



The CITY OF DAYTONA BEACH

Planning Board Agenda

November 18, 2021

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, **November 18, 2021**
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: October 28, 2021](#)**

New Items:

4. **[Gray Hawk Unit II at LPGA International – Preliminary Plat – DEV2021-051 \(Quasi-Judicial Hearing\)](#)**

A request by Parker Mynchenberg, P.E. Parker Mynchenberg & Associates, Inc., on behalf of 5T Wealth Partners LP (property owner), to approve a preliminary plat for the development of 44 single family lots on 20± acres generally located North and West of northerly termination of Champions Drive within the LPGA International residential subdivision.

5. **[One Daytona Pad A Multifamily – Site Plan – DEV2021-121 \(Quasi-Judicial Hearing\)](#)**

A request by Robert (Bobby) J. Ball, P.E., Zev Cohen & Associates, Inc., on behalf of Daytona Beach Property Holdings Retail LLC (property owner), to allow for the construction of a 155,000 square-foot (sf) multifamily residential building to include 122 multifamily residential units on 1.4± acres located at the northeast corner of the Daytona Blvd. and Checkered Flag Blvd. intersection.

6. **[Grand Preserve Retail – Site Plan – DEV2020-120 \(Quasi-Judicial Hearing\)](#)**

A request by Kimberly A. Buck, P.E., Alann Engineering Group, Inc., on behalf of Sunglow Construction, Inc. (property owner) to allow for the construction of a 5000± square-foot (sf) bank with drive-through service and two (2) additional shell office/retail buildings totaling approximately 19,000± sf on 3.2± acres located at the southeast corner of the Grand Preserve Way and LPGA Boulevard intersection.

7. **[1st Amendment to 900 North PD – Planned Development-General \(PD-G\) Rezoning – DEV2021-109 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of 900 North Atlantic Ave LLC, to approve the First Amendment to the 900 North Planned District (PD) Agreement to allow self parking and expand prohibited parking on the Hard Rock Hotel's satellite parking lot located at the southwest corner of the Jessamine Blvd. and North Atlantic Ave. intersection.

8. **[Derby Plaza – Small Scale Comprehensive Plan Amendment DEV2021-147 \(Legislative Hearing\)](#)**

A request by The City of Daytona Beach Planning Division for approval of a Small-Scale Comprehensive Plan Map Amendment, changing the Future Land Use Map designation for 4.9+/- Acres from Level 1 Residential (L1-R) to Low Intensity Commercial (LIC).

9. **[Land Development Code Text Amendment – Place of Worship, Distance Separation, DEV2021-151 \(Legislative Hearing\)](#)**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 5, Section 5.2.B.13 of the Land Development code amending the Use Specific Standards for Places of Worship allowed as a Special Use.

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