



The CITY OF DAYTONA BEACH

“THE WORLD'S MOST FAMOUS BEACH”

MEMORANDUM

DATE: August 14, 2017

TO: James V. Chisholm, City Manager

FROM: Richard Walton, AICP, Planning Director ^{rw}

SUBJECT: Daytona Mitsubishi - Rezoning, Planned Development-General (DEV2016-129)

A request by Mark Dowst, Mark Dowst & Associates, Inc., on behalf of Richard Nisbett, Triple Diamond Real Estate, LLC, to rezone 4.3± acres of land located at 900 N. Nova Road from Residential/Professional (RP) and Business Automotive (BA) to Planned Development-General (PD-G) to allow for an automotive dealership.

The subject site is located at the northwest corner of Nova Road and Brentwood Drive. The property had been previously development and includes an existing building on site (previously AT&T Building).

Proposed Modifications

1. Landscaping
 - a. Section 6.4.C.2 (Building perimeters) – Modification to allow a reduction in the minimum building perimeter landscape requirement.
 - b. Section 6.4.D.2 (Property perimeters) – Modification to allow a reduction in minimum width of landscaping for property perimeter.
 - c. Section 4.9.D – (Scenic Thoroughfare Overlay) – Modification to required material counts in required STO buffer.
2. Section 6.10 (Signage) – Modification to Business District sign standard to allow a larger monument sign than permitted.
3. Section 6.12 – (Building Design Standards) – Modification to minimum building design standard for development along major City thoroughfare (Nova Rd.).

At the July 27, 2017 Planning Board Meeting, the Board recommended approval of the rezoning request 6-to-0. Staff supports the Planning Board recommendation to the City Commission.