



# The CITY OF DAYTONA BEACH

## Planning Board Agenda

### January 26, 2017

---

City Hall  
Regular Meeting  
Commission Chambers

301 South Ridgewood Avenue  
Thursday, January 26, 2017  
6:00 P.M.

---

Help for people with hearing impairments is available through the Assistive Listening System. Receivers can be obtained from the Video Assistant.
---

Notice: Anyone wishing to appeal a final decision of the Planning Board will need a record of the proceedings. Interested persons may wish to ensure that a verbatim record of the proceedings before the Board is made, including any testimony or evidence presented to the Board. The City does not prepare or provide a verbatim record of Board proceedings.

1. **Call to Order**
2. **Roll Call**
3. **Approval of the Minutes: [December 15, 2016](#)**

*New Items:*

4. **[Rezoning to Planned Development-Redevelopment \(PD-RD\) – MLK Lofts, DEV2016-126 \(Quasi-Judicial Hearing\)](#)**

A request by James S. Morris, Esquire, on behalf of Heron Realty Investments, LLC, a Florida limited liability company, et. al., to rezone 2.1± acres of land located at the southeast corner of S. Dr. Martin Luther King Boulevard and Eldorado Avenue from Redevelopment Midtown-Neighborhood Center Mixed Use (RDM-2) and Redevelopment Midtown-Neighborhood Transition Mixed Use (RDM-5) to Planned Development-Redevelopment (PD-RD) to allow an 82-unit apartment building, with site plan approval including amenities and associated site improvements.

5. **[Right-of-Way Vacation – MLK Lofts, DEV2016-128 \(Legislative Hearing\)](#)**

A request by James S. Morris, Esquire, on behalf of Heron Realty Investments, LLC, a Florida limited liability company, et. al., to vacate the following right-of-ways: the entirety of Baldwin Lane and a portion of Division Street.

6. **[Rezoning to RDM-3, Redevelopment Midtown - Activity Center Mixed Use, RNR Custom Wheels & Tires, DEV2016-090 \(Quasi-Judicial Hearing\)](#)**

A request by Glenn D. Storch, Glenn D. Storch, P.A., on behalf of the property owner, SPF Property Mgt. Volusia, LLC, to rezone 0.8± acres of land, located at 955 W. International Speedway Blvd., from Neighborhood Transition Mixed Use (RDM-5) to Activity Center Mixed Use (RDM-3), for the purpose of restoring the conforming status of the existing use on the property.

7. **Rezoning to Planned Development-General (PD-G) – Clyde Morris Industrial Park, DEV2016-106 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Scott Bullock, Indigo Development LLC, to rezone 101± acres of land south and east of the Clyde Morris Boulevard and LPGA Boulevard intersection from Industrial Park (M-4) and General Industry (M-3) to Planned Development-General (PD-G) to develop the site for industrial uses.

8. **Rezoning to Planned Development-General (PD-G) – Superwash, DEV2016-102 and Preliminary Plat, DEV2016-122 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of Scott Bullock, Consolidated-Tomoka Land Co., to rezone 7± acres of land located south and east of Clyde Morris Boulevard and LPGA Boulevard intersection from Industrial Park (M-4) and Planned Development-General (PD-G) to Planned Development-General (PD-G) to permit a carwash, retail, and office uses; and for approval of the associated Preliminary Plat.

9. **Site Plan, Liberty Industrial Park, DEV2016-095 (Quasi-Judicial Hearing)**

A request by Robert J. Ball, P.E., Zev Cohen & Associates, Inc., and Liberty Group Realty, Inc., on behalf of Palm Investments 2011, LLC, to approve the site plan for Liberty Industrial Park, located at 500 Fentress Boulevard on 5.5± acres, for construction of four industrial buildings totaling approximately 63,000 s.f. with associated parking and infrastructure.

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
  - Election of Officers
  - Election of Redevelopment Board Representatives
- f. Board Members Comments