



The CITY OF DAYTONA BEACH

“THE WORLD’S MOST FAMOUS BEACH”

MEMORANDUM

DATE: April 16, 2018

TO: James V. Chisholm, City Manager

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

SUBJECT: Project Beta – Large Scale Comprehensive Plan Amendment
(DEV2017-148)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Consolidated- Tomoka Land Co. and Indigo Development LLC, for approval of a Large Scale Comprehensive Plan Amendment, changing the Future Land Use Map designation from Level 3 Residential to General Industry for 14.65± acres of land located north of Dunn Avenue and east and west of Mason Avenue, and amending the Future Land Use Element, Neighborhood S, to add Issue (k) and Policy (1) to limit the FAR to 0.60.

The applicant requests to amend the Future Land Use Map designation for the property to develop as heavy industrial, light industrial, office uses and other uses permitted under general industrial. This large scale amendment is consistent with the Comprehensive Plan, does not represent urban sprawl and the City has available capacity to serve the increased demand on available water and sewer.

At the March 22, 2018 Planning Board meeting, the Board recommended approval 6-to-0. Staff supports the Planning board recommendation to the City Commission.

The first Public Hearing will be heard by the City Commission on May 2, 2018. If approved, this LSCPA and supporting detailed analysis will get transmitted to the Department of Economic Opportunity (DEO) for their statutory review in accordance with the expedited state review, Chapter 163.3184 (3) Florida Statutes. The second Public Hearing for adoption is tentatively scheduled for June 20, 2018 after DEO has completed their statutory review process.