



## The CITY OF DAYTONA BEACH Downtown Redevelopment Board Agenda

City Hall  
Commission Chambers  
Regular Meeting

301 South Ridgewood Avenue  
Tuesday, October 1, 2019  
12:00 PM

Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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Call to Order

Roll Call

Approval of Minutes: July 2, 2019

Presentation: Beach Street Streetscape Plan

James Chisholm, City Manager, will present the new streetscape plan for Beach Street between Orange Avenue and Bay Street including updates on the proposed schedule for construction.

First Amendment to Project Delta West Planned District Agreement  
DEV2019-093 (Quasi-Judicial Hearing)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of DB Mainland, LLC, to amend the Project Delta West Planned District Agreement to modify approved signage, and expand the boundaries to add and include 0.87± acres of land located at 125 N. Ridgewood Avenue, from Downtown Redevelopment -Commercial (RDD-3) to Planned Development-Redevelopment (PD-RD).

# First Amendment to Brown & Brown Headquarters Planned District Agreement, DEV2019-114 (Quasi-Judicial Hearing)

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Brown & Brown Realty to amend the Brown & Brown Headquarters Planned District Agreement to expand the boundaries to add and rezone 0.53± acres of land located at 132 Dr. Mary McLeod Bethune Boulevard and on 1st Avenue from Redevelopment Downtown - Riverfront Mixed Use from Downtown Redevelopment-Commercial (RDD-4) and Business Professional (BP) to Planned Development-Redevelopment (PD-RD).

## Public Comments

## Board Comments

## Adjournment

## DOWNTOWN REDEVELOPMENT BOARD

### MINUTES - Tuesday, July 2, 2019

The regular meeting of the Downtown Redevelopment Board was held Tuesday, July 2, 2019, at 12:00 p.m. in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

### Board Members Present

Mr. Scott Weidman, Chair  
Mr. Daniel Harshaw  
Mr. Jake Nicely (arrived at 12:45 p.m.)  
Dr. Kent Sharples  
Ms. Cathy Washington (Planning Board Representative)

### Board Members Absent

Ms. Sheryl Cook  
Mr. Russell Holloway

### Staff Members Present

Mr. Reed Berger, Redevelopment Director  
Mr. Ben Gross, Deputy City Attorney  
Ms. Becky Groom, Board Secretary

### Call to Order

Mr. Weidman called the meeting to order at 12:25 p.m.

### Roll Call

Ms. Groom called the roll and noted members present as stated above.

There was not a quorum in attendance at the beginning of the meeting; Mr. Berger provided an update to the Board on Downtown projects while waiting for an additional Board member to arrive.

Mr. Berger stated the Beach Street construction project to narrow Beach Street to one lane in each direction will start after the Halifax Art Festival, which is the first week in November. Mr. Berger stated Beach Street will not be closed, and the sidewalks will remain open to pedestrian traffic during construction. Mr. Berger stated construction will start on Orange Avenue in November and will encompass the first block on the riverfront side. Mr. Berger stated the lane closest to the park will be closed and that is where the angled parking will be installed which will add an additional 77 parking spaces along Beach Street. Mr. Berger stated it will take approximately 40 or more days to complete one block. Mr. Berger stated once the area is completed on the east side up to Bay Street, construction will start on the commercial side. Mr. Berger stated the work is planned to minimize impact on the businesses which will allow the businesses to remain open. Mr. Berger stated there will be an outreach to the merchants to answer any questions they may have regarding the construction project.

Dr. Sharples asked when construction will start on the Brown & Brown Park.

Mr. Berger stated the schedule has not been finalized but feels construction will start after the first of the year. Mr. Berger stated construction on the seawall will have to be completed first.

Mr. Weidman asked about the status of the Bourbon on Beach Street restaurant.

Mr. Berger stated there is an effort to connect another business with the owner since there has been an issue between the planned tenant and the landlord. Mr. Berger stated the kitchen was relocated to the lower level.

Mr. Berger stated the Delta West rezoning was approved by the City Commission.

Mr. Berger stated DOA is looking at options to improve the Farmers Market.

Mr. Nicely arrived for the meeting at 12:45 p.m.

## Approval of Minutes

Regular Meeting: May 7, 2019

### Board Action:

A motion was made by Mr. Harshaw, seconded by Dr. Sharples, to approve the minutes of the May 7, 2019 meeting as presented. The motion carried (4-0).

## Wall Graphic - 218 S. Beach Street

### Staff Presentation:

Mr. Berger presented the staff report which was included as part of the packet. Mr. Berger stated the graphic is a Toucan with two drinks on its beak. Mr. Berger stated the Toucan will be placed on the south wall of McK's Tavern & Brewery, located at 218 S. Beach Street

### Applicant Presentation:

Scott Lawson, owner of McK's Tavern & Brewery spoke regarding the wall graphic. Mr. Lawson stated the graphic was designed by the artist, Maureen Hudas, who was also in attendance. Mr. Lawson stated he has been updating the building during the last year with new doors and paint and this is one additional step to draw attention to the business.

Mr. Nicely asked if there are any copyright issues with the planned logo.

Mr. Lawson stated what is proposed is not a trademark logo, just a graphic that is in common use by Guinness.

## Public Comments:

Jenny Nazak, 501 Harvey Street, Daytona Beach, Florida, stated she feels any kind of art makes the town look more friendly. Ms. Nazak stated she is in favor of the trend of having more artwork throughout the area.

## Board Action:

A motion was made by Dr. Sharples, seconded by Mr. Harshaw, to approve Wall Graphic - 218 S. Beach Street, in accordance with the staff report as presented. The motion carried (4-0).

## Wall Graphic - 700 Ballough Road

### Staff Presentation:

Mr. Berger presented the staff report which was included as part of the packet. Mr. Berger stated the subject property is directly across from Caribbean Jack's and the marina. Mr. Berger stated the applicant, Elan Schlachet, has a vision to create the area as a destination for arts and design and has branded the area as the Daytona Design District.

### Applicant Presentation:

Chris Zalich, and the artist, Angel Lowden, spoke regarding the project. Mr. Zalich stated he is trying to brand the area as the Daytona Design District. Mr. Zalich stated he combined two buildings to create a 10,000 s.f. showroom. Mr. Zalich stated he has created a destination since there is nothing like his showroom in the area. Mr. Zalich stated he has purchased additional properties and hopes the area will become a destination. Mr. Zalich stated the wings graphic is an attempt to draw people to the area. Mr. Zalich stated he plans for restaurants in the area since he does not feel the existing restaurants along Beach Street will be able to accommodate the number of employees that will be in place at the new Brown & Brown facility.

Mr. Weidman asked what the zoning is for the Ballough Road area.

Mr. Berger stated most of it is Industrial.

Dr. Sharples stated Beth Lemke had a grant for the bridge project over the Root Canal and asked for the status of that project.

Mr. Berger stated the project is on hold. Mr. Berger stated some of the engineering work has been done but to proceed would require acquisition of additional property.

Mr. Harshaw suggested the wall be illuminated at night.

Mr. Zalich asked if the mural is approved with the wording of "Daytona Design District" at the bottom.

Angel Lowden stated most artists sign their work and asked if the lettering can be included.

Mr. Gross stated the Land Development Code states that graphics cannot include a message or wording. Mr. Gross stated the Board does not have the authority to approve any written message or wording. Mr. Gross stated the applicant would have to apply to have the wording approved by staff as a sign.

Mr. Berger stated the applicant would have to apply for a wall sign or place a plaque with the name near the graphics.

### **Public Comments:**

Jenny Nazak, 501 Harvey, Daytona Beach, Florida stated art work makes an area more interesting, particularly to people who are walking in the area. Ms. Nazak stated the area has an "artsy" feel since there are motorcycle design shops in the area.

### **Board Action:**

A motion was made by Dr. Sharples, seconded by Mr. Harshaw, to approve Wall Graphic - 700 Ballough Road, on condition that no written words, logo, insignia or messages are part of the wall graphic, in accordance with the staff report as presented. The motion carried (4-0).

### **Public Comments**

There were no public comments.

### **Board Comments**

There were no Board comments.

### **Adjournment**

There being no further business to come before the Board, the meeting adjourned.

## **(Quasi-Judicial Hearing)**

## **Rezoning - Planned Development-Redevelopment**

### **First Amendment**

DEV2019-093

Project Delta West PD-RD

### **Staff Report**

DATE: September 25, 2019

TO: Downtown Redevelopment Board Members

FROM: Reed Berger, AICP, Redevelopment Director

### **Project Request**



**Table 1: Land Use and Zoning**

	Existing Uses	Existing Future Land Use Designation	Existing Zoning Classification
<b>Site</b>	Office Building	Commercial Mixed Use	Redevelopment Downtown-Commercial (RDD-3)
<b>North</b>	Project Delta West Site	High Intensity Mixed Use	Planned Development / Redevelopment (PD-RD)
<b>South</b>	Project Delta West Site Popeye’s Chicken Rest.	High Intensity Mixed Use	Planned Development / Redevelopment (PD-RD)
<b>East</b>	Project Delta West Site	High Intensity Mixed Use	Planned Development / Redevelopment (PD-RD)
<b>West</b>	Wells Fargo & Burger King	Commercial Mixed Use	Redevelopment Downtown-Commercial (RDD-3)

**PROJECT DESCRIPTION & BACKGROUND**

The Project Delta West Planned District (PD) Agreement was approved by the City Commission on June 20, 2019 (Ordinance No. 19-140). The applicant is now requesting approval of the First Amendment to the Project Delta West Planned District (PD) Agreement modify approved signage, and expand the boundaries to add and rezone 0.87± acres of land located at 125 N. Ridgewood Avenue, from Downtown Redevelopment - Commercial (RDD-3) to planned Development-Redevelopment (PD-RD).



The applicant is proposing to develop a mixed-use commercial project in the block located at the northeast corner of U.S. 92 and U.S. 1 within the Downtown Redevelopment Area that is intended to include a grocery store, luxury apartment building, parking garage, restaurant, and retail store. The recent acquisition of the Beck's office building at 125 N. Ridgewood Avenue will permit a larger footprint along the U.S. 1 corridor for retail or other commercial mixed use development adjacent to the proposed parking structure which may also include commercial mixed use development. The PD Plan and Sign Plan have been revised to show the conceptual layout and signage for the added retail frontage (see Attachment B: PD Plan and Sign Plan).



## PROJECT ANALYSIS

Review of and the decision on a Planned Development application shall be based on compliance of the proposed zoning reclassification and PD Plan/Agreement with the review standards in Section 3.4.D.3, Site-Specific Zoning District Map 1 amendment Review Standards, and the standards for the proposed type of PD district in Section 4.8, Planned Development Zoning Districts.

## GENERAL PLANNED DEVELOPMENT DISTRICT PURPOSES

The Planned Development (PD) districts are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals and objectives by:

- a. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;
- b. Allowing greater freedom in selecting the means of providing access, open space and design amenities;
- c. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;
- d. Providing for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
- e. Providing quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, wetlands, surface waters, floodplains, and historic features.

#### D. Planned Development - Redevelopment (PD-RD).

1. Purpose. The Planned Development - Redevelopment (PD-RD) District is established and intended to provide the planning and design flexibility needed to accommodate urban infill and high-intensity mixed-use development and encourage the use of innovative and creative design that will achieve high quality urban design and a high level of energy efficiency and environmental sensitivity, and otherwise contribute to the City's goals and objectives for its Redevelopment Areas.

## Site-Specific Zoning District Map Amendment Review Standards

In detennining 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 City's TRT has reviewed the proposed First Amendment to the Project Delta West Planned District (PD) Agreement and found it to be consistent with the City's Comprehensive Plan.

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

The City's TRT has reviewed the proposed PD amendment and has found it to be acceptable.

iii. Addresses a demonstrated community need;

Not applicable.

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

The City's TRT has reviewed the proposed PD Amendment and has found it to be acceptable. The applicant has conducted a neighborhood meeting as required by the LDC. A summary of the neighborhood meeting prepared by the applicant is shown in Attachment C.

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

The standards established in the PD Agreement together with the provisions applicable to the LDC would result in a logical and orderly development pattern for the subject property. The City's TRT has reviewed the proposed PD Amendment and found it to be acceptable.

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

Staff does not have any indication that the proposed amendment will have an adverse impact 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's Technical Review Team (TRT) has reviewed the proposed development plan and offers no objections to the rezoning request.

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

Adverse environmental impacts are not anticipated with the approval of this amendment proposal.

- 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 City's TRT has reviewed the PD Amendment request and has found it to be acceptable.

## Recommendation

Staff recommends approval of the First Amendment to the Project Delta West Planned District PD Agreement to expand the boundaries to add and rezone 0.87± acres of land located at 125 N. Ridgewood A venue, from Downtown Redevelopment - Commercial (RDD-3) to Planned Development-Redevelopment (PD-RD), and to modify the proposed signage in the PD Agreement.

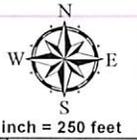
The item is tentatively scheduled to be heard by the Planning Board on October 24, 2019 and by the City Commission for first reading on December 4, 2019 and for second reading on December 18, 2019 (public hearing).

A majority vote by the Redevelopment Board members present and voting is required to recommend approval to the Planning Board and City Commission.

The City of Daytona Beach is committed to ensuring accessibility of its electronic documents to people with disabilities.

If you use assistive technology (such as a Braille reader, a screen reader, or TTY) and the format of any material in this Document interferes with your ability to access information, or are experiencing difficulty accessing the content, or have any comments or feedback, please email us at <mailto:accessibility@codb.us>, call by telephone at 1-866-646-0064, contact us by mail, addressed to ADA Coordinator, P.O. Box 2451, Daytona Beach FL 32115. Please provide a description of the problem encountered, the URL (web address) or location of the problem document, and any requested accommodation, including, if applicable, the preferred format in which you wish to receive any material, and your contact information. Accessibility assistance is also available through the Federal Information Relay Service at 1-800-877-8339 for TTY communication.

# LOCATION



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## DEV2019-093 REZONING LOCATION MAP

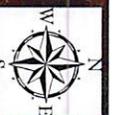
City of Daytona Beach Map disclaimer:  
These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should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



**DEV2019-093  
REZONING  
AERIAL MAP**



**AERIAL**

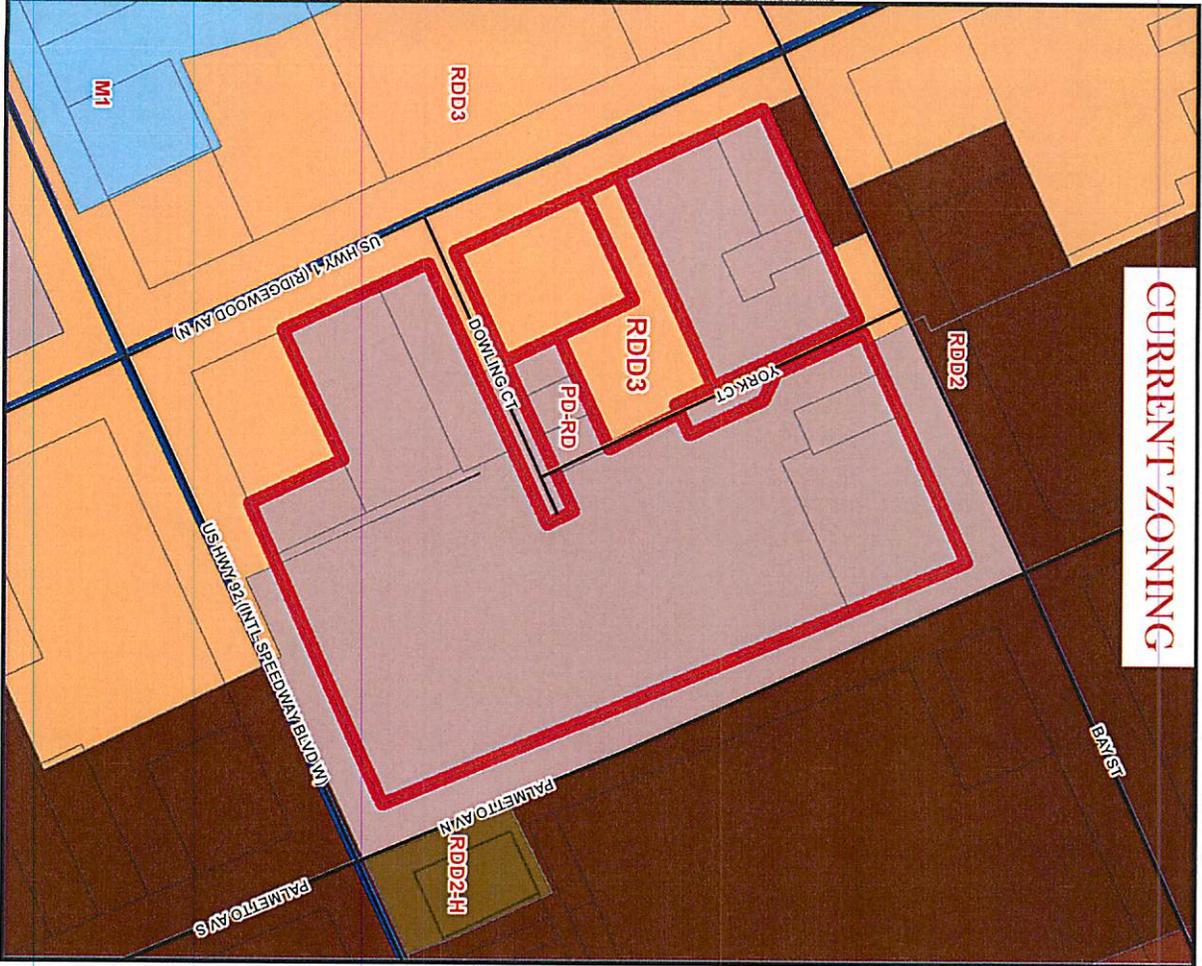


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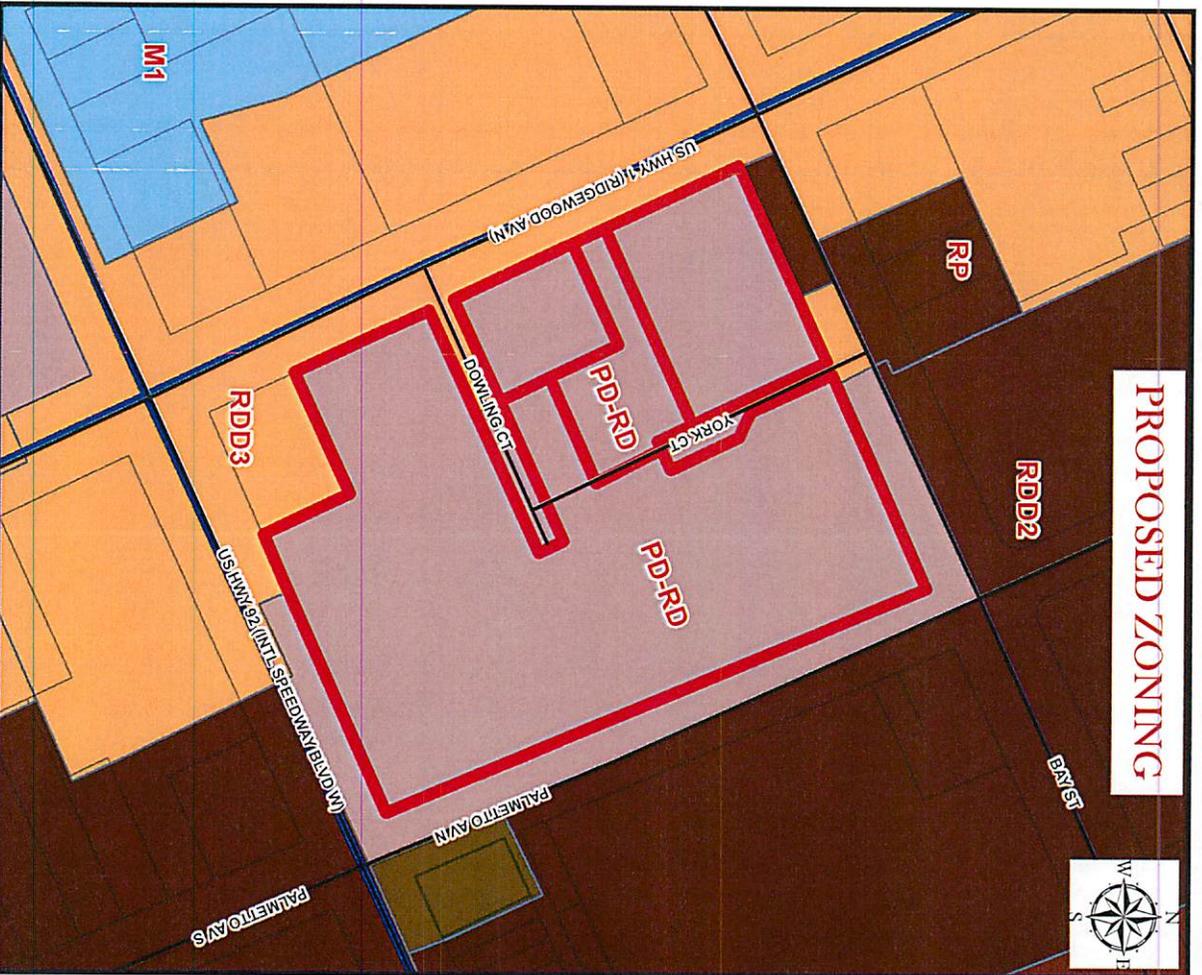


CURRENT ZONING



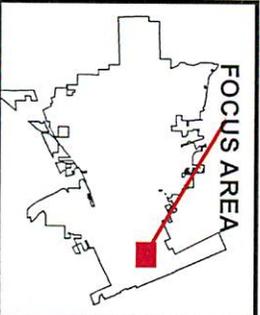
1 inch = 193 feet

PROPOSED ZONING



1 inch = 208 feet

DEV2019-093  
REZONING  
CURRENT & PROPOSED ZONING MAP





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**DEV2019-093  
 REZONING  
 FUTURE LAND USE MAP**

City of Daytona Beach Map disclaimer:  
  
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**Attachment A**

**Revised PD Plan and Sign Plan**

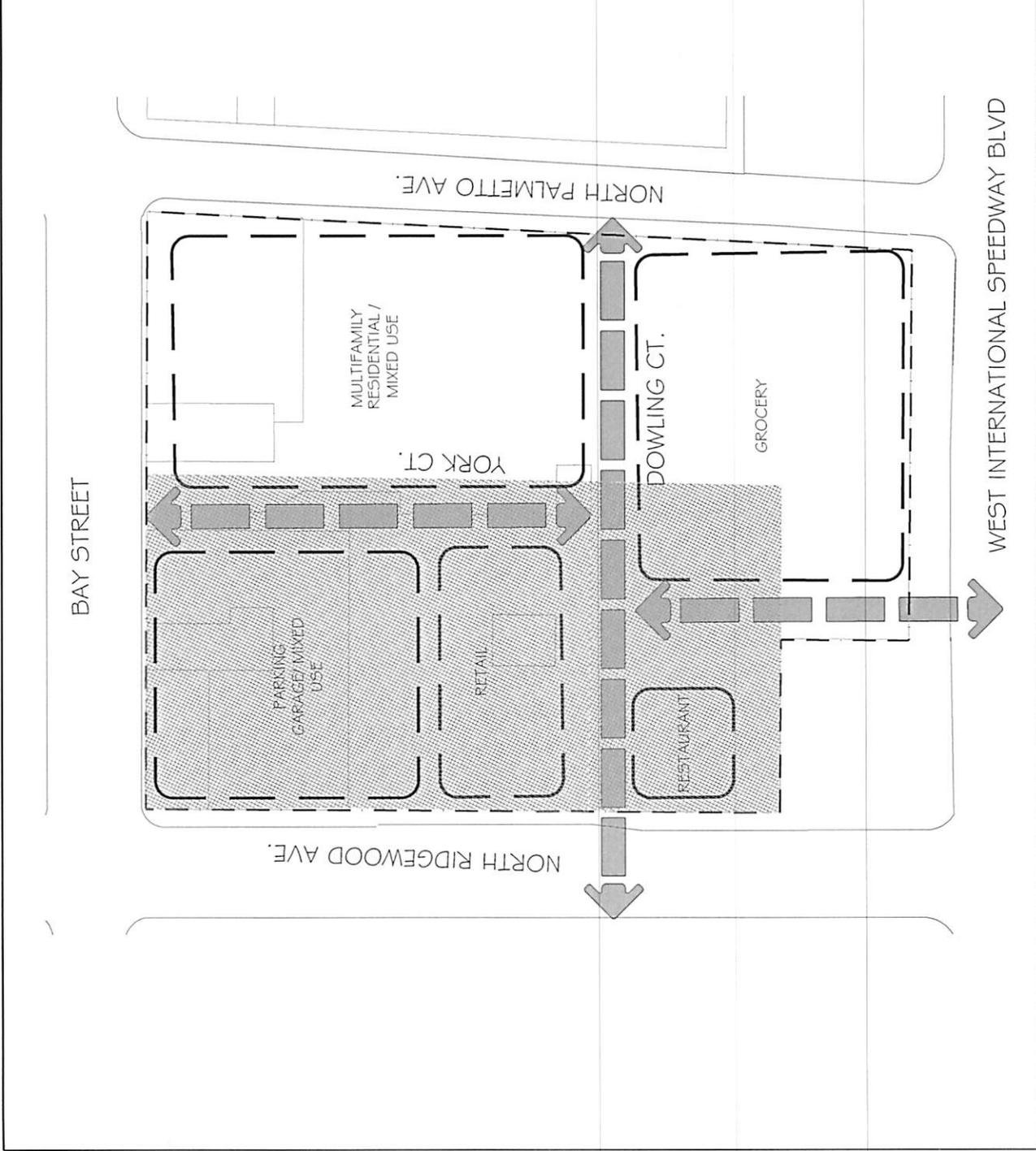
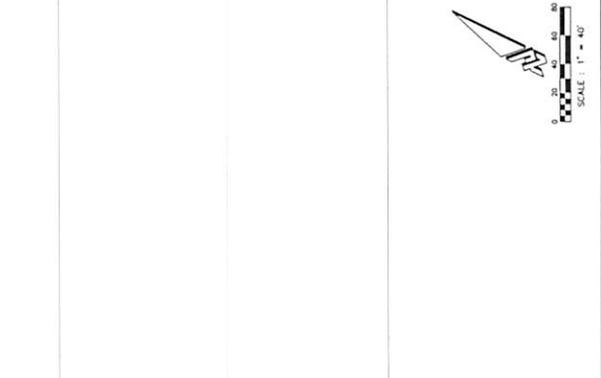


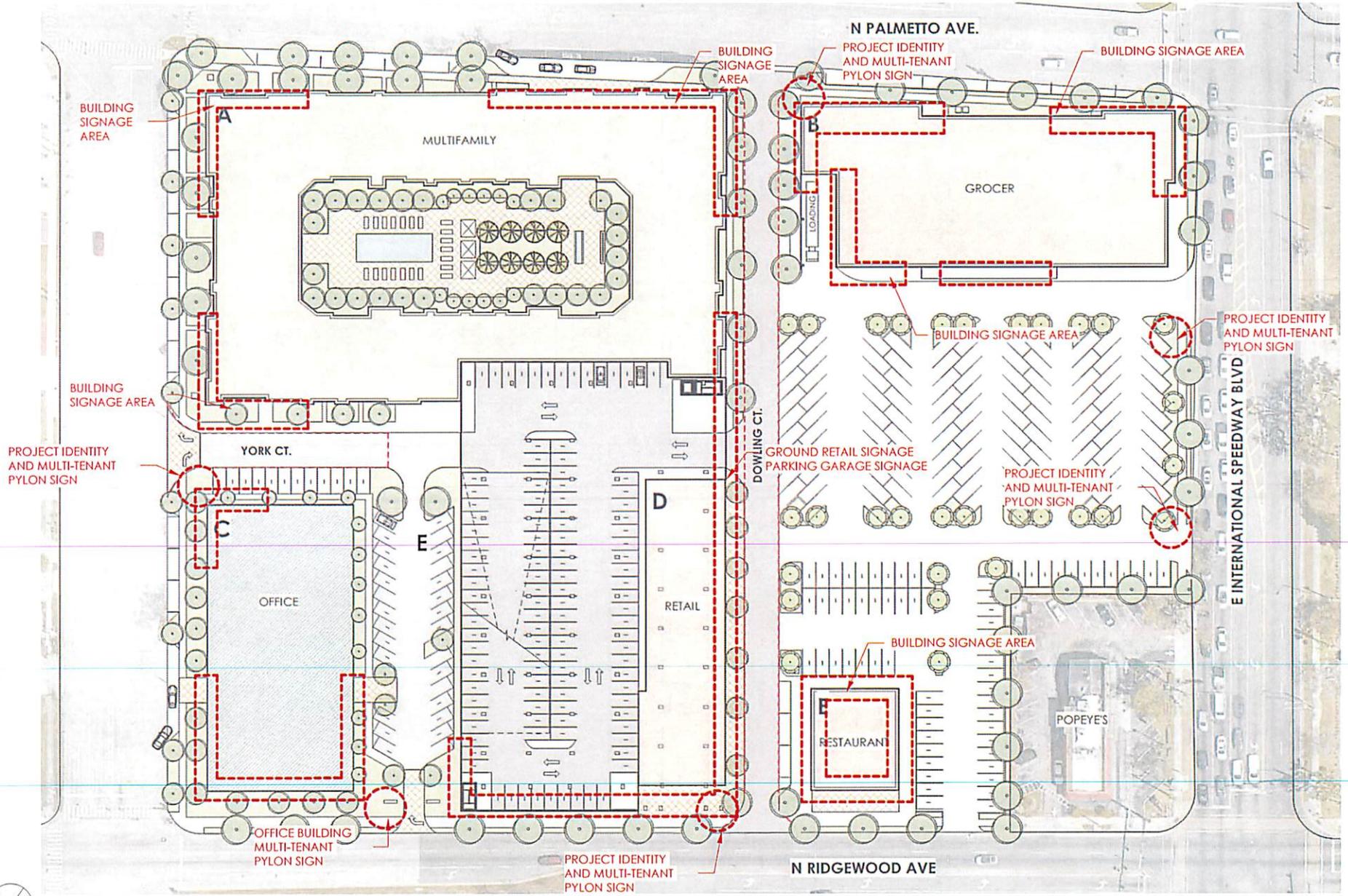
NO.	DATE	DESCRIPTION
01	10/15/18	PRELIMINARY PLAN
02	11/05/18	REVISED PLAN
03	11/15/18	REVISED PLAN
04	12/01/18	REVISED PLAN
05	12/15/18	REVISED PLAN
06	01/05/19	REVISED PLAN
07	01/15/19	REVISED PLAN
08	02/01/19	REVISED PLAN
09	02/15/19	REVISED PLAN
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25	10/15/19	REVISED PLAN
26	11/01/19	REVISED PLAN
27	11/15/19	REVISED PLAN
28	12/01/19	REVISED PLAN
29	12/15/19	REVISED PLAN
30	01/01/20	REVISED PLAN

DEV2018-164

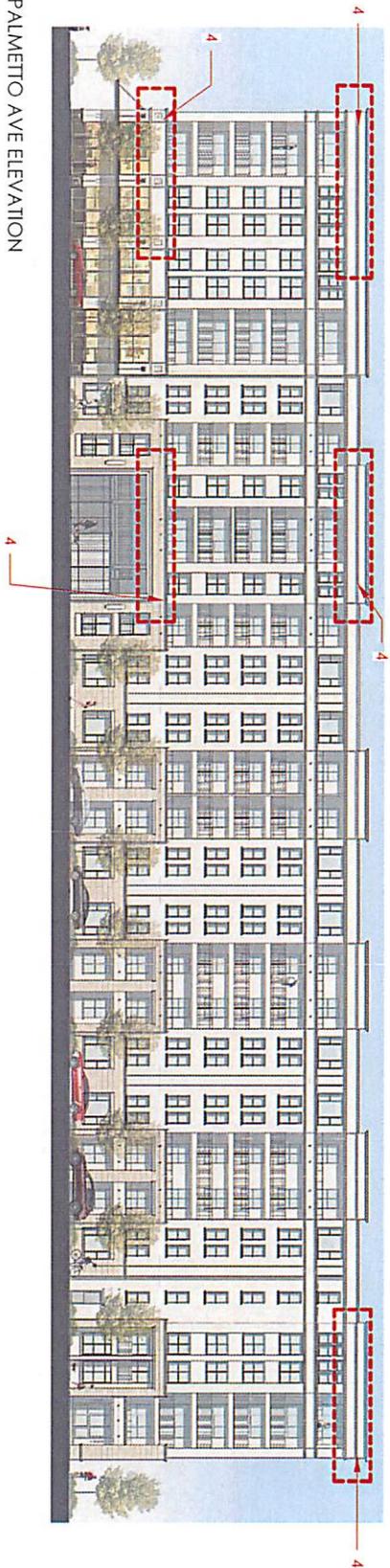
**LEGEND:**  
 PROPOSED ACCESS  
 PROPOSED USE  
 PROPOSED PD BOUNDARY  
 PROPOSED DRIVE-THROUGH ZONE

- NOTES:**
- EXISTING MUNICIPAL STORMWATER SYSTEMS TO BE MODIFIED IN ACCORDANCE WITH THE LDC
  - SITE IS LOCATED WITHIN FLOOD ZONE AE & X. IT HAS BEEN DETERMINED BY STAFF THAT REQUIRED FLOOD PROTECTION SHALL BE PROVIDED FOR THE ENTIRE SITE. CONSIDERING THE SITE IS TIDALLY INFLUENCED
  - ALL EXISTING DRAINAGE PATTERNS OF OFF-SITE PROPERTIES SHALL BE MAINTAINED OR ACCOMMODATED WITHIN THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
  - PERMISSIBLE FEDERAL AND STATE PERMITS SHALL BE OBTAINED.
  - ANY EXISTING OR PROPOSED UTILITIES TO BE PUBLIC RIGHT-OF-WAY.
  - STORMWATER AND UTILITY CONNECTIONS, POINTS AND LOCATIONS SHALL BE DETERMINED WITHIN THE DESIGN AND AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY. ACTUAL USES AND LOCATIONS WILL BE DETERMINED AT SITE PLAN. SETBACKS WILL BE DESCRIBED IN THE AGREEMENT OR AS DETERMINED BY CODE.

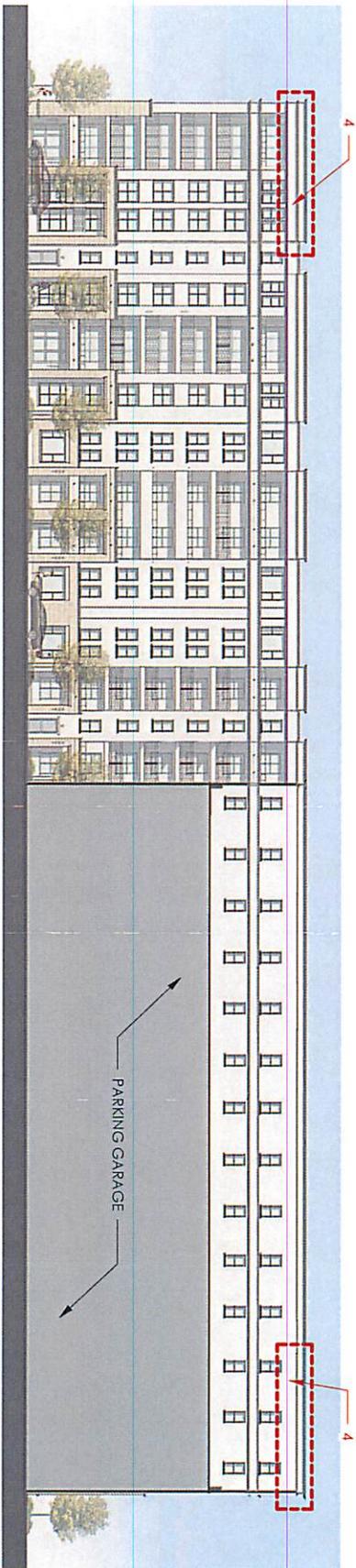




N. PALMETTO AVE ELEVATION  
1:30

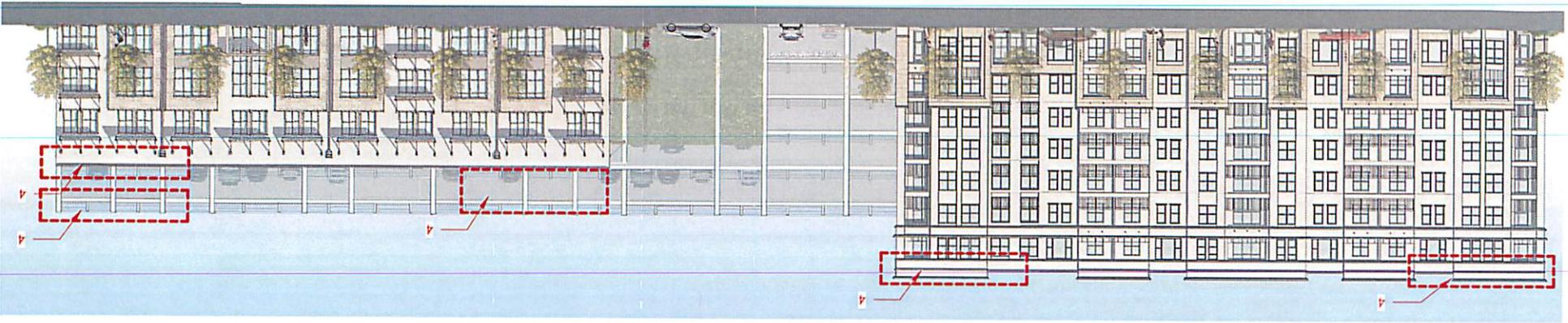


YORK CT. ELEVATION  
1:30

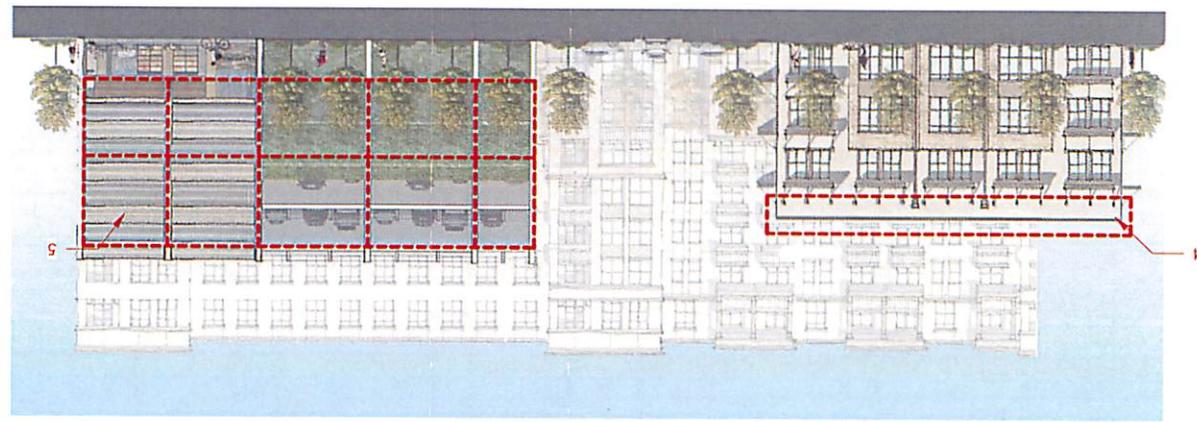


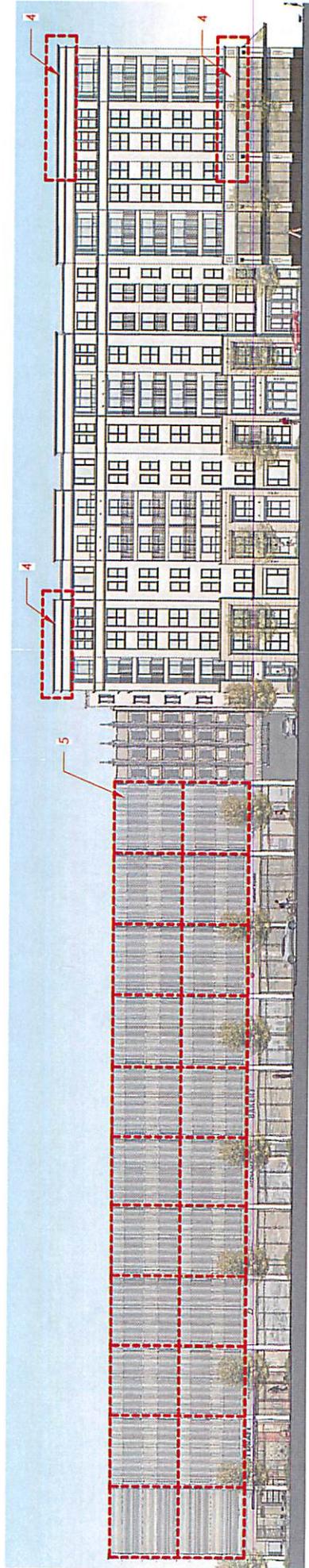


1:30  
BAY ST ELEVATION



1:30  
N. RIDGEWOOD AVE ELEVATION





DOWLING CT ELEVATION

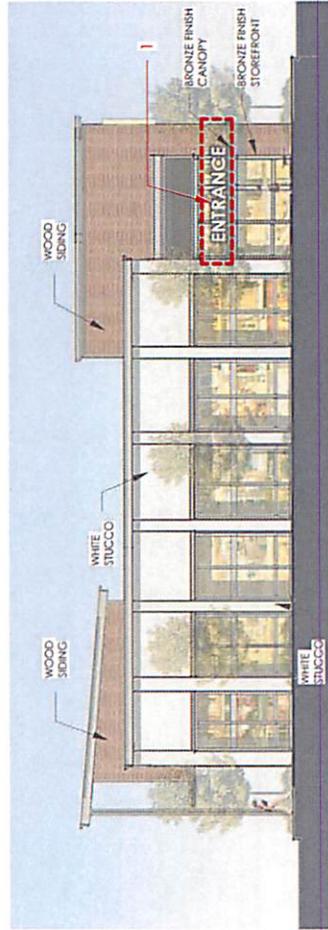
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Scale : 1" = 30'-0"



GRO CER - N. PALMETTO AVE. ELEVATION  
N.T.S.



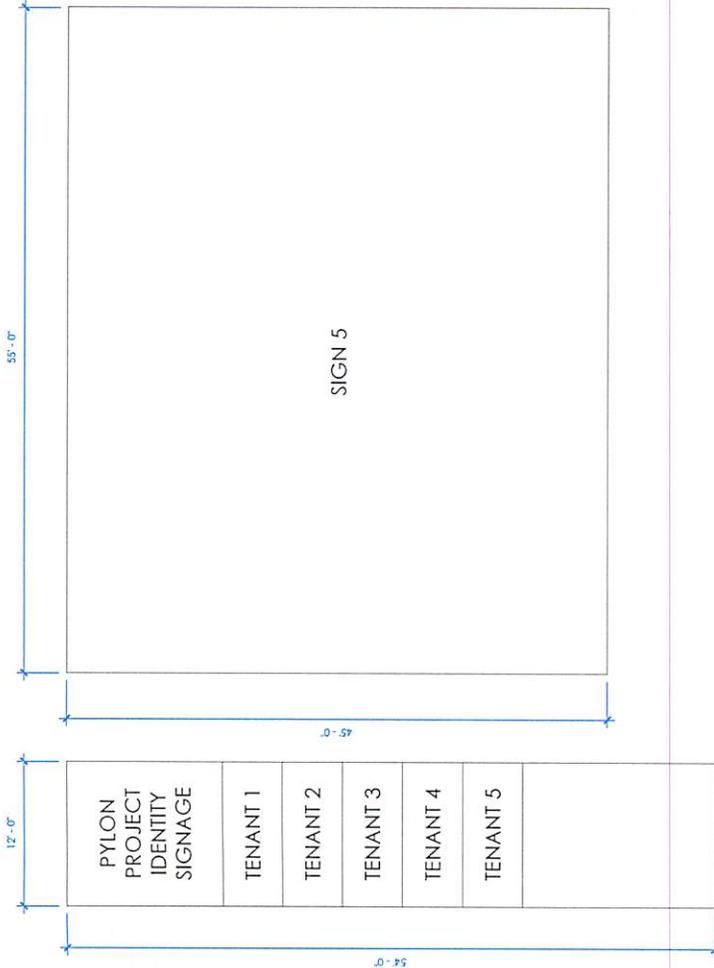
GRO CER - ISB ELEVATION  
N.T.S.



GRO CER - INTERIOR ELEVATION  
N.T.S.



SIGNAGE TYPES



SITE SIGN TYPES		MAXIMUM # OF SIGNS	MAXIMUM TOTAL SIGN AREA
<b>WALL SIGNS</b>			
TYPE 1	10	2,500 SF	
TYPE 2	2	1,250 SF	
TYPE 3	10	4,500 SF	
TYPE 4	20	17,280 SF	
TYPE 5	32	228,000 SF	
<b>TOTALS</b>	<b>74</b>	<b>253,530 SF</b>	
<b>PYLON SIGNS</b>			
ONLY TYPE	5	8,100 SF	
<b>TOTALS</b>	<b>5</b>	<b>8,100 SF</b>	

GENERAL NOTES:  
 a. 3,870 SF MAXIMUM SINGLE SIGN AREA  
 b. 54'-FT MAXIMUM SIGN HEIGHT

**SIGNAGE DATA**

	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E	PYLONS	TOTAL
TENANT SIGNAGE	6,250 SF	5,060 SF	5,060 SF	22,800 SF	2,000 SF		36,110 SF
MULTIFAMILY SIGNAGE							12,220 SF
PROJECT IDENTITY / SPONSORSHIP						8,100 SF	213,300 SF
							<b>GRAND TOTAL: 261,630 SF</b>

GENERAL NOTES:

- A. DIMENSIONS MAY INCREASE OR DECREASE BY 20%, BUT CANNOT EXCEED THE MAXIMUM TOTAL SIGNAGE AREA
- B. WALL MURALS & GRAPHICS DO NOT CONSTITUTE SIGNAGE
- C. ANY SIGNAGE NON VISIBLE FROM THE PUBLIC R.O.W. WILL NOT COUNT IN CALCULATIONS



Scale : As indicated

**Attachment B**

**Neighborhood Meeting Summary**

# Memorandum



Daytona Beach • DeLand

Post Office Box 2491  
Daytona Beach, Florida 32115-2491  
(386) 255-8171  
CobbCole.com

**To:** Dennis L. Mrozek, Planning Director, City of Daytona Beach

**From:** Deborah D. LaCroix, CLA

**Date:** August 28, 2019

**Client/Matter #:** 032857-039

**Subject:** Project Delta West first Amendment to PD-RD Rezoning and LSCPA  
DEV2019-092 and 093  
Neighborhood Meeting Summary – August 27, 2019

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A neighborhood meeting was held in the meeting room of the First Baptist Church located at 118 N. Palmetto Avenue, Daytona Beach, FL on August 27, 2019 at 6:00 p.m.

Jessica Gow, Matt West, Bobby Ball and Debi LaCroix were in attendance to explain the Planned District amendment and comprehensive plan amendment requests.

The meeting was attended by several interested neighbors who received invitations. See attached Sign-In Sheet.

The neighbors raised questions in connection with the amendment requests, including timing for development and phasing and timing for demolition of the existing buildings.

We provided the neighbors with the anticipated hearing schedule for this Planned District amendment and comprehensive plan amendment. The neighbors were receptive to both requests and were happy that the appearance of the downtown area will be improved with the redevelopment project.

We look forward to this item being scheduled for the Downtown Redevelopment Board at their October 1, 2019 meeting.

Thanks.

Deb.

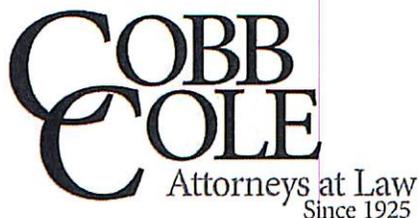
PROJECT DELTA WEST  
PLANNED DISTRICT AMENDMENT  
AND LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

DEV2019-092 and 093

NEIGHBORHOOD MEETING  
AUGUST 27, 2019 6:00 P.M.  
SIGN IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE NUMBER</u>
George Baker	Volusia Co.	386-566-4500
Michelle Leigh	Volusia County	386-248-1460
Wan Bong	DAYTONA Bch	386-295-
Sue Beebe	Daytona Beach	
Jessica Gow	Cobb Cole	386-254-6357
MATHEW WEST	LTG	386-257-2571
Bobby Bau	ZCA	386-677-2482
SANDY MURPHY	136 Park Ave	717 203 4765
BRUCE SANDER	130 N RIDGEWOOD	504-957-7224
Debra Fanning	Cobb Cole	386/323-9244

Scott W. Cichon  
Robert A. Merrell III  
John P. Ferguson  
Mark A. Watts  
Heather Bond Vargas  
Andrea M. Kurak  
Michael J. Woods  
Raymond L. Schumann  
Kathleen L. Crotty  
Michael O. Sznajstajler  
Matthew S. Welch  
Robert E. Doan  
Douglas J. Collins  
Holly J. Woerschling  
Taylor M. Westfall  
Jessica L. Gow



Daytona Beach • DeLand  
149 South Ridgewood Avenue, Suite 700  
Daytona Beach, Florida 32114  
(386) 255-8171  
CobbCole.com

August 15, 2019

**INVITATION TO NEIGHBORHOOD MEETING**

Dear Neighbor:

The law firm of Cobb Cole has the pleasure of representing DB Mainland LLC in connection with their request to amend the current Planned District Agreement for Project Delta West, consisting of 6.91+/- acres, located in the block bounded by International Speedway Boulevard, Ridgewood Avenue, Bay Street and Palmetto Avenue, as shown on the attached map.

The property consists of a previously approved mixed-use commercial, office, restaurant and residential Planned Development project. The uses approved as part of the Planned Development will remain unchanged. The proposed Planned District Amendment will add additional property to the Planned District.

As neighbors to the proposed development, we would like to invite you to discuss the project on **Tuesday, August 27, 2019 at 6:00 p.m.** in the meeting room of the First Baptist Church building, rear entrance, located at 118 N. Palmetto Avenue, Daytona Beach, FL 32114.

We look forward to seeing you at this meeting if you are interested in discussing this amendment to the existing Planned District.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Merrell III", is written over a blue horizontal line.

**Robert A. Merrell III**

Direct Dial (386) 323-9263  
Email Rob.Merrell@CobbCole.com  
Fax (386) 944-7955

RAM:JLG/ddl

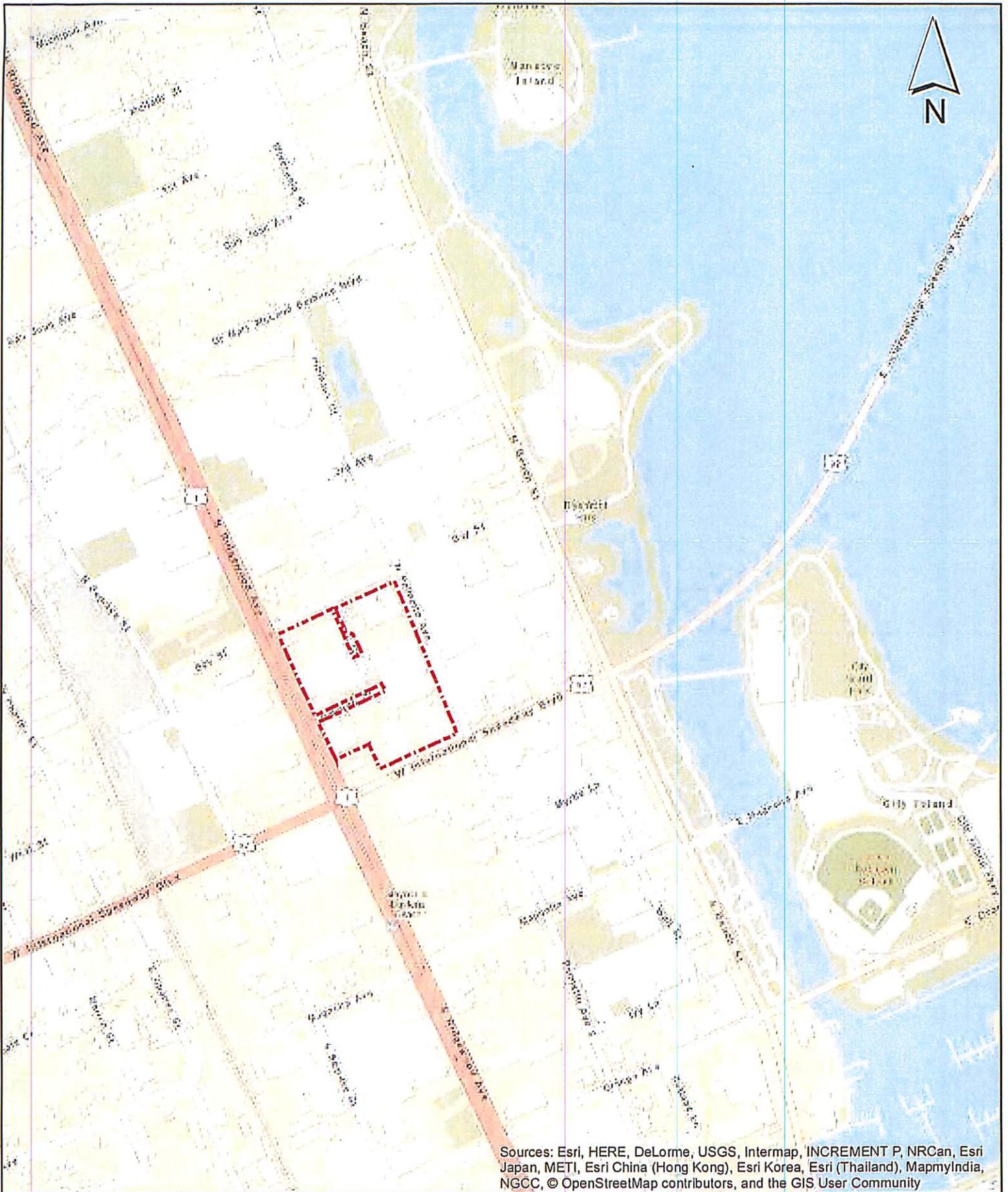
Enclosures

cc: DB Mainland LLC  
Zev Cohen & Associates, Inc.

**OF COUNSEL**  
Kelly Parsons Kviatak  
Harold C. Hubka  
Larry D. Marsh  
Maja Sander Bowler  
Peter R. J. Thompson\*  
\*Practice limited to federal  
immigration matters

**RETIRED**  
Thomas S. Hart

William M. Cobb  
(1881-1939)  
Thomas T. Cobb  
(1916-2004)  
W. Warren Cole, Jr.  
(1926-2008)



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

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 500 250 0 500 Feet

# Location Map

## Project Delta West

### Daytona Beach, Florida

**ZEVCOHEN**  
 ASSOCIATES INC  
 300 Interchange Blvd  
 Ormond Beach, FL 32174  
 ph 386-677-2482

5339-01-09-0051  
Paul S. Phillos, LLC  
c/o CVS #174 01 Store Acct, 1 CVS Dr. MC 2320  
Woonsocket, RI 02895

5339-01-21-0021  
Burger King Corp.  
17777 Old Cutler Road  
Miami, FL 33157

5339-01-08-0010  
Horner-Smith, LLP, Attn: Frank Maloney CFO  
9500 S. Dadeland Blvd., 800  
Miami, FL 33156

5339-01-09-0042  
Global City Center, LLC  
9-2800 John St.  
MARKHAM, ONTARIO L3R OE2 CANADA

5339-01-09-0053  
114 Palmetto, LLC  
2433 S. Palmetto Avenue  
South Daytona, FL 32119

5339-01-21-0030  
L A Sauer Center, LLC  
5070 Cape Cole Blvd.  
Punta Gorda, FL 33955

5339-01-09-0061  
Surya & Millan Properties, LLC  
624 S. Ridgewood Avenue, Suite B  
Daytona Beach, FL 32114

5339-01-21-0014  
Zentex Holding, LLC  
6221 W. Atlantic Blvd.  
Margate, FL 33063

5339-01-20-0050  
Riverland Gas & Oil, Inc.  
P.O. Box 1159  
Deerfield, IL 60015

5339-09-02-0054  
Garey L. MacDowell  
2354 Green Street  
Daytona Beach, FL 32114

5339-09-02-0061  
Song Byung Gu & Chong Ae  
135 International Speedway Blvd.  
Daytona Beach, FL 32114

5339-02-48-0072  
County of Volusia  
123 W. Indiana Avenue  
DeLand, FL 32720

5339-01-07-0019  
John Pate  
90 Dix Avenue  
Ormond Beach, FL 32174

5339-01-07-0061/5339-02-48-0140/5339-01-07-0030  
Burgoyne Properties, Ltd.  
1010 E. Adams Street  
Jacksonville, FL 32202

5339-02-53-0080  
Daytona 54, LLC  
10260 Tula Lane  
Cupertino, CA 05014

5339-09-02-0062  
Williams & Carmella E. Raymond, Trustees  
871 N. Halifax Avenue  
Ormond Beach, FL 32176

5339-09-02-0053  
Don Vito's Italian Restaurant, LLC  
19 E. Lakeside Place  
Palm Coast, FL 32137

5339-01-07-0017/5339-01-07-0031/5339-01-07-0023  
Black Crow Properties, LLC  
33 Abacus Avenue  
Ormond Beach, FL 32174

5339-02-48-0141  
Virgil & Ellen Rosenfeld, Trustees  
5208 Mount Plymouth Road  
Apopka, FL 32712

5339-02-48-0143  
AAA Pro Sales Corp.  
232 Bay Street  
Daytona Beach, FL 321145

5339-01-07-0020  
142 ISB, LLC  
P.O. Box 248  
Daytona Beach, FL 32115

5339-02-48-0142  
Fralau Investments, LLC  
31 Lake Vista Way  
Ormond Beach, FL 32174

5339-02-48-0150  
Housing Authority of Daytona Beach  
211 N. Ridgewood Avenue, Suite 200  
Daytona Beach, FL 32114

5339-09-02-0030  
Martin Klayer Properties, LLC  
1440 N. Nova Road  
Holly Hill, FL 32117

5339-01-07-0022  
Pai in the Sky, LLC  
48 Nicholas Court  
Ormond Beach, FL 32176

5339-01-07-0060  
Burgoyne Properties, Ltd.  
1010 E. Adams Street  
Jacksonville, FL 32202

5339-01-21-0060  
Thebaut Daytona, LLC/Monroe Muff Brake c/o M Collom  
200 Hollender Parkway  
Rochester, NY 14615

5339-02-48-0100  
State of Florida TIITF c/o Dept. of Mgmt. Services  
4050 Esplanade Way, Suite 315  
Tallahassee, FL 32399

5339-09-02-0010  
115 South Palmetto, LLC  
101 S. Palmetto Avenue, Suite 2  
Daytona Beach, FL 32114

5339-01-07-0021  
David Masterson  
146 W. International Speedway Blvd.  
Daytona Beach, FL 32114

5339-01-07-0018  
Michael K. Toole  
138 W. International Speedway Blvd.  
Daytona Beach, FL 32114

5339-09-02-0052  
Renato Ramirez  
152 Flomich Street  
Daytona Beach, FL 32117

5339-01-21-0013  
Anthony Chang SK & Cecilia KS  
310 W. International Speedway Blvd.  
Daytona Beach, FL 32114

5339-02-48-0061  
KWS Properties, LLC  
124 Bay Street  
Daytona Beach, FL 32114

# NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON

8/27/19 AT 6:00PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD-RD Amendment & LSCPA

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

First Baptist Church, 111 N. Palmetto Ave, D.B., FL

INTERESTED PARTIES CAN CONTACT Cubb Cole

AT 386/323-9263

FOR FURTHER INFORMATION

# NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON  
8/27/19 AT 6:00 PM TO INTRODUCE THE  
FOLLOWING APPLICATION FOR THIS PROPERTY:

PD-RD Amendment & LSCPA

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

First Baptist Church, 118 N. Belmont Ave, D.B., Pa

INTERESTED PARTIES CAN CONTACT Curtis Cole

AT 786-323-9213 FOR FURTHER INFORMATION.

# NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON  
8/27/19 AT 6:00pm TO INTRODUCE THE  
FOLLOWING APPLICATION FOR THIS PROPERTY:

PD-RD Amendments to LSCPA

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

First Baptist Church, 118 N. Peachtree St., D.D.#2

INTERESTED PARTIES CAN CONTACT Cobb Clark  
770-412-3772 FOR FURTHER INFORMATION

## NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON  
8/27/19 AT 6:00 PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

P.D. ~~RD~~ Amendment & LSCPA

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

First Baptist Church, 118 N. Palmetto Ave, D.B., FL

INTERESTED PARTIES CAN CONTACT Cobb Cole

AT 386/323-9263 FOR FURTHER INFORMATION.

(Quasi-Judicial Hearing)

**Rezoning – Planned Development-Redevelopment**

**First Amendment**

DEV2019-114

Brown & Brown Headquarters PD-RD

**STAFF REPORT**

**DATE:** September 25, 2019

**TO:** Downtown Redevelopment Board Members

**FROM:** Reed Berger, AICP, Redevelopment Director

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**PROJECT REQUEST**

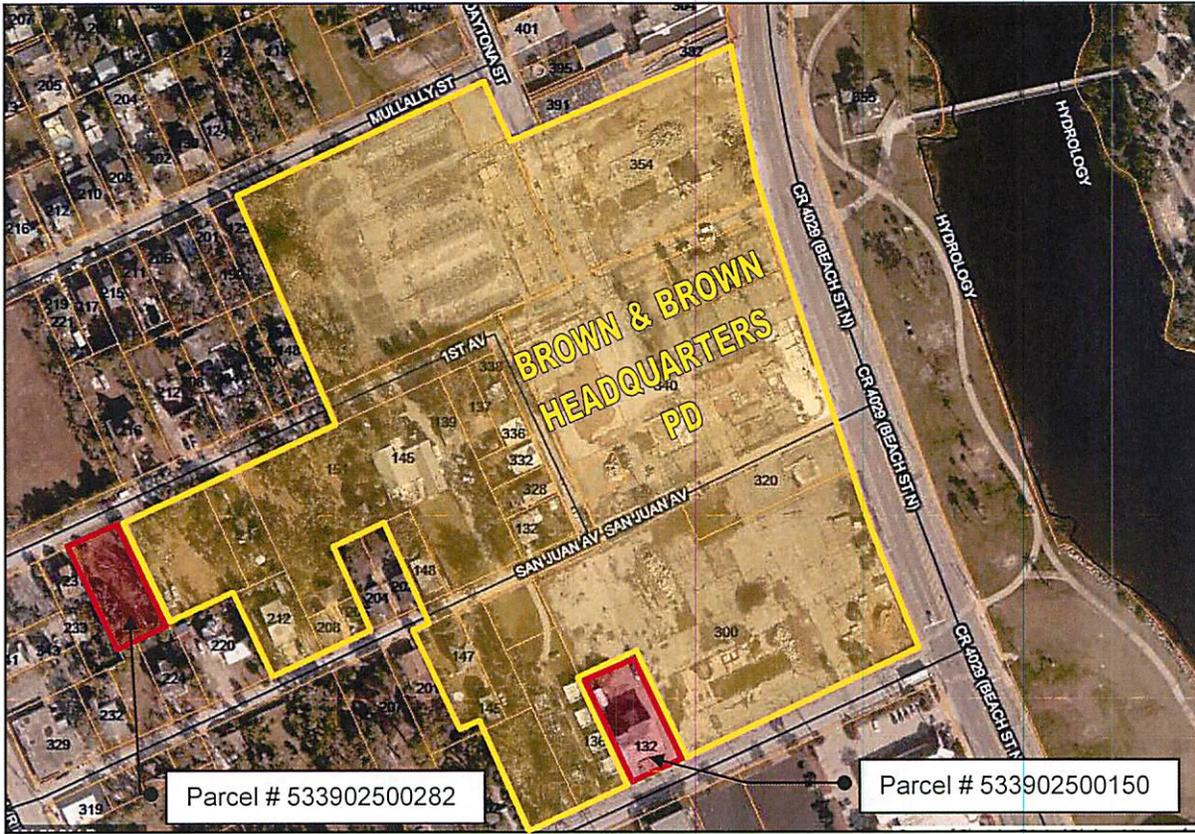
A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Brown & Brown Realty to amend the Brown & Brown Headquarters Planned District Agreement to expand the boundaries to add two properties and rezone 0.53± acres of land located at 132 Dr. Mary McLeod Bethune Boulevard and on 1st Avenue from Redevelopment Downtown - Riverfront Mixed Use from Downtown Redevelopment-Commercial (RDD-4) and Business Professional (BP) to Planned Development-Redevelopment (PD-RD).

**PROJECT LOCATION**

The subject properties are located at 132 Dr. Mary McLeod Bethune Boulevard (Parcel # 533902500150) and on 1st Avenue (Parcel # 533902500282). The two subject sites are vacant properties. The adjacent land uses and zoning classifications for these two parcels are illustrated in the following table and in the accompanying map series.

**Table 1: Land Use and Zoning**

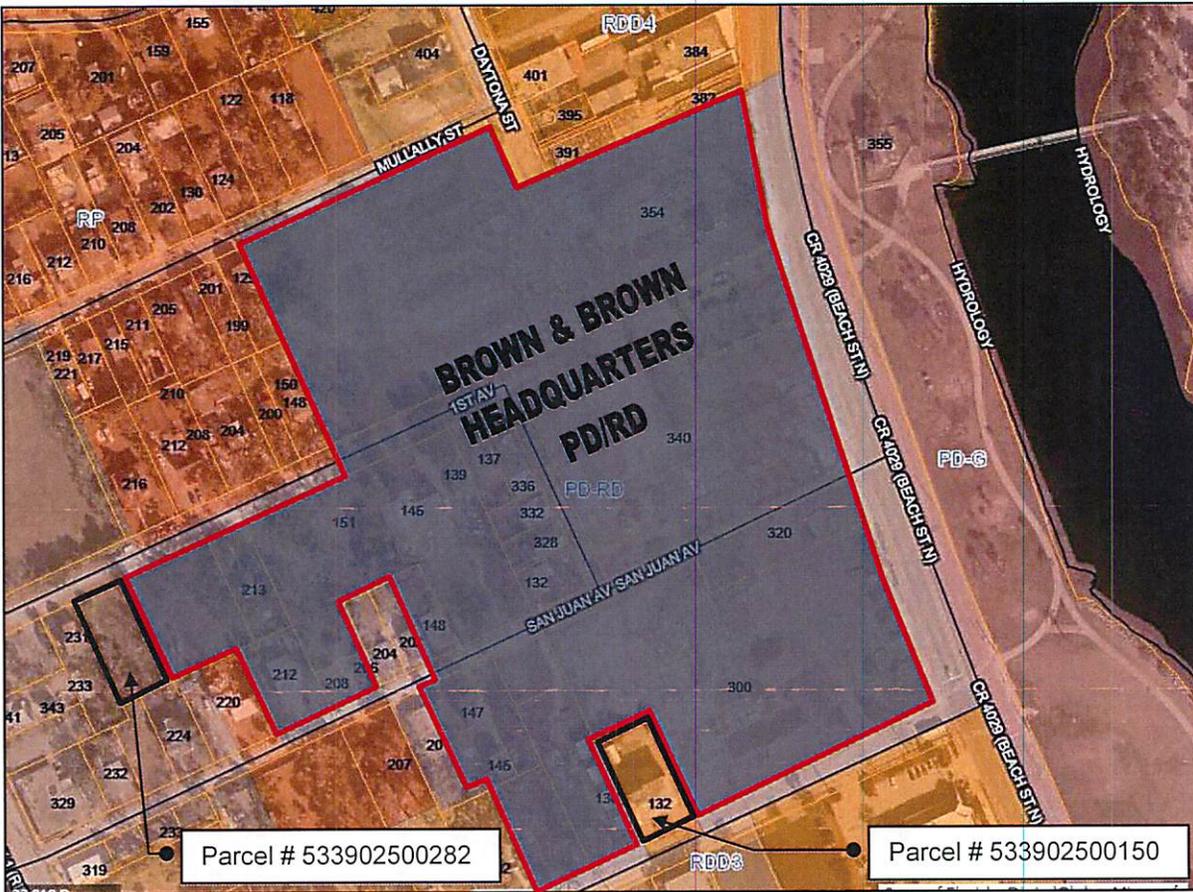
	Existing Uses	Existing Future Land Use Designation	Existing Zoning Classification
<b>Site</b>	Vacant Land	High Intensity Mixed Use	Redevelopment Downtown – Commercial (RDD-4) Business Professional (BP)
<b>North</b>	Brown & Brown Headquarters (under construction) Multi-Family Residential	High Intensity Mixed Use Level 2 Residential	Planned Development-Redevelopment (PD-RD) Business Professional (BP)
<b>South</b>	Motorcycle Sales & Service Single-Family Residential	High Intensity Mixed Use	Redevelopment Downtown – Commercial (RDD-3) Redevelopment Downtown – Riverfront Mixed Use (RDD-4)
<b>East</b>	Brown & Brown Headquarters (under construction)	Parks and Recreation	Planned Development-Redevelopment (PD-RD)
<b>West</b>	Brown & Brown Headquarters (under construction) Single-Family Residential Office Buildings	High Intensity Mixed Use	Planned Development-Redevelopment (PD-RD)



*Aerial Map*



*Future Land Use Map*



Zoning Map

**PROJECT DESCRIPTION & BACKGROUND**

The Brown & Brown Headquarters (PD) Agreement was approved by the City Commission on November 21, 2018 (Ordinance No. 18-400). The applicant is now requesting approval of the First Amendment to the Brown & Brown Headquarters Planned District (PD) Agreement to add two parcels of land with a total area of 0.53± acres located at 132 Dr. Mary McLeod Bethune Boulevard and on 1st Avenue from Redevelopment Downtown - Riverfront Mixed Use from Downtown Redevelopment–Commercial (RDD-4) and Business Professional (BP) to Planned Development-Redevelopment (PD-RD). The 1<sup>st</sup> Avenue property will permit the expansion of the proposed storm detention area facility to be located to the east of the property. The property at 132 Dr. Mary McLeod Bethune Boulevard will permit expansion of the surface parking lot to be located to the north and east of the property (*see Attachment A: PD Plan*).



Picture of 1<sup>st</sup> Avenue Property



Picture of 132 MMB Property (before demolition)

## **PROJECT ANALYSIS**

Review of and the decision on a Planned Development application shall be based on compliance of the proposed zoning reclassification and PD Plan/Agreement with the review standards in Section 3.4.D.3, Site-Specific Zoning District Map Amendment Review Standards, and the standards for the proposed type of PD district in Section 4.8, Planned Development Zoning Districts.

### *GENERAL PLANNED DEVELOPMENT DISTRICT PURPOSES*

*The Planned Development (PD) districts are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals and objectives by:*

- a. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;*
- b. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;*
- c. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;*
- d. Providing for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and*
- e. Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, wetlands, surface waters, floodplains, and historic features.*

### *D. Planned Development - Redevelopment (PD-RD).*

*1. Purpose. The Planned Development - Redevelopment (PD-RD) District is established and intended to provide the planning and design flexibility needed to accommodate urban infill and high-intensity mixed-use development and encourage the use of innovative and creative design that will achieve high quality urban design and a high level of energy efficiency and environmental sensitivity, and otherwise contribute to the City's goals and objectives for its Redevelopment Areas.*

## **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 City's TRT has reviewed the PD Amendment request and found it to be consistent with The City's Comprehensive Plan.

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

The City's TRT has reviewed the proposed PD amendment and has found it to be acceptable.

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

Not applicable.

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

The City's TRT has reviewed the proposed PD Amendment and has found it to be acceptable. The applicant has conducted a neighborhood meeting as required by the LDC. A summary of the neighborhood meeting prepared by the applicant is shown in Attachment B.

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

The standards established in the PD Agreement together with the provisions applicable to the LDC would result in a logical and orderly development pattern for the subject property. The City's TRT has reviewed the proposed PD Amendment and found it to be acceptable.

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

Staff does not have any indication that the proposed amendment will have an adverse impact 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's Technical Review Team (TRT) has reviewed the proposed development plan and offers no objections to the rezoning request.

**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**

Adverse environmental impacts are not anticipated with the approval of this amendment proposal.

**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 City's TRT has reviewed the PD Amendment request and has found it to be acceptable.

### **RECOMMENDATION**

Staff recommends approval of the First Amendment to the Brown & Brown Headquarters Planned District (PD) Agreement to allow for the addition of 0.87± acres of land vacant, undeveloped land for the purpose of expanding a proposed stormwater detention facility and providing more surface parking.

The item is tentatively scheduled to be heard by the Planning Board on October 24, 2019 and by the City Commission for first reading on December 4, 2019 and for second reading on December 18, 2019 (public hearing).

A majority vote by the Redevelopment Board members present and voting is required to recommend approval to the Planning Board and City Commission

# **Attachment A**

## **Planned Development Plans**

# BROWN & BROWN HEADQUARTERS

CITY OF DAYTONA BEACH - VOLUSIA COUNTY, FL

## PLANNED DEVELOPMENT PLANS 1ST AMENDMENT DEV2018-094

DEV2018-094

**OWNER/DEVELOPER:**  
BROWN & BROWN REALTY, INC AND DTBB, LLC. / RS&H  
BOMAR CONSTRUCTION  
27 SOUTH ORCHARD STREET  
ORMOND BEACH, FL 32174  
(386) 677-8736  
(386) 677-7726 (FAX)  
CONTACT: LEN MARINACCIO, PRESIDENT

**ARCHITECT:**  
1715 N WESTSHORE BLVD, SUITE 500,  
TAMPA, FL 22607  
(813)-289-5550  
CONTACT: JOHN PEHLUNG, AIA, NCARB

**ENGINEER:**  
ZEV COHEN & ASSOCIATES, INC.  
300 INTERCHANGE BOULEVARD, SUITE C  
ORMOND BEACH, FL, 32174  
(386) 677-2482  
(386) 677-2505 (FAX)  
CONTACT: ROBERT J. BALL, P.E.

**LANDSCAPE ARCHITECT:**  
ZEV COHEN & ASSOCIATES, INC.  
300 INTERCHANGE BOULEVARD, SUITE C  
ORMOND BEACH, FL, 32174  
(386) 677-2482  
(386) 677-2505 (FAX)  
CONTACT: STEVE BURNS, RLA, LEED AP

**SURVEYOR:**  
MARK DOWST & ASSOCIATES, INC.  
536 NORTH HALIFAX AVENUE, SUITE 100  
DAYTONA BEACH, FL, 32118  
(386) 258-7899  
(386) 257-4310 (FAX)  
CONTACT: KENNETH R. JONES, P.L.S.

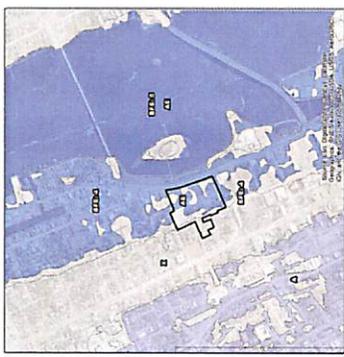


ZEV COHEN & ASSOCIATES, INC.  
2000 W. UNIVERSITY BLVD., SUITE 100  
ORLANDO, FL 32835  
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL  
PLANNING  
TRANSPORTATION

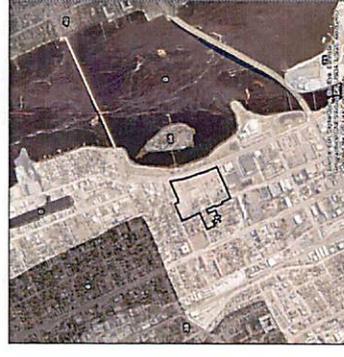


**VICINITY MAP/ADJACENT PROPERTY OWNERS**  
SCALE: 1" = 1000'



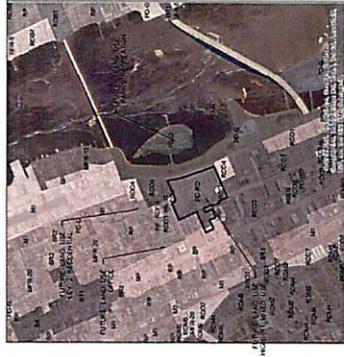
**FLOOD MAP**  
SCALE: 1" = 1000'

**FLOOD ZONE LEGEND:**  
ZONE 1 SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION  
ZONE 2 AREA OF MINOR FLOODING (SIZE CHARGE FLOOD HAZARD)  
ZONE 4 SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION (BASE FLOOD ELEVATION 4')  
THE SIZE IS CORRECTLY CALIBRATED BY FEMA AS A BASIS FOR FEDERAL FLOOD INSURANCE PROGRAMS (FIP)  
FIP SPACES ARE BASED FROM FLOOD INSURANCE RATE MAPS (FIRM) 131203302 AND 131203303 DATED SEPTEMBER 30, 2011.



**SOILS MAP**  
SCALE: 1" = 1000'

**SOIL LEGEND:**  
55 URBAN LAND, CEMETERY  
56 PALM BEACH URBAN LAND, COMPLEX  
40 URBAN LAND, URBAN LAND  
71 URBAN LAND  
0 WATER



**ZONING/FUTURE LAND-USE MAP**  
SCALE: 1" = 1000'

**SITE DATA:**  
TAX PARCEL I.D.: 53-39-02-51-0070, 53-39-02-51-0030, 53-39-02-50-0010, 53-39-02-50-0020, 53-39-02-50-0070, 53-39-02-50-0080, 53-39-02-50-0090, 53-39-02-50-0100, 53-39-02-50-0110, 53-39-02-50-0120, 53-39-02-50-0130, 53-39-02-50-0140, 53-39-02-50-0150, 53-39-02-50-0160, 53-39-02-50-0170, 53-39-02-50-0180, 53-39-02-50-0190, 53-39-02-50-0200, 53-39-02-50-0210, 53-39-02-50-0220, 53-39-02-50-0230, 53-39-02-50-0240, 53-39-02-50-0250, 53-39-02-50-0260, 53-39-02-50-0270, 53-39-02-50-0280, 53-39-02-50-0290, 53-39-02-50-0300, 53-39-02-50-0310, 53-39-02-50-0320, 53-39-02-50-0330, 53-39-02-50-0340, 53-39-02-50-0350, 53-39-02-50-0360, 53-39-02-50-0370, 53-39-02-50-0380, 53-39-02-50-0390, 53-39-02-50-0400, 53-39-02-50-0410, 53-39-02-50-0420, 53-39-02-50-0430, 53-39-02-50-0440, 53-39-02-50-0450, 53-39-02-50-0460, 53-39-02-50-0470, 53-39-02-50-0480, 53-39-02-50-0490, 53-39-02-50-0500.

**EXISTING ZONING:** COMMERCIAL (RD3) / RESIDENTIAL / PROFESSIONAL (RP)  
**PROPOSED ZONING:** PLANNED REDEVELOPMENT DISTRICT (PD-RD)  
**ADJACENT ZONING:** EAST: PDG  
SOUTH: RD3 & R0D4  
WEST: HIGH INTENSITY MIXED USE

**EXISTING LAND USE (F/U):** OFFICE/TOTAL PROJECT AREA = 14,944 ACRES  
**PROPOSED LAND USE (F/U):** OFFICE/TOTAL PROJECT AREA = 14,944 ACRES  
**IMPERVIOUS AREA:** +/- 10 ACRES  
**POTABLE WATER PROVIDER:** CITY OF DAYTONA BEACH  
**SANITARY SEWER PROVIDER:** CITY OF DAYTONA BEACH  
**PARKING SPACES PROVIDED:** 174 SPACES  
**TOTAL PARKING REQUIRED:** 174 SPACES  
**HANDICAP PARKING:** 17 SPACES  
**HANDICAP SPACES PROVIDED:** 17 SPACES  
**TOTAL NUMBER OF PARKING SPACES:** 849 SPACES  
**REQUIRED NUMBER OF HANDICAP SPACES:** 16.2 SPACES  
**NUMBER OF HANDICAP SPACES PROVIDED:** 17 SPACES

**STATEMENT OF INTENT:**  
PHASE I - CONSTRUCT A 4225,000 SF, 411 STORY OFFICE BUILDING AND ASSOCIATED SURFACE PARKING.  
PHASE II - CONSTRUCT A SECOND OFFICE BUILDING AND A PARKING GARAGE.

**SHEET INDEX:**  
C1 COVER SHEET  
C2 LEGAL DESCRIPTION  
C3 PLANNED DEVELOPMENT PLAN  
C4 OVERALL UTILITY & STORMWATER PLAN  
C5 SITE SPECIFIC PROTECTION PLAN  
C6 LANDSCAPE PLAN  
C7

**BROWN & BROWN HEADQUARTERS**  
**PLANNED DEVELOPMENT EXHIBITS**  
**COVER SHEET**

PROJECT NO.: ZD 11008  
SCALE: 1" = 1000'  
DATE: 10/1/18  
DESIGNED BY: MRM  
CHECKED BY: MRM  
DATE PLOTTED: 10/1/18  
PLOTTER: HP  
SCALE: 1" = 1000'  
SHEET: C1 OF 7



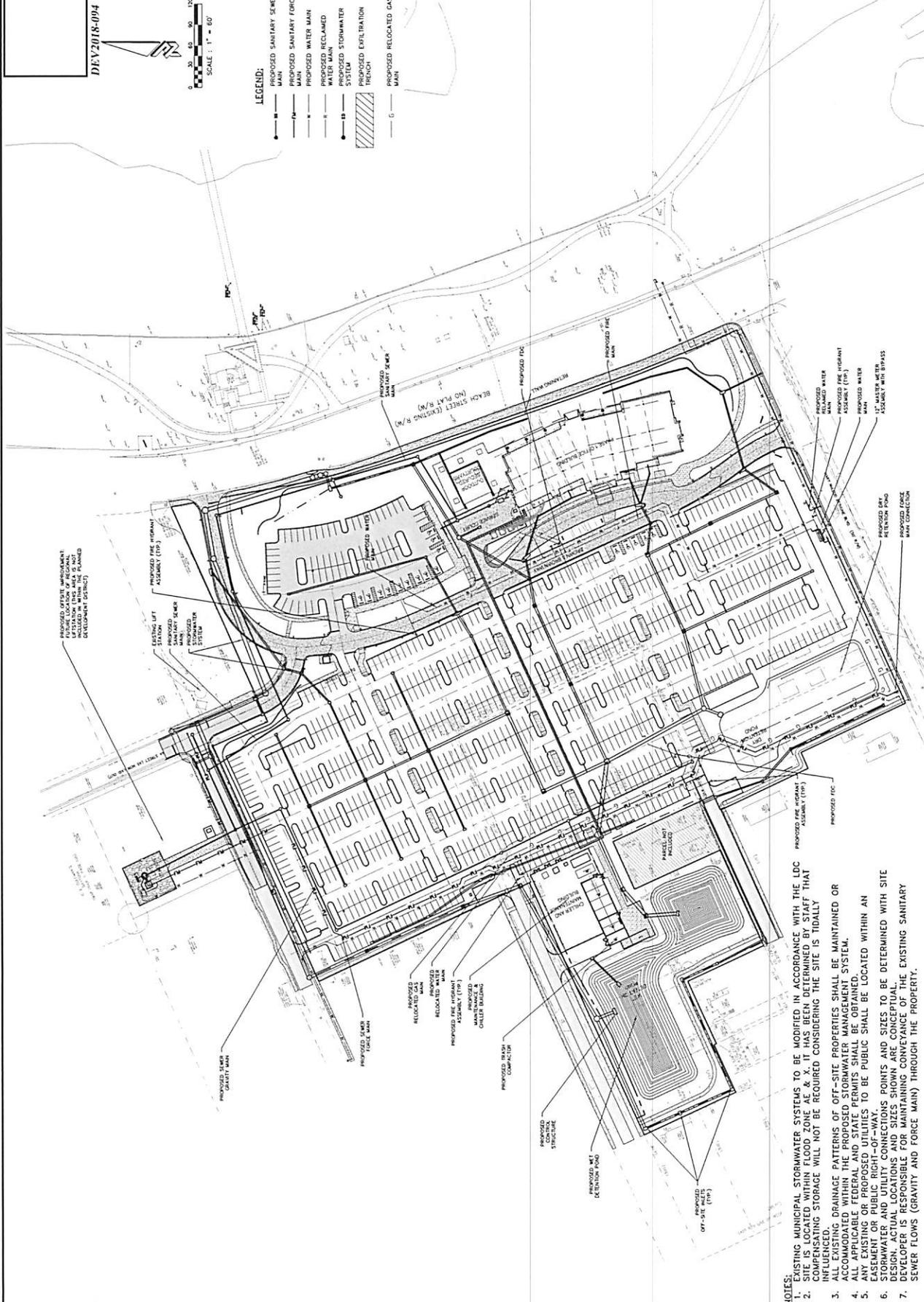




DATE: 10/20/18  
 DRAWING NO. 004



- LEGEND:**
- PROPOSED SANITARY SEWER MAIN
  - PROPOSED SANITARY FORCE MAIN
  - PROPOSED WATER MAIN
  - PROPOSED RECLAIMED WATER MAIN
  - PROPOSED STORMWATER SYSTEM
  - PROPOSED EXULTATION TRENCH
  - PROPOSED RELOCATED GAS MAIN

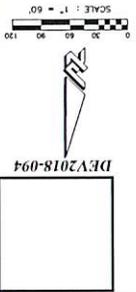
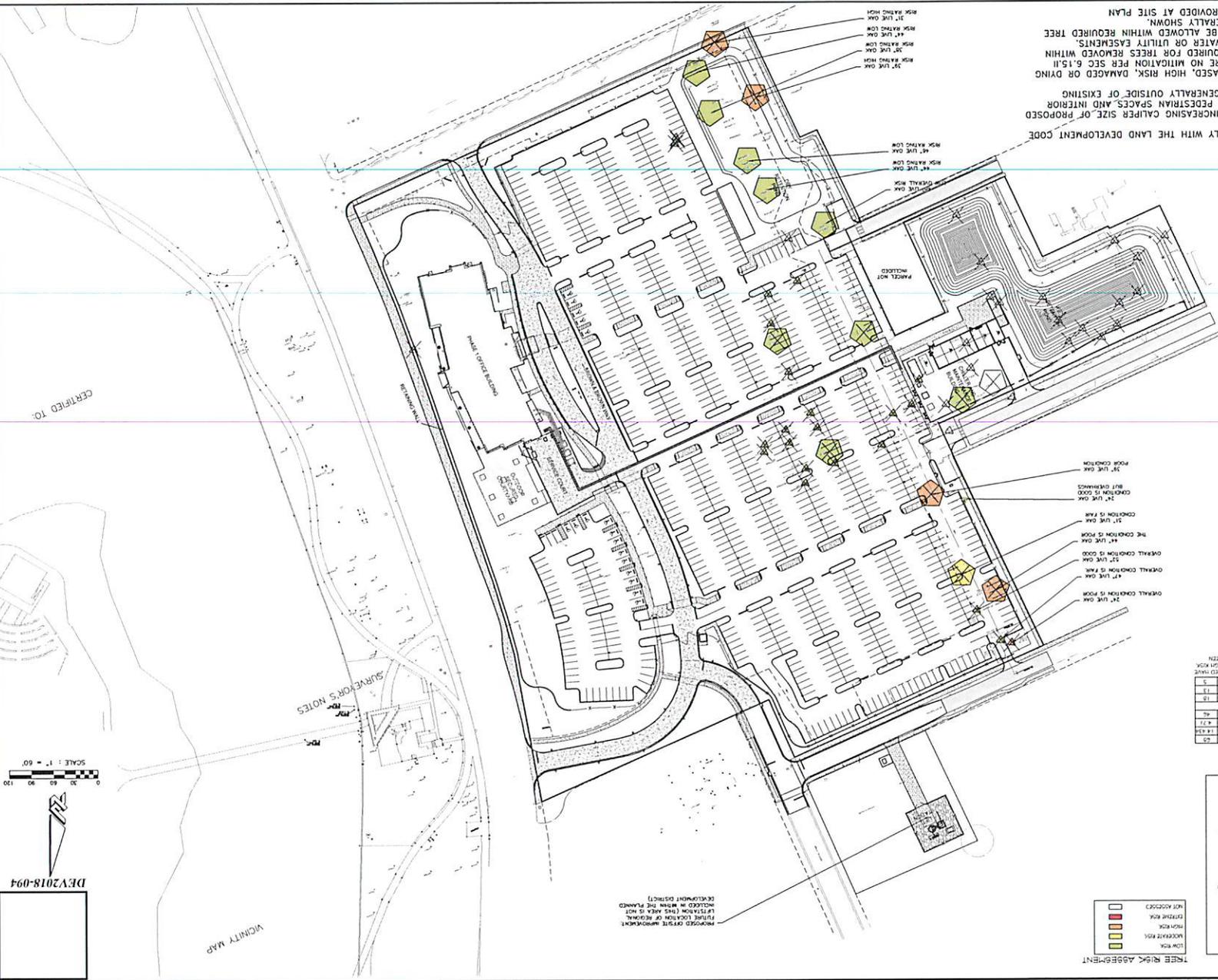
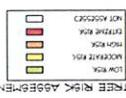
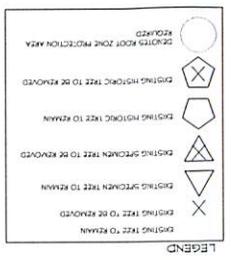


- NOTES:**
1. EXISTING MUNICIPAL STORMWATER SYSTEMS TO BE MODIFIED IN ACCORDANCE WITH THE LDC.
  2. ALL UTILITIES LOCATED WITHIN FLOOD ZONE AE & X, IT HAS BEEN DETERMINED BY STAFF THAT IMPROVED STORAGE WILL NOT BE REQUIRED CONSIDERING THE SITE IS TIDALLY INFLUENCED.
  3. ALL EXISTING DRAINAGE PATTERNS OF OFF-SITE PROPERTIES SHALL BE MAINTAINED OR ACCOMMODATED WITHIN THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
  4. ALL APPLICABLE FEDERAL AND STATE PERMITS SHALL BE OBTAINED.
  5. EXISTING OFF-SITE UTILITIES TO BE PUBLIC SHALL BE LOCATED WITHIN AN OFF-SITE (TIP).
  6. STORMWATER AND UTILITY CONNECTIONS POINTS AND SIZES TO BE DETERMINED WITH SITE DESIGN. ACTUAL LOCATIONS AND SIZES SHOWN ARE CONCEPTUAL.
  7. DEVELOPER IS RESPONSIBLE FOR MAINTAINING CONVEYANCE OF THE EXISTING SANITARY SEWER FLOWS (GRAVITY AND FORCE MAIN) THROUGH THE PROPERTY.

1. TREE MITIGATION WILL COMPLY WITH THE LAND DEVELOPMENT CODE ARTICLE 6 SEC. 6.15.9.
2. MITIGATION WILL PRIORITY INCREASING CALIPER SIZE OF PROPOSED ON SITE TREES PRIORITIZING PEDESTRIAN SPACES AND INTERIOR PARKING ISLANDS LOCATED GENERALLY OUTSIDE OF EXISTING DRIVEWAYS.
3. REMOVAL OF SEVERELY DISEASED, HIGH RISK, DAMAGED OR DYING HISTORIC TREES WILL REQUIRE NO MITIGATION PER SEC 6.15.11.
4. CITY ROW AND CITY STORMWATER OR UTILITY EASEMENTS WITHIN MITIGATION WILL NOT BE REQUIRED FOR TREES REQUIRED WITHIN.
5. MINIMAL DEVELOPMENT CAN BE ALLOWED WITHIN REQUIRED TREE PROTECTION ZONES AS GENERALLY SHOWN.
6. FINAL MITIGATION WILL BE PROVIDED AT SITE PLAN

**SPECIMEN TREE REQUIREMENTS**

NO.	TREE SPECIES	REQUIREMENTS
01	SPRING OAK	REQUIREMENTS TO BE PROVIDED
02	RED BARK OAK	REQUIREMENTS TO BE PROVIDED
03	WHITE OAK	REQUIREMENTS TO BE PROVIDED
04	SHED BARK OAK	REQUIREMENTS TO BE PROVIDED
05	WATER OAK	REQUIREMENTS TO BE PROVIDED
06	SLIP OAK	REQUIREMENTS TO BE PROVIDED
07	POST OAK	REQUIREMENTS TO BE PROVIDED
08	SWAMP WHITE OAK	REQUIREMENTS TO BE PROVIDED
09	WATER HICKORY	REQUIREMENTS TO BE PROVIDED
10	FLORIDA YEW	REQUIREMENTS TO BE PROVIDED
11	FLORIDA REDWOOD	REQUIREMENTS TO BE PROVIDED
12	FLORIDA CYPRESS	REQUIREMENTS TO BE PROVIDED
13	FLORIDA GUM	REQUIREMENTS TO BE PROVIDED
14	FLORIDA SWEETGUM	REQUIREMENTS TO BE PROVIDED
15	FLORIDA PALM	REQUIREMENTS TO BE PROVIDED
16	FLORIDA CACTUS	REQUIREMENTS TO BE PROVIDED
17	FLORIDA BANYAN	REQUIREMENTS TO BE PROVIDED
18	FLORIDA SLOE	REQUIREMENTS TO BE PROVIDED
19	FLORIDA BURNING BUSH	REQUIREMENTS TO BE PROVIDED
20	FLORIDA SWEETSHRUB	REQUIREMENTS TO BE PROVIDED
21	FLORIDA WAX PALM	REQUIREMENTS TO BE PROVIDED
22	FLORIDA SPANISH BROOM	REQUIREMENTS TO BE PROVIDED
23	FLORIDA SILVER CHERRY	REQUIREMENTS TO BE PROVIDED
24	FLORIDA RED BAY	REQUIREMENTS TO BE PROVIDED
25	FLORIDA WHITE BAY	REQUIREMENTS TO BE PROVIDED
26	FLORIDA BLACK BAY	REQUIREMENTS TO BE PROVIDED
27	FLORIDA RED BAY	REQUIREMENTS TO BE PROVIDED
28	FLORIDA WHITE BAY	REQUIREMENTS TO BE PROVIDED
29	FLORIDA BLACK BAY	REQUIREMENTS TO BE PROVIDED
30	FLORIDA RED BAY	REQUIREMENTS TO BE PROVIDED
31	FLORIDA WHITE BAY	REQUIREMENTS TO BE PROVIDED
32	FLORIDA BLACK BAY	REQUIREMENTS TO BE PROVIDED
33	FLORIDA RED BAY	REQUIREMENTS TO BE PROVIDED
34	FLORIDA WHITE BAY	REQUIREMENTS TO BE PROVIDED
35	FLORIDA BLACK BAY	REQUIREMENTS TO BE PROVIDED
36	FLORIDA RED BAY	REQUIREMENTS TO BE PROVIDED
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39	FLORIDA RED BAY	REQUIREMENTS TO BE PROVIDED
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42	FLORIDA RED BAY	REQUIREMENTS TO BE PROVIDED
43	FLORIDA WHITE BAY	REQUIREMENTS TO BE PROVIDED
44	FLORIDA BLACK BAY	REQUIREMENTS TO BE PROVIDED
45	FLORIDA RED BAY	REQUIREMENTS TO BE PROVIDED
46	FLORIDA WHITE BAY	REQUIREMENTS TO BE PROVIDED
47	FLORIDA BLACK BAY	REQUIREMENTS TO BE PROVIDED
48	FLORIDA RED BAY	REQUIREMENTS TO BE PROVIDED
49	FLORIDA WHITE BAY	REQUIREMENTS TO BE PROVIDED
50	FLORIDA BLACK BAY	REQUIREMENTS TO BE PROVIDED



DEV2018-094

VICINITY MAP

SURVEYOR'S NOTES

REMOVED FROM MAPS  
 SECTION (THIS AREA IS NOT  
 INCLUDED IN THIS PLANNED  
 DEVELOPMENT DISTRICT)

**BROWN & BROWN**  
**HEADQUARTERS**  
**PLANNED DEVELOPMENT EXHIBITS**  
**OVERALL TREE PRESERVATION PLAN**

PROJECT NO. 201703  
 ISSUE DATE: 09/18  
 DRAWN BY: CM  
 CHECKED BY: CM  
 DESIGNER: CM  
 DATE: 11/20/17  
 SCALE: 1" = 60'

**ZEV COHEN & ASSOCIATES, INC.**  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 WWW.ZEVCOHEN.COM

DATE: 09/18  
 SCALE: 1" = 60'

PROJECT NO. 201703  
 ISSUE DATE: 09/18  
 DRAWN BY: CM  
 CHECKED BY: CM  
 DESIGNER: CM  
 DATE: 11/20/17  
 SCALE: 1" = 60'



**Attachment B**

Neighborhood Meeting Summary

# Memorandum



Daytona Beach • DeLand

Post Office Box 2491  
Daytona Beach, Florida 32115-2491  
(386) 255-8171  
CobbCole.com

**To:** Dennis L. Mrozek, Planning Director, City of Daytona Beach  
**From:** Deborah D. LaCroix, CLA  
**Date:** September 11, 2019  
**Client/Matter #:** 019777-1270  
**Subject:** Brown & Brown Headquarters First Amendment to PD-RD Rezoning  
DEV2019-114  
Neighborhood Meeting Summary – September 10, 2019

---

A neighborhood meeting was held in the meeting room of the First Baptist Church located at 118 N. Palmetto Avenue, Daytona Beach, FL on September 10, 2019 at 6:00 p.m.

Rob Merrell, David Lotz, Jessica Gow, Kris Rowley and Ariel Flowers were in attendance to explain the Planned District amendment request.

The meeting was attended by several interested neighbors who received invitations. See attached Sign-In Sheet.

The neighbors raised questions in connection with the amendment request, including timing for completion of construction, the proposed drainage improvements associated with the project, and roadway improvements. There were additional questions that did not pertain to the rezoning request, including adjacent property owners who were interested in having their property purchased by the applicant.

We provided the neighbors with the anticipated hearing schedule for this Planned District amendment. The neighbors were receptive to the request and were happy that the appearance of the downtown area will be improved with the redevelopment project.

We look forward to this item being scheduled for the Downtown Redevelopment Board at their October 1, 2019 meeting.

Thanks.

Deb.

BROWN & BROWN HEADQUARTERS  
PLANNED DISTRICT AMENDMENT

DEV2019-114

NEIGHBORHOOD MEETING  
SEPTEMBER 10, 2019 6:00 P.M.  
SIGN IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE NUMBER</u>
Loris	16 S. Grandview	386-882-1869
Arnaldo	124 Mallard Ave	732-491-1712
Mary Louise English	610 S. Palmetto Ave.	386-341-0313
Jessica Gow	149 S Ridgewood Ave	386-284-6357
Sandra Presswood	1220 L St NW Washington DC	202 8765493
Arnell	700 22nd	
Debra Cox	204 1st Ave	
Robert Merrell	149 S. Ridgewood	386-852-2179
Ariel Flowers	149 S Ridgewood	386-275-8035
Kris Rowley	300 Interchange Blvd.	386-677-2882
David Lotz	220 S. Ridgewood	386-239-5883
RAY TOUTOUNCIAN	382-384 N. Beach	386-527-9787
Linda Smiley	386-214-3677	
DAVID RENEY	386 846-6540	R LEGACY, LLC 118 MULLALLY
Chris Cannon	386 295 5872	212 MULLALLY 231 FIRST AVE

Scott W. Cichon  
Robert A. Merrell III  
John P. Ferguson  
Mark A. Watts  
Heather Bond Vargas  
Andrea M. Kurak  
Michael J. Woods  
Raymond L. Schumann  
Kathleen L. Crotty  
Michael O. Sznajstajler  
Matthew S. Welch  
Robert E. Doan  
Douglas J. Collins  
Holly J. Woerschling  
Taylor M. Westfall  
Jessica L. Gow



Daytona Beach • DeLand  
149 South Ridgewood Avenue, Suite 700  
Daytona Beach, Florida 32114  
(386) 255-8171  
CobbCole.com

August 29, 2019

**INVITATION TO NEIGHBORHOOD MEETING**

Dear Neighbor:

The law firm of Cobb Cole has the pleasure of representing Brown & Brown Realty Co. in connection with their request to amend the current Planned District Agreement for Brown & Brown Headquarters, consisting of 14.95+/- acres, located in the blocks bounded by Beach Street, Mary McLeod Bethune Boulevard, San Juan Avenue, Ridgewood Avenue, Mullally Street and 1<sup>st</sup> Avenue, as shown on the attached map.

The property consists of a previously approved mixed-use office Planned Development project. The uses approved as part of the Planned Development will remain unchanged. The proposed Planned District Amendment will add additional property to the Planned District.

As neighbors to the proposed development, we would like to invite you to discuss the project on **Tuesday, September 10, 2019 at 6:00 p.m.** in the meeting room of the First Baptist Church building, rear entrance, located at 118 N. Palmetto Avenue, Daytona Beach, FL 32114.

We look forward to seeing you at this meeting if you are interested in discussing this amendment to the existing Planned District.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Merrell III", is written over a blue horizontal line.

**Robert A. Merrell III**

Direct Dial (386) 323-9263  
Email Rob.Merrell@CobbCole.com  
Fax (386) 944-7955

RAM:JLG/ddl

Enclosures

cc: Brown & Brown Realty Co.  
Zev Cohen & Associates, Inc.

OF COUNSEL  
Kelly Parsons Kwiatek  
Harold C. Hubka  
Larry D. Marsh  
Maja Sander Bowler  
Peter R. J. Thompson\*  
\*Practice limited to federal  
immigration matters

RETIRED  
Thomas S. Hart

William M. Cobb  
(1881-1939)  
Thomas T. Cobb  
(1916-2004)  
W. Warren Cole, Jr.  
(1926-2008)



5339-02-50-0221  
Christine Burton Coombs  
232 Dr. Mary M. Bethune Blvd.  
Daytona Beach, FL 32114

5338-20-02-0020/0022  
CK & BE Properties, Inc.  
411 Daytona St.  
Daytona Beach, FL 32114

5338-20-02-0033  
Mary & William E. Gordon III  
546 Rio Vista Ave.  
Daytona Beach, FL 32114

5338-20-02-0040  
Exotic Motor Cars of Daytona Beach, LLC  
420 N. Beach St.  
Daytona Beach, FL 32114

5338-20-02-0043  
Harold Jody Thomas & Dennis Dale Thomas  
1611 Blackwelder Rd.  
Deleon Springs, FL 32130

5338-21-00-0070  
Timothy W. Greene  
202 Mullally Street  
Daytona Beach, FL 32114

5338-21-00-0080  
Liza Renee Stonecipher  
2049 S. Ridgewood Ave.  
Daytona Beach, FL 32114

5338-21-00-0090  
Nancy Quintana  
1A Prout Place  
Palm Coast, FL 32164

5338-21-00-0100  
Douglas K. Pihlkar  
332 Burleigh Avenue  
Holly Hill, FL 32117

5338-21-00-0110  
R Legacy, LLC  
14 Tanglewood Cir.  
Ormond Beach, FL 32176

5338-21-00-0120/5339-02-51-0010/0021/0023  
Beach St Developers, LLC  
P.O. Box 15001  
Daytona Beach, FL 32115

5339-02-52-0020  
Thomas G. Wenski Bishop of Diocese of Orlando  
P.O. Box 1800  
Orlando, FL 32802-1800

5338-37-00-0020  
Stewart Marchman Center, Inc.  
1220 Willis Avenue, #69  
Daytona Beach, FL 32114

5338-41-00-0210  
129 Michigan Avenue, LLC  
101 S. Palmetto Avenue, Suite 2  
Daytona Beach, FL 32114

5338-37-00-0060/0070  
Leonard R. Richford, Jr.  
147 Michigan Avenue  
Daytona Beach, FL 32114

5338-37-00-0110  
Christina T. Chau  
5001 Waterford Dr.  
Fort Worth, TX 76179

5338-45-01-0260  
Ronald Lee & Sabrina Marie Holland  
2206 Columbia Drive  
Decatur, GA 30032

5338-45-01-0262/5338-20-02-0035  
Deyton & Belle C. Peyton  
242 Tarragona Way  
Daytona Beach, FL 32114

5339-02-51-0011/5339-02-50-0021  
City of Daytona Beach  
P.O. Box 2451  
Daytona Beach, FL 32115-2451

5339-02-51-0120/0121  
Ted & Loi T. Millspaugh  
4538 S. Peninsula Drive  
Ponce Inlet, FL 32127

5339-02-51-0130  
Goodall Charlene Hartley, LLC  
1 Goodall Avenue  
Daytona Beach, FL 32118

5339-02-51-0072  
City of Daytona Beach  
301 S. Ridgewood Avenue  
Daytona Beach, FL 32114

5339-02-51-0123  
Jehad G. & Nidal G. Murad  
212 B First Avenue  
Daytona Beach, FL 32114

5339-02-50-0320/0322/0291  
Loris B. MacGonegal  
16 S. Grandview Avenue  
Daytona Beach, FL 32118

5338-24-00-0040  
Jerry R. Berkhou Jr. & Shalee D. Berkhou  
225 San Juan Avenue  
Daytona Beach, FL 32114

5338-56-00-0010/0011/0021/0051/5339-02-49-0040  
Burgoyne Properties, Ltd.  
1010 E Adams Street  
Jacksonville, FL 32202

5339-02-49-0091/0200/0280  
County of Volusia  
123 W. Indiana Avenue  
DeLand, FL 32720-4253

5339-02-49-0040/0321/0341/0350  
Burgoyne Properties, Ltd.  
1010 E Adams Street  
Jacksonville, FL 32202

5339-02-51-0122  
Andrew Byrd  
P O Box 9392  
Daytona Beach, FL 32120

5338-24-00-0010/0011/0020/0030  
Armistead W. Ellis, Jr.  
319 N. Ridgewood Avenue  
Daytona Beach, FL 32114

5338-24-00-0050/5339-02-50-0270  
Lewis E. Stremovihtg  
433 Seaview Avenue  
Daytona Beach, FL 32118

5338-24-00-0070  
Lewis E. & Sherrie Stremovihtg  
P.O. Box 695  
Daytona Beach, FL 32115

5339-02-50-0180  
Sandra Presswood  
1220 L St., N.W., Suite 100123  
Washington, DC 20005

5339-02-50-0181  
Reda M. Daabies & Kazzoun Samah  
3425 S. Atlantic Avenue, 2204  
Daytona Beach Shores, FL 32218

5339-02-50-0190  
SMA Behavioral Health Services, Inc.  
150 Magnolia Avenue  
Daytona Beach, FL 32114

5339-02-51-0131  
Derek & Candy Cox  
204 First Avenue, Unit A  
Daytona Beach, FL 32114

5339-02-51-0140  
John C. & Laurinda L. Rippy  
7618 W 300 S  
New Palestine, IN 46163

5339-02-51-0141  
Jehad G. & Nidal G. Murad  
212-C First Avenue  
Daytona Beach, FL 32114

5339-02-51-0142  
Anne Jennifer Field  
211 Mullally Street  
Daytona Beach, FL 32114

5339-02-51-0143  
Elizabeth Ann Ricks  
211 Mullally Street  
Daytona Beach, FL 32114

5339-02-51-0150  
Robert A. Ellis & Jennifer C Finno  
216 1<sup>st</sup> Avenue  
Daytona Beach, FL 32114

5339-02-51-0151  
John G. Rippy  
215 Mullally St.  
Daytona Beach, FL 32114

5339-02-51-0152  
Ernest J. Arcuni  
221 Mullally Street  
Daytona Beach, FL 32114

5338-21-00-0010  
Mullally Manor Inc.  
401 N. Ridgewood Avenue  
Daytona Beach, FL 32114

5338-21-00-0040  
Liza Renee Stonecipher  
2049 S. Ridgewood Ave.  
Daytona Beach, FL 32114

5338-21-00-0041  
Christian Cannon  
144 S. Halifax Avenue, Unit 19  
Daytona Beach, FL 32118

5338-21-00-0050  
Leigh Anne Avant  
210 Mullally Street  
Daytona Beach, FL 32114

5338-21-00-0060  
Jeffrey Demarest  
208 Mullally Street  
Daytona Beach, FL 32114-3222

5338-24-00-0090  
Jose Rivera  
524 S. Beach St., Apt. 807  
Daytona Beach, FL 32114

5339-02-50-0230  
Jay Pritam, Inc.  
303 N. Ridgewood Avenue  
Daytona Beach, FL 32114

5339-02-50-0271  
Edward J. Larue  
89 Moonstone Ct.  
Port Orange, FL 32129

5339-02-50-0280  
Florida General Baptist Convention  
P.O. Box 11706  
Daytona Beach, FL 32120

5339-02-50-0281  
Christian Cannon  
144 S. Halifax Avenue, Unit 19  
Daytona Beach, FL 32118

5339-02-51-0160  
VJA, LLC  
8285 Dix Ellis Tr.  
Jacksonville, FL 32256

5339-02-50-0220  
David Williams  
228 Dr. Mary Macleod Bethune Blvd.  
Daytona Beach, FL 32114

5338-27-02-0030  
Thomas G. Wenski, Bishop Diocese of Orlando  
50 E. Robinson St.  
Orlando, FL 32801

# NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON

9/10/19 AT 6:00pm TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD Amendment - DEV2019-114

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

First Baptist Church; 118 N. Palmetto; D.R. FL

INTERESTED PARTIES CAN CONTACT Cobb Cole

AT 386/323-9263 FOR FURTHER INFORMATION.

# NEIGHBORHOOD MEETING NOTICE

NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON  
11/10/19 AT 6:00PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD Amendment - DEV2019-114

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

First Baptist Church, 118 N. Palmato, D. 2915

INTERESTED PARTIES CAN CONTACT

David Hill

AT 981-1978-026

FOR F

OR W/TION

# NEIGHBORHOOD MEETING NOTICE

NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON

9/10/19 AT 6:00 p.m. TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

P15 Amendment - Dev 2019-114

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

First Baptist Church; 118 N Palmetto; D.B. 12

INTERESTED PARTIES CAN CONTACT Cobb Cole

AT 386 1323-9263

FOR FURTHER INFORMATION.

# NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON  
9/10/19 AT 6:00 P.M. TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD Amendment - Dev 2019-114

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

First Baptist Church, 118 N Palmetto, D.B.F.

INTERESTED PARTIES CAN CONTACT Cobb Cole  
AT 386/323-9263 FOR FURTHER INFORMATION.

# NEIGHBORHOOD MEETING NOTICE

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9/10/19 AT 6:00 PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD Amendment - DE 2019-114

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

First Baptist Church, 118 N. Palmetto, D. 8, R

INTERESTED PARTIES CAN CONTACT Cobb Cole

AT 770-233-9200 FOR FURTHER INFORMATION