



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### July 28, 2022

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, **July 28, 2022**  
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><b>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020</b></p>		<p><b>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</b></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: June 23, 2022**

*New Items:*

4. **110 East Orange Avenue – Historic Overlay (HO) – DEV2022-073 (Quasi-Judicial Hearing)**

A request from the Development and Administrative Services Department, Planning Division, for a historic overlay zoning district map amendment for the City Island Recreation Center Annex located at 110 East Orange Avenue, Daytona Beach, Florida, 32114.

5. [\*\*2<sup>nd</sup> Amendment to Project Longboard – Comprehensive Sign Plan \(CSP\) – DEV2022-033 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Daytona JV, LLC and Landshark by IMCMV Holdings to amend the approved Comprehensive Sign Plan (CSP) removing specific signage from the CSP and the property as well as adding an additional Electronic Message Center (EMC) sign for the Landshark Restaurant located at 415 S. Atlantic Avenue.

6. [\*\*LPGA-Grande Champion Tract 28, Phase 1 – Preliminary Plat – DEV2022-063 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of LPGA Venture Holdings, LLC (property owner), to approve a Preliminary Plat for a 96-lot single-family subdivision and associated site improvements for Phase 1 of the LPGA-Grande Champion Tract 28 subdivision. The property is generally located north of West International Speedway Boulevard, west of the Tomoka River, and south of Champions Drive.

7. [\*\*LPGA-Grande Champion Tract 28, Phase 2 – Preliminary Plat – DEV2022-065 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of LPGA Venture Holdings, LLC (property owner), to approve a Preliminary Plat for an 126-lot single-family subdivision and associated site improvements for Phase 2 of the LPGA-Grande Champion Tract 28 subdivision. The property is generally located north of West International Speedway Boulevard, west of the Tomoka River, and south of Champions Drive.

8. [\*\*LPGA-Grande Champion Tract 28, Phase 3 – Preliminary Plat – DEV2022-067 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Parker Mynchenberg, P.E., Parker Mynchenberg & Associates, Inc., on behalf of LPGA Venture Holdings, LLC (property owner), to approve a Preliminary Plat for an 128-lot single-family subdivision and associated site improvements for Phase 3 of the LPGA-Grande Champion Tract 28 subdivision. The property is generally located north of West International Speedway Boulevard, west of the Tomoka River, and south of Champions Drive.

9. [\*\*Advent Health – Site Plan – DEV2022-022 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Mark Dowst, P.E., Mark Dowst & Associates, Inc. on behalf of Ed Noseworthy, as president of Memorial Health Systems, Inc. (property owner), to approve a Major Site Plan for the development of a 60,000 square foot medical office and wellness center and all associated site improvements on 6.61± acres of land located in the Memorial Health Systems, Inc. Planned District (PD). The subject property is located on the west side of Williamson Boulevard and south of Memorial Medical Parkway at 103 Memorial Medical Parkway and is currently vacant and undeveloped.

10. [2<sup>nd</sup> Amendment to O'Connor Capital PD – Planned Development-General \(PD-G\) Rezoning - DEV2022-089 \(Quasi-Judicial Hearing\)](#)

A request by Jessica Gow, Esq., Cobb Cole, on behalf of TLO 11 Tomoka N LLC (property owner), to amend the O'Connor Capital PD to modify the approved lot development criteria for residential uses to allow for the development of cottage-style multifamily uses anywhere on the property. The property is generally located in the northeast quadrant of the LPGA Boulevard and I-95 Interstate Interchange.

11. [1<sup>st</sup> Amendment to Midwest Transit PD – Planned Development-General \(PD-G\) Rezoning – DEV2022-060 \(Quasi-Judicial Hearing\)](#)

A request by Jessica Gow, Esq., Cobb Cole, on behalf of Volusia Farms, Inc. (property owner), to amend the Midwest Transit PD to expand the areas within the property permitted for light industrial uses and retail/commercial uses. The property is generally located in the northwest quadrant of the W. International Speedway Boulevard and Tomoka Farms Road intersection.

12. [Sungate Logistics Park – Large-Scale Comprehensive Plan Amendment \(LSCPA\) – DEV2022-052 \(Legislative Hearing\)](#)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of TLO 12 Sungate LLC, (property owner), for approval of a Large-Scale Comprehensive Plan Amendment changing the Future Land Use Map designation from City General Industrial (GI) 20.4± acres, County Industrial (I) 0.5± acres, County Mixed Use (MXZ) 2.1± acres, County Low Impact Urban (LIU) 5.9± acres and County Urban Low Intensity (LUI) 0.7± acres, to City Mixed Use (MU) for 29.6± acres of land, changing the Future Land Use Map and amending the Future Land Use Element Neighborhood “V”, creating new issue (t) for 859.6± acres of land. The property is generally located NW of the intersection of International Speedway Boulevard and Firetower Road.

13. [Sungate Logistics Park - Planned Development -General \(PD-G\) Rezoning - DEV2022-051 \(Quasi-Judicial Hearing\)](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of TLO 12 Sungate LLC, (property owner) to amend the Firetower Road PD to add 9.4± acres of property, rename the agreement, and modify the approved development plan to include a mixture of uses, including agricultural, commercial, institutional, residential, and industrial uses. The property is generally located north of West International Speedway Boulevard and east of Indian Lake Road.

14. [School Street – Small-Scale Comprehensive Plan Amendment \(SSCPA\) – DEV2022-119 \(Legislative Hearing\)](#)

A request by the Development & Administrative Services Planning Division staff for approval of a Small-Scale Comprehensive Plan Map Amendment changing the Future Land Use Map designation from Retail (R) to Level 2 Residential (L2-R) for three (3) properties totaling 0.82± acres of land and changing the Future Land Use Map designation from Office Transition (OT) to Level 2 Residential (L2-R) for fourteen (14) properties totaling 2.74± acres of land. Located generally along School Street, between Bellevue Avenue and Shady Place.

15. [Daytona International Speedway Event Parking – Land Development Code \(LDC\) Text Amendment DEV2021-074 \(Legislative Hearing\)](#)

A request by the Development and Administrative Services Department, Planning Division, to amend Article 5, Section 5.3, Accessory Uses and Structures, of the Land Development Code (LDC), to add Off-Street Event Paid Parking as an accessory use for properties within one mile of the Daytona International Speedway(DIS) PD-G district boundary; and adding use specific standards to govern the new accessory use.

16. [Nonresidential Canopy Development Standards – Land Development Code \(LDC\) Text Amendment DEV2022-142 \(Legislative Hearing\)](#)

A request by the Development and Administrative Services Department, Planning Division, to amend Article 5, Section 5.3 Accessory Uses and Structures, of the Land Development Code (LDC), to modify the use specific standards for nonresidential canopies.

17. **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