



The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION

POST OFFICE BOX 2451
DAYTONA BEACH, FLORIDA 32115-2451

PHONE (386) 671-8180

FAX (386) 671-8187

AGENDA

DOWNTOWN/BALLOUGH ROAD REDEVELOPMENT AREA BOARD

Tuesday, May 1, 2012 12:00 P.M.

City Hall Commission Chambers

NOTICE: If any person decides to appeal any decision of the Board at this meeting, they will need a record of the proceedings. Interested persons may wish to ensure that a verbatim record of the proceedings before the Board is made, including any testimony or evidence presented to the Board. The City does not prepare or provide a verbatim record of Board proceedings.

1. **Call to Order**
2. **Roll Call**
3. **Approval of the minutes: [April 3, 2012](#)**
4. **[DEV2011-010, SITE PLAN, Renaissance Place](#)**

A request by Robert A. Merrell III, Esq. on behalf of 400 Beach Street Acquisition, LLC to rezone 3.027± acre parcel located at the corner of Mullally Street and Daytona Street from the Beach Street Condo RPUD (Residential Planned Unit Development) to the Renaissance Place RPUD (Residential Planned Unit Development) to allow the development of a 86,190 square foot Assisted Living Facility with 100 units. The site is located at 113 Mullally Street. [[site plan](#)]
5. **[DEV2011-099, ZONING MAP AMENDMENT, Beach Street Condos](#)**

A request by Robert A. Merrell III, Esq. on behalf of 400 Beach Street Acquisition, LLC to rezone 7.291± acre parcel located at 400 North Beach Street from RPUD (Residential Planned Unit Development) to RDD-3 (Commercial) in order to facilitate development that is consistent with the core Downtown area.
6. **LDC TEXT AMENDMENTS**
 - A. **[DEV2012-044, Downtown Hotels](#)**

Administrative request to amend Article 12, Section 3.1 to amend the schedule of uses in the RDD-1 (Beach Street Retail) and RDD-2 (Central Business Mixed) zoning districts to permit hotels.

B. [DEV2012-045, Dogs in Designated Outdoor Dining Areas](#)
Administrative request to amend Article 17, Section 2 to amend the conditional uses to allow for patrons' dogs within designated portions of public food service establishments.

C. [DEV2012-046, Restaurants with Drive-up Windows](#)
Administrative request to amend Article 12, Section 5 to amend the conditions to only permit restaurants with drive-up windows on Ridgewood Avenue.

7. **Board Priorities**
8. [Redevelopment Project Updates](#)
9. **Public Comments**
10. **Board Comments**
11. **Adjournment**