



# A G E N D A

## SOUTH DAYTONA PLANNING AND APPEALS BOARD Regular Meeting

April 28, 2022

6:00 P.M.

**South Daytona Piggotte Community Center  
504 Big Tree Road  
South Daytona, FL**

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PURSUANT TO SECTION 286.0105 FLORIDA STATUTES, if an individual decides to appeal any decisions made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceeding and will need to ensure that a verbatim record of the proceeding is made. The City does not prepare or provide a verbatim record of the proceedings. In accordance with the American Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in the proceedings should contact the City of South Daytona's Deputy City Clerk at (386) 322-3011 for assistance at least 48 hours before the date of the meeting.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF THE MINUTES**
  - A. March 16, 2022
- V. **DISCLOSURE OF EXPARTE COMMUNICATION**
- VI. **PUBLIC HEARINGS**
  - A. **LDC 2022-05: Land Development Code Amendment adding regulations related Residential Design Guidelines.**

This is an administrative request to amend Article VIII of the Land Development Code (LDC) to add Section 8.5, Residential Design Guidelines.
  - B. **LDC 2022-09: Land Development Code Amending Section 5.5, Schedule of Zoning Districts to remove conflicting building height requirements under the Planned Unit Development District requirements.**

This is an administrative request to amend Article V Zoning Regulations, amending Section 5.5, Schedule of Zoning Districts of the Land Development Code (LDC) requirements to remove conflicting building height requirements under the Planned Unit Development District requirements to provide clarification and facilitate administration of land use throughout the City.

**C. LDC 2022-10: Land Development Code Amending Article VII, Section 7.2 Floodplain Management to meet the National Flood Insurance Program (NFIP) prerequisites.**

This is an administrative/housekeeping request to amend Article VII, Section 7.2 Floodplain Management of the Land Development Code (LDC) to meet the requirements of the National Flood Insurance Program, Community Rating System. These modifications were provided to staff from the State of Florida Floodplain Management Office under the Florida Division of Emergency Management.

**D. FPP 2022-11: Edison Pointe (947 Big Tree Road), Final Plat and Plan.**

Richard Maugeri of Edison Pointe, LLC, requests Final Plat and Plan approval for an 86-unit, two-story townhome developed on an 8.72-acre vacant property known as Edison Pointe.

**E. MDA 2022-08: Master Development Agreement for 2900 South Ridgewood Avenue (CEMEX) and Rezoning of Parcel 5333-00-00-0100 from Light Industrial to Planned Unit Development.**

This is a request by MSP Development, LLC, for a Master Development Agreement (MDA) to initiate the development of a Multi-family residential project located at 2900 South Ridgewood Avenue, CEMEX site. The City is also initiating a rezoning of parcel 5333-00-00-0100 from Light Industrial to Planned Unit Development that will serve as the stormwater retention pond for the proposed project.

**VII. OTHER BUSINESS AND DISCUSSION ITEMS**

**VIII. MEMBER COMMENTS**

**IX. ADJOURNMENT**