



The CITY OF DAYTONA BEACH

—“THE WORLD’S MOST FAMOUS BEACH”—

MEMORANDUM

DATE: June 11, 2018
TO: James V. Chisholm, City Manager
FROM: Richard Walton, AICP, Planning Director
SUBJECT: Framework - Rezoning, Planned Development-General (DEV2018-008)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Scott Bullock, Consolidated-Tomoka Land Co., to rezone 50.35± acres of land located east of Williamson Boulevard, south of Hand Avenue, and east of the Florida Hospital site from “County” R-2 and “City” Planned Development-General (PD-G) to Planned Development-General (PD-G) to permit a 260 unit multifamily complex, and allow additional residential & office uses and limited restaurant uses.

Proposed Modifications:

1) Parking

The applicant has proposed to reduce the required number of parking spaces from two spaces/dwelling unit to 1.75 spaces/dwelling unit in accordance with Section 6.2.C.3 of the Land Development Code (LDC), which allows an applicant to establish the minimum off-street parking space requirement based on a parking demand study or other acceptable source.

2) Signage

The applicant has proposed to increase the maximum sign area for subdivision and multifamily complex signs, as provided in Section 6.10.J.11 of the Land Development Code (LDC) from a combined sign area of 32 square feet to a combined sign area of 79 square feet.

At the May 24, 2018 Planning Board Meeting, the Board recommended approval 7-to-0. Staff supports the Planning Board recommendation to the City Commission.

The first reading will be heard before the City Commission on July 9, 2018 and the Public Hearing for adoption will be on August 1, 2018.