



The CITY OF DAYTONA BEACH

Planning Board Agenda

October 28, 2021

City Hall
Regular Meeting
Commission Chambers

301 South Ridgewood Avenue
Thursday, **October 28, 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: September 23, 2021](#)**

New Items:

4. **[Napier Apartments, Ph. 2 – Site Plan – DEV2021-091 \(Quasi-Judicial Hearing\)](#)**

A request by Parker Mynchenberg, Parker Mynchenberg & Associates, Inc. on behalf of Napier Apartments LLC (developer) to allow for the construction of 120 additional multifamily dwelling units as part of Phase 2 of the Napier Apartments multifamily complex located on the east side of Williamson Blvd., directly across from the entrance to Advent Health.

5. [**14 S Halifax – Redevelopment Beachside-Gateway Residential/Mixed Use \(RDB-3\) Rezoning DEV2021-003 \(Quasi-Judicial Hearing\)**](#)

A request by Jessica Gow, Esq., Cobb Cole, on behalf of the property owner, Morgan & Parker, LLC, to rezone 0.1± acre of land located at 14 S. Halifax Avenue, from Redevelopment Beachside - Gateway Residential/Mixed-Use (RDB-3) and Residential Professional (RP) to Redevelopment Beachside - Gateway Residential/Mixed-Use (RDB-3), to allow for short term rentals.

6. [**Hillwood – Large Scale Comprehensive Plan Amendment DEV2021-077 \(Legislative Hearing\)**](#)

A request by Mark A. Watts, Esquire, Cobb Cole, on behalf of Event Equipment Leasing, Inc. & Southeastern Hay & Nursery, Inc., for approval of a Large Scale Comprehensive Plan Amendment, generally located approximately 1,200 feet southeast of the intersection of Williamson Blvd and Bellevue Avenue, changing the Future Land Use Map designation from City Commercial Amusement (CA) of 101± acres and Volusia County Activity Center - Industrial (AC-I) of 110± acres, to Mixed Use (MU) for a total of 211.0± acres of land, and amending the Future Land Use Element Neighborhood “Q”, creating new issue (g).

7. [**Hillwood – Planned Development-General \(PD-G\) Rezoning DEV2021-078 \(Quasi-Judicial Hearing\)**](#)

A request by Mark A. Watts, Esq., Cobb Cole, on behalf of Event Equipment Leasing, Inc. & Southeastern Hay & Nursery Inc., to rezone 211± acres of land from General Industrial (M-3) and Major Sports District (MSD) to Planned Development-General (PD-G) to allow for the development of large-scale light industrial uses, as well as limited high-intensity commercial uses and institutional uses. The property is located approximately 1,200 feet southeast of the intersection of Williamson Blvd. and Bellevue Ave., on the south side of Bellevue Ave., across from the Daytona Beach International Airport.

8. [**Hallmark Heritage Planned Development – General \(PD-G\) Rezoning DEV2020-056 \(Quasi-Judicial Hearing\)**](#)

A request by A. Joseph Posey, Esquire, Storch Law Firm, on behalf of the First United Methodist Church of Ormond Beach Inc (property owner), to rezone the 42.2± acres of the property subject to the First United Methodist Church PD to a new Planned Development, to allow for a mixed-use development to include a variety of residential, medical, limited commercial uses, and adding telecommunication towers as a permitted use. The property is generally located on the west side of Williamson Boulevard, north of Strickland Range Road, approximately 750 feet southeast of the intersection of memorial Medical Parkway and Williamson Boulevard.

9. [**Smoking Lounges – Land Development Code \(LDC\) Text Amendment DEV2021-133 \(Legislative Hearing\)**](#)

A request by the Development and Administrative Services Department, Planning Division, to amend Article 5 (Use Standards) and Article 11 (Definitions and Interpretation) of the Land Development Code, to add Smoking Lounges as a permitted use in certain zoning districts, to describe types of smoking lounges, and add use specific standards to govern the uses.

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