, 2025 Planning Board Meeting held at 301 S. Ridgewood Avenue, Daytona Beach, FL 32114.

A motion was made by Mr. Robinson, seconded by Mr. Servance to approve the minutes. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Yes
Scott Lee	Yes
Tony Servance	Yes
Milverton Robinson	Yes
Cathy Washington	Yes

**4. NEW ITEMS**

**4.A.** A request by Peter Traficante, Kimley-Horn and Associates, Inc. for approval of a Large-Scale Comprehensive Plan Amendment (LSCPA) changing the future land

use map designation for 175.68 ± acres from County Low Impact Urban (LIU) and Environmental System Corridor (ESC) to City Mixed Use (MU) and Potential Environmentally Significant (PES) and amending Neighborhood “V” policy, Issue (o).

**Staff Presentation:**

Doug Gutierrez, Planning Manager, presented the staff report that was included as part of the package. A request by Peter Traficante, Kimley-Horn and Associates, Inc. for approval of a Large-Scale Comprehensive Plan Amendment (LSCPA) changing the future land use map designation for 175.68 ± acres from County Low Impact Urban (LIU) and Environmental System Corridor (ESC) to City Mixed Use (MU) and Potential Environmentally Significant (PES) and amending Neighborhood “V” policy, Issue (o)

**Applicant Presentation:**

Jessica Gow Esq., Cobb Cole, on behalf of Patrick J. Armstrong, trustee, Tomoka World Center Land Trust No. 164; Career Com Partnership, LLP; and Trident Land Trust (property owners) to rezone approximately 175.68± acres of property to Planned Development-General (PD-G), for a mixed-use development with industrial, commercial, and residential uses. The property is located south of West International Speedway Boulevard at the terminus of LPGA Boulevard.

Mr. Robinson was concerned about the animal habitat and the possibility of flooding post development.

Ms. Gow explained that the environmental study showed that it is not suitable habitat for endangered species on the site. Flooding issues would have to be dealt with through the site plan process.

Mr. Barhoo had concerns in reference to all the modifications that were being requested.

John Nicholson 413 N. Grandview Avenue is against the billboards along I4.

**Board Action:**

A motion was made by Mr. Lee, seconded by Mr. Servance, to approve Aqua (FKA Northshore) of Daytona Beach Large Scale Comprehensive Plan Amendment (LSCPA) DEV2024-495. The motion carried (4-1) with the breakdown as follows:

Tony Barhoo	Yes
Scott Lee	Yes
Tony Servance	Yes
Milverton Robinson	No

Cathy Washington

Yes

- 4.B. A request by Peter Traficante, Kimley-Horn & Associates, Inc., on behalf of Patrick J. Armstrong, trustee, Tomoka World Center Land Trust No. 164; Career Com Partnership, LLP; and Trident Land Trust (property owners) to rezone approximately 175.68 acres of property to Planned Development-General (PD-G), for a mixed-use development with industrial, commercial, and residential uses. The property is located south of West International Speedway Boulevard at the terminus of LPGA Boulevard.

**Staff Presentation:**

Danalee Petyk, Senior Planner, presented the staff report that was included as part of the package.

A request by Peter Traficante, Kimley-Horn & Associates, Inc., on behalf of Patrick J. Armstrong, trustee, Tomoka World Center Land Trust No. 164; Career Com Partnership, LLP; and Trident Land Trust (property owners) to rezone approximately 175.68± acres of property to Planned Development-General (PD-G), for a mixed-use development with industrial, commercial, and residential uses. The property is located south of West International Speedway Boulevard at the terminus of LPGA Boulevard.

**Board Action:**

A motion was made by Mr. Lee, seconded by Mr. Servance, to approve Aqua of Daytona Beach Planned Development – General (PD-G) DEV2024-494. The motion carried (3-2) with the breakdown as follows:

Tony Barhoo	No
Scott Lee	Yes
Tony Servance	Yes
Milverton Robinson	No
Cathy Washington	Yes

- 4.C. A request by Jaci Mays, BFAM Buildings, LLC, on behalf of Holly Hill Plaza, LLC (property owner), to approve a wall graphic (mural) for an existing Checkers restaurant located at 898 North Nova Road.

**Staff Presentation:**

Danalee Petyk, Senior Planner, presented the staff report that was included as part of the package.

A request by Jaci Mays, BFAM Buildings, LLC, on behalf of Holly Hill Plaza, LLC (property owner), to approve a wall graphic (mural) for an existing Checkers restaurant located at 898 North Nova Road.

**Applicant Presentation:**

Russell Bernstine, 4300 W. Cypress St. Tampa 33603, on behalf of Jaci Mays, BFAM Buildings, LLC, on behalf of Holly Hill Plaza, LLC (property owner), to approve a wall graphic (mural) for an existing Checkers restaurant located at 898 North Nova Road.

**Board Action:**

A motion was made by Mr. Robinson, seconded by Ms. Washington, to approve Checkers Wall Mural DEV2025-585. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Yes
Scott Lee	Yes
Tony Servance	Yes
Milverton Robinson	Yes
Cathy Washington	Yes

- 4.D. A request by Mark S Dowst, Mark Dowst & Associates, Inc, on behalf of Daytona Beach CV Real Estate, LLC to amend the LPGA Medical Center, Planned Development Agreement, to modify the existing development to include the Phase 2 construction of a 29,302sf medical office building. The property is located at 1601 LPGA Boulevard.

**Staff Presentation:**

Luke Rinkus , Planner, presented the staff report which was included as part of the packet. A request by Mark S Dowst, Mark Dowst & Associates, Inc, on behalf of Daytona Beach CV Real Estate, LLC, to amend the LPGA Medical Center, Planned Development Agreement, to modify the existing development to include the Phase 2 construction of a 29,302sf medical office building. The property is located at 1601 LPGA Boulevard.

**Applicant Presentation:**

Mark S Dowst, Mark Dowst & Associates, Inc, on behalf of Daytona Beach CV Real Estate, LLC to amend the LPGA Medical Center, Planned Development Agreement, to modify the existing development to include the Phase 2 construction of a 29,302sf medical office building. The property is located at 1601 LPGA Boulevard.

**Board Action:**

A motion was made by Mr. Robinson, seconded by Ms. Washington, to approve LPGA Medical Center Phase 2 Site Plan DEV2025-510. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Yes
Scott Lee	Yes
Tony Servance	Yes
Milverton Robinson	Yes
Cathy Washington	Yes

**5. OTHER BUSINESS**

**6. ADJOURNMENT**

There being no further discussion or comments the meeting was adjourned at 7:05\_ p.m.