




# The CITY OF DAYTONA BEACH

“THE WORLD’S MOST FAMOUS BEACH”

## MEMORANDUM

DATE: July 9, 2018

TO: James V. Chisholm, City Manager

FROM: Dennis Mrozek, AICP, Planning Director 

SUBJECT: Tomoka Farms Road ILF – Large Scale Comprehensive Plan Amendment  
(DEV2018-041)

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A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of THP, LLC, for approval of a Large Scale Comprehensive Plan Amendment (LSCPA) changing the Future Land Use Map designation from “County” Activity Center (AC) and Environmental Systems Corridor (ESC) to “City” Level 1 Residential and Potential Environmentally Significant (PES) for 46.81± acres of land located at 1510 Tomoka Farms Road, north of First Baptist Parkway and west of Tomoka Farms Road.

The applicant requests to amend the Future Land Use Map designation for the property to develop a 150 unit age restricted independent living facility.

At the June 28, 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 August 1, 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 September 19, 2018 after DEO has completed their statutory review process.