



The CITY OF DAYTONA BEACH

— "THE WORLD'S MOST FAMOUS BEACH" —

MEMORANDUM

DATE: April 12, 2018
TO: James V. Chisholm, City Manager
FROM: Richard Walton, AICP, Planning Director ^{RW}
SUBJECT: Project Beta - Rezoning, Planned Development-General (DEV2017-149)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Consolidated-Tomoka Land Co. and Indigo Development LLC, to rezone 47.03± acres of land located north of Dunn Avenue and east and west of Mason Avenue from Multifamily Residential 20 (MFR-20) and Planned Development-General (PD-G) to Planned Development-General (PD-G) for the development of various industrial and office uses.

Proposed Modifications

1. Section 6.2.C (Minimum Number of Off-Street Parking Spaces) – Modification to allow a reduction in the number of parking spaces required for the proposed uses.
2. Section 6.4 (Clustering of Landscaping) – Modifications to minimum requirement for building, perimeter and parking lot landscaping to accommodate proposed industrial uses. Required landscape materials to be transferred to other locations within the PD District.
3. Section 4.9.D (Scenic Thoroughfare Landscape Buffer) – Modification to allow an average of 50 foot buffer width, to be reduced to not less than 25 feet.
4. Section 6.12.C (Building Design Standards) – Modification to building design standards for buildings visible from major City thoroughfares.
5. Section 6.8 (Fences, Walls and Hedges) – Modifications to maximum permitted height of fencing.
6. Section 6.10.K.3 (Industrial Sign Schedule) – Modifications to permitted signage in Industrial Zoning Districts.

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 reading will be heard before the City Commission on May 2, 2018 and the Public Hearing for adoption is tentatively scheduled for June 20, 2018 and will run concurrently with the adoption of the Large Scale Comprehensive Plan Amendment for Project Beta.