



The CITY OF DAYTONA BEACH

Planning Board Agenda

August 27, 2020

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, August 27, 2020
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>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</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: July 23, 2020](#)**
4. **Summary of Public Comment Procedures**

EMERGENCY PROCEDURES FOR PUBLIC MEETINGS AND PUBLIC COMMENTS

During this time of extraordinary circumstances dealing with the declared State of Emergency associated with the COVID-19 pandemic, the City is temporarily allowing online public comments, and limited real-time public comments at City Hall, for public meetings of the City Commission and the various City Boards consistent with the

requirements of the Governor's Executive Orders Nos. 20-69 (Local Government Public Meetings), 20-91 (Essential Services and Activities), and 20-112 (Phase 1 Plan).

Online Public Comment Forms. The City is providing an online Public Comment Form to allow members of the public to submit public comments for each public meeting of the City Commission or a City Board. The Public Comment Form may be found at <https://www.codb.us/comments>. Please follow the directions on the Form to ensure proper electronic submission to the City. All Public Comment Forms completed and properly transmitted before 5 p.m. on the day prior to the public meeting will be provided to City Commission or Board members, as applicable, for their review and consideration prior to the public meeting. Any Public Comment Forms submitted after 5 p.m. on the day prior to the meeting will be provided to Commission or Board after the public meeting. All Public Comment Forms will be included in the official meeting records and retained by the City Clerk or the Board Secretary as a public record. The City Commission and City Boards will not be taking general public comment on matters that are not on the agenda or will not be voted upon at the public meeting. If you have issues with accessing, completing, or submitting the online Public Comment Form please email us at comments@codb.us or call 386-671-8023.

Public Comments on Propositions before the City Commission or a Board. Although persons are strongly encouraged to submit online Public Comment Forms during this State of Emergency, persons may visit City Hall during a public meeting to make public comments on propositions coming before the City Commission or Board for a vote, subject to these City procedures and all social distancing requirements established by the Governor's Executive Orders. The Commission Chambers will be closed to the public. Commission or Board members may be physically present in the Chambers or may appear via communications media technology. The City Hall lobby will be equipped with a lectern and microphone for public comment, and an audio/video feed to the Commission Chambers. Forms will be provided for persons to fill out who wish to make public comment. Persons may enter the lobby to speak on an item before the Commission or Board at appropriate times, when called upon, subject to such time limitations as may be imposed by the public body. The lobby will also have a limited defined area, with social distancing, for persons waiting to make public comment. In addition, the exterior entryway to City Hall will be equipped with a loudspeaker for persons waiting for permission to enter to make public comment due to space limitations in the lobby. Persons may also monitor public meetings from their iPhone, iPad, or other electronic device at <https://www.codb.us/618/DBTV>, and enter City Hall for public comment at appropriate times, when called upon. Persons who have finished speaking or not intending to speak on a matter coming before the Commission or Board will not be permitted to remain in City Hall. All persons must comply with social distancing requirements while at City Hall, such as by remaining at least 6 feet apart. Use of facial masks is encouraged to combat the spread of the COVID-19 disease.

New Items:

5. [Site Plan – Embry Riddle Aeronautical University \(ERAU\) Fitness Center DEV2020-062 \(Quasi-Judicial Hearing\)](#)

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of Rodney Cruise, Embry Riddle Aeronautical University (ERAU) to approve a site plan for 6.9± acres of land generally located on the west side of Clyde Morris Boulevard, to construct a new 31,412 square foot, 2-story, fitness complex.

6. [Preliminary Plat – The Blake, DEV2020-075 \(Quasi-Judicial Hearing\)](#)

A request by Vincent Orlando, Duplantis Design Group, PC, on behalf of North Williamson Square, LLC to approve a 6.3± acre Preliminary Plat, which authorizes the property to submit an application for approval of a final plat, allowing for the development of the Blake Assisted Living Facility.

7. [Large Scale Comprehensive Plan Amendment \(LSCPA\) – Burgoyne, DEV2020-003 \(Legislative Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Burgoyne Properties LTD, to approve a Large Scale Comprehensive Plan Amendment (LSCPA) for 9.2± acres of land, generally located on the northernmost portion of the block bounded by Bay Street, Plametto Avenue, West International Speedway Boulevard and Beach Street, and the northernmost portion of the block bounded by Mary McLeod Bethune Boulevard, Palmetto Avenue, 3rd Avenue, and Beach Street, amending Neighborhood E, Issue (a), Policy (1), to establish a maximum Floor Area Ratio of 10.00 and a maximum of 150 dwelling units per acre.

8. [Rezoning to Planned Development-General \(PD-G\) – Burgoyne PD-RD, DEV2020-004 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Burgoyne Properties LTD, to rezone 9.2± acres of land located on the northernmost portion of the block bounded by Bay Street, Plametto Avenue, West International Speedway Boulevard and Beach Street, from Redevelopment Downtown - Beach Street Retail (RDD-1) and Redevelopment Downtown – Central Business District (RDD-2), and the northernmost portion of the block bounded by Mary McLeod Bethune Boulevard, Palmetto Avenue, 3rd Avenue, and Beach Street, from Redevelopment Downtown – Commercial (RDD-3), and Redevelopment Downtown – Mixed Use (RDD-4) to Planned Development – Redevelopment (PD-RD), to allow for a mixed use development.

9. [Land Development Code Text Amendment – Alcohol Distance Separation, DEV2019-123 \(Legislative Hearing\)](#)

A request by the Development and Administrative Services Department, Planning Division, to amend Article 6, Section 6.21 of the Land Development Code (LDC), to remove distance separation requirements between churches and establishments licensed to sell or serve alcoholic beverages.

10. **Other Business**

- a. Downtown/Balough Road Redevelopment Area Board Report
- b. Midtown Redevelopment Area Board Report
- c. Beachside Redevelopment Area Board Report
- d. Public Comments
- e. Staff Comments
- f. Board Members Comments