



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### May 27, 2021

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, **May 27, 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><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: April 22, 2021](#)**

*New Items:*

4. **[Latitude at Daytona Beach Phase 7 – Major Subdivision Preliminary Plat – DEV2021-037 \(Quasi-Judicial Hearing\)](#)**

A request by Cameron Houmann, Donald W. McIntosh Associates, Inc. on behalf of Minto Communities LLC, to approve the Preliminary Plat for Phase 7 of the Latitude Margaritaville subdivision, an age-restricted community, to develop 583 single family lots on 296.7± acres of land. The property is generally located 0.5 miles west of Interstate-95 (I-95), north of and adjacent to Tournament Drive, and north/northwest of and adjacent to LPGA Boulevard.

5. [\*\*Project Zeta – Large Scale Comprehensive Plan Map Amendment \(LSCPA\) – DEV2020-047 \(Legislative Hearing\)\*\*](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Lamms Investments LLC, for approval of a Large-Scale Comprehensive Plan Amendment (LSCPA), changing the Future Land Use Map for 5.3± acres from Level 1 Residential (L1R), 10.9± acres from Level 2 Residential (L2R), and 7.0± acres from Office Transition (OT), to Mixed Use (MU) (total of 23.2±) acres; and amending Future Land Use Element Neighborhood “U”, creating a new issue (M) limiting the 23.2± acres to a maximum of 95,000 square feet for nonresidential development and residential density to a maximum of 300 multifamily units or 100 townhome units. The property is generally located approximately 2,500 feet northeast of the intersection of West International Speedway Boulevard and LPGA Boulevard.

6. [\*\*Project Zeta – Planned Development–General \(PD-G\) Rezoning – DEV2020-037 \(Quasi-Judicial Hearing\)\*\*](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Lamms Investments LLC, to rezone 23.2± acres of property, from Single Family Residential-5 (SFR-5) to Planned Development – General, to allow for a mixed-use development, including residential, commercial, office and compensatory storage as a principal use.. The property is generally located approximately 2,500 feet northeast of the intersection of West International Speedway Boulevard and LPGA Boulevard.

7. [\*\*Hand Avenue – Large Scale Comprehensive Plan Map Amendment \(LSCPA\) – DEV2021-023 \(Legislative Hearing\)\*\*](#)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of CRISP39-6, LLC, for approval of a Large Scale Comprehensive Plan Amendment changing the Future Land Use Map designation for 4.9± acres from Volusia County Commercial (C) and 17.3± acres from Urban Medium Intensity (UMI) (22.2± total acres) to City Level 2 Residential (L2R). The property is located on the northeast intersection of Williamson Boulevard and Hand Avenue.  
*Continued from the April 22, 2021 Planning Board meeting.*

8. [\*\*Masonova Commerce Park – Large Scale Comprehensive Plan Map Amendment \(LSCPA\) – DEV2021-012 \(Legislative Hearing\)\*\*](#)

A request by Harry Newkirk, of Newkirk Engineering Inc., on behalf of Masonova LLC and The City of Daytona Beach Planning Division, on behalf of The City of Daytona Beach, to approve a Large Scale Comprehensive Plan Map Amendment, changing the Future Land Use Map designation for 3.4± acres of land from Level 1 Residential (L1R) to Retail; 2.4± acres of land from Level 2 Residential (L2R) to Retail; 2.9 acres from Level 2 Residential (L2R) to Park/Recreation (P/R); and 5.9 Acres from Level 1 Residential (L1R) to Park/Recreation (P/R). Total acreage included in the LSCPA request is 14.6± acres of land.  
*Continued from the April 22, 2021 Planning Board meeting.*

9. **Land Development Code Text Amendment Temporary Outside Activities – DEV2021-053 (Quasi-Judicial Hearing)**

A request by the Development and Administrative Services Department, Planning Division, to amend Article 5, Section 5.4.C.11 of the Land Development Code to modify the use standards for Temporary Outside Activities Associated with a Festival; and amending Article 10, Section 10.4.B to modify the criteria for remedies and penalties for properties that violation the regulations and conditions in Section 5.4.C.11.

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