


  
**MIDTOWN**
  
**BLACK HERITAGE DISTRICT**
  
**NATIONAL REGISTER OF HISTORIC PLACES**

**AGENDA**

**MIDTOWN REDEVELOPMENT BOARD**  
**TUESDAY, NOVEMBER 12, 2019, 6:00 P.M.**  
**CITY HALL COMMISSION CHAMBERS**

**NOTICE** –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.

	<p>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</p>
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE TO THE FLAG**
5. **APPROVAL OF MINUTES FOR MAY 14, 2019**
6. **STAFF REPORT**
  - POLICE DEPARTMENT**
  - CODE ENFORCEMENT**
7. **FIRST ADMENDMENT TO THE MCCRAY DORMITORY PLANNED DISTRICT AGREEMENT, DEV2019-077 (QUASI-JUDICIAL HEARING)**

A request by Earl C. McCrary on behalf of Win 1 Properties, LLC, to amend the McCrary Dormitory Planned District Agreement to allow additional uses including a Foster Care Transitional Housing Facility located at 828 George W. Engram Blvd.
8. **REDEVELOPMENT PROJECT UPDATES**
9. **PUBLIC COMMENTS**
10. **BOARD COMMENTS**
11. **ADJOURNMENT**

**MIDTOWN REDEVELOPMENT BOARD  
MINUTES OF THE  
REGULAR MEETING  
Tuesday, May 14, 2019**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, May 14, 2019, at 6:00 p.m. in the City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

**Board Members Present**

Mr. Pierre Louis, Chair  
Mr. Tony Barhoo (Planning Board appointee)  
Ms. Tangel Brown  
Mr. Alphonsa Bush  
Ms. Terica Charles  
Ms. Cherise Doyley  
Ms. Kenya Ford  
Mr. Danny Fuqua

**Staff Members Present**

Mr. Reed Berger, Redevelopment Director  
Mr. Charles Bryant, Redevelopment Project Manager  
Mr. Ben Gross, Deputy City Attorney  
Capt. Scott Goss, Daytona Beach Police Department  
Mr. Michael Fitzgerald, Neighborhood Services Inspector  
Ms. Sara Kirk, Neighborhood Services Inspector  
Ms. Becky Groom, Board Secretary

**1. Call to Order**

Mr. Louis called the meeting to order at 6:00 p.m.

**2. Roll Call**

The roll was called and attendance was noted as stated above.

**3. Invocation**

Mr. Ford gave the invocation.

**4. Pledge of Allegiance to the Flag**

Ms. Charles led the Pledge of Allegiance.

**5. Approval of Minutes for Meeting of April 9, 2019**

Mr. Berger asked that corrections be made to the spellings on Page 5 of Newbirth and Thurman.

A motion was made by Mr. Fuqua, seconded by Ms. Ford, to approve the minutes of the Regular Meeting of April 9, 2019, as corrected. The motion carried (7-0).

**6. Staff Reports**

**Police Department**

Capt. Scott Goss presented the Compstat Report which was included as part of the packet. Capt. Goss stated there has been a 9% decrease in Part 1 crimes. Capt. Goss stated there have been no major incidences with firearms since the last Midtown Redevelopment Board meeting. Capt. Goss stated the fishing tournament is this weekend which will be followed by a barbecue. Ms. Charles and Ms. Brown both stated they would have children from their organizations participating in the fishing tournament.

Mr. Fuqua spoke regarding an issue of racing along Dr. Mary McLeod Bethune by people riding two and four wheelers.

Capt. Goss stated it is a problem. Capt. Goss stated officers will not chase people on two and four wheelers and will only pursue felonies. Capt. Goss stated most of the individuals riding the vehicles are young people. Capt. Goss stated there are packs of 20 to 30 riders along Derbyshire. Capt. Goss stated the officers will enforce what they can when they can safely.

Mr. Fuqua stated he was at the car wash on Dr. Mary McLeod Bethune Blvd. and people were racing up and down the street and he left because he was frightened. Mr. Fuqua stated situations such as this deter people from bringing business to Midtown.

Capt. Goss stated he has officers working that area to address the issues. Capt. Goss stated he will provide an update to the Board at the next meeting as far as what is being done to address the concern.

Ms. Ford stated she is concerned about the speeders along Second Avenue on Sunday mornings. Ms. Ford stated she attends church along that street and is concerned that the vehicles may crash into the church. Ms. Ford stated there are also a lot of speeders from the Jon Hall and Toyota sites. Ms. Ford stated speed bumps were discussed as a means to control speeds in the area.

Capt. Goss stated a speed study can be conducted which could expedite the installation of speed bumps in the area.

Mr. Fuqua stated there needs to be a show of force in the Mary McLeod Bethune Blvd. area.

Capt. Goss stated he will work to have more police presence in the area on Saturdays and Sundays.

Mr. Louis congratulated Ms. Charles on her recent graduation from Daytona State College.

### **Code Enforcement**

Michael Fitzgerald, Neighborhood Services Inspector, introduced Sara Kirk who is the new Code Enforcement Officer for the Midtown area. Ms. Kirk reviewed the Code Enforcement Report which was included as part of the packet.

Mr. Barhoo asked what support is available for families who are unable to financially address Code Enforcement violations.

Mr. Fitzgerald stated free paint is available at Volusia County; Volusia Interfaith Agency is available to assist in helping residents; churches will help citizens; and included in the packet is information on grant assistance available for helping residents with Code Enforcement issues.

Capt. Goss stated there is CRA grant money available. Capt. Goss stated Charles Bryant never turns down anyone who asks for help and Code Enforcement Officers are also available to help. Capt. Goss stated the Police Department is working to put the right people together to help address such issues. Capt. Goss stated residents need to communicate with Code Enforcement when they have been contacted about a violation.

Ms. Doyley stated she would like to see Code Enforcement focus on commercial areas on Mary McLeod Bethune Blvd. Ms. Doyley stated the dilapidated buildings bring down the value of the properties in Midtown.

Ms. Charles stated it is a challenge to get the citizens to be concerned about keeping their properties clean. Ms. Charles stated people will not want to invest in the community if they do not feel the buildings will remain safe.

Ms. Doyley asked about Code Enforcement fines and where information can be obtained on abandoned buildings. Ms. Doyley asked if the fine or lien information is public record.

Mr. Fitzgerald reviewed the Code Enforcement process and stated there is a maximum violation amount for a residential property of \$10,000; the maximum for a rental property is \$15,000; and the maximum for a commercial property is \$20,000.

Mr. Gross stated many times when a building is abandoned, there are additional liens on the property; and those are superior to the City's lien. Mr. Gross stated if the building is in danger of falling down, there is a separate condemnation process whereby the Building Official can condemn a building. Mr. Gross stated if there is a Code Enforcement fine, it is recorded in the public records and can be viewed at the Property Appraiser's website.

Ms. Doyley stated she has heard of instances where people buy buildings and then find the structure is not sound.

Mr. Gross stated the city does not take responsibility for inspecting a building for the buyer and stated it is the buyer's responsibility to inspect a building.

Mr. Gross stated at the last meeting, the Board asked staff to review the bylaws to see if they need to be updated pertaining to election of officers and whether there should be a secretary for the Board. Mr. Gross stated there is no Board secretary under the Land Development Code and there are no bylaws for the Midtown Redevelopment Board. Mr. Gross stated since the Sunshine Law requires minutes to be taken, he would not recommend adopting bylaws to create a secretary position.

**7. DEV2019-051 – Rezoning to Redevelopment Midtown Neighborhood Transition Mixed Use (RDM-6)**

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. Mr. Berger stated this is an administrative request to rezone the property on the 100 to 200 block of S. Caroline Street from Commercial to Residential. Mr. Berger stated an error was made when the Midtown Master Plan was put in place for the Future Land Use planning of this area. Mr. Berger stated the error was

determined when someone approached the city about placing a single family home on the land. Mr. Berger stated the adjacent properties have single family homes on the sites.

Mr. Berger stated a neighborhood meeting was held on April 23, 2019 and was well attended.

Mr. Berger stated this rezoning request will be presented to the Planning Board on May 24, 2019 and will be scheduled for City Commission review on July 3, 2019 and July 17, 2019.

Ms. Brown asked if the request is approved by the City Commission, how soon afterward could building permits be issued for the lots.

Mr. Berger stated if the City Commission approves the rezoning at the public hearing on July 17, 2019, building permits can be applied for after that date.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Fuqua, seconded by Ms. Charles, to approve DEV2019-051, Rezoning to Redevelopment Midtown Neighborhood Transition Mixed Use (RDM-6), in accordance with the staff report as presented. The motion carried (7-0).

**8. Redevelopment Project Updates**

Charles Bryant, Project Manager, reviewed items which were included in the packet, including information on the Summer Program; Volusia Interfaith Networking in Disaster (VIND) which helps residents with Code Enforcement and repair of property issues; Citizen Patrol Academy; Police Department Fishing Tournament; clean-up programs; STEM program; Bruce McNorton football clinic; the Juneteenth Festival; the seafood festival; and Midtown Motown which will be starting June 8.

Ms. Doyley thanked Mr. Bryant for providing the grant information to the Board.

Mr. Bush asked if there will be transportation for the youth from the community to the Police Station on Saturday so they can participate in the fishing tournament. Mr. Bush stated he would like to see more events available for the youth held within the Midtown area.

Mr. Bryant stated he was not aware of any available transportation but suggested Mr. Bush contact the Police Department.

Ms. Charles asked if there are any plans to do renovations to the park on State Street.

Mr. Bryant stated park renovations would be addressed by Leisure Services.

Ms. Ford expressed concern that swimming lessons are not part of the summer camp program.

Mr. Bryant stated he would check with Leisure Services regarding her concerns.

## **9. Public Comments**

Jermaine Stanely, 928 Loomis, Daytona Beach, Florida stated he is concerned that there are no events for the youth in Midtown. Mr. Stanley stated he is concerned about the condition of the building at 955 Orange Avenue.

Jessica Foreman, 1588 Megan Bay, Holly Hill, Florida expressed concern about the condition of some of the buildings in Midtown. Ms. Foreman stated businesses cannot be successful in the current environment. Ms. Foreman stated she offers free cooking classes for children at her business in order to teach skills and good work habits to the youth in the community. Ms. Foreman stated funds have been allocated to Beach Street and other areas of the city but nothing is set aside for Midtown.

Ms. Brown asked if there are funds available to assist someone who may want to purchase a building in Midtown and would need funds to bring the building up to code.

Mr. Berger stated there are grants available and the information is listed on the city's website. Mr. Berger stated a copy of the grant information is also included in the Board packet.

Ms. Doyley commended Ms. Foreman in what she is doing for the community. Ms. Doyley stated she feels there should be an area where businesses could use a kitchen in order to set up programs to help teach culinary skills and noted the Midtown Cultural Center is too expensive for most people to use.

Mr. Bush thanked Ms. Foreman for the program she is offering to the youth in the community and would hope similar programs could be formulated.

Mr. Fuqua stated he would like to see a Business Expo and Business Workshop in Midtown.

Julanda Zachary, 304 N. Keech Street, Daytona Beach, Florida stated the community garden will be opening at Derbyshire Place very soon and almost all of the plots are sold. Ms. Zachary stated she is hoping to have a similar garden in the Midtown area. Ms. Zachary stated the gardens will help address health and food desert issues. Ms. Zachary stated she is interested in developing programs to help develop businesses in Midtown.

Ekara Nichols, 644 Marion Street, Daytona Beach, Florida stated there are poles in Midtown that have not had caps installed in them and wires are exposed. Ms. Nichols stated there are 6 lots on Whitehall which are being given to the Newbirth Corporation. Ms. Nichols stated she would like to purchase one of the lots in order to have the property be taxable.

Anne Ruby, 136 Park Avenue, Daytona Beach, Florida stated the on-line agenda does not have a link to the back-up documents for the Midtown Redevelopment Board meeting.

Mr. Berger stated he would check into it but the items should be accessible through the website.

Ms. Ruby asked if there were any updates on the MLK Lofts project.

Mr. Berger stated there is nothing to report.

Ms. Ruby asked about 408 Mary McLeod Bethune.

Mr. Bryant stated the property was presented to the Building Codes Board but he did not know what action was taken.

Ms. Ruby asked if a property is demolished, can the cost for the demolition be placed on the property tax bill and asked if there is a list of properties where the demolition costs have been placed on the tax bills.

Mr. Gross stated he did not have an answer for her question.

Ms. Ruby suggested approaching the Daytona International Speedway about letting the youth that are racing through the streets to be allowed to race on the speedway.

Sandy Murphy, 136 Park Avenue, Daytona Beach, Florida spoke regarding historic preservation.

**10. Board Comments**

Ms. Doyley thanked the number of citizens that attended the meeting this evening. Ms. Doyle stated Malcolm X Day will be held on May 18, 2019 at Joe Harris Park.

Mr. Bush thanked the citizens for attending the meeting this evening. Mr. Bush stated he is looking to partner with community leaders to provide programs for the youth of the community.

Ms. Ford thanked the members of the community for attending the meeting.

Mr. Louis stated he was pleased to see so many people attending the meeting this evening and appreciated their input.

**11. Adjournment**

There being no further business, the meeting was adjourned.

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Pierre Louis, Chair

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Becky Groom, Board Secretary

(Quasi-Judicial Hearing)

**Rezoning – Planned Development  
First Amendment  
DEV2019-077  
McCrary Dormitory PD**

**STAFF REPORT**

**DATE:** November 4, 2019

**TO:** Midtown Redevelopment Board Members

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

**PROJECT REQUEST**

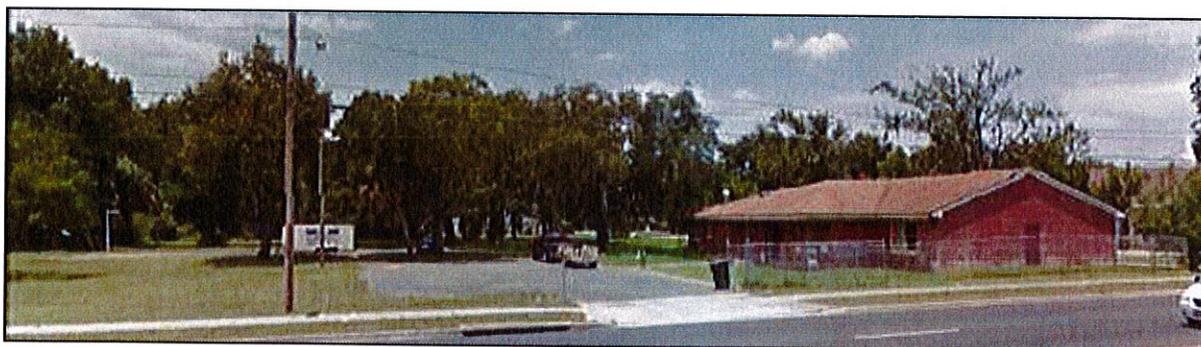
A request by Earl C. McCrary, on behalf of Win 1 Properties, LLC, to amend the McCrary Dormitory Planned District Agreement to allow additional uses including a Foster Care Transitional Housing Facility.

**PROJECT LOCATION**

The subject property is located at 828 George W. Engram Blvd. The existing land uses and zoning classifications for this property and surrounding properties are listed in the following table and illustrated in the accompanying maps.

**Table 1: Land Use and Zoning**

	Existing Uses	Existing Future Land Use Designation	Existing Zoning Classification
<b>Site</b>	Vacant Dormitory	Commercial Transitional	Planned Development-General (PDG)
<b>North</b>	Vacant Lot Single Family Homes	Commercial Transitional Level 1 Residential	SFR - Single Family
<b>South</b>	Church Office Building	Commercial Transitional	RDM-5 – Redevelopment Midtown - Neighborhood Transition Mixed Use
<b>East</b>	Church	Commercial Transitional	RDM-5 – Redevelopment Midtown - Neighborhood Transition Mixed Use
<b>West</b>	Single Family Homes School	Commercial Transitional	RDM-5 – Redevelopment Midtown - Neighborhood Transition Mixed Use



*View of property looking north from George Engram Blvd.*

## **PROJECT DESCRIPTION & BACKGROUND**

The McCrary Dormitory Planned District Agreement (Attachment A) was approved by the City Commission on December 17, 2014 (Ordinance No. 14-368). The PD Agreement listed an 8 bed Residential Dormitory as the only use permitted on the property. The use of the property for only a dormitory has limited the applicant's options for finding a new tenant. For this reason the applicant is now requesting approval of the First Amendment to the McCrary Dormitory Planned District Agreement to allow additional uses including a Foster Care Transitional Housing Facility.

## **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.*

### **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;**

Reuse of existing buildings and reinvestment in this property will improve the vitality and the appearance of the George Engram Blvd. commercial corridor.

**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 uses proposed by the applicant are consistent with the commercial uses permitted in the RDM-5 zoning district (located along most of this section of George Engram Blvd.) which is intended to provide uses compatible to adjacent residential areas.

The applicant has conducted a neighborhood meeting as required by the LDC. A summary of the neighborhood meeting prepared by the applicant is provided 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 McCrary Dormitory Planned District Agreement to allow additional uses including a Foster Care Transitional Housing Facility.

The item is tentatively scheduled to be heard by the Planning Board on November 21, 2019 and by the City Commission for first reading on January 8, 2020 and for second reading on January 22, 2020 (public hearing).

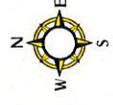
A majority vote by the Redevelopment Board members present and voting is required to recommend approval to the Planning Board and City Commission



**AERIAL MAP - 828 George Engram Blvd.  
First Amendment to the McCrary Dormitory Planned District Agreement, DEV2019-077**

Prepared November 4, 2019

MIDTOWN REDEVELOPMENT AREA - City of Daytona Beach Community Redevelopment Agency

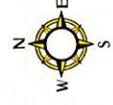


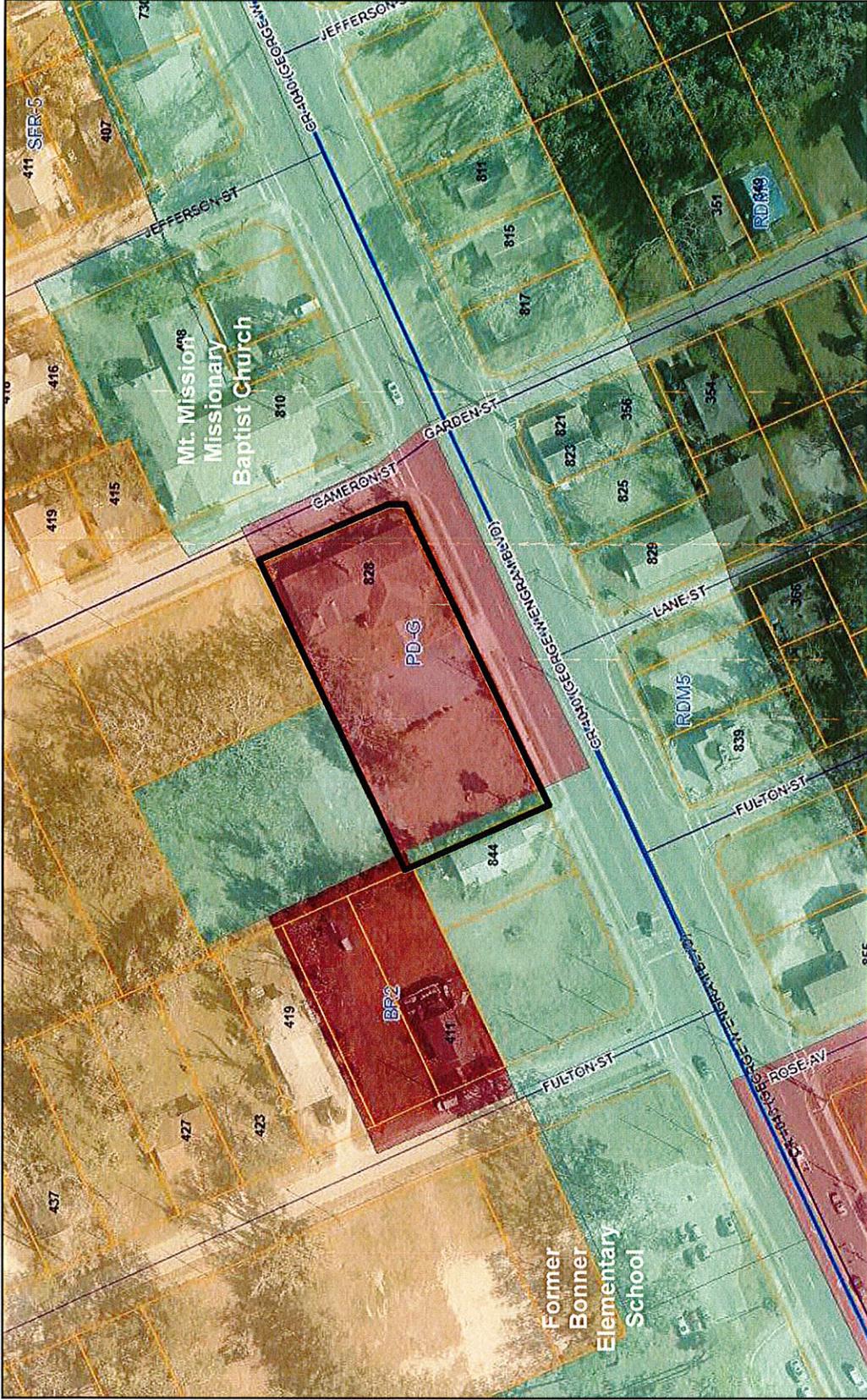


**FUTURE LAND USE MAP - 828 George Engram Blvd.  
 First Amendment to the McCrary Dormitory Planned District Agreement, DEV2019-077**

Prepared November 4, 2019

MIDTOWN REDEVELOPMENT AREA - City of Daytona Beach Community Redevelopment Agency

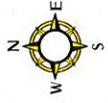




**ZONING MAP - 828 George Engram Blvd.  
 First Amendment to the McCrary Dormitory Planned District Agreement, DEV2019-077**

Prepared November 4, 2019

MIDTOWN REDEVELOPMENT AREA - City of Daytona Beach Community Redevelopment Agency



ATTACHMENT A

Ordinance No. 14-368

McCrary Dormitory PD Agreement

ORDINANCE NO. 14-368

AN ORDINANCE AMENDING THE ZONING MAP OF THE LAND DEVELOPMENT CODE TO REZONE .58± ACRES OF PROPERTY LOCATED AT 828 GEORGE W. ENGRAM BOULEVARD FROM RP (RESIDENTIAL PROFESSIONAL) DISTRICT TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT) DISTRICT; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE MCCRARY DORMITORY PLANNED DISTRICT AGREEMENT WITH EARL MCCRARY PERMITTING REESTABLISHMENT OF A DORMITORY USE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, certain property located at 828 George W. Engram Boulevard is currently zoned RP (residential professional); and

WHEREAS, the property owner, Earl McCrary, has requested that the City rezone the property to RPUD (residential planned unit development) district and has submitted a Planned District Agreement permitting the reestablishment of a dormitory use on the property; and

WHEREAS, the Midtown Redevelopment Area Board and the Planning Board have reviewed the proposed rezoning and recommend approval.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF DAYTONA BEACH, FLORIDA:

SECTION 1. The Zoning Map of the City's Land Development Code is hereby amended to rezone .58± acres of property located at 828 George W. Engram Boulevard from RP (residential professional) district to RPUD (residential planned unit development) district. The property is more particularly described in Exhibit A of the McCrary Dormitory Planned District Agreement.

SECTION 2. The Mayor and City Clerk are hereby authorized to execute the McCrary Dormitory Planned District Agreement with Earl McCrary permitting the reestablishment of a dormitory use on the property in accordance with standards set forth therein. A copy of the Agreement in substantially final form is attached hereto and made a part hereof by reference.

SECTION 3. A Public Hearing at 6:00 p.m., Wednesday, December 17, 2014, in Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida, after notice published, is deemed to comply with the Land Development Code and state law.

SECTION 4. The City Commission has received the report of the Midtown Redevelopment Area Board and the Planning Board recommending approval of the Zoning Map amendment.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. This Ordinance shall take effect immediately upon its adoption.

  
DERRICK L. HENRY  
Mayor

ATTEST:

  
JENNIFER L. THOMAS  
City Clerk

Passed: December 3, 2014

Adopted: December 17, 2014

Document prepared by:  
Mark Dowst & Associates, Inc.  
536 N Halifax Ave., Suite 100  
Daytona Beach, FL 32118

Return recorded document to:  
City of Daytona Beach Records Clerk  
P.O. Box 2451  
Daytona Beach, FL 32115-2451

## McCrary Dormitory PLANNED DISTRICT AGREEMENT

The CITY OF DAYTONA BEACH, FLORIDA, a Florida municipal corporation located in Volusia County, Florida ("City"), and Earl C. McCrary III, the record title property owner ("Owner" or "Developer"), hereby agree and covenant, and bind their heirs, successors, and assigns, as follows:

### 1. PROPERTY DESCRIPTION AND OWNERSHIP.

A. The property subject to this Agreement consists of approximately 0.58 acres of real property ("Property") and is described in Exhibit "A", attached hereto and by reference made a part hereof.

### 2. EXHIBITS.

The Exhibits listed below are by reference made a part hereof, and copies or reduced size copies are attached hereto. Full-sized copies of the Exhibits shall be retained by the City Clerk and shall be controlling in case of any ambiguity in the Exhibits. In the event of a conflict between the graphic illustrations of any Exhibit and the textual provisions of this Agreement, the textual provisions shall control

Exhibit A: Property description, survey.

Exhibit B: Site Plan, rev. date 9/12/14, prepared by Mark Dowst & Associates, Inc.,

Exhibit C: Architectural Elevations, rev. date 9/12/14, prepared by Mark Dowst & Associates, Inc.,

Exhibit D: Landscape Plan, rev. date 9/15/14, prepared by Mark Dowst & Associates, Inc.,

Exhibit E: Sign Plan, n/a

Exhibit F: Preliminary Plat, n/a

### 3. DEVELOPMENT PLAN.

A. Developer has designated the Property as "McCrary Dormitory".

B. The Property will be developed as a Residential Planned Unit Development pursuant to Article 14, of the City's Land Development Code (LDC). Development shall be controlled by the LDC and the terms and provisions of this Agreement. In the event of a conflict between this Agreement and the LDC or other ordinances, this Agreement shall control. If this Agreement fails to address a particular subject or requirement, the applicable requirements of the LDC or other City ordinance in effect at the time of development plan approval shall control.

C. Development of the Property shall be consistent with Exhibit "B" (Site Plan). Exhibit "B" generally depicts the planned layout of buildings, parking areas, driveways, common areas, and other planned features or improvements to the Property.

D. **ADDITIONAL LOT DEVELOPMENT CRITERIA.** The following lot development criteria shall apply to the Property:

- (1) Maximum building height of 35 feet;
- (2) Setbacks: side 8.2 ft.; front 9.4 ft.; rear 25 ft.
- (3) 35% maximum building coverage;
- (4) 30% minimum open space;
- (5) 70% Maximum impervious surface area;
- (6) Slopes within any dry retention pond(s) shall be 4:1 without a fence;
- (7) Dry retention pond(s) shall count toward open space requirements; and

**4. CONFORMANCE WITH COMPREHENSIVE PLAN; CONCURRENCY; PERMITS.**

A. The City has determined that the Property is suitable in size, location, and character for the uses proposed, and that the uses proposed are consistent with the City's comprehensive plan.

B. Developer shall be responsible for obtaining all development permits required by the LDC and applicable federal and state laws. Developer specifically acknowledges that approval of this Agreement does not constitute a Concurrency Certificate as required by Article 6, § 1.3 of the LDC, and that Developer will be required to separately obtain a Concurrency Certificate or, where applicable, to enter into proportionate fair share agreement. Approval of this agreement and exhibits is not a permit to begin clearing, to begin site work, or to begin construction without necessary permits.

C. The City agrees to issue the required permits for development of the Property in the manner set forth in this Agreement and the LDC.

**5. PERMITTED USES.**

The following uses are permitted within the Property: 8 bed Residential Dormitory

6. INFRASTRUCTURE. N/A

7. PROPERTY OWNERS' ASSOCIATION AND COMMON AREA MAINTENANCE.

“There will be no common areas in the development.”

8. ARCHITECTURAL AND DESIGN STANDARDS.

A. The building is existing and will be maintained in its current architectural style.

B. All buildings and accessory structures constructed within the Property shall be developed in compliance with the requirements of this section, and with the applicable provisions of the LDC relating to architectural standards where they do not conflict with the provisions of this section.

C. All of the following requirements shall be met within the Property:

(1) All buildings and accessory structures shall be consistent with a common architectural theme. The theme shall be established by harmoniously coordinating the general appearance of all buildings and accessory structures, including but not limited to: exterior wall finishes or materials; roof styles, slopes, and materials; colors; and architectural details and ornamentation.

(2) All structures shall complement one another and shall convey a sense of quality and permanence. Lower grade materials, such as unfinished concrete and pre-fabricated metal, shall be prohibited.

(3) All buildings and accessory structures shall generally be consistent with the Exhibit C (Architectural Elevations) unless, prior to issuance of the initial building permit, Developer submits and the City approves a different conceptual elevation. The City shall have the right to reject any proposed elevation which does not meet the requirements herein, or which involves the use of fewer architectural details and ornamentation than are set forth in Exhibit C.

(4) Through the LDC site plan review process, the City reserves the right to review the proposed construction of all buildings and structures, to recommend the substitution or inclusion of colors, materials, architectural details, and ornamentation, and to require or prohibit the use of the same to ensure compliance with the requirements of this section.

(5) No outside display or storage shall be permitted.

(6) No vending machines shall be permitted on outside walkways or other outdoor pedestrian areas.

(7) The physical appearance of all parking lot lighting fixtures shall be consistent.

**9. ENVIRONMENTAL CONSIDERATIONS.**

Development of the Property shall comply with the LDC tree preservation requirements. Developer shall comply with all rules, statutes, and regulations pertaining to protected wildlife species, including but not limited to the rules and permitting requirements of the Florida Game and Freshwater Fish Commission concerning gopher tortoises.

**10. SIGNAGE.**

A. There shall be no exterior signage.

**11. EFFECTIVE DATE; COMPLETION SCHEDULE.**

A. This Agreement shall be effective upon execution by all parties. The restrictions on use and development imposed by this Agreement shall be binding upon all successors in interest in the Property, unless and until the City alters or eliminates such restrictions in the course of its actions as zoning authority.

B. Application shall be submitted for all construction permits for the development, or for the first phase of a phased development, within 18 months of the approval of this Agreement by the City Commission. The filing of an appeal of the land development order by any person shall toll the time for permitting until final resolution of the appeal. If development is phased, application for construction permits for subsequent phases shall be submitted within 30 months from the date of initial approval.

C. Construction shall be substantially complete within 5 years of the approval of this Agreement.

D. One 12-month extension of the scheduled application or completion dates may be permitted as a minor modification to this Agreement.

E. Failure to comply with the schedule set out above shall cause the development rights granted pursuant to this Agreement to lapse.

## 12. MINOR MODIFICATIONS.

A. The following may be administratively authorized as minor modifications to this Agreement:

(1) Amendments to an Exhibit that are necessary for compliance with the provisions of this Agreement, the LDC, or extra-jurisdictional permitting requirements, provided the amendments do not cause a conflict between the Exhibit and any textual provision of this Agreement; and

(2) Modifications of up to 10% to any of the lot dimensional requirements and associated Exhibit revisions, where such modifications are needed to address minor errors in the Exhibit or other unanticipated conditions that reasonably need to be addressed to ensure the development plan can be implemented, EXCEPT:

- (a) Modifications, such as to floor area ratios, that increase intensity or density;
- (b) Modifications that increase building height or decrease setbacks, yards, or landscaping along the perimeter of the planned district property; and
- (c) Modifications that, when combined with previously approved minor and special modifications, would result in a cumulative change of more than 10% of the original dimensional requirement for the area in question;
- (d) Modifications for any phase in which a certificate of occupancy has been issued; and
- (e) Modifications that would unduly impact City-owned public utilities.

B. Requests for minor modifications shall be submitted in writing on forms provided by the City. Requests shall be reviewed pursuant to the general technical review process described in the LDC.

C. Denial of a requested minor modification shall be issued in writing to the applicant. Upon denial, or if more than 60 days elapses after the submittal of a completed application without a decision by the City, the applicant may apply to the Planning Board for approval of the request as a substantial modification.

D. Approved modifications shall be noted on the official plan documents.

## 13. SUBSTANTIAL MODIFICATIONS.

A. The following may be approved by the Planning Board as substantial modifications:

(1) Amendments to an Exhibit which do not meet the requirements of a minor modification, provided the amendments do not cause a conflict between the Exhibit and any textual provision of this Agreement; and

(2) Modifications of up to 20% to any of the lot dimensional requirements and associated Exhibit revisions, where such modifications are necessary to address minor Exhibit errors or unanticipated conditions that reasonably need to be addressed to ensure the development plan can be implemented, EXCEPT:

- (a) Modifications, such as to floor area ratios, that increase intensity or density of the entire project or any phase by more than 2%;
- (b) Modifications that increase building height or decrease setbacks, yards, or landscaping along the perimeter of the Property by more than 10%;
- (c) Modifications that, when combined with previously approved minor and substantial modifications, would result in a cumulative change of more than 20% of the original requirement for the area in question; and
- (d) Modifications that would unduly impact City-owned public utilities.

B. Requests for substantial modifications shall be submitted in writing on forms provided by the City. Sufficient detail shall be provided to address the need for the modification and how it complies with the criteria above.

C. The Planning Board shall review the proposed substantial modification at a public hearing, after notice as required by the LDC for a rezoning hearing before the Planning Board, and shall approve or deny the modification by majority vote.

D. Upon approval by the Planning Board, the modification shall be delineated on the official plan documents, and notice of the modification shall be recorded in the public records. Recording shall be at the applicant's cost and in a form approved by the City Attorney.

E. If the Planning Board denies the substantial modification, the Board may, at the same hearing if the hearing has been noticed in the manner provided for a request to amend the Agreement, recommend approval of the request by the City Commission as an amendment to the Agreement.

F. The decision of the Planning Board is final. There is no right to appeal such decision; however, the applicant may seek approval of the proposed change as an amendment to the Agreement.

**14. AMENDMENTS.**

A. Any revision to this Agreement other than a minor modification or substantial modification as described above shall require an amendment approved by the City Commission. Requests for amendment must be submitted in writing and, except as otherwise provided herein, shall be processed in accordance with Article 14, § 4.4, LDC. Notice of public hearings shall be provided as if the application is one to rezone property.

**15. VARIANCES.**

This Agreement shall not be deemed to prohibit any owner of property within the planned development from seeking or obtaining one or more variances from the requirements of this Agreement pursuant to the LDC. In addition to those entitled to notice pursuant to the LDC, notice of any public hearing to consider a proposed variance shall be provided to all persons owning property within the planned development. No such variance shall be deemed to require formal amendment to this Agreement.

**16. POLICE POWER AND SOVEREIGN IMMUNITY NOT WAIVED.**

Nothing contained in this Agreement shall be construed as a waiver of or contract with respect to the regulatory and permitting authority of the City as it now or hereafter exists under applicable laws, rules, and regulations. Further, nothing contained in this Agreement shall be construed as a waiver of or attempted waiver by the City of its sovereign immunity under the constitution and laws of the State of Florida.

**17. COMPLETE AGREEMENT; AGREEMENT TO BE RECORDED.**

A. This Agreement represents the complete understanding by and between the parties with respect to the development and use of the Property. Any and all prior agreements between the parties with respect to any subject comprehended by this Agreement is hereby voided and superseded by this Agreement.

B. This Agreement shall be recorded in the Public Records of Volusia County, Florida, at Developer's expense. The restrictions on use and development imposed by this Agreement shall be binding upon all successors in interest in the Property.

**18. VENUE AND SEVERABILITY.**

A. In the event of any claim, action, litigation, or proceeding under this Agreement, venue shall be in Volusia County, Florida.

B. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or otherwise unenforceable, such holding shall not affect the validity or enforceability of any other provision of this Agreement unless the holding so states.

**IN WITNESS WHEREOF**, the parties hereto attached their hands and seals on the dates set forth below.

**[Signature pages following]**

Signed, sealed and delivered in the presence of:

THE CITY OF DAYTONA BEACH, FLORIDA, a Florida municipal corporation

*Emerald S. Peliccia*

Witness 1

Emerald S Peliccia

Print Name of Witness 1

By: *Derrick L. Henry*  
Derrick L. Henry, Mayor

Attest:

By: *Jennifer L. Thomas*  
Jennifer L. Thomas, City Clerk

*Allisa Brown*

Witness 2

Allisa Brown

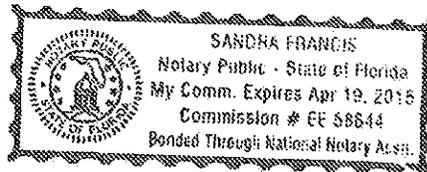
Print Name of Witness 2

Date: December 18, 2014

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2014 by Derrick L. Henry and Jennifer L. Thomas, Mayor and City Clerk, respectively, of The City of Daytona Beach, Florida, a chartered municipal corporation, on behalf of the City. They are personally known to me and did not take an oath.

*Sandra Francis*  
Notary Public  
Commission No: EE 58644



APPROVED AS TO LEGAL FORM:  
*[Signature]*  
CITY ATTORNEY

Signed, sealed and delivered in the presence of: [OWNER]

[Signature]  
Witness 1  
MATT DOWST  
Print Name of Witness 1

By: [Signature]  
Name: Earl C McCrary III  
Title: Owner

Date: 11/17/14

[Corporate Seal]

[Signature]  
Witness 2  
Lee Dowst  
Print Name of Witness 2

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 17th day of November, 2014 by Earl McCrary and \_\_\_\_\_, Mayor and City Clerk, respectively, of The City of Daytona Beach, Florida, a chartered municipal corporation, on behalf of the City. They are personally known to me and did not take an oath.

Paige N. Stuart  
Notary Public  
Commission No: FF047272



[Exhibit pages attached:]

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**EXHIBIT A**

**Legal Description of the Property**

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**EXHIBIT B**

**Site Plan**

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**EXHIBIT C**

**Architectural Elevations**

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**EXHIBIT D**

**Landscape Plan**

---

**EXHIBIT F N/A**

**Preliminary Plat**

---

**EXHIBIT E N/A**

**Sign Plan**

---

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

## LEGAL DESCRIPTION

A PART OF LOTS 14 AND 15, HUNT'S SUBDIVISION, AS RECORDED IN MAP BOOK 9, PAGE 198, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE WEST LINE OF SAID LOT 15, WITH THE NORTH RIGHT OF WAY LINE OF GEORGE W. ENGRAM BOULEVARD, A 90 FOOT RIGHT OF WAY, AS THE POINT OF BEGINNING; RUN N.24°53'12"W., ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 109.70 FEET; THENCE DEPARTING SAID WEST LINE, RUN N.65°07'52"E., ALONG THE NORTH LINE OF THE SOUTH 150 FEET OF SAID LOTS 14 AND 15, A DISTANCE OF 232.40 FEET TO THE EAST LINE OF SAID LOT 14, THENCE S.25°00'00"E., ALONG SAID EAST LINE, A DISTANCE OF 99.69 FEET; THENCE DEPARTING SAID EAST LINE, RUN S.20°01'38"W., ALONG THE NORTH RIGHT OF WAY LINE OF SAID GEORGE W. ENGRAM BOULEVARD, A DISTANCE OF 14.13 FEET; THENCE S.65°07'52"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 222.62 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "B"**

**SITE PLAN**









**EXHIBIT "C"**

**ARCHITECTURAL ELEVATIONS**

ARCHITECTURAL  
ELEVATIONS  
McMCRARY DORMITORY  
MDA #1304

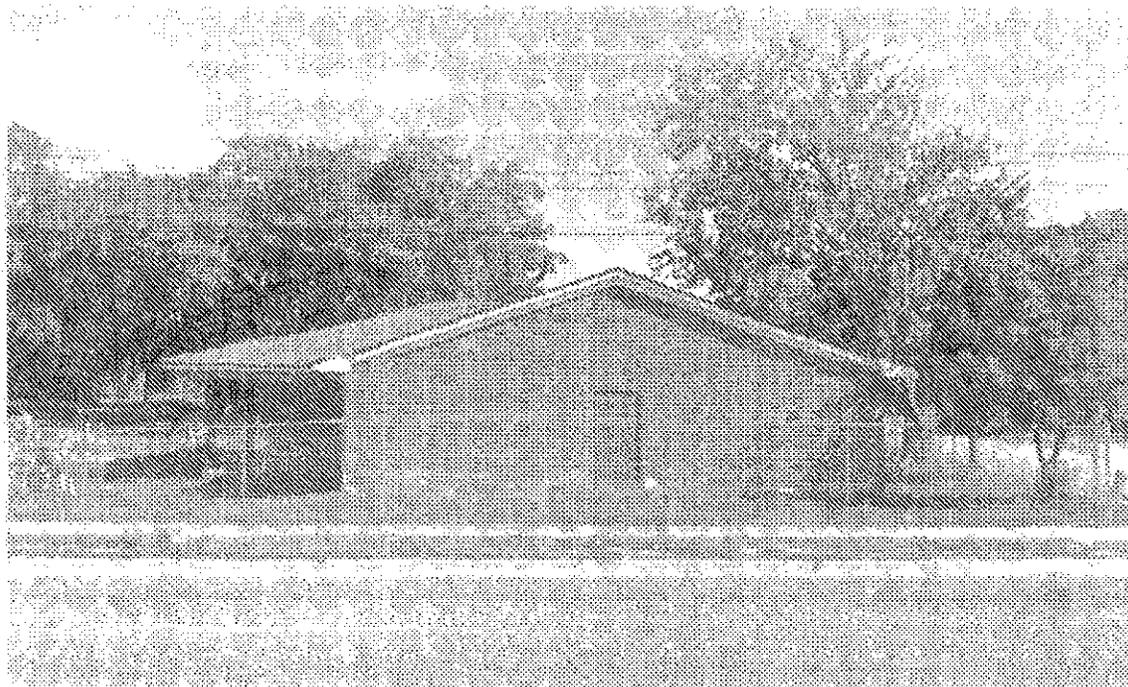
DAYTONA BEACH  
FL

SEPTEMBER 12, 2014

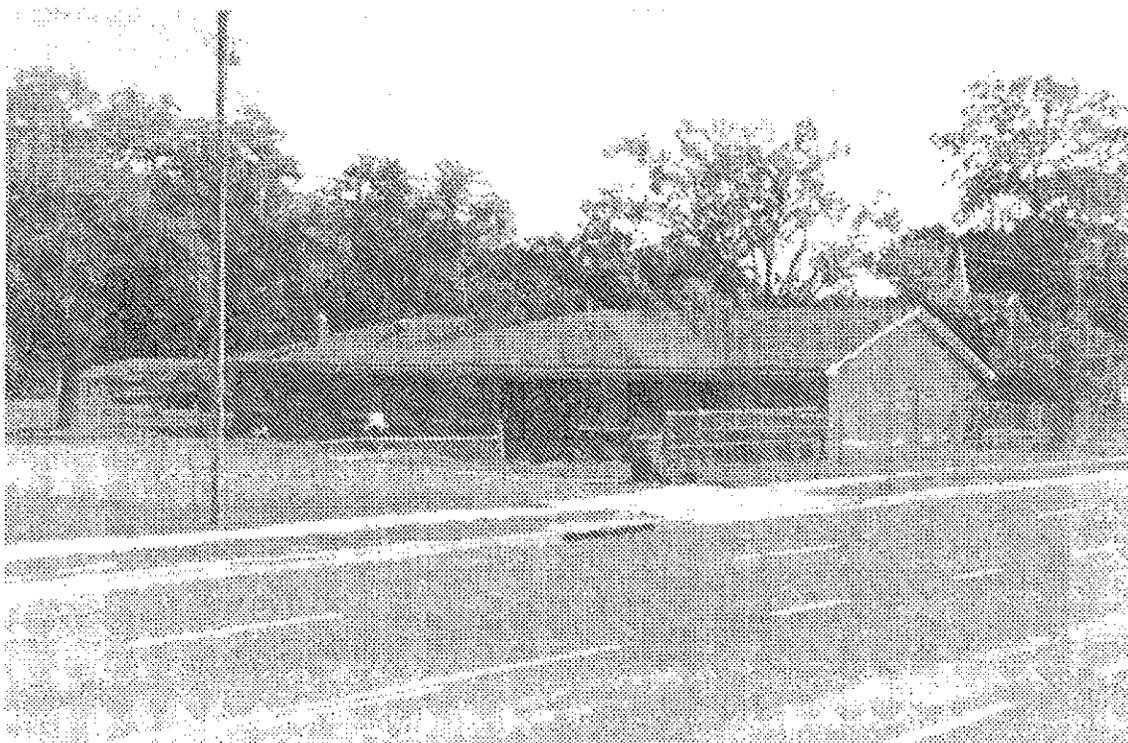
3 PAGES

Prepared By:

Mark Dowst and Associates, Inc.  
Engineers Planners Surveyors



**SOUTH BUILDING ELEVATION**



**WEST BUILDING ELEVATION**



**EAST BUILDING ELEVATION**



**NORTH BUILDING ELEVATION**

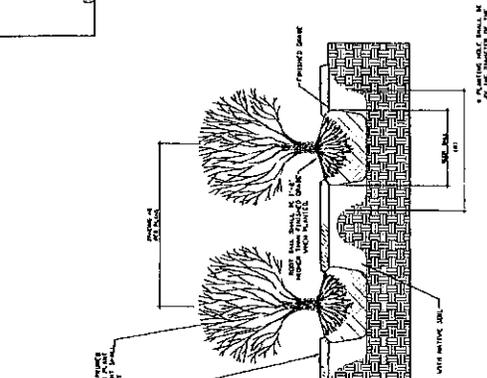
**EXHIBIT "D"**

**LANDSCAPE PLAN**

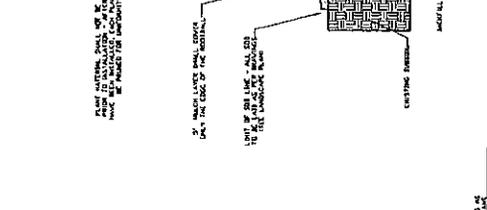


PROJECT NO. 1304 LA-2		DATE 09-13-14	
TOWN OF DAYTONA BEACH, FLORIDA		BY CSC	
MCGARRY DORMITORY		CHECKED CSC	
LANDSCAPE DETAILS		DATE 09-13-14	
ENGINEERS & PLANNERS & SURVEYORS		SCALE 1/8" = 1'-0"	
MARK DOWST & ASSOCIATES, INC.		PROJECT NO. 1304 LA-2	
100 N. HAYES AVENUE, SUITE # 100		DAYTONA BEACH, FLORIDA 32118	
TEL 386-251-1999		FAX 386-251-1998	
REV. NO.		DATE	
1		09-13-14	
2		09-13-14	
3		09-13-14	
4		09-13-14	
5		09-13-14	
6		09-13-14	
7		09-13-14	
8		09-13-14	
9		09-13-14	

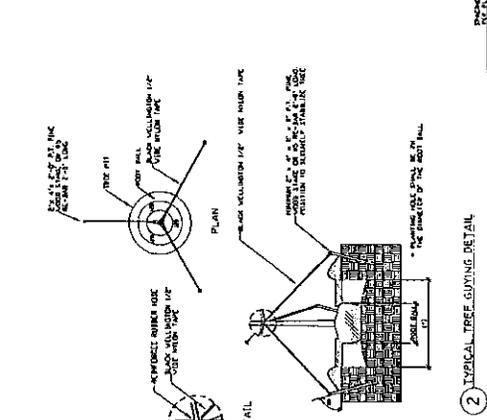
CITY APPROVAL STAMP (REQUIRED)



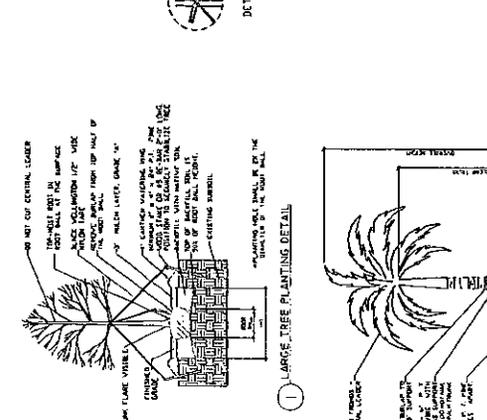
1 LARGE TREE PLANTING DETAIL



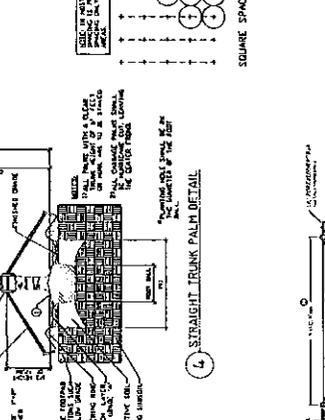
2 TYPICAL TREE GOWING DETAIL



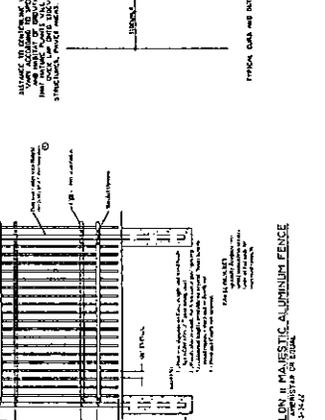
3 TYPICAL SHRUB PLANTING DETAIL



4 STRAIGHT TRUNK PALM DETAIL



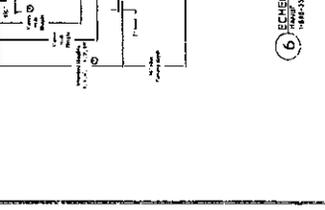
5 TYPICAL GROUND COVER PLANTING DETAIL



6 ECHOLON II METALLIC ALUMINUM FENCE



7 TYPICAL CONTAINER SPACING



8 ROOT PRUNING DETAIL



9 TREE BARRICADE DETAIL





ATTACHMENT B

Neighborhood Meeting Documents

Dev - 2019-0977

Meeting 6:00 PM

828 GEORGE INGRAM

PUD-RE ZONING

<u>NAME</u>	<u>Address</u>	<u>Phone</u>
k.trout@hotmail.com Karen Troutman	434 Cameron St	(386) 290-5615
Irvin Whit	340 Granden	386 258-7478
KINDA Smiley	357 Manhattan	386-214-3677



# Property Appraiser Larry

DISCLAIMER: Surrounding Owners Request Prepared by Volusia County Property Appraisers Office

The Volusia County Property Appraiser and staff are constantly working to provide and publish the most current and accurate information possible. No warranties, expressed or implied are provided for the data herein, its use, or its interpretation.

Additionally, the Appraiser's data is not as current as the Clerk of the Court data causing mismatches - which are beyond our control

Again, one must remember that the primary use of the assessment data contained is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors. Please govern yourself accordingly.

PID	OWNER1	ADDR1	MAIL CITY	MAIL STATE	MAIL ZIP
533820030370	SCHOOL BOARD OF VOLUSIA COUNTY	200 N CLARA	DELAND	FL	32720
533866000010	TRUEVINE TEMPLE MINISTRIES INC	855 GEORGE ENGRAM BLVD	DAYTONA BEACH	FL	32114
533866000030	TRUEVINE TEMPLE MINISTRIES INC	855 GEORGE ENGRAM BLVD	DAYTONA BEACH	FL	32114
533866000040	TRUEVINE TEMPLE MINISTRIES INC	855 GEORGE ENGRAM BLVD	DAYTONA BEACH	FL	32114
533866000050	JACKSON T L TR	359 ROSE AVE	DAYTONA BEACH	FL	32114
533866000060	HEAPHY EDWARD P	274 LAWS LN	ORMOND BEACH	FL	32174
533866000270	ACKMILL INC	2312 GREEN ST	SOUTH DAYTONA	FL	32119
533866000280	CHURCH OF GOD BY FAITH	829 GEORGE W ENGRAM BLVD	DAYTONA BEACH	FL	32114
533866000290	CHURCH OF GOD BY FAITH	353 LANE ST	DAYTONA BEACH	FL	32114
533866000300	MAYO EDWARD G	366 LANE ST	DAYTONA BEACH	FL	32114
533866000310	MAYO EDWARD G	366 LANE ST	DAYTONA BEACH	FL	32114
533866000320	CITY OF DAYTONA BEACH	PO BOX 2451	DAYTONA BEACH	FL	32115
533866000500	TRUEVINE TEMPLE MINISTRIES INC	855 W GEORGE ENGRAM BLVD	DAYTONA BEACH	FL	32114
533866000510	HARRIS HOWARD A TR	1545 LINCOLN ST	NORTH CHICAGO	IL	60064
533867000010	CHURCH OF GOD BY FAITH	353 LANE ST	DAYTONA BEACH	FL	32114
533867000020	GREEN HERBERT JR	PO BOX 2344	EATONVILLE	FL	32751
533867000030	BMS HOLDINGS LLC	9907 8TH ST #1269	GOHA	FL	34734
533867000040	JOSEPH HAZEL	1897 VIENNA AVE	DELTONA	FL	32725
533867000050	CENTRAL FLORIDA COMMUNITY	PO BOX 15065	DAYTONA BEACH	FL	32115
533867000080	LESTER BARBARA	341 GARDEN ST	DAYTONA BEACH	FL	32114
533867000240	CHURCH OF GOD BY FAITH INC	353 LANE ST	DAYTONA BEACH	FL	32114
533867000241	CHURCH OF GOD BY FAITH INC	353 LANE ST	DAYTONA BEACH	FL	32114
533867000250	CHURCH OF GOD BY FAITH INC	353 LANE ST	DAYTONA BEACH	FL	32114
533867000251	ATKINS EMILY	5299 INDIAN LAUREL CT	ORLANDO	FL	32808
533867000260	354 GARDEN ST DB LAND TRUST	2699 LEE RD STE 120	WINTER PARK	FL	32789
533869140270	BROWN JACQUELYN C	448 FULTON ST	DAYTONA BEACH	FL	32114
533869140280	SANDERS ETHEL M	448 FULTON ST	DAYTONA BEACH	FL	32114

533869140290	GOODING VIRGINIA GAIL	149 MAPLEWOOD DR	DAYTONA BEACH	FL	32124
533878000030	CHICKAN ELENA A	1103 W 2ND ST	SANFORD	FL	32771
533878000040	LUCAS HAROLD V JR	309 JEFFERSON ST	DAYTONA BEACH	FL	32114
533878000050	LUCAS DARRYL FORSYTHE	435 CAMERON ST	DAYTONA BEACH	FL	32114
533878000060	ING INVESTOR GROUPS INC	340 GARDEN ST	DAYTONA BEACH	FL	32114
533878000070	LUCAS DEWITT PATRICK	435 CAMERON ST	DAYTONA BEACH	FL	32114
533878000100	LUCAS DAVID A	PO BOX 2232	JACKSONVILLE	FL	32203
533878000140	WIN 1 PROPERTIES LLC	1700 RIDGEWOOD AVE	SOUTH DAYTONA	FL	32119
533878000141	TRUSTEES OF THE MOUNT MISSION	810 GEORGE W INGRAM BLVD	DAYTONA BEACH	FL	32114
533878000143	IRVING GRADY TR ETALS	810 GEORGE W ENGRAM BLVD	DAYTONA BEACH	FL	32114
533878000171	CAMERON WILFRED L	450 CAMERON ST	DAYTONA BEACH	FL	32114
533878000172	ALDERMAN THELMA H TR	436 CAMERON ST	DAYTONA BEACH	FL	32114
533878000173	TROUTMAN LASHAWN	434 CAMERON ST	DAYTONA BEACH	FL	32114
533898050060	LLOYD MERRELL C	1609 FLORIDA ST	DAYTONA BEACH	FL	32114
533898050090	DICKERSON JOHN H JR TR	PO BOX 747	FORT PIERCE	FL	34954
533898050100	SHELLMAN SANDRA ETAL	411 JEFFERSON ST	DAYTONA BEACH	FL	32114
533898050110	COOPER ANTHEA	39 BULOW WOODS CIR	FLAGLER BEACH	FL	32136
533898050120	IN PHALLEK ETAL	1587 TUSCALOOSA AV	HOLLY HILL	FL	32117
533898060020	MOUNT MISSION MISSIONARY	810 GEORGE W ENGRAM BLVD	DAYTONA BEACH	FL	32114
533898060050	TRUSTEES OF MT MISSION BPST CH	810 GEORGE W INGRAM BLVD	DAYTONA BEACH	FL	32114
533898060070	INVESTOR TRUSTEE SERVICES	151 SOUTHWALL LN STE 230	MAITLAND	FL	32751
533898060090	FULFORD JANICE H	422 JEFFERSON ST	DAYTONA BEACH	FL	32114
533898060120	MEEKES RUTH B	440 JEFFERSON ST	DAYTONA BEACH	FL	32114
533899000010	ING INVESTOR GROUP INC	340 GARDEN ST	DAYTONA BEACH	FL	32114
533899000031	ING INVESTOR GROUP INC	340 GARDEN ST	DAYTONA BEACH	FL	32114
533899000070	JOHNSON ANGELA E	913 LEWIS DR	DAYTONA BEACH	FL	32117
533899000080	SCHOOL BOARD OF VOLUSIA COUNTY	PO BOX 2118	DELAND	FL	32721
53389900130	EARLY EVE THOMPSON DAVIS	4232 ROGERS CREEK CT	DULUTH	GA	30096
53389900140	JONES JUANITA ANDERSON	765 AMSTERDAM AVE UNIT 6A	NEW YORK	NY	10025
53389900510	GRAYS TEMPLE CHURCH OF GOD	443 FULTON ST	DAYTONA BEACH	FL	32114
53389900520	CHURCH OF GOD IN CHRIST TRUSTE	443 FULTON	DAYTONA BEACH	FL	32114
53389900540	LLOYD MERRELL C	1609 FLORIDA ST	ORLANDO	FL	32824
53389900550	ROSACRUZ JOSE & MARIA	13431 GREEPOINTE DR	ORLANDO	FL	32805
53389900560	WRIGHT EDETHIA L TR	2615 LAKE SUNSET DR	ORLANDO	FL	32805
53389900570	WRIGHT EDETHIA L TR	2615 LAKE SUNSET DR	ORLANDO	FL	32805
53389900580	NUVIEW TRUST CO	280 S RONALD REAGAN BLVD #200	LONGWOOD	FL	32750
53389900590	WHITE IRVIN	340 GARDEN ST	DAYTONA BEACH	FL	32114
53389900600	ING INVESTOR GROUPS INC	340 GARDEN ST	DAYTONA BEACH	FL	32114
533898060041	MOUNT MISSION MISSIONARY	810 GEORGE W ENGRAM BLVD	DAYTONA BEACH	FL	32114
533867000060	CENTRAL FLORIDA COMMUNITY	PO BOX 15065	DAYTONA BEACH	FL	32115
533867000070	CENTRAL FLORIDA COMMUNITY	PO BOX 15065	DAYTONA BEACH	FL	32115
533801000550	HOUSING AUTHORITY OF	211 N RIDGEWOOD AVE STE 200	DAYTONA BEACH	FL	32114

## INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor,

The property owner of 828 George W. Engram Boulevard cordially invites you to a neighborhood meeting being to discuss a proposed amendment to the McCrary Dormitory Planned Development Agreement (PD). The purpose of the meeting is to get input from surrounding neighbors and the community regarding the proposed amendment request.

The original PD Agreement for the property was approved at the December 17, 2014 City Commission Meeting. The approval consisted of .58± acres of land that is developed as a dormitory. The proposed PD amendment request is to amend the existing PD agreement to add additional uses that will be allowed on the property.

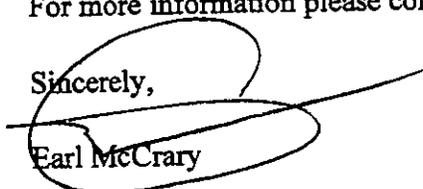
The residents in the immediate and the surrounding community are invited to attend the neighborhood meeting.

The neighborhood meeting is a requirement of the City of Daytona Beach as part of the amendment process. As residents in the immediate vicinity of the property, located at 828 George Engram Blvd, you are invited to attend the neighborhood meeting. Meeting date, time, and location are shown below.

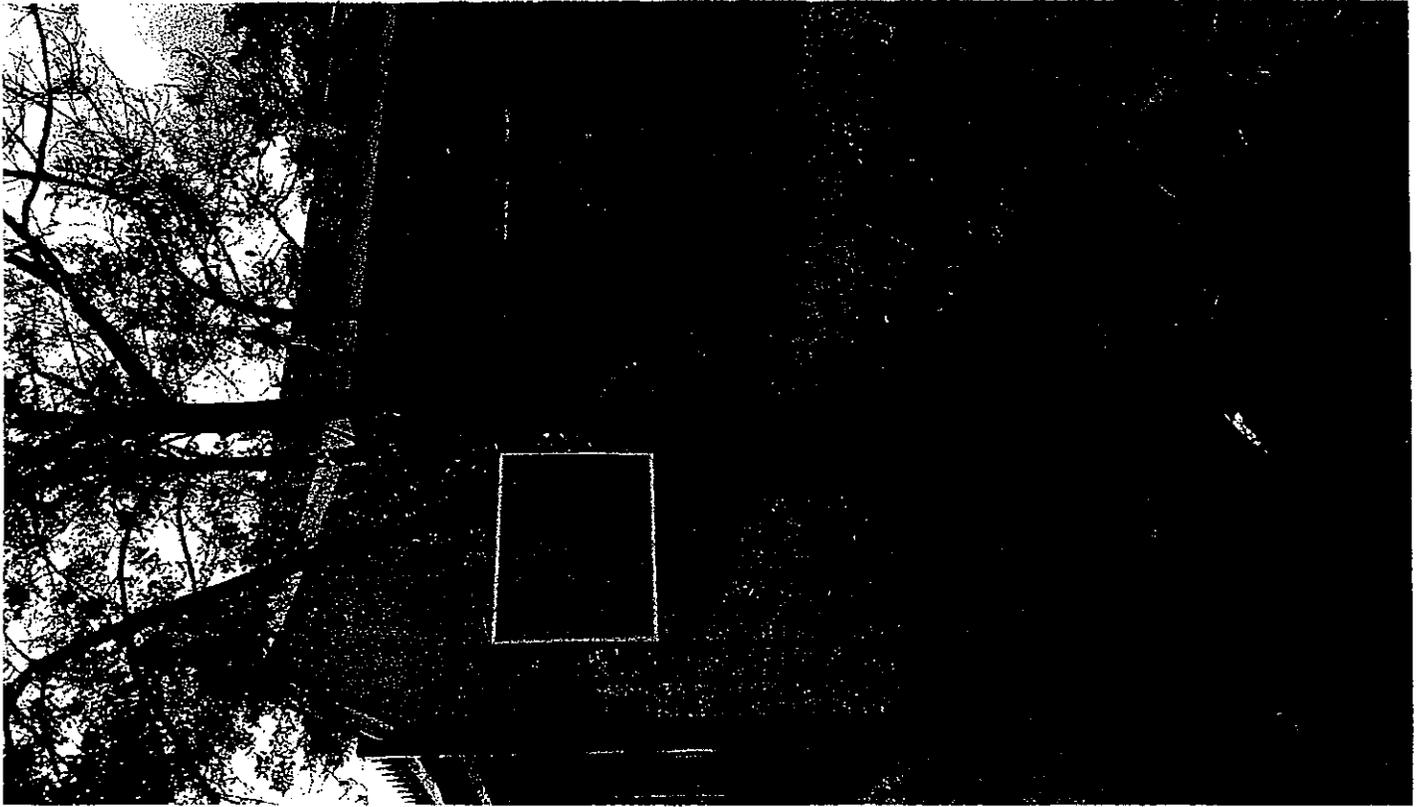
Neighborhood Meeting Date:	September 10, 2019
Meeting Time:	6:00 PM
Meeting Location:	828 George W. Engram Boulevard

For more information please contact Earl McCrary at 386.235.8589 or [mmi1007@gmail.com](mailto:mmi1007@gmail.com)

Sincerely,



Earl McCrary

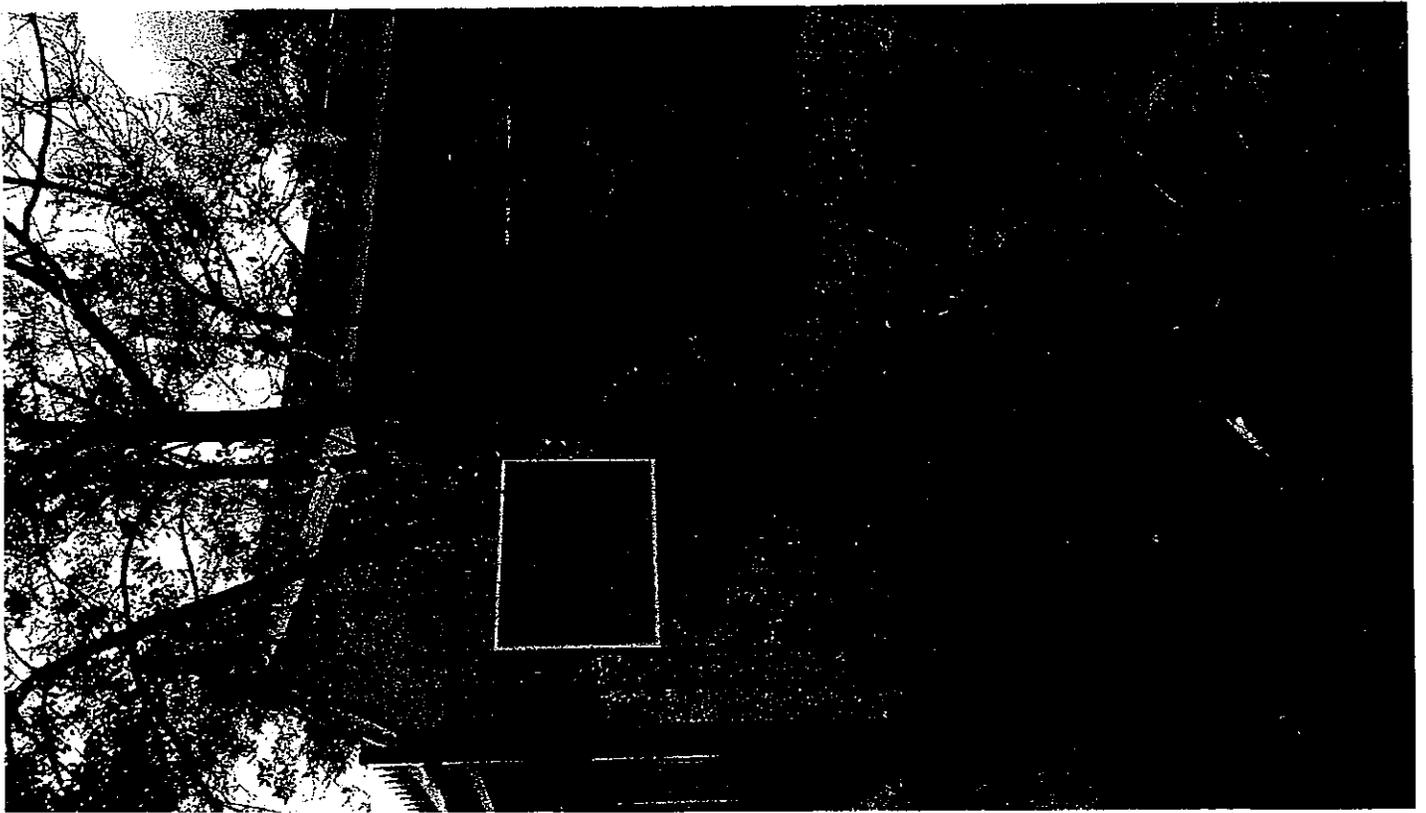


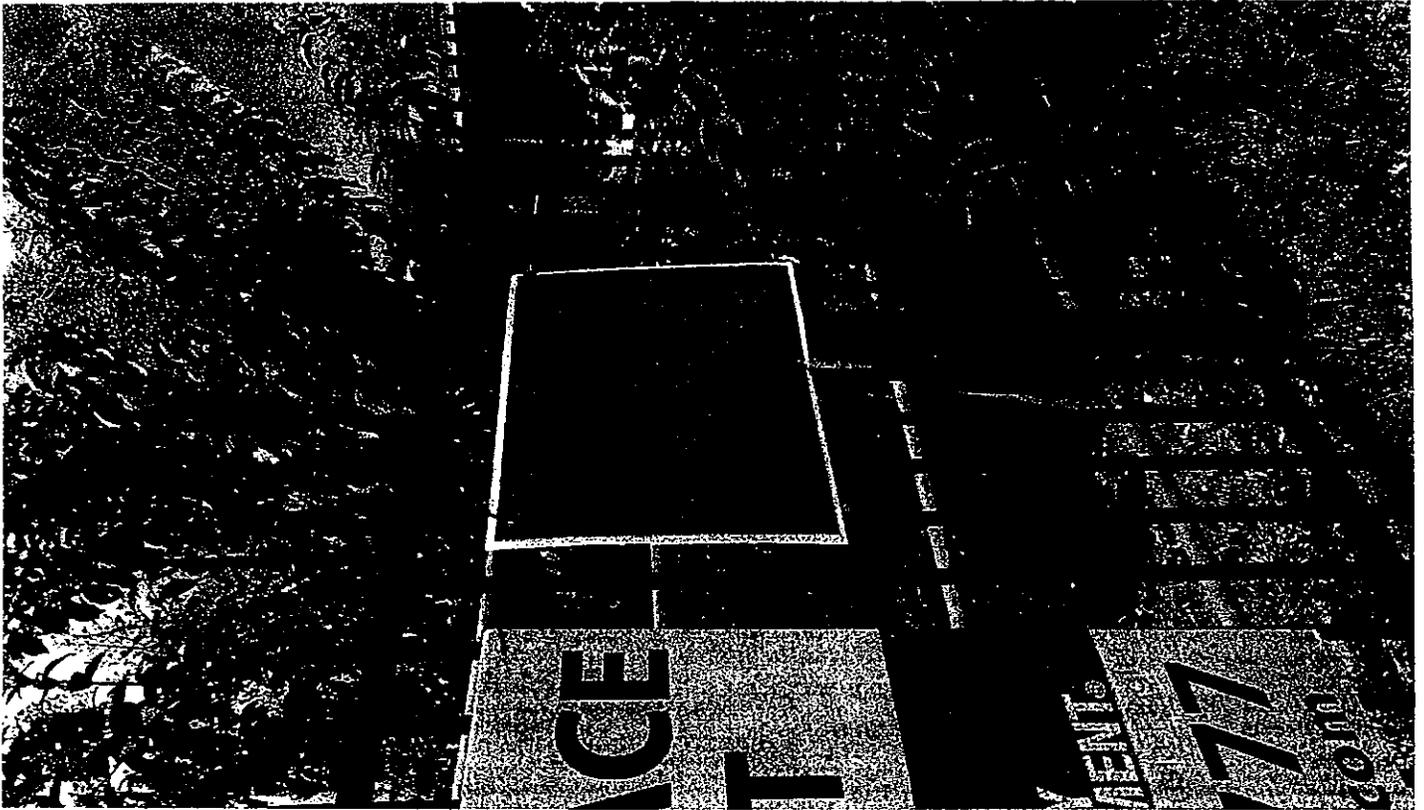
INVITATION TO NEIGHBORHOOD MEETING

Meeting Sign-In Log

Project: DEV2019-077 - McCrary Dormitory PD Amendment      Date: September 10, 2019

Name	Address	Phone Number	E-Mail Address
1	Karen Troutman 434 Cameron St. DAYTONA BEACH, FL	386-290-5615	Kytrout@hotmail.com
2	DEVIN WHITE 340 Garden St., DB	386-258-7478	
3	LENSA SMILEY 357 MANHATTAN	386-214-3677	



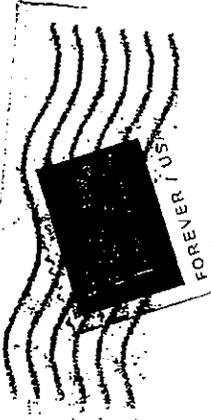


Earl McClary  
133 Coral Cir  
South Daytona, FL 32119

*RLS*

CORAL GABLES, FL 33134

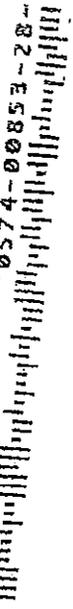
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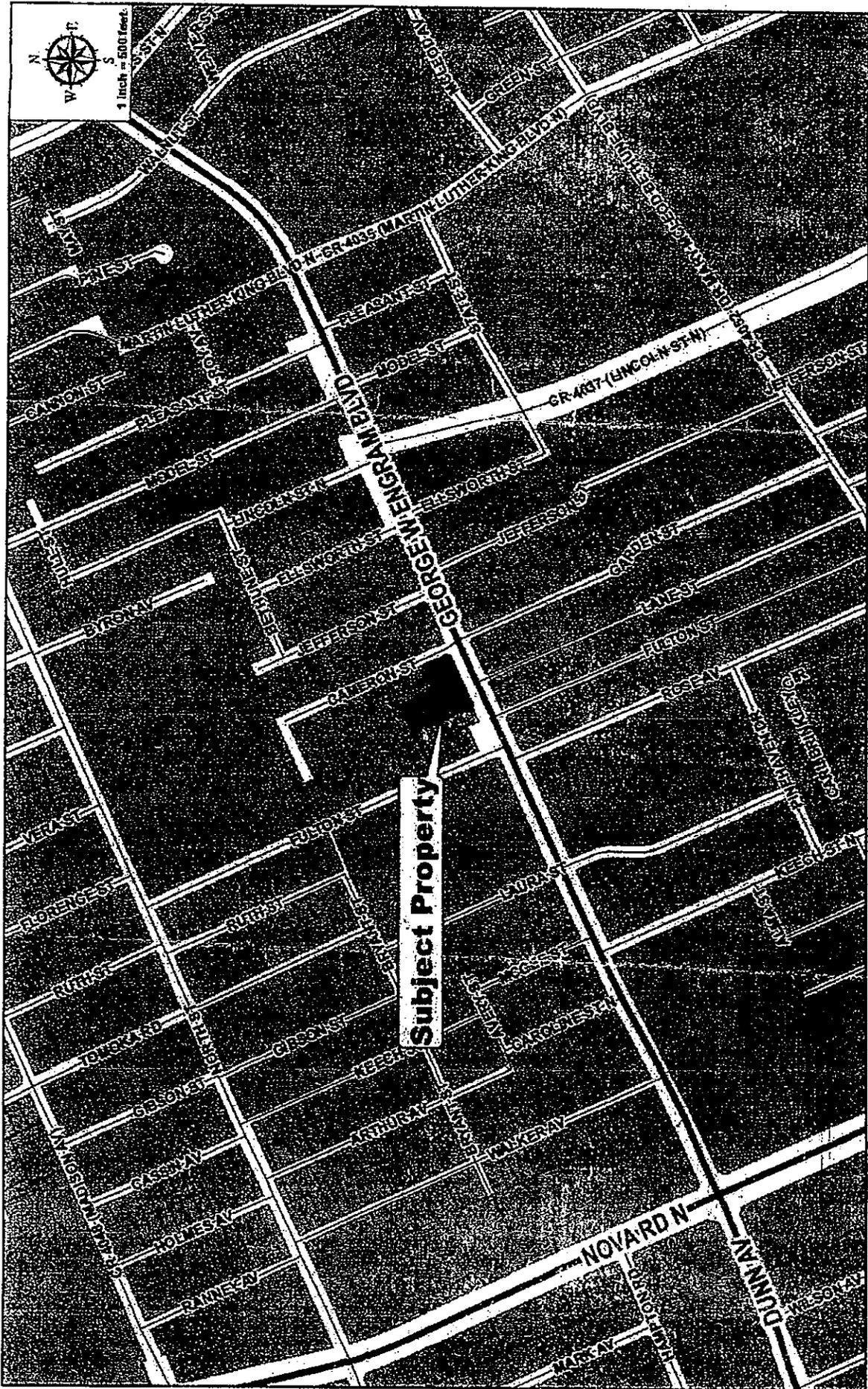


Investor Of MT Mission Baptist CH  
151 Southhall LN STE 230  
Maitland, FL 32751

NIXIE 339 FE 1 0009/01/19  
NOT DELIVERABLE TO SENDER  
UNABLE TO FORWARD  
BC: 32119221033 \*0574-0853-28-42

UTF  
~~32119221033~~



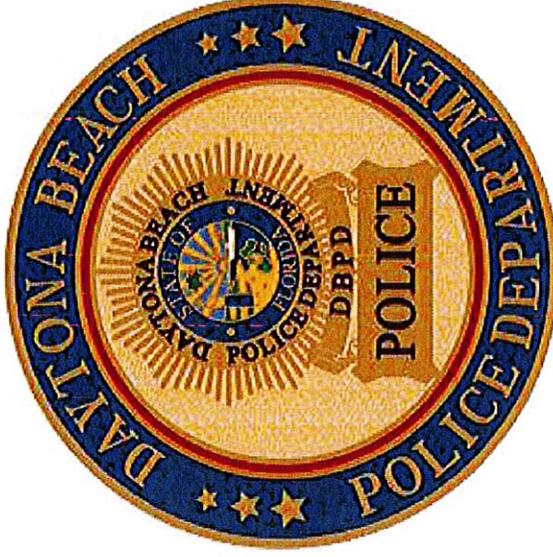


City of Daytona Beach Map disclaimer:  
 These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale, accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should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

**DEV2019-077  
 MCCRARY DORMITORY  
 PLANNED DEVELOPMENT AMENDMENT**



# **COMPSTAT REPORT**



## **CRIME STATISTICS**

**District 1 – Westside**

**Captain Scott P. Goss**

**October 20 through November 2, 2019**



# COMPSTAT STATISTICAL CRIME COMPARISON TO PREVIOUS PERIODS

District 1	9/8/19		10/20/19		9/22/19		10/20/19		10/6/19		10/20/19		3 Periods Average Percent Change
	9/21/19	Compstat 19	11/2/19	Compstat 22	10/5/19	Compstat 20	11/2/19	Compstat 22	10/19/19	Compstat 21	11/2/19	Compstat 22	
Homicides	1	0	0	-100%	0	0	0	N/C	0	0	0	0	N/C
Auto Thefts	8	8	8	0%	0	0	8	N/C	12	8	8	8	-33%
<b>Total Burglaries</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0%</b>	<b>4</b>	<b>4</b>	<b>11</b>	<b>175%</b>	<b>9</b>	<b>9</b>	<b>11</b>	<b>11</b>	<b>22%</b>
Residence	7	10	10	43%	4	4	10	150%	9	9	10	10	11%
Non Residence	4	1	1	-75%	0	0	1	N/C	0	0	1	1	N/C
<b>Total Larcenies</b>	<b>65</b>	<b>55</b>	<b>55</b>	<b>-15%</b>	<b>67</b>	<b>67</b>	<b>55</b>	<b>-18%</b>	<b>56</b>	<b>56</b>	<b>55</b>	<b>55</b>	<b>-2%</b>
Larcenies	28	21	21	-25%	21	21	21	0%	16	16	21	21	31%
Larceny Shoplifting	20	25	25	25%	33	33	25	-24%	22	22	25	25	14%
Larceny Carbreak	14	9	9	-36%	8	8	9	13%	15	15	9	9	-40%
Larceny Bicycle	3	0	0	-100%	5	5	0	-100%	3	3	0	0	-100%
<b>Total Robberies</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>-33%</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>-33%</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0%</b>
Armed	1	2	2	100%	3	3	2	-33%	0	0	2	2	N/C
Strongarmed	2	0	0	-100%	0	0	0	N/C	2	2	0	0	-100%
<b>Total Agg. Assaults/Bat.</b>	<b>12</b>	<b>35</b>	<b>35</b>	<b>192%</b>	<b>17</b>	<b>17</b>	<b>35</b>	<b>106%</b>	<b>19</b>	<b>19</b>	<b>35</b>	<b>35</b>	<b>84%</b>
Agg. Assaults/Batteries	4	25	25	525%	8	8	25	213%	6	6	25	25	317%
Domestic Assault/Batteries	8	10	10	25%	9	9	10	11%	13	13	10	10	-23%
Persons Shot	0	3	3	N/C	0	0	3	N/C	1	1	3	3	200%
<b>Total Sexual Bat.</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>N/C</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>N/C</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>N/C</b>
Sexual Battery	0	0	0	N/C	0	0	0	N/C	0	0	0	0	N/C
Sexual Battery Child	0	0	0	N/C	0	0	0	N/C	0	0	0	0	N/C
<b>TOTAL Part One Crimes</b>	<b>100</b>	<b>111</b>	<b>111</b>	<b>11%</b>	<b>91</b>	<b>91</b>	<b>111</b>	<b>22%</b>	<b>98</b>	<b>98</b>	<b>111</b>	<b>111</b>	<b>13%</b>
Property Crimes	84	74	74	-12%	71	71	74	4%	77	77	74	74	-4%
Person Crimes	16	37	37	131%	20	20	37	85%	21	21	37	37	76%
<b>Total Calls For Service</b>	<b>2,908</b>	<b>3,194</b>	<b>3,194</b>	<b>10%</b>	<b>2,938</b>	<b>2,938</b>	<b>3,194</b>	<b>9%</b>	<b>2,755</b>	<b>2,755</b>	<b>3,194</b>	<b>3,194</b>	<b>16%</b>
Firearm Offenses	2	15	15	650%	8	8	15	88%	7	7	15	15	114%
Domestic Violence Cases	29	27	27	-7%	43	43	27	-37%	43	43	27	27	-37%
	<b>Compstat 19</b>	<b>Compstat 22</b>	<b>Compstat 22</b>	<b>Percent Change</b>	<b>Compstat 20</b>	<b>Compstat 20</b>	<b>Compstat 22</b>	<b>Percent Change</b>	<b>Compstat 21</b>	<b>Compstat 21</b>	<b>Compstat 22</b>	<b>Compstat 22</b>	<b>Percent Change</b>
													<b>Avg Percent Change</b>
													<b>-27%</b>

NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. N/C = Not Calculable.

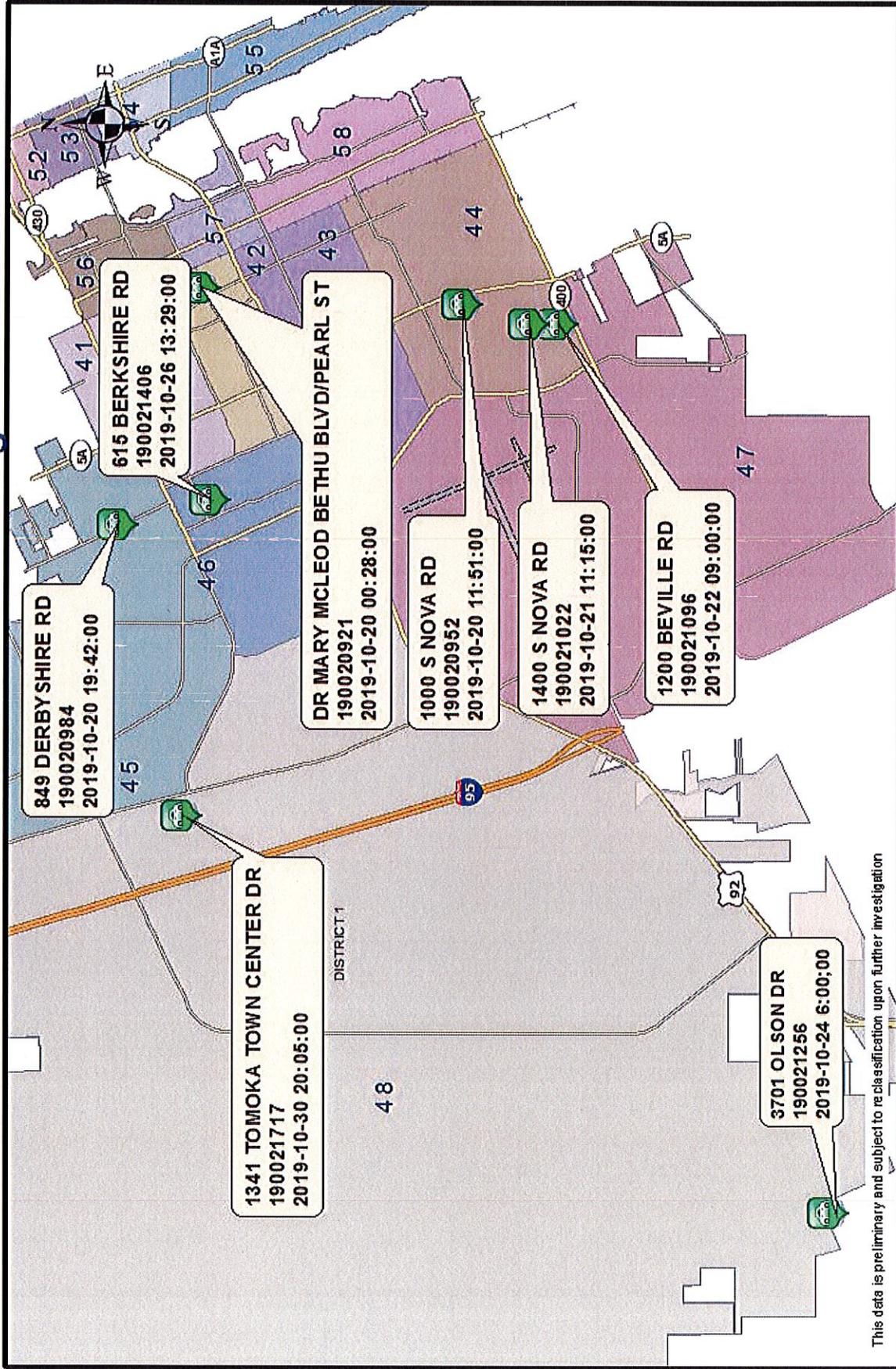


# District 1 - Part 1 Crimes by Zone 1/1/2019 through 11/2/2019

DAYTONA BEACH POLICE DEPARTMENT	Total	DB41	DB42	DB43	DB44	DB45	DB46	DB47	DB48
<b>Total</b>	1,879	168	169	226	147	199	307	345	318
<b>Aggravated Assaults*</b>	285	41	28	72	24	34	35	34	17
<b>Auto Theft*</b>	118	17	12	16	7	11	15	23	17
<b>Burglary Non-Residence</b>	58	7	8	9	11	7	1	6	9
<b>Burglary Residence</b>	124	19	11	24	18	20	14	6	12
<b>Homicide</b>	5	0	2	3	0	0	0	0	0
<b>Larceny All Other</b>	472	37	57	51	42	54	86	65	80
<b>Larceny Bicycle</b>	58	3	7	6	9	6	13	11	3
<b>Larceny Carbreak</b>	257	32	22	22	24	38	48	37	34
<b>Larceny Shoplifting</b>	438	2	12	10	8	19	86	156	145
<b>Robbery Armed</b>	36	5	4	9	3	4	6	5	0
<b>Robbery Strongarm</b>	24	5	5	3	0	6	2	2	1
<b>Sexual Battery*</b>	4	0	1	1	1	0	1	0	0
	<b>1,879</b>	<b>168</b>	<b>169</b>	<b>226</b>	<b>147</b>	<b>199</b>	<b>307</b>	<b>345</b>	<b>318</b>

\*The Aggravated Assault, Auto Theft, & Sexual Battery statistics reflect the total number of incidents, it does not indicate the total number of victims or vehicles. The Highlighted numbers indicate zones with higher levels of activity.

# District 1 Auto Thefts 10/20/2019 through 11/02/2019



This data is preliminary and subject to reclassification upon further investigation



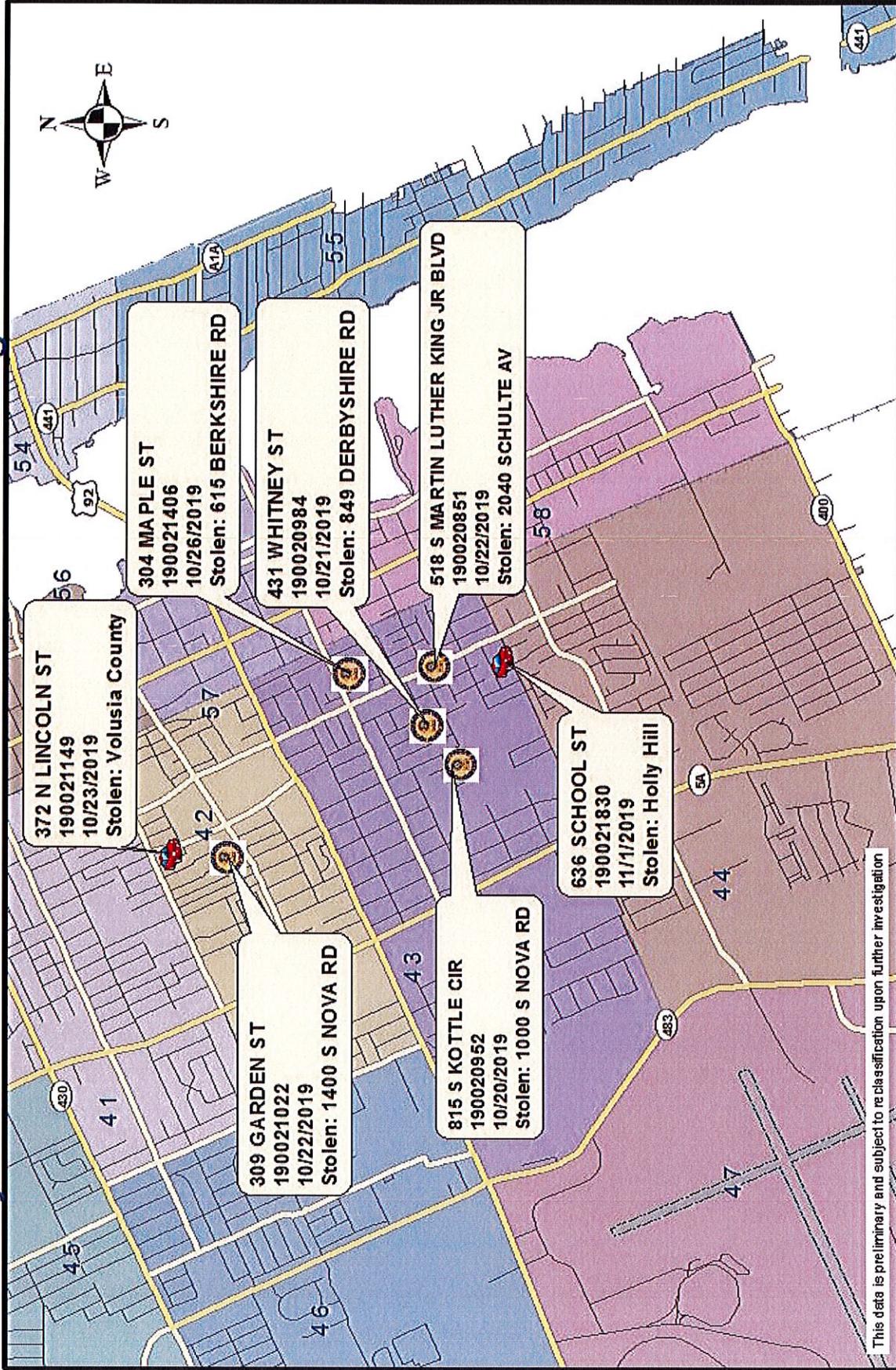
Legend

Auto Theft



Daytona Beach Police Department  
 Prepared by: VReese  
 Date: November 5, 2019

# Citywide Auto Theft Recoveries 10/20/2019 through 11/02/2019



This data is preliminary and subject to reclassification upon further investigation



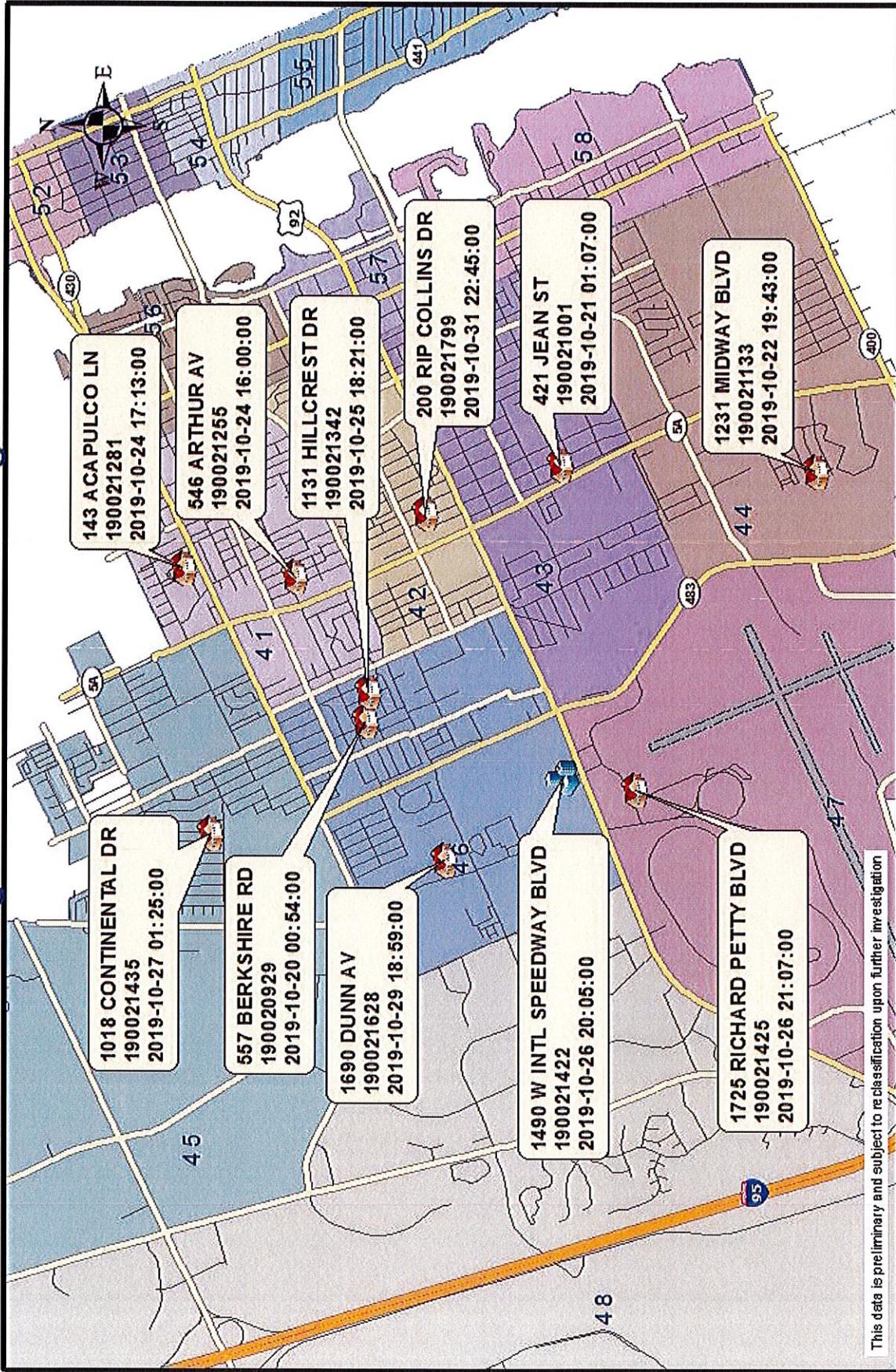
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STOLEN DB/RECOVERED DBPD  
STOLEN OTHER AGENCY/RECOVERED DB



Daytona Beach Police Department  
Prepared by: V. Reese  
Date: November 5, 2019

# District 1 Burglaries 10/20/2019 through 11/02/2019



This data is preliminary and subject to reclassification upon further investigation

Legend



Burglary Residence

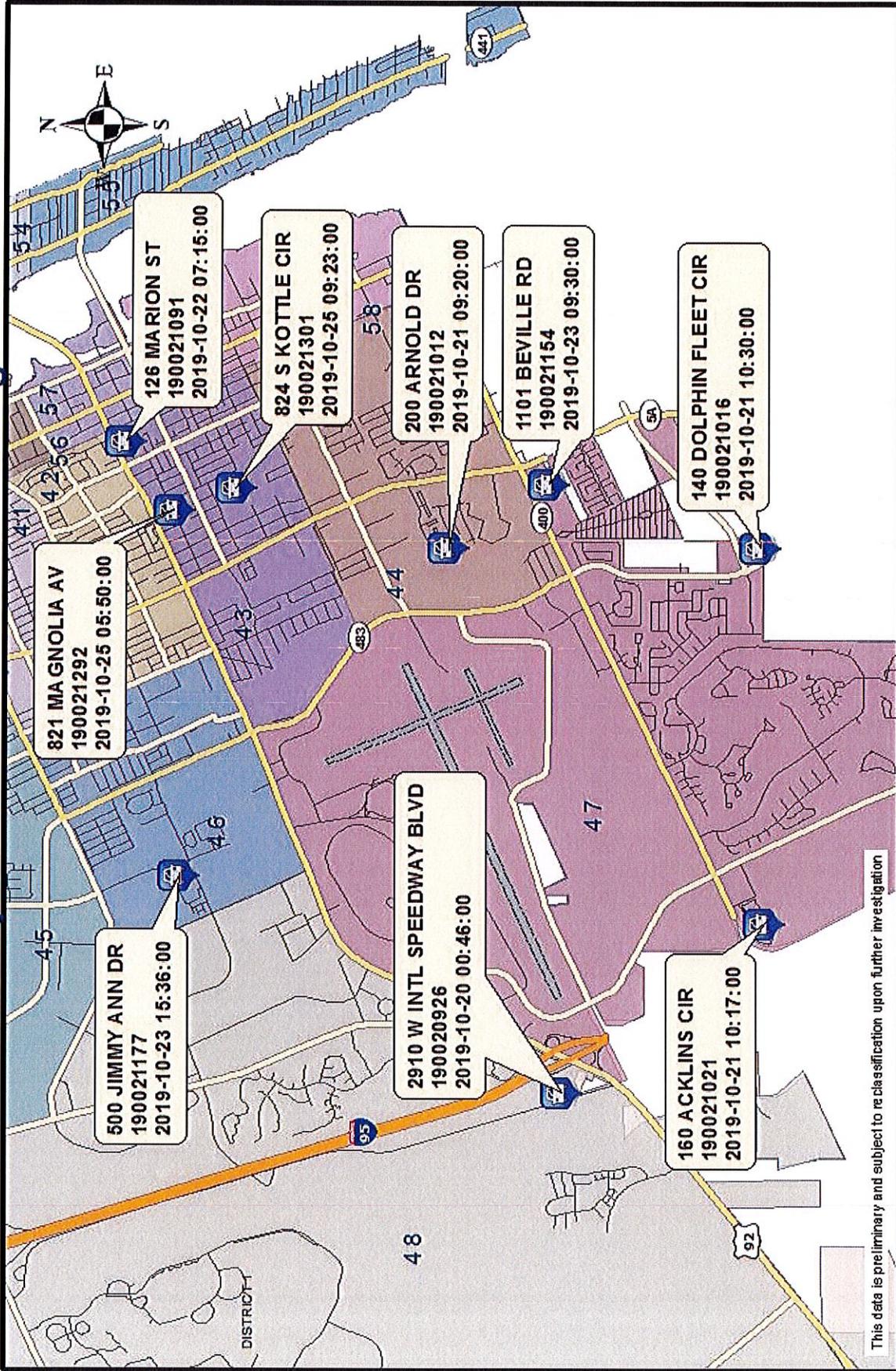


Burglary Non Residence



Daytona Beach Police Department  
 Prepared by: VReese  
 Date: November 5, 2019

# District 1 Larceny Carbreaks 10/20/2019 through 11/02/2019



This data is preliminary and subject to reclassification upon further investigation



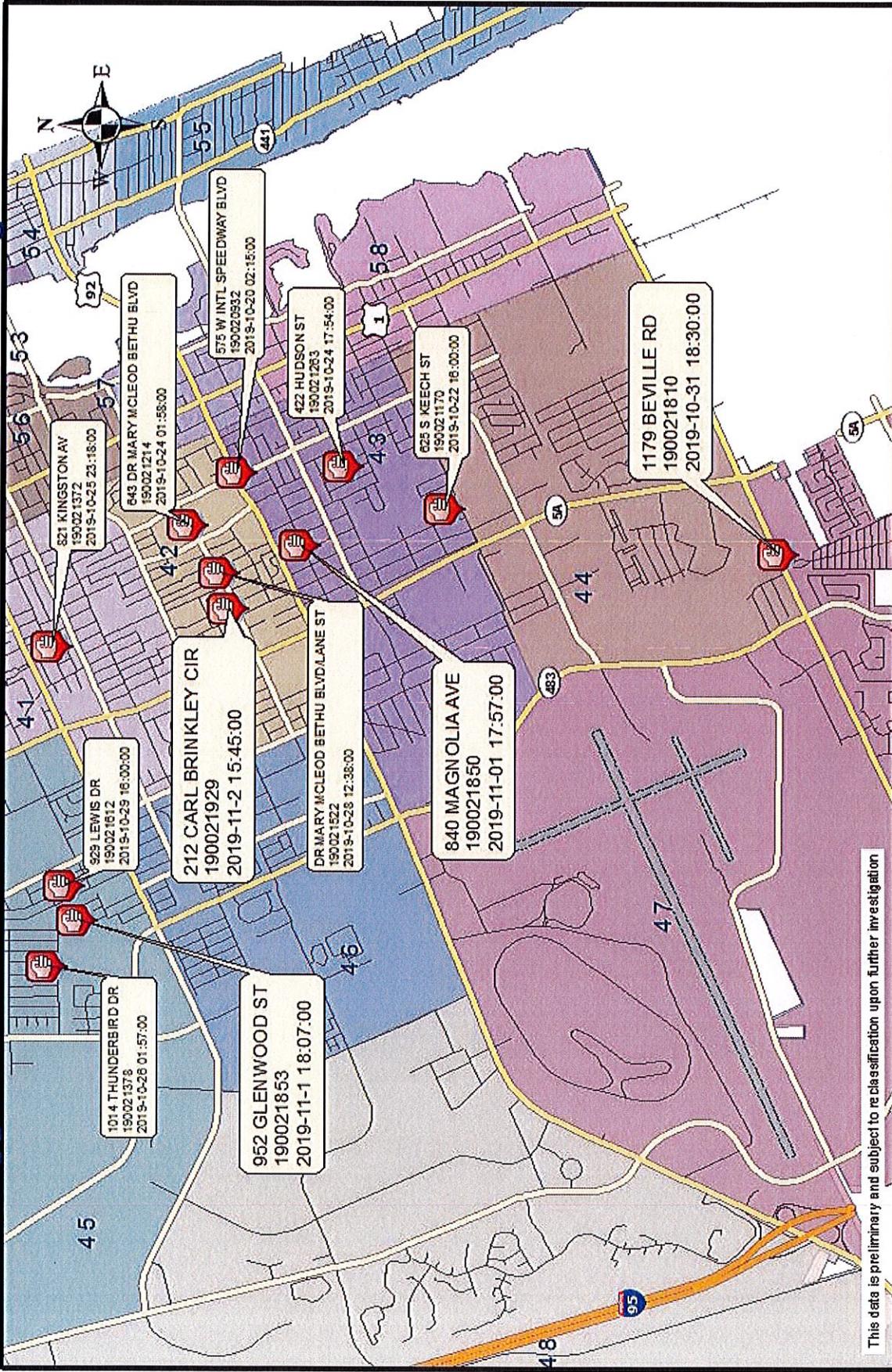
Legend

Larceny Carbreak



Daytona Beach Police Department  
Prepared by: VReese  
Date: November 5, 2019

# District 1 Aggravated Assaults and Batteries 10/20/2019 through 11/02/2019



This data is preliminary and subject to reclassification upon further investigation



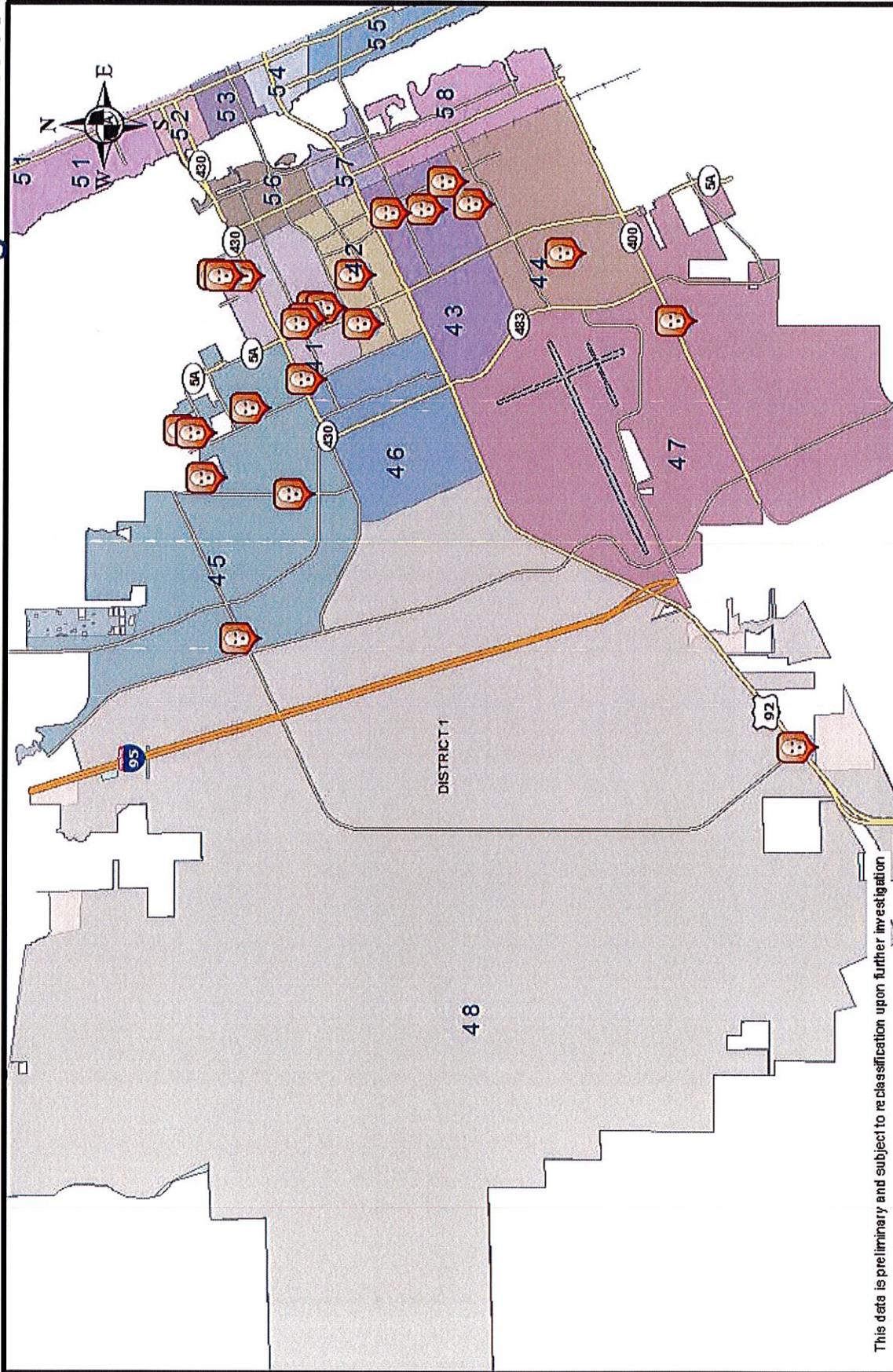
Aggravated Assault/Battery

Legend



**Daytona Beach Police Department**  
 Prepared by: J. Roberts  
 Date: November 5, 2019

# District 1 Domestic Assaults and Batteries 10/20/2019 through 11/02/2019



This data is preliminary and subject to reclassification upon further investigation



Simple Domestic Assault/Battery

Legend

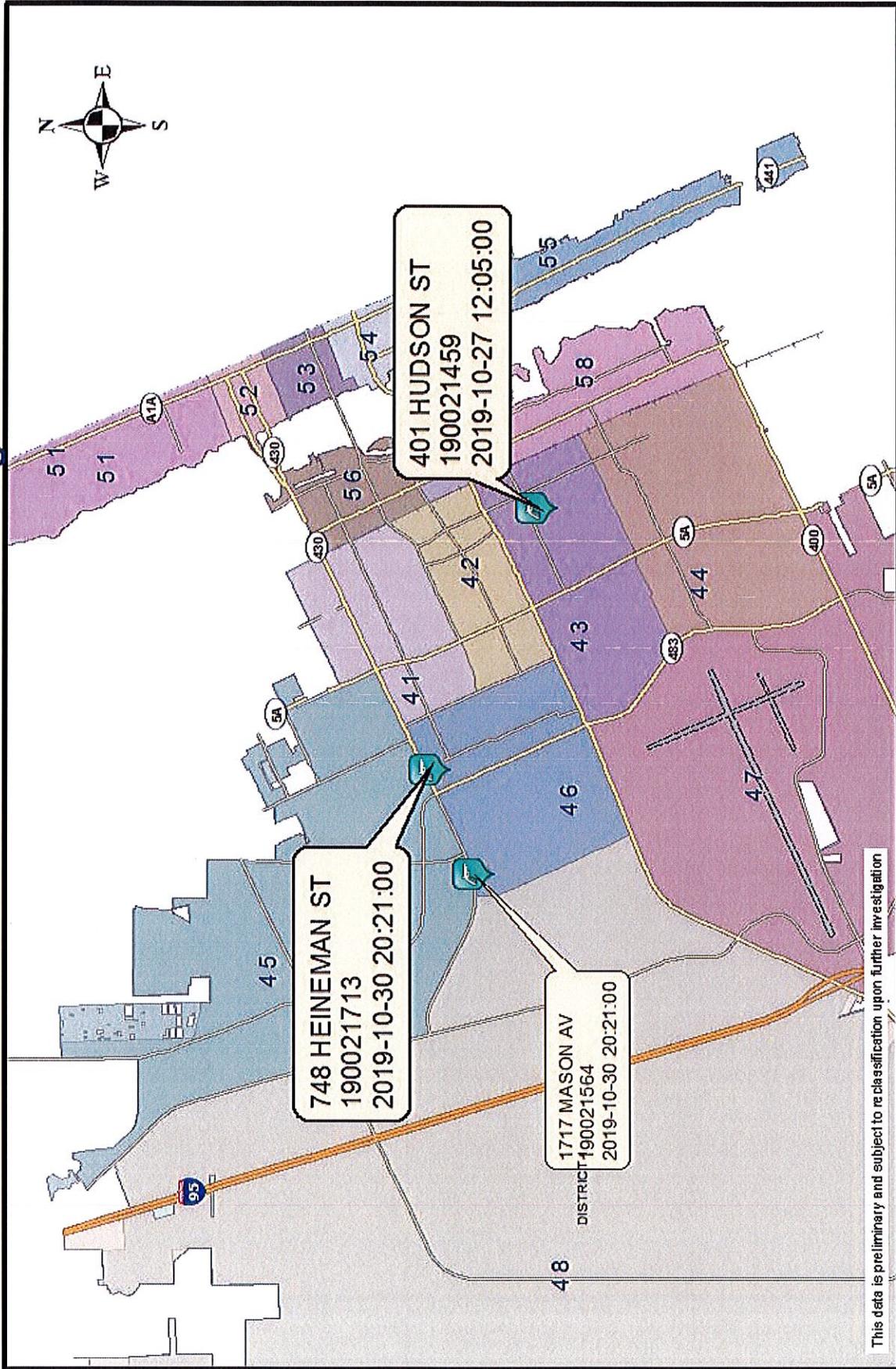


Daytona Beach Police Department

Prepared by: J. Roberts

Date: November 5, 2019

# District 1 Robberies 10/20/2019 through 11/02/2019



This data is preliminary and subject to reclassification upon further investigation

Legend



Armed Robbery

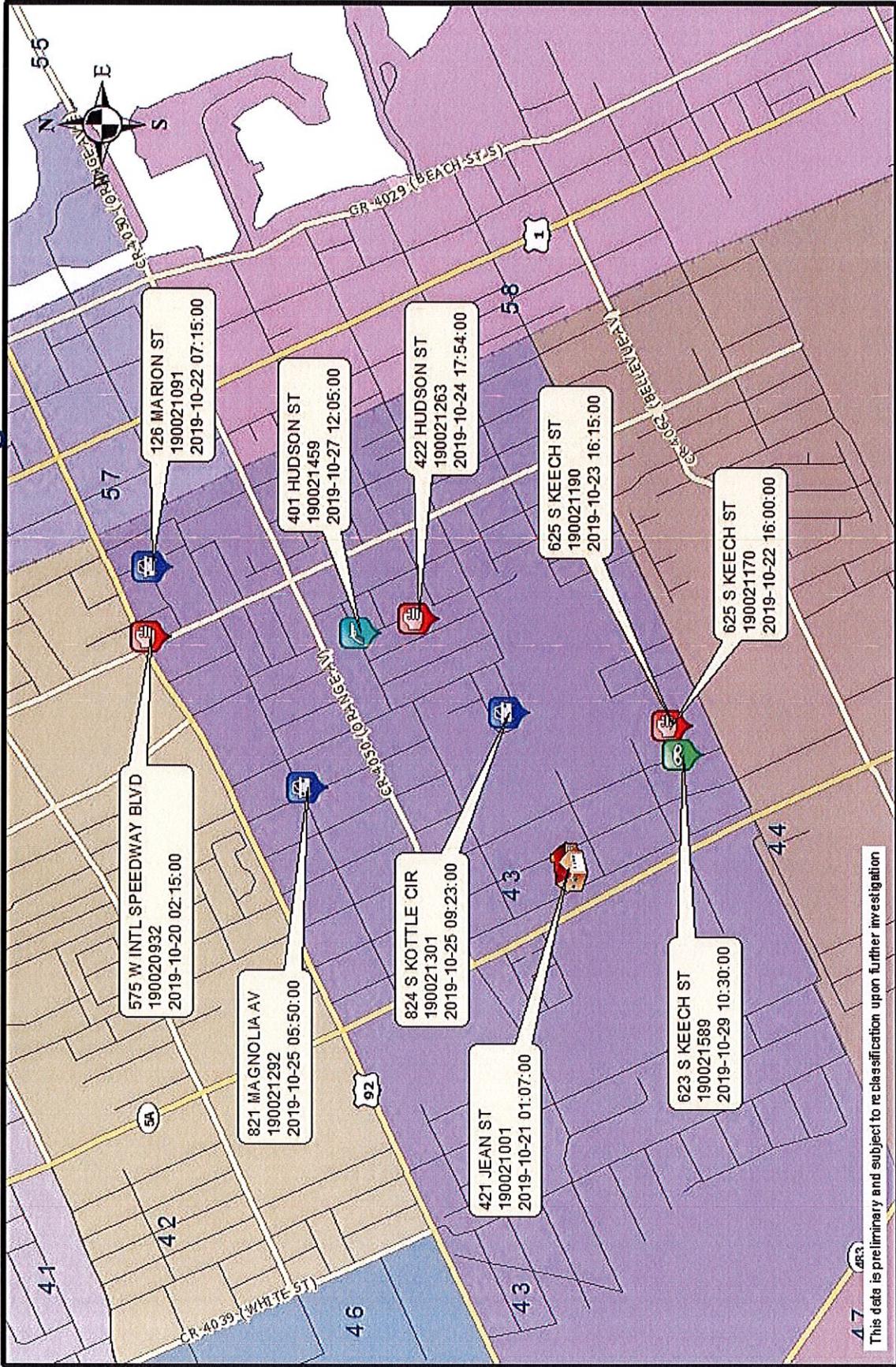


Daytona Beach Police Department

Prepared by: J. Roberts

Date: November 5, 2019

# District 1 Hot Zone 43 10/20/2019 through 11/02/2019



126 MARION ST  
190021091  
2019-10-22 07:15:00

401 HUDSON ST  
190021459  
2019-10-27 12:05:00

422 HUDSON ST  
190021263  
2019-10-24 17:54:00

625 S KEECH ST  
190021190  
2019-10-23 16:15:00

625 S KEECH ST  
190021170  
2019-10-22 16:00:00

575 W INTL SPEEDWAY BLVD  
190020932  
2019-10-20 02:15:00

821 MAGNOLIA AV  
190021292  
2019-10-25 05:50:00

824 S KOTTLE CIR  
190021301  
2019-10-25 09:23:00

421 JEAN ST  
190021001  
2019-10-21 01:07:00

623 S KEECH ST  
190021589  
2019-10-29 10:30:00

4.7  
This data is preliminary and subject to reclassification upon further investigation

Legend

Aggravated Assault/Battery  
Larceny Car/break  
LARCENY  
Burglary Residence



Daytona Beach Police Department  
Prepared by: J. Roberts  
Date: November 5, 2019