




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: Minto Tomoka Parcel A - Rezoning, Planned Development-General (DEV2017-131)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Scott Bullock, Consolidated-Tomoka Land Co., to rezone 1,614± acres of land located west of Interstate 95 and south of West Granada Boulevard/State Road 40 from “County” Rural Agriculture (A-2) and Resource Corridor (RC) to “City” Planned Development-General (PD-G) to develop up to 3,250 dwelling units with amenities and up to 200,000 square feet of commercial uses.

The applicant is requesting to rezone to allow for a planned, mixed-use development to include the following:

- Up to 3,250 residential units (age restricted to 55+)
 - Single Family Dwellings
 - Single Family Paired Villas
 - Multifamily Dwellings
 - Residential amenities with amenity center
- Up to 200,000 square feet of commercial uses
- Stay and Play Getaway Rentals

Proposed Modifications

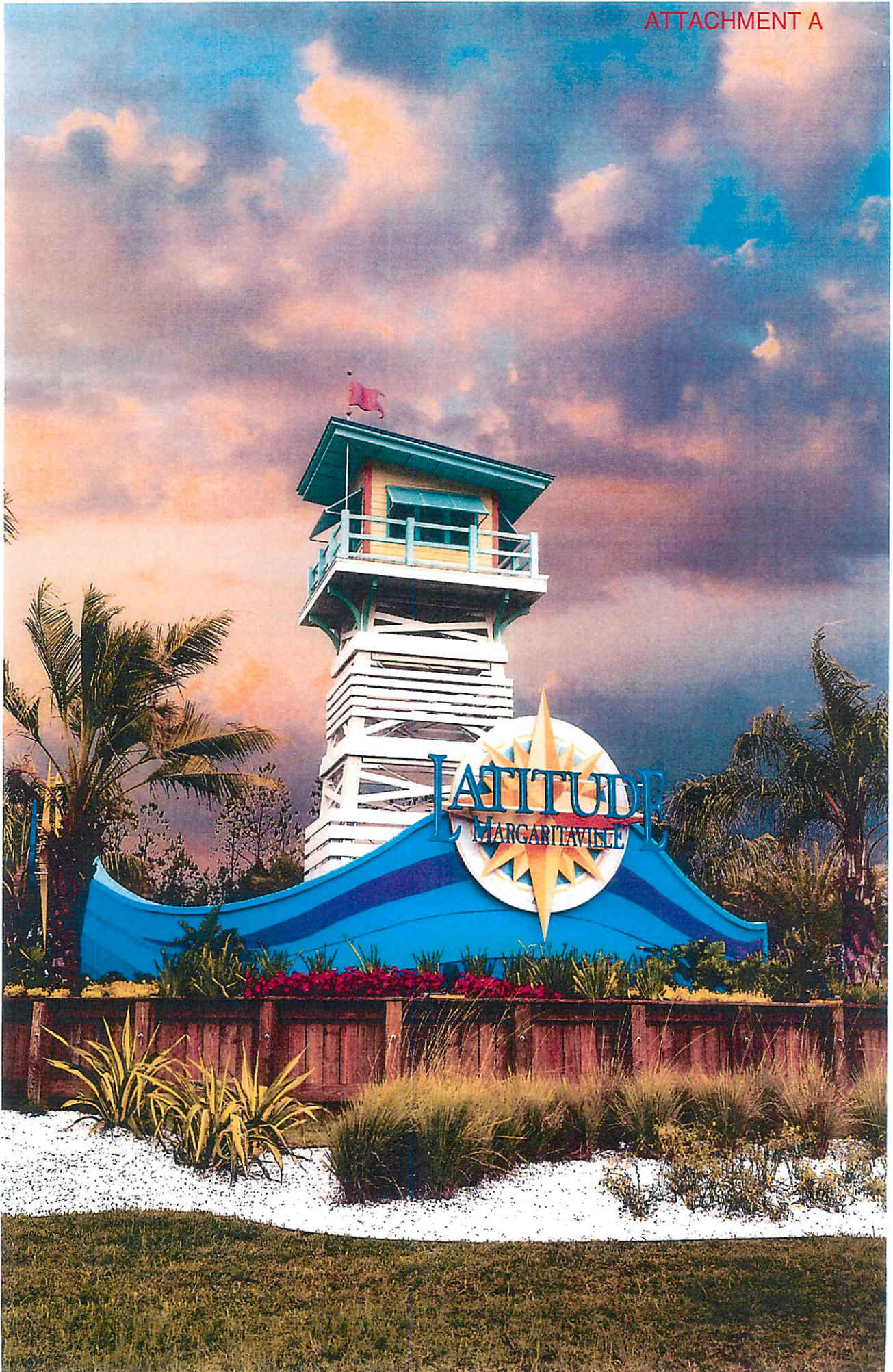
1. Section 7.1.A.6 (Lot Shapes) – Allowance for flag shaped lots and narrower lot width minimums to permit smaller lots associated with single family villa dwelling units.
2. Section 7.2.E (Sidewalks) – Modification to the requirement sidewalks are installed on both sides of every street. Request would require sidewalks only on a single side of each street with the development.
3. Section 4.2.B (Lot and Building Standards) – Requested modifications to minimum lot and building standards for single family dwellings to accommodate development of smaller lots associated with an active adult community.
4. Section 6.10 (Signage) – Modifications to LDC standards for number of signs and landscape entrance features, maximum combined sign area, and maximum sign height.

5. Section 5.4.C.8.e (Model Homes) – Request to increase the number of model homes permitted within the project area at one time.
6. Section 6.13.D (Internal Street Connectivity) – Reduce Maximum Connectivity Index Score from 1.7 to 1.3.
7. Section 5.2.B.27.a (Outdoor Storage) – Modification to LDC standard by permitting materials and/or equipment to exceed height of the required installed fence or wall.

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.

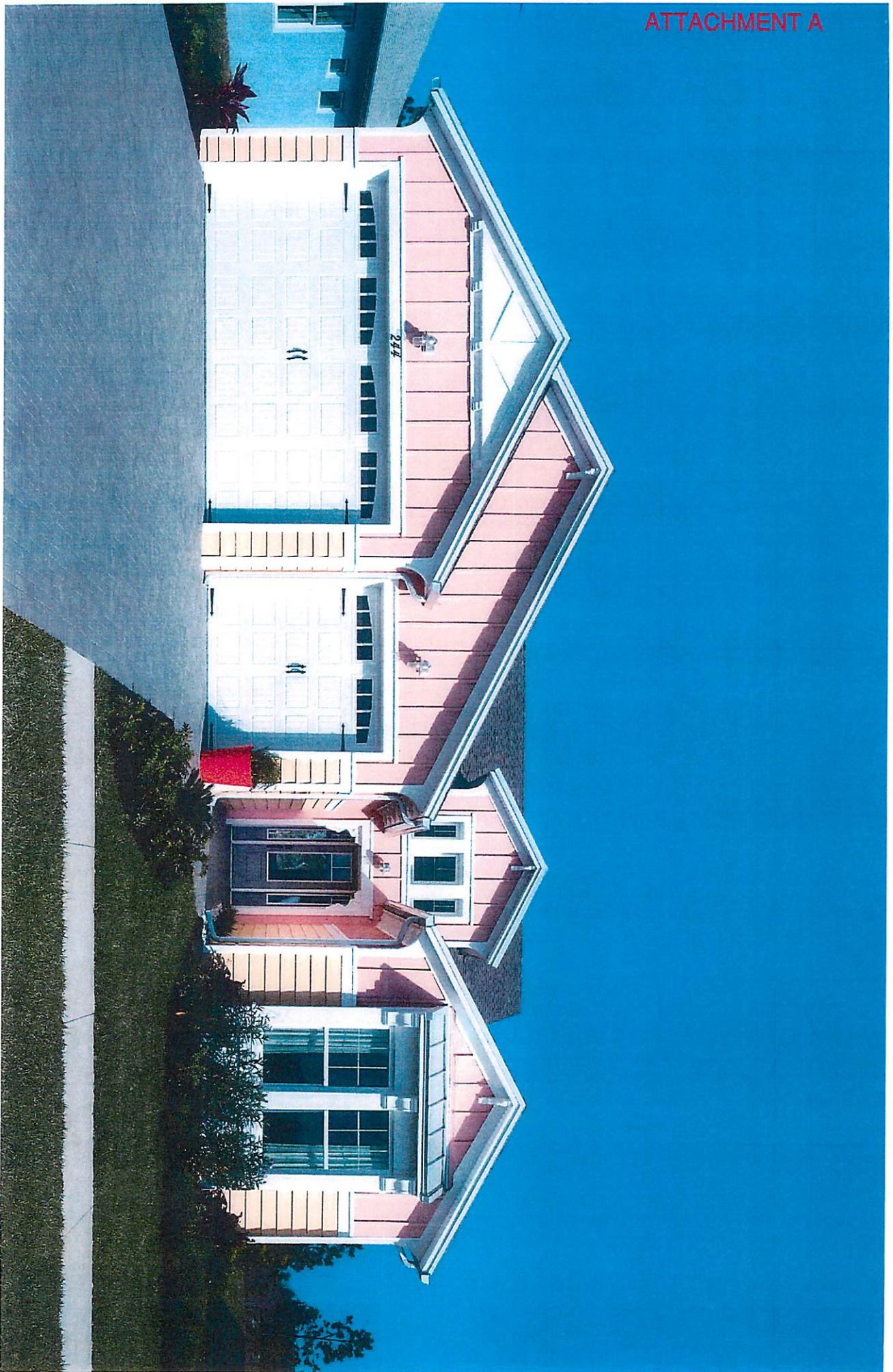












ATTACHMENT A







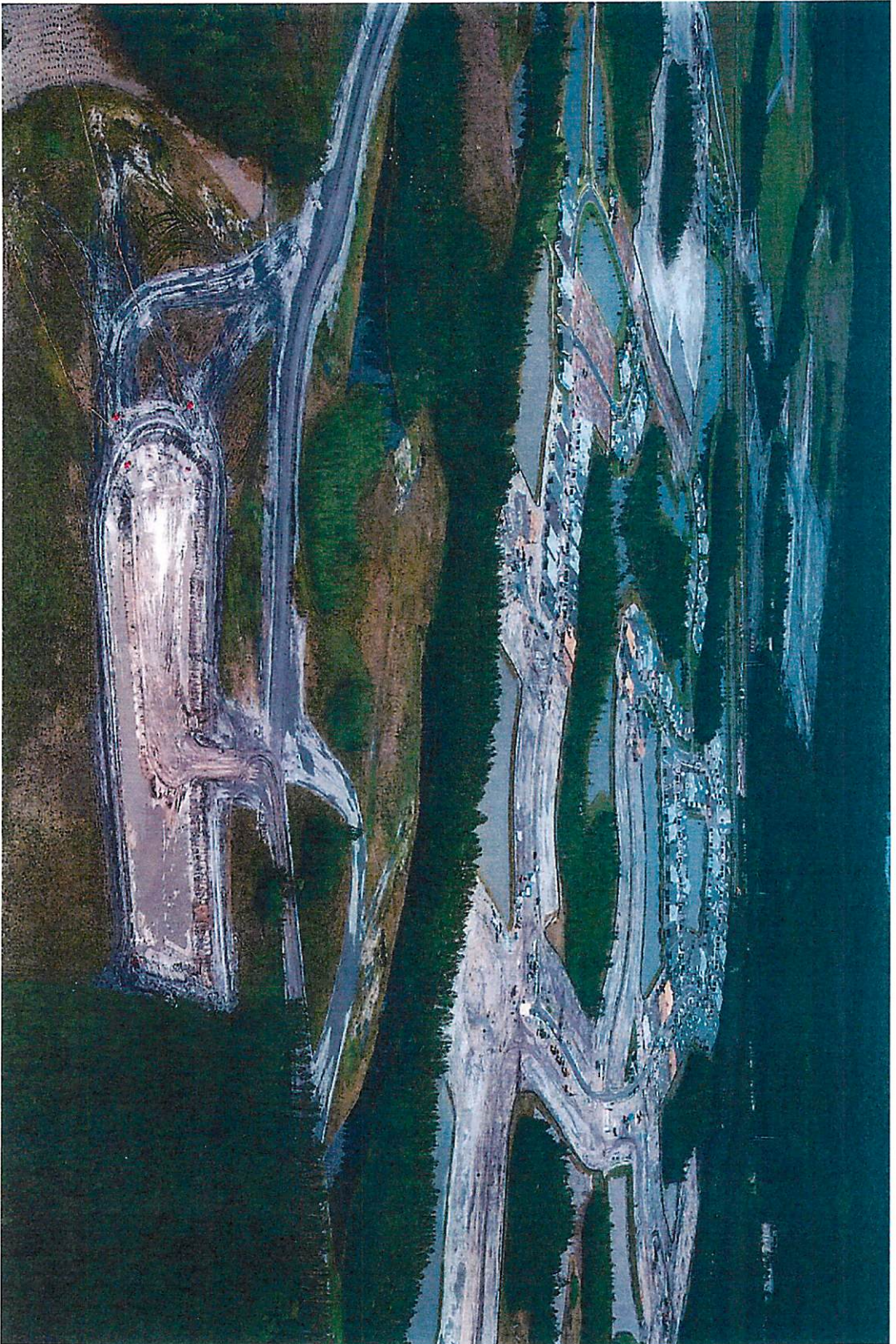
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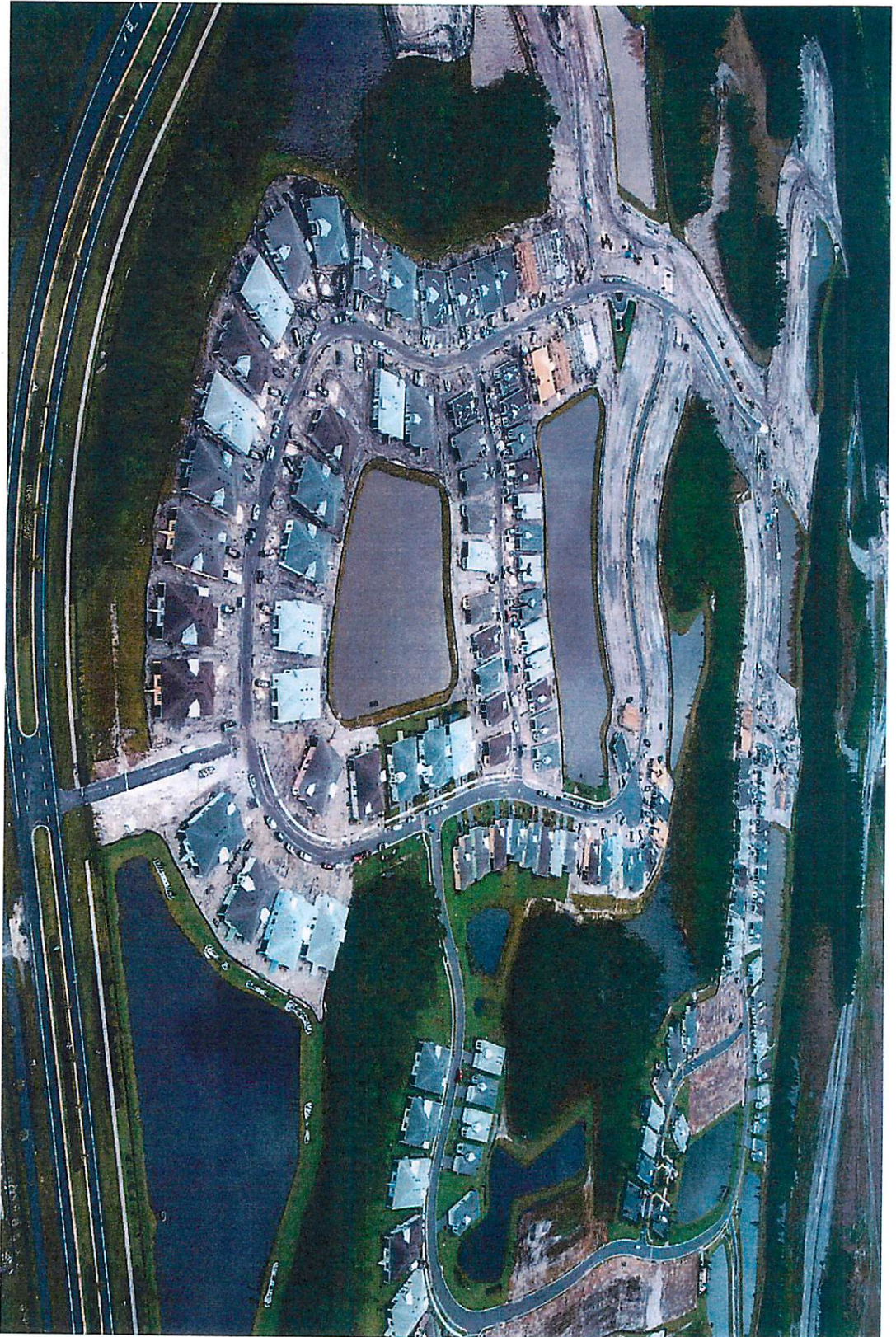
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