




The CITY OF DAYTONA BEACH

—“THE WORLD’S MOST FAMOUS BEACH”—

MEMORANDUM

DATE: December 12, 2018

TO: James V. Chisholm, City Manager

FROM: Reed Berger, Redevelopment Director 

SUBJECT: China One - Rezoning to Redevelopment Midtown-Neighborhood Center Mixed Use (RDM-2) (DEV2018-067)

A request by Rashid Jamalabad, P.E., RJ Engineering, LLC, on behalf of the property owner, Mr. Wang Tianfu, to rezone 0.246± acre of land, located at 617 Bellevue Avenue, from Single-Family Residential-5 (SFR-5) to Redevelopment Midtown - Neighborhood Center Mixed Use (RDM-2), for the purpose of constructing a parking lot to serve the adjacent restaurant and proposed grocery store.

The applicant is requesting to rezone two adjacent vacant parcels of land to build a parking lot that will serve their restaurant and a proposed grocery store. The house located at 617 Bellevue Avenue was demolished earlier this year.

At the November 13, 2018 Midtown Redevelopment Board meeting, the Board recommended approval 4-to-1. At the November 15, 2018 Planning Board meeting, the Board recommended approval 6-to-0. Staff supports the Board’s recommendation to the City Commission.

The first reading will be heard before the City Commission on January 9, 2019 and the Public Hearing for adoption is tentatively scheduled for January 23, 2019.