




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 - Rezoning, Planned Development-General (DEV2018-036)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of THP, LLC, to rezone 46.81± acres of land located at 1510 Tomoka Farms Road, north of First Baptist Parkway, and west of Tomoka Farms Road from “County” Rural Agriculture (A-2) and Resource Corridor (RC) to “City” Planned Development-General (PD-G) to create a 150-unit age restricted independent living facility.

Proposed Modifications

1. Section 6.13.I (Vehicle Access Points) – Request reduction of required vehicle access points from two full access points, to one full access point and one emergency access point.
2. Section 4.2.C.3 (Building Separation) – Request to reduce minimum building separation for side-to-side from to 25 feet to 14.5 feet and for front-to-rear separations from 40 feet to 30 feet.
3. Section 5.2.B.3.e (Landscaping) – Modify the distance between multifamily buildings and paved parking areas from a 10 foot minimum to a 10 foot average.
4. Section 4.9.D.3.A (Scenic Buffer) – Modification to allow AC condenser units to encroach a maximum of 10 feet into the required 50 foot scenic landscape buffer.

At the June 28, 2018 Planning Board Meeting, the applicant distributed a hand out (*Attachment A*) to the Planning Board members. The Planning 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 August 1, 2018 and the Public Hearing for adoption is tentatively scheduled for September 19, 2018 and will run concurrent with the Annexation and Future Land Use Amendment.



Tomoka Farms Independent Living - Conceptual Site Plan
Daytona Beach, Florida





4 REAR ELEVATION
BUILDING TYPE 2 SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION
BUILDING TYPE 2 SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION
BUILDING TYPE 2 SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
BUILDING TYPE 2 SCALE: 1/8" = 1'-0"

Color scheme 3
 Foggy Day (SW 6235)
 Monorail Silver (SW 7663)
 Extra White (SW 7006)

Color scheme 2
 Dovetail (SW 7018)
 Monorail Silver (SW 7663)
 Extra White (SW 7006)

Color scheme 1
 Chatura Gray (SW 9169)
 Alpaca (SW 7022)
 Extra White (SW 7006)



Tomoka Independent Living
 Daytona Beach, Florida
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BUILDING TYPE 2
 ELEVATIONS

date: 03-08-18
 job no: 2174.17
 drawn by:
 reviewed by: JOR
 Mr. COLLEEN RIVIS
 Issue History:

A2.21