

## Agenda Item 9 (Quasi-Judicial Hearing)

### **Rezoning – RDM-6 to RDM-5**

DEV2018-106

200 Block S. MLK Blvd.

## **STAFF REPORT**

**DATE:** August 15, 2018

**TO:** Planning Board Members

**FROM:** Reed Berger, Redevelopment Director

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### **PROJECT REQUEST**

An administrative request by the Development and Administrative Services to rezone 1.28± acres of land located generally along and west of Dr. Martin Luther King Blvd. between Magnolia Avenue and Cherry Street, from Redevelopment Midtown - Residential Preservation (RDM-6) to Redevelopment Midtown – Neighborhood Transition Mixed Use (RDM-5), for the purpose of providing the correct zoning district illustrated in the Midtown Master Plan.

### **PROJECT SUMMARY**

On August 14, 2018 the Midtown Redevelopment Board recommended approval (4-0). The staff report and minutes of the Redevelopment Board meeting are attached.

### **RECOMMENDATION**

Staff recommends approval to rezone 1.28± acres of land located generally along and west of Dr. Martin Luther King Blvd. between Magnolia Avenue and Cherry Street, from Redevelopment Midtown - Residential Preservation (RDM-6) to Redevelopment Midtown – Neighborhood Transition Mixed Use (RDM-5). The item is tentatively scheduled to be heard by the City Commission on September 5, 2018 for First Reading and September 19, 2018 for Second Reading and Public Hearing.

# Midtown Redevelopment Board Draft Minutes

The City of Daytona Beach

*(Excerpts from the August 14, 2018 Midtown Redevelopment Board Meeting)*

7. **DEV2018-106 – 200 Block S. Martin Luther King Blvd.**

This item was presented in conjunction with Item 8.

**Staff Presentation:**

Mr. Berger presented the staff reports which are included as part of the packet. Mr. Berger stated the items presented are for a Rezoning and a Land Use change. Mr. Berger stated this is a staff-initiated effort to undertake rezoning of 1.28 acres of property along Martin Luther King Blvd. between Cherry and Magnolia. Mr. Berger stated in 2015 the zoning was changed to follow the Master Plan recommendations that was incorporated into the Redevelopment Plan. Mr. Berger stated one section was mapped incorrectly and that is what is proposed to be addressed. Mr. Berger stated some of the buildings that will be affected by these changes are Quick Tires, Little Mama's Restaurant, and an apartment building. Mr. Berger stated it is proposed to classify the area as Commercial Transitional which would be more in line with the adjacent neighborhoods. Mr. Berger stated there have been no objections raised regarding these two items.

Mr. Fuqua asked what comments were received from the residents in the area.

Mr. Berger stated a neighborhood meeting was held, and the comments raised at the meeting were not about this particular rezoning but focused on improvements to the Midtown area.

Mr. Louis asked if this rezoning will approve more uses for the area.

Mr. Berger said yes and this area is intended to be Commercial Transitional.

Mr. Miller asked what the proposed plans are for the property.

Mr. Berger stated there is a building that is planned to be renovated to be used as an Elks Lodge.

Mr. Miller asked if there is an Entertainment District in Midtown.

Mr. Berger stated there is not a district titled as an Entertainment Zone but there are areas where restaurants, theaters, and clubs could be located.

**Public Comments:**

Cynthia Slater, 815 S. Kottle Circle, Daytona Beach, Florida, thanked staff for assisting the individual that is in need of this zoning change. Ms. Slater stated the area is desolate and needs to be revitalized.

Paul Reed, City Commissioner, 861 Magnolia Avenue, Daytona Beach, Florida, commended staff on admitting that they made a mistake. Commissioner Reed stated she attended the neighborhood meeting and the residents are in favor of this item and she supports it as well. Commissioner Reed stated the plans for the building are to make it available for other activities for the public. Commissioner Reed stated she feels this rezoning will be a catalyst for change for Midtown.

**Board Action:**

A motion was made by Mr. Miller, seconded by Mr. Fuqua, to approve DEV2018-106 – 200 Block S. Martin Luther King Blvd., in accordance with the staff report as presented. The motion carried (4-0).

## Agenda Item 7 (Quasi-Judicial Hearing)

### Rezoning – RDM-6 to RDM-5

DEV2018-106

200 Block S. MLK Blvd.

## STAFF REPORT

**DATE:** August 7, 2018

**TO:** Midtown Redevelopment Board Members

**FROM:** Reed Berger, Redevelopment Director

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### PROJECT REQUEST

An administrative request by the Development and Administrative Services to rezone 1.28± acres of land located generally along and west of Dr. Martin Luther King Blvd. between Magnolia Avenue and Cherry Street, from Redevelopment Midtown - Residential Preservation (RDM-6) to Redevelopment Midtown – Neighborhood Transition Mixed Use (RDM-5), for the purpose of providing the correct zoning district illustrated in the Midtown Master Plan.

### PROJECT LOCATION

The site is located generally along and west of Dr. Martin Luther King Blvd. between Magnolia Avenue and Cherry Street in the Midtown Redevelopment Area. Please refer to Table 1 below for a list of current uses, zoning, and future land use designations for the site and surrounding properties. Attached to this report are the aerial, zoning, and future land use maps illustrating the site location and surrounding areas (*Attachment A*).

**Table 1: Land Use and Zoning**

	Existing Land Uses	Future Land Use Map Designation	Zoning Classification
<b>Site</b>	Restaurant, Barber Shop Vacant Bldg, Auto Repair Apartment Bldg	Level 2 Residential	Residential Preservation (RDM-6)
<b>North</b>	BCU Vacant Bldgs Day Care	Mixed Use - Medium Intensity	Midtown Center Mixed Use (RDM-1)
<b>South</b>	Vacant Lot Church	Commercial Transitional	Neighborhood Center Mixed Use (RDM-2)
<b>East</b>	Car Wash Vacant Lots	Commercial Transitional	Neighborhood Transitional Mixed Use (RDM-5)
<b>West</b>	Single Family homes Church	Level 2 Residential	Residential Preservation (RDM-6)



*Looking Southwest at SW corner of Dr. M.L. King Jr. Blvd. and Magnolia Ave.*



*Looking Southwest at NW corner Dr. M.L. King Jr. Blvd. and El Dorado St.*



*Looking Southwest at the NW corner of Dr. M.L. King Jr. Blvd. and El Dorado St.*



*Looking Northwest at the SW corner of Dr. M.L. King Jr. Blvd. and Cherry St.*

## **PROJECT DESCRIPTION & BACKGROUND**

Staff is proposing to rezone 1.28± acres from RDM-6 to RDM-5 to correct an error that occurred when the 2015 zoning and future land use maps were changed for the entire Midtown Redevelopment Area. The properties were zoned BA, Business Automotive until they were rezoned by the City in 2015 to RDM-6, Redevelopment Midtown - Residential Preservation. The zoning and land use in the Midtown Master Plan recommended these properties along the 200 block of S. MLK Blvd were to remain commercial. This rezoning request will accompany a separate request by staff to amend the Future Land Use map in the Comprehensive Plan from Level 2 Residential to Commercial Transitional.

## **PROJECT ANALYSIS**

Review of and the decision on a rezoning application shall be based on compliance of the proposed zoning reclassification and with the review standards in Section 3.4.D.3, Site-Specific Zoning District Map Amendment Review Standards.

### **Site-Specific Zoning District Map Amendment Review Standards**

In determining whether to adopt or deny a proposed Site-Specific Zoning District Map Amendment, the City shall consider:

**a. Whether the applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:**

**i. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable City-adopted plans;**

The property subject to this proposed rezoning application has a future land use designation of Level 2 Residential which is proposed to be changed to Commercial Transitional concurrent with, and prerequisite to, the proposed rezoning (*See DEV2018-105*). If the land use is amended as proposed, staff finds this zoning request will further the goals, objectives, and policies of the comprehensive plan and the Midtown Master Plan which was adopted by the City Commission as a part of an amendment to the Midtown Redevelopment Plan.

**ii. Is not in conflict with any portion of this Code;**

The commercial properties to be rezoned are now non-conforming uses and do not conform to the LDC that restricts the uses to primarily residential uses. If rezoned as proposed only the auto repair (Quick Tires) would remain as a non-conforming use. The list of uses permitted in the RDM-5 and RDM-6 zoning districts are attached for reference (*Attachment B*).

**iii. Addresses a demonstrated community need;**

The community expressed its need for commercial development along Dr. M.L. King Jr. Blvd. to be restored and improved as a part of the public's extensive input that was incorporated into the Midtown Master Plan and Midtown Redevelopment Plan.

**iv. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;**

Uses along Dr. M.L. King Jr. Blvd. are primarily commercial. Residential uses are located to the west of these commercial properties. The proposed zoning (RDM-5 district) is intended to limit commercial uses that are not compatible adjacent to the residential neighborhoods. For example, auto repair, and nightclub uses are not permitted in the RDM-5 zoning district.

**v. Would result in a logical and orderly development pattern;**

The rezoning would result in a logical and orderly development pattern for the subject property consistent with adjacent commercial uses to the north and south.

**vi. Would not adversely affect the property values in the area;**

Staff does not have any indication the proposed development would have an adverse effect on the property values in the area.

**vii. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and**

The City has completed design work and is in the bidding process to reconstruct Dr. M.L. King Jr. Blvd. between Orange Avenue and International Speedway Blvd. that will not only improve the utilities and street, but also provide new lighting and wider sidewalks.

**viii. Would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and**

Staff does not anticipate any adverse environmental impacts with the approval of this request.

**b. If the applicant demonstrates that the proposed amendment meets the criteria in subparagraph [a] above, whether the current zoning district designation accomplishes a legitimate public purpose.**

The proposed rezoning will restore all but one of the existing uses back to their conforming use status and promote their continued use for benefit of Midtown residents. Quick Tire, which was a permitted use when it was zoned BA, Business Automotive before the 2015 rezoning to RDM-6, Residential Preservation, will remain a non-conforming use.

A neighborhood meeting was held by the applicant on August 7, 2018 at 6:00 PM at the Dickerson Community Center, 308 S. Dr. M.L. King Jr. Blvd., Daytona Beach (*Attachment C*).

**RECOMMENDATION**

Staff recommends approval to rezone 1.28± acres of land located generally along and west of Dr. Martin Luther King Blvd. between Magnolia Avenue and Cherry Street, from Redevelopment Midtown - Residential Preservation (RDM-6) to Redevelopment Midtown – Neighborhood Transition Mixed Use (RDM-5). The item is tentatively scheduled to be heard by the Planning Board on August 23, 2018.



**Attachment A**

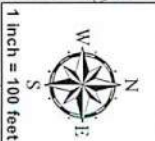
**Maps**



**DEV2018-106  
REZONING  
LOCATION MAP**



**LOCATION**



City of Daytona Beach Map disclaimer:  
These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.



**DEV2018-106  
REZONING  
AERIAL MAP**



**AERIAL**

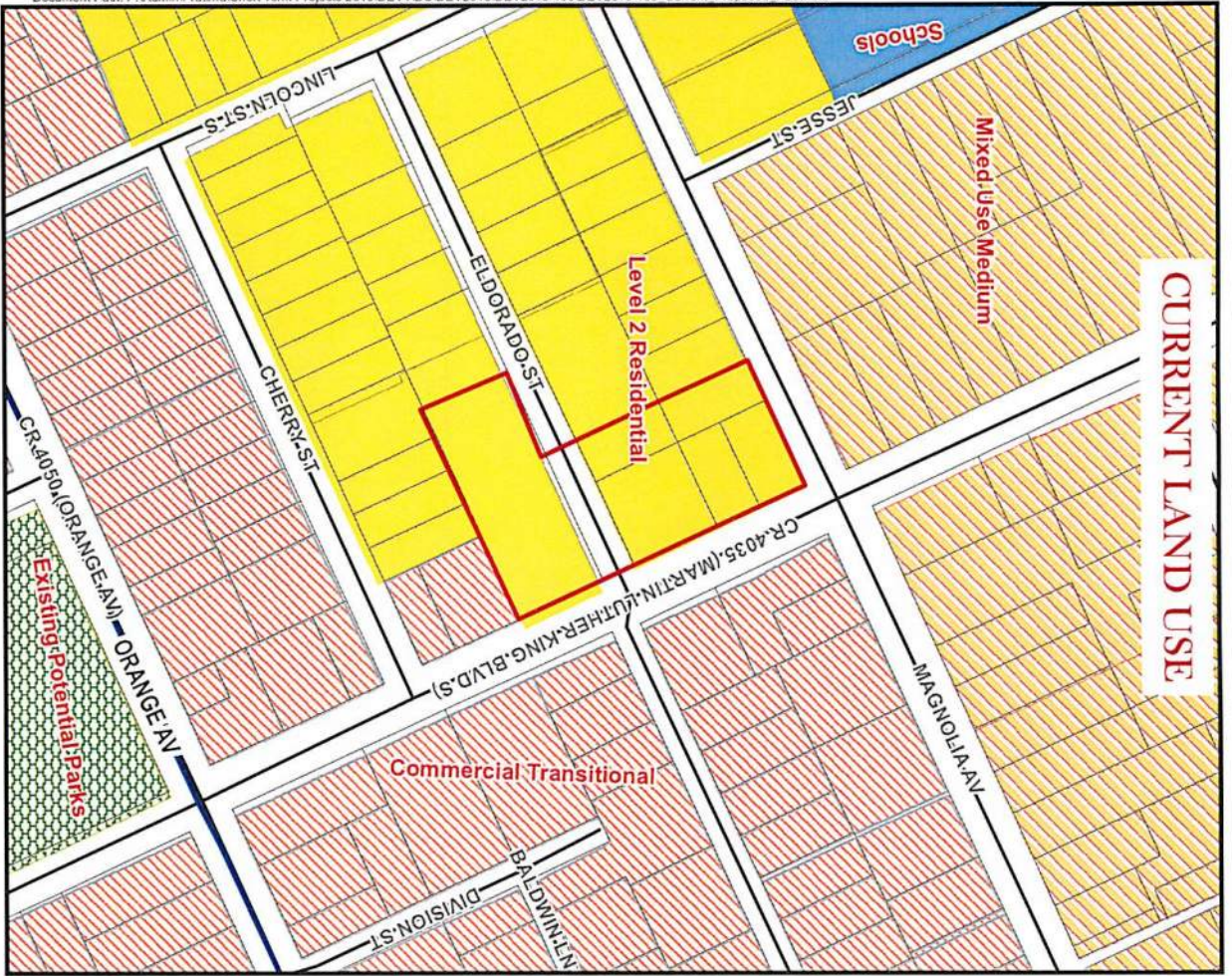
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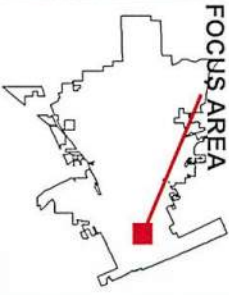
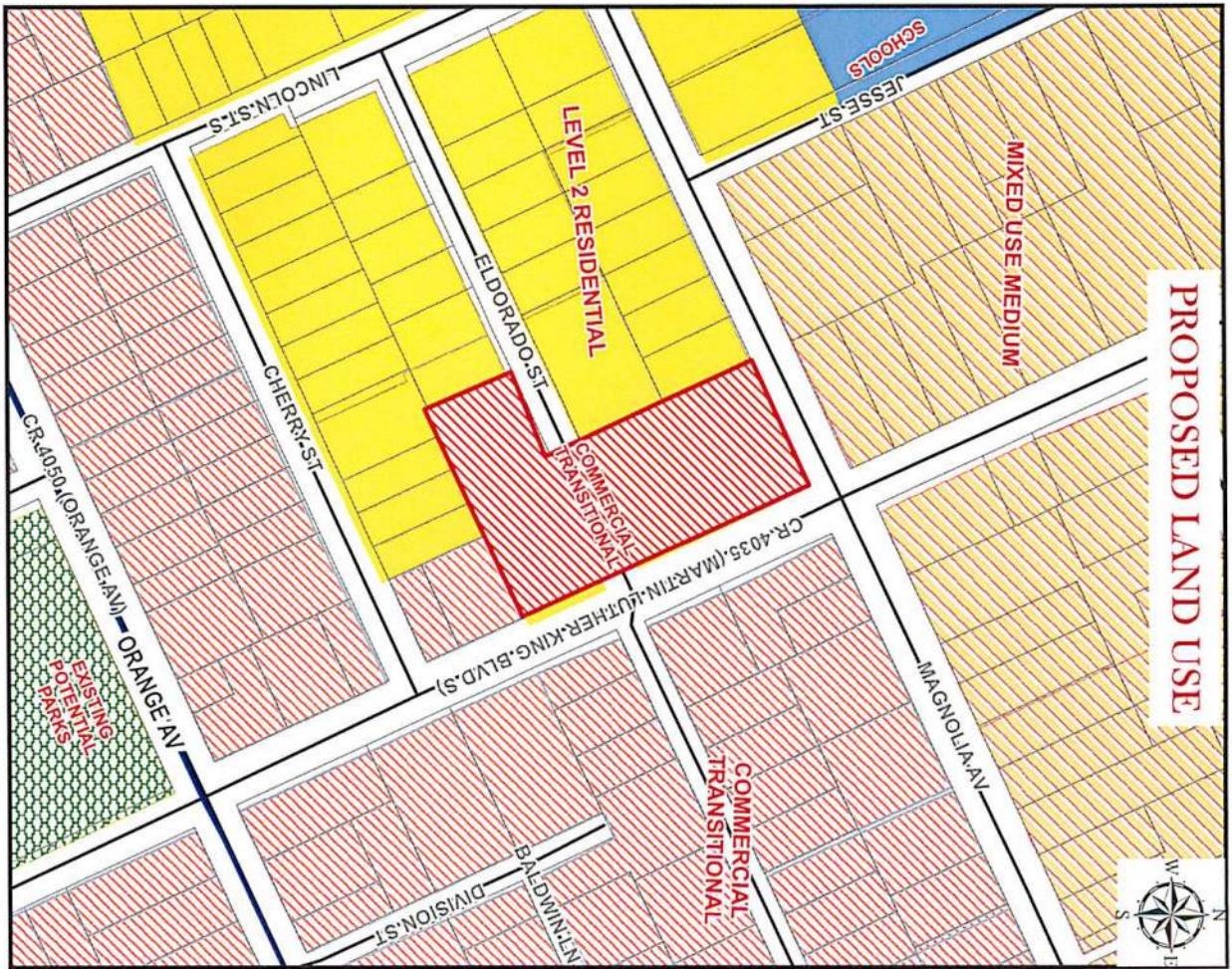


# DEV2018-106 REZONING CURRENT AND PROPOSED FUTURE LAND USE

1 inch = 200 feet



1 inch = 200 feet



FOCUS AREA





# DEV2018-106 REZONING CURRENT & PROPOSED ZONING MAP

1 inch = 200 feet



CURRENT ZONING

1 inch = 200 feet



PROPOSED ZONING



FOCUS AREA

**Attachment B**

**RDM-5 & RDM-6 List of Permitted Uses**

# RDM-5 (Redevelopment Midtown – Neighborhood Transition Mixed Use)

## Principal Uses by Redevelopment Districts

From TABLE 5.2.A.3

**\*ALL USES MUST MEET THE USE-SPECIFIC STANDARDS IN TABLE 5.2.A.3**

*Disclaimer*

The permitted and special use zoning sheets are being provided for **informational purposes only**. They are a means to assist residents, current and prospective property owners, and the business community with identifying permitted and special uses allowed in zoning districts located within the boundaries of The City of Daytona Beach. The sheets also provide references to general use standards for uses in each zoning district. For official use determination requests on properties in the city, please contact The City’s Planning Department to request a zoning verification letter.

\*Additional regulations may apply to properties in Redevelopment and Overlay zoning districts.

PERMITTED USES	
<u>HOUSEHOLD LIVING USES:</u>	MULTIFAMILY DWELLING; TOWNHOUSE SUBDIVISION; UPPER STORY DWELLING (ABOVE NONRESIDENTIAL USE)
<u>COMMUNICATION USES:</u>	TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING STRUCTURE <i>OTHER</i> THAN TELECOMMUNICATIONS TOWER; TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING TELECOMMUNICATIONS TOWER; TELECOMMUNICATIONS TOWER, MONOPOLE UP TO 90 FEET HIGH; TELECOMMUNICATIONS TOWER, MONOPOLE <i>MORE</i> THAN 90 BUT NO MORE THAN 180 FEET HIGH
<u>EDUCATION USES:</u>	PRIVATE SCHOOL WITH FEWER THAN 20 STUDENTS
<u>HEALTH CARE USES:</u>	MEDICAL OR DENTAL CLINIC/OFFICE; MEDICAL OR DENTAL LAB
<u>OPEN SPACE USES:</u>	PARK OR GREENWAY; PUBLIC SQUARE OR PLAZA
<u>UTILITY USES:</u>	UTILITY USE, MINOR
<u>OTHER INSTITUTIONAL USES:</u>	CLUB OR LODGE (NOT TO BE OPERATED AS A BAR, LOUNGE OR NIGHTCLUB); PLACE OF WORSHIP
<u>ANIMAL CARE USES:</u>	ANIMAL GROOMING; VETERINARY HOSPITAL OR CLINIC
<u>BUSINESS SUPPORT SERVICE USES:</u>	BUSINESS SERVICE CENTER; CONFERENCE OR TRAINING CENTER; EMPLOYMENT AGENCY; PARCEL SERVICES; TRAVEL AGENCY

EATING AND DRINKING

ESTABLISHMENTS:

RESTAURANT *WITHOUT* DRIVE-IN OR DRIVE-THROUGH SERVICE;  
SPECIALTY EATING OR DRINKING ESTABLISHMENT

MOTOR VEHICLE SALES

AND SERVICE USES:

GAS STATION; PARKING DECK OR GARAGE (AS PRINCIPAL USE)

OFFICE USES:

BUSINESS SERVICES OFFICES; PROFESSIONAL SERVICES OFFICES;  
OTHER OFFICE FACILITY

RETAIL SALES AND

SERVICE USES:

ANTIQUe STORE; ART GALLERY; ART, CRAFTS, MUSIC, DANCE,  
PHOTOGRAPHY, OR MARTIAL ARTS STUDIO/SCHOOL; BANK OR  
INSTITUTION *WITHOUT* DRIVE-THROUGH SERVICE; BOOK OR  
MEDIA SHOP; DRUG STORE OR PHARMACY *WITHOUT*  
DRIVE-THROUGH SERVICE; DRY CLEANING OR LAUNDRY  
*DROP-OFF* ESTABLISHMENT; FLORIST SHOP; FUNERAL HOME OR  
MORTUARY; GIFT SHOP OR STATIONERY STORE; GROCERY  
STORE; JEWELRY STORE; LAUNDROMAT; MEAT, POULTRY, OR  
SEAFOOD MARKET; PERSONAL AND HOUSEHOLD GOODS  
REPAIR ESTABLISHMENT; PERSONAL SERVICES ESTABLISHMENT;  
OTHER RETAIL SALES ESTABLISHMENT

**SPECIAL USE PERMIT**

COMMUNICATION USES:

TELECOMMUNICATIONS TOWER, OTHER THAN THOSE LISTED  
AS PERMITTED USES

COMMUNITY SERVICE USES:

COMMUNITY CENTER; LIBRARY; MUSEUM; SENIOR CENTER

EDUCATION USES:

PRIVATE SCHOOL WITH MORE THAN 20 STUDENTS



# RDM-6 (Redevelopment Midtown – Residential Preservation)

## Principal Uses by Redevelopment Districts

From TABLE 5.2.A.3

**\*ALL USES MUST MEET THE USE-SPECIFIC STANDARDS IN TABLE 5.2.A.3**

### *Disclaimer*

The permitted and special use zoning sheets are being provided for **informational purposes only**. They are a means to assist residents, current and prospective property owners, and the business community with identifying permitted and special uses allowed in zoning districts located within the boundaries of The City of Daytona Beach. The sheets also provide references to general use standards for uses in each zoning district. For official use determination requests on properties in the city, please contact The City's Planning Department to request a zoning verification letter.

\*Additional regulations may apply to properties in Redevelopment and Overlay zoning districts.

### PERMITTED USES

<u>HOUSEHOLD LIVING USES:</u>	DUPLEX; MULTIFAMILY DWELLING; SINGLE-FAMILY DETACHED DWELLING; TOWNHOUSE SUBDIVISION
<u>OPEN SPACE USES:</u>	COMMUNITY GARDEN; PARK OR GREENWAY
<u>UTILITY USES:</u>	UTILITY USE, MINOR
<u>OTHER INSTITUTIONAL USES:</u>	PLACE OF WORSHIP

**Attachment C**

**Neighborhood Meeting Documents**

# NOTICE OF NEIGHBORHOOD MEETING

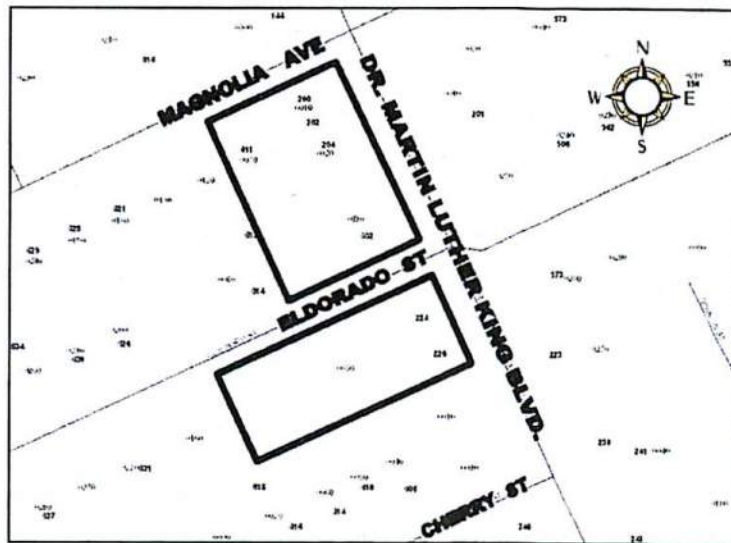
July 26, 2018 - To Property Owners Within 300 Feet

Dear Property Owner:

The City of Daytona Beach will hold a neighborhood meeting at 6:00 p.m., Tuesday, August 7, 2018 at the **Dickerson Community Center Activities Building, 308 S. Dr. Martin Luther King Blvd., Daytona Beach, FL 32114**, 301 South Ridgewood Avenue, Daytona Beach, Florida, on the following proposal:

## **DEV2018-??? - Rezoning to Redevelopment Midtown – Neighborhood Transition Mixed Use (RDM-5) (Quasi-Judicial Hearing)**

*Administrative request by Development and Administrative Services Department, Redevelopment Division, to rezone 1.28± acres of land located generally along and west of Dr. Martin Luther King Blvd. between Magnolia Avenue and Cherry Street, from Redevelopment Midtown - Residential Preservation (RDM-6) to Redevelopment Midtown – Neighborhood Transition Mixed Use (RDM-5), for the purpose of providing the correct zoning district illustrated in the Midtown Master Plan.*



### **Additional Public Meeting Dates :**

In addition to the neighborhood meeting noted above, the following public meetings are tentatively scheduled for consideration of the proposed rezoning amendment. These additional meetings will be held at the City of Daytona Beach City Hall, Commission Chambers, Room 290, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

Midtown Redevelopment Board meeting – Tuesday, August 14, 2018 at 6:00 PM.

Planning Board meeting – Thursday, August 24, 2018 at 6:00 PM.

City Commission meeting (1st Reading) – Wednesday, September 5, 2018 at 6:00 PM.

City Commission meeting (2nd Reading & Public Hearing) – Wednesday, September 19, 2018 at 6:00 PM.

The City's Land Development Code requires that the applicant notify all property owners within a 300' radius of the site. All interested persons may appear at the hearing and be heard regarding the proposal. Anyone wishing to appeal a final decision of the City will need a record of the proceedings and may wish to ensure that a verbatim record of the proceedings is made, including any testimony or evidence presented. The City does not prepare or provide a verbatim record of the proceedings.

In accordance with the Americans with Disabilities Act (ADA), persons needing a special accommodation to participate in the Redevelopment Board, Planning Board, or City Commission proceedings should contact the City Clerk's Office no later than three days prior to the proceedings.

Any person may review public documents related to this proposal which are posted on The City of Daytona Beach web site [www.codb.us](http://www.codb.us) list of agendas. Once reports are posted on the web site they can also be reviewed at the City of Daytona Beach Development and Administrative Services Department, Redevelopment Division, Room 240, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida, during normal business hours. For more information, please contact Charles Bryant, Redevelopment Project Manager, at (386) 671-8180.



**Order #103112764**

Order Date: July 24, 2018

Account: DaytonaBeach1

**Order Total: \$66.88**

**Billing Address**

*Mrs Marsha McDonald  
 City of Daytona Beach  
 PO Box 2451  
 Daytona Beach FL 32115-2451  
 United States  
 T: 386-671-8124*


**Payment Method**

*Credit Card  
 Credit Card Type:  
 Visa  
 Credit Card Number:  
 XXXX-9720*

 Complete
  In progress
  Attention

Job ID: 2685946

Requested Fulfillment Date: 7/25/2018

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Letter - Separate Address Page in a #10 Envelope - 5 sheet max. Product SKU: LT41-P  <i>Product Type: Letter 8.5 X 11                      Paper Type: White 24#                      Print Color: Black And White                      Print Options: Printing One Side                      Mail Class: First Class                      Production Time: Next Day                      Base Document Name: Neighborhood Meeting Notice 200 MLK Rez                      Job Address List Name: 200 MLK Addresses _ EDITED</i>		81	\$66.88	
Production Cost for 81 Pieces:\$32.40 First Class Automation Letter Postage for 78 Pieces: \$33.07 First Class Unsorted Letter Postage for 3 Pieces: \$1.41 Postage for 0 Pieces: \$0.00				
<b>Order Sub Total:</b>			<b>\$66.88</b>	
<b>Invoice Subtotal:</b>			<b>\$66.88</b>	
<b>Total Invoice:</b>			<b>\$66.88</b>	

OWNER/NAME1	PSTLEADDRESS	PSTLCITY	PSTLZIP
HOFFMAN FRED J TR MLK TRUST	882 COQUINA DR E	DAYTONA BEACH F	32117
PENTECOSTAL APOSTOLIC LGHTHSE JOHN L EDWARDS JR TR	610 CHERRY ST	DAYTONA BEACH F	32114
BETHUNE-COOKMAN COLLEGE INC	640 DR M MCLEOD BETHUNE BLVD	DAYTONA BEACH F	321143099
HOOKS CARLTON CURTIS	440 BALTIMORE CIR	NEW SMYRNA BEA	32168
ROSS ENTERPRISES OF DAYTONA INC	933 INTL SPEEDWAY BLVD	DAYTONA BEACH F	32115
JAAS CORP	748 WESTMORELAND RD	DAYTONA BEACH F	32114
MUHAMMAD RAFICA ITANI	602 EL DORADO ST	DAYTONA BEACH F	321144104
ALMOUS CLUB INC	P O BOX 133	DAYTONA BEACH F	321150133
JOHNSON EARL JR EARL JOHNSON SR	103 FOUNTAIN GATE LN	PALM COAST FL	32137
JOHNSON FANNIE	214 DESOTO ST	DAYTONA BEACH F	321143514
ITANI RAFICA MUHAMMAD	602 ELDORADO ST	DAYTONA BEACH F	32114
HART GLYNIS N MACK HORACE L SR	524 DIVISION ST	DAYTONA BEACH F	32114
SMITH RASHARA R	619 CHERRY ST	DAYTONA BEACH F	32114
WILLIAMS SHARRON GLOVER	562 ELDORADO STREET	DAYTONA BEACH F	32114
HERON DEVELOPMENT GROUP LTD	200 E PALMETTO PARK RD #103	BOCA RATON FL	33432
AUSTIN AVIE LUE	566 ELDORADO AVE	DAYTONA BEACH F	321144206
JOHNSON EARL JR EARL JOHNSON SR	103 FOUNTAIN GATE LN	PALM COAST FL	32137
YOUNG BARBARA LEE TOWNSEND AMOS A	560 ELDORADO ST	DAYTONA BEACH F	32114
EDWARD ROSEMARY	PO BOX 10912	DAYTONA BEACH F	32114
HABITAT FOR HUMANITY OF GREATER VOLUSIA INC	1030 W INTL SPEEDWAY 2ND FLOOR	DAYTONA BEACH F	32114
WILDER DO SHAN EDWARDS	564 MAGNOLIA AVE	DAYTONA BEACH F	32114
BERGERON JOCELYN	2211 PINE ISLAND DR	NEW SMYRNA BEA	32168
SURRENCY ELMIRA W	573 MAGNOLIA AVE	DAYTONA BEACH F	321144251
GRICE RICHARD	574 ORANGE AVE	DAYTONA BEACH F	32114
HERON DEVELOPMENT GROUP	200 E PALMETTO PARK RD STE 103	BOCA RATON FL	33432
SMITH MIKE GINGRAS NERA	563 MAGNOLIA AVE	DAYTONA BEACH F	32114
GOUTELL CARL	1371 JANE LACEY LN	NEW SMYRNA BEA	32168
SMITH RASHARA	209 S CAROLINE ST	DAYTONA BEACH F	32114
BECKTON CATHY JO	633 RUSSELL DR	DAYTONA BEACH F	32114
JONES BARBARA ANN	620 ORANGE AVE	DAYTONA BEACH F	32114
DASH JENNIFER A & PEDRO Q	722 ORCHARD AVE	ORMOND BEACH FL	32174
LAMBERT CHRISTOPHER BOBBY LAMBERT TYLER D-ANDREA	629 MAGNOLIA AVE	DAYTONA BEACH F	32114
MACK MICHAEL JEROME SR	541 NEW ENGLAND CT APT 104	ALTAMONTE SPRIN	32714
MERRITT BRENDA VERENITA	625 MAGNOLIA AVE	DAYTONA BEACH F	321145048
HOPKINS GIBSON JACQUELYN B	623 CHERRY ST	DAYTONA BEACH F	32114
BAILIE ALFRED W N & LINDA A	6 CROOKED TREE TRL	ORMOND BEACH FL	321744338
BROWN JANINE M	5686 THICKET LANE	COLUMBIA MD	21044
ASP READYCHEM LLC	PO BOX 620524	OVIEDO FL	32762
SMITH RONALD C	619 CHERRY ST	DAYTONA BEACH F	32114
TURTURRO MICHAEL	835 SUGAR HOUSE DR	PORT ORANGE FL	32129

AKERS BEVERLY A	626 EL DORADO ST	DAYTONA BEACH F 32114
HANNANS EVELYN ELEANIOR	614 ORANGE AVE	DAYTONA BEACH F 32114
MERRICKS LAKEISHA	613 MAGNOLIA AVE	DAYTONA BEACH F 32114
CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	PO BOX 15065	DAYTONA BEACH F 321155065
ALLEN TODRE GUERRIER SIVENSON	849 S RIDGEWOOD AVE	DAYTONA BEACH F 32114
HILL MARGARET D	536 N DOLLINS AVE	ORLANDO FL 328051206
LAPHILIP INC	5955 MARVILLE CIR	PORT ORANGE FL 32127
CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	PO BOX 15065	DAYTONA BEACH F 321155065
REED EDWARD W SHELDON R TOBY	248 S DR MARTIN LUTHER KING	DAYTONA BEACH F 32114
ASHLEY ERIC M & CATHY D	113 PINE TREE DR	ORMOND BEACH FL 32174
EDWARDS JOHN L JR TR PENTA APOSTOLIC LIGHTHOUSE	610 CHERRY ST	DAYTONA BEACH F 321144102
SLATON FRANCINE	617 MAGNOLIA AVE	DAYTONA BEACH F 32114
MCKUNE JAMES E	PO BOX 411784	MELBOURNE FL 32941
BETHUNE-COOKMAN COLLEGE INC	640 DR M MCLEOD BETHUNE BLVD	DAYTONA BEACH F 321143099
BRAZIL RICHARD & ALLENE HINSON	437 WALNUT ST	DAYTONA BEACH F 321142645
BAILIE ALFRED W N & LINDA A	6 CROOKED TREE TRL	ORMOND BEACH FL 321744338
HOPKINS-GIBSON JACQUELYN B	PO BOX 9701	DAYTONA BEACH F 32120
RICHARDSON ANDRE B	340 HENRY BUTTS DR	DAYTONA BEACH F 32114
EQUITY TRUST CO CUST FBO ALPHEUS NICHOLS IRA	697 SEVEN OAKS BLVD	WINTER SPRINGS 327084055
HABITAT FOR HUMANITY OF GREATER VOLUSIA INC	1030 W INTL SPEEDWAY 2ND FLOOR	DAYTONA BEACH F 32114
RICHARDSON ANDRE B	340 HENRY BUTTS DR	DAYTONA BEACH F 32114
ITANI RAFICA MUHAMMAD	602 ELDORADO ST	DAYTONA BEACH F 32114
MOHAMMAD RAFICA	602 ELDORADO ST	DAYTONA BEACH F 32114
BARGER JOHN R	597 ANDREWS ST	ORMOND BEACH FL 32174
BELL MYRLEAN	628 CHERRY ST	DAYTONA BEACH F 32114
RILEY MATILDA	1609 FLOMICH AVE	DAYTONA BEACH F 32117
JENNINGS CARLA	631 CHERRY ST	DAYTONA BEACH F 32114
120 CORP	112 S MARTIN LUTHER KING	DAYTONA BEACH F 32114
BETHUNE-COOKMAN COLLEGE INC	640 DR M MCLEOD BETHUNE BLVD	DAYTONA BEACH F 321143099
ABRAMOV BORIS & SARA PALAGASHVILI	2352 LINWOOD AVE 2F	FORT LEE NJ 07024
COLLINS DELORES	118 SUSAN ST	CLARKVILLE TN 37042
BETHUNE-COOKMAN COLLEGE INC	640 DR M MCLEOD BETHUNE BLVD	DAYTONA BEACH F 321143099
COVINGTON SYLVESTER & GARRETTE	155 CRANES ROOST BLVD STE 2010	ALTA MONTE SPRIN 32701
CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	847 ORANGE AVE	DAYTONA BEACH F 321144117
ADAMS & ASSOC REAL ESTATE INVESTMENT LLC	1875 LAKEMONT AVE STE 101	ORLANDO FL 32814
KIRKPATRICK ROBIN KIRKPATRICK BETTY	642 ELDORADO ST	DAYTONA BEACH F 32114
SEVEN SIX SEVEN LLC	1371 JANE LACEY LN	NEW SMYRNA BEA 32168
GRICE RICHARD	574 ORANGE AVE	DAYTONA BEACH F 32114
HERON DEVELOPMENT GROUP LTD	200 E PALMETTO PARK RD #103	BOCA RATON FL 33432
HERON DEVELOPMENT GROUP LTD	200 E PALMETTO PARK RD #103	BOCA RATON FL 33432
MASSENGALE ARTHUR	578 ORANGE AVE	DAYTONA BEACH F 32114





NEIGHBORHOOD MEETING NOTICE  
MEETING ROOMS - 12/20/10  
10/1/10 6:00pm  
2ND FLOOR OF MILK  
DIXIE COMMUNITY CENTER  
1211 21ST

NO PARKING ANY TIME



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AND  
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**ATM**  
**ZANDERS**

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NEIGHBORHOOD MEETING NOTICE  
Country Inn & Suites  
10/15/15 6:00 p.m.  
10/22/15 6:00 p.m.  
10/29/15 6:00 p.m.  
11/5/15 6:00 p.m.  
11/12/15 6:00 p.m.  
11/19/15 6:00 p.m.  
11/26/15 6:00 p.m.





Dr. M.L. King Jr. 2005

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and your family

# NEIGHBORHOOD MEETING

## REZONING TO RDM-5

200 BLOCK OF S. MARTIN LUTHER KING BLVD.

August 7, 2018

PLEASE PRINT

Name	Address
Barbara Lee Young	560 E. Dorado St.
DR. W. FORDHAM JR	1305 Sunset Bl. 32117
ISAAC Murphy Jr.	522 School St.
Trenia + Freddie Barnes	565 E. Dorado St. 32114
WALTER LAUGHLIN	637 Magnolia Ave 32114
Frank Hillmor	1004 Ladder drive Dunbar Park 32117
GRADY SMITH	951 Dr. Mary McLeod Bethune 32114
<del>Wright</del>	445 W. 831 St.
<del>Chas. Martin</del>	644 Magnolia Ave
<del>Young</del>	571 E. Colorado St.
Muriel Davis	1201 MADISON AVE.
Cynthia Slater	815 S. Kettle Cr. 32114
James B. Ashley Jr.	561 South St 32114
Ronard Richerke	201 S. M. L. K.
Barbara Jones	620 ORANGE AVE
Fosie Elliott	241 College Park Dr. DR
Floree Riddle	772 Kentucky St. DuB. FL.
Eddie Mims	322 Lockhart St
George Riley	551 E. Colorado St.

NEIGHBORHOOD MEETING

REZONING TO RDM-5

200 BLOCK OF S. MARTIN LUTHER KING BLVD.

August 7, 2018

PLEASE PRINT

Name	Address
Tayler Reed	861 Magnolia Ave
Sylvia Zachary	200 smik Ave
Andre Richardson	
Jaquelyn Gibson	623 Cherry St. - D.B. #7
Phelia Robinson	400 Mary McLeod
Ronald C. Smith	204 MLK JR Blvd



# THE CITY OF DAYTONA BEACH

## REDEVELOPMENT DIVISION

POST OFFICE BOX 2451  
DAYTONA BEACH, FLORIDA 32115-2451  
PHONE (386) 671-8180  
Fax (386) 671-8187

### MEMORANDUM

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DATE: August 7, 2018  
TO: File  
FROM: Reed Berger, Redevelopment Director  
SUBJECT: DEV2018-106 - Rezoning to Neighborhood Transition Mixed Use (RDM-5)  
Neighborhood Meeting Summary

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A neighborhood meeting was held at the Dickerson Community Center Activities Building, 308 S. Dr. Martin Luther King Blvd., Daytona Beach, FL on August 7, 2018 at 6:00 p.m.

Property owners located within 300 feet of the area proposed to be rezoned were notified by mail sent July 25, 2018 and meeting notice signs were posted at the proposed rezoning boundary.

Redevelopment staff including Reed Berger, Charles Bryant, and Marsha McDonald were in attendance to explain the rezoning and land use amendment requests.

Twenty-four persons registered on the sign in sheet and were not opposed to rezoning from residential back to commercial. A number of other issues not directly related to the rezoning were discussed including capital improvements and grant programs.

Documentation of the aforementioned notification is attached.