



The CITY OF DAYTONA BEACH

“THE WORLD’S MOST FAMOUS BEACH”

MEMORANDUM

DATE: September 13, 2017

TO: James V. Chisholm, City Manager

FROM: Richard Walton, AICP, Planning Director *RW*

SUBJECT: Afshari LPGA - Rezoning, Planned Development-General (DEV2016-115)

A request by G. Larry Sims, Doran Sims Wolfe & Ciocchetti, on behalf of Afshari LPGA, LLC, to rezone 4.5± acres of land located at the northeast corner of LPGA Boulevard and Concierge Boulevard from Planned Development-General (SunTrust LPGA PD) to Planned Development-General (Afshari LPGA PD), to allow for restaurant and office uses and associated site improvements.

The property owner is providing a new PD plan and PD Agreement in place of the existing SunTrust PD, which is consistent with the City’s new Land Development Code. The proposed Afshari PD has the same land area and location as the existing SunTrust PD.

Proposed Modifications

1. Section 6.12. (Building Design) – Modification to required building design standards for commercial buildings on major City thoroughfares:
 - a. Section 6.12.C.4.b – Modification to required change of planes for walls
 - b. 6.12.C.4.e – Modification to 15% window coverage
 - c. 6.12.C.4.h – Modification to change in roof line standards
2. Section 6.4 (Landscaping) – Modifications to locations of required landscaping to accommodate the proposed uses.
 - a. Section 6.4.C.2 (Building Perimeter Landscaping)
 - b. Section 6.4.E.1.b.vii (Building Perimeter Trees)
3. Section 6.15.A.9.c (Tree Replacement Mitigation Standards) – Modification to tree replacement standards.

At the August 24, 2017 Planning Board Meeting, the Board recommended approval of the rezoning request 4-to-0. Staff supports the Planning Board recommendation to the City Commission.