



The CITY OF DAYTONA BEACH

Planning Board Agenda

February 22, 2018

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, February 22, 2018
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: [January 25, 2018](#)**

Continued Item from the January 25, 2018 meeting

4. **[Rezoning to Planned Development-General \(PD-G\) – Great American, DEV2017-073, \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, with Cobb Cole, on behalf of Christopher A. Holler, with CVJCR Properties, Ltd., LLLP, to rezone 19± acres of land generally located on the east side of Tomoka Farms Road, west of I-95, from Single-Family Residential-5 (SFR-5) to Planned Development-General (PD-G), in order to allow for an auto dealership and additional uses, including commercial, industrial, and institutional uses, and their associated site improvements.

New Items:

5. **[Site Plan – Tomoka Pointe Apartments, DEV2017-079 \(Quasi-Judicial Hearing\)](#)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Indigo Development LLC and Tomoka Pointe Housing LP, to approve a major site plan for Tomoka Pointe Apartments to construct 276 multifamily dwelling units and associated amenities on an 18 +/- acre site located within Tomoka Town Center.

6. [Small Scale Comprehensive Plan Amendment – Clyde Park Office Suites, DEV2017-120 \(Legislative Hearing\)](#)

A request by Colleen Miles, Land Development Resource Group LLC, on behalf of Chris Butera, Clyde Park, LLC, for approval of a Small Scale Comprehensive Plan Amendment, changing the Future Land Use Map designation from “County” Urban Low Intensity to “City” Office Transition for 0.13± acre of land located north of Integra Breeze Lane and west of Integra Shores Drive.

7. [First Amendment to Clyde Park Office Suites Planned District Agreement and approve the Clyde Park Office Suites Preliminary Plat, DEV2017-121 & DEV2017-144 \(Quasi-Judicial Hearing\)](#)

A request by Colleen Miles, Land Development Resource Group LLC, on behalf of Chris Butera, Clyde Park, LLC, to rezone 0.13± acre of land located north of Integra Breeze Lane and west of Integra Shores Drive from “County” Urban Single-Family Residential (R-2) to “City” Planned Development-General (PD-G), approve the First Amendment to the Clyde Park Office Suites Planned District Agreement to modify the total acreage to 2.2± acres, and approve the Preliminary Plat for Clyde Park Office Suites.

8. [Right-of-Way Vacation \(Fairlawn Boulevard\) – Clyde Park Office Suites, DEV2017-017 \(Public Hearing\)](#)

A request by Colleen Miles, Land Development Resource Group LLC, on behalf of Chris Butera, Clyde Park, LLC., to approve the right-of-way vacation of Fairlawn Boulevard (60 feet by 221.51 feet).

9. [Site Plan – Latitudes Amenity Center, DEV2017-118 \(Quasi-Judicial Hearing\)](#)

A request by Frank O’Keefe, P.E., Zev Cohen & Associates, Inc. on behalf of Minto Communities, LLC to approve the site plan for the Latitude Amenity Center located within the Latitudes Development off of the future extension of Tymber Creek Road for the construction of a recreational center for residents.

10. [Land Development Code Text Amendment – Article 5, DEV2018-011 \(Public Hearing\)](#)

A request by Development and Administrative Services Department, Redevelopment Division, to amend Article 5 of the Land Development Code (LDC) to include language to allow dogs in designated outdoor dining areas as an accessory to eating or drinking establishments.

11. Rezoning to Residential/Professional (RP), DEV2018- 014 (Quasi-Judicial Hearing)

Administrative request by Development and Administrative Services Department, Redevelopment Division, to rezone two parcels totaling 0.195± acres located at 311 & 319 San Juan Avenue from Business/Professional (BP) to Residential/Professional (RP) in order to facilitate residential development that is consistent with the surrounding neighborhood.

12. 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