



# The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION

POST OFFICE BOX 2451

DAYTONA BEACH, FLORIDA 32115-2451

PHONE (386) 671-8180

FAX (386) 671-8187

## AGENDA

### DOWNTOWN REDEVELOPMENT BOARD

Tuesday, January 4, 2022 - 12:00 P.M.

### City Commission Chambers - City Hall

**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.

	<b>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</b>		<b>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</b>
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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. **Approval of the minutes:** July 23, 2021 Special Meeting
4. **Rezoning to Planned Development-Redevelopment (PD-RD) - Framework Downtown, DEV2021-134 (Quasi-Judicial Hearing)**

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Framework Group, LLC, to rezone a total of 3.5± acres of property from Redevelopment Downtown - Riverfront Mixed Use (RDD-4) to Planned Development-Redevelopment (PD-RD) to allow the construction of a multifamily residential complex located generally at the southwest corner of Beach Street and Michigan Avenue.

5. **Public Comments**
6. **Board Comments**
7. **Adjournment**

**DOWNTOWN REDEVELOPMENT BOARD  
MINUTES  
Tuesday, July 23, 2021**

A special meeting of the Downtown Redevelopment Board was held Friday, July 23, 2021, 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. Pete Zahn, Chair  
Mr. Tibor Benke  
Ms. Sheryl Cook  
Mr. John Kamchan

**Board Members Absent**

Mr. Kenneth Hunt  
Mr. Jake Nicely  
Ms. Freddie Smith-Friend  
Ms. Cathy Washington (Planning Board Representative)

**Staff Members Present**

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

**1. Call to Order**

Mr. Zahn called the meeting to order at 12:00 p.m.

**2. Roll Call**

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

**3. Approval of the Minutes**

**Board Action:**

A motion was made by Ms. Cook, seconded by Mr. Kamchan, to approve the minutes of the April 6, 2021 Downtown Redevelopment Board meeting as presented. The motion carried (4-0).

4. **Wall Graphic – 230 S. Beach Street**

A request by Wendy Wen, property owner, to apply wall graphics to the south wall of the building located at 230 S. Beach Street

**Staff Presentation:**

Reed Berger, Redevelopment Director, presented the staff report which was included as part of the packet. Mr. Berger stated the property owner is requesting to place graphics on the south wall of the Bourbon on Beach property, which was never opened. Mr. Berger stated the new owner wants to put a wall graphic on the structure.

**Applicant Presentation:**

Wendy Wen, 2200 N. Atlantic Avenue, Unit 1001, Daytona Beach, Florida stated she is the new owner of the building. Ms. Wen stated she feels there is a need for art culture in the city. Ms. Wen stated the site is proposed to be an art gallery with a wine and coffee bar. Ms. Wen stated the artist, Gregory Grant, plans to move his art gallery from its current location in Ormond Beach to the 230 S. Beach Street location. Ms. Wen stated the mural will beautify the area and will include historic city scenes.

Gregory Grant, 571 Leway Trail, Ormond Beach, Florida stated he plans to relocate his art gallery from Ormond Beach and plans to open Galerie Elan at 230 S. Beach Street. Mr. Grant stated the work will be done in Van Gogh style based on the Starry Night painting. Mr. Grant stated the gallery will have 3 or 4 classrooms as well as displays from various artists. Mr. Grant stated famous artists will be placed on the mural and the mural will include local historical figures. Mr. Grant stated the work will be expensive and he will be seeking sponsorships for the cost of the mural.

Mr. Benke asked if the outside seating is pre-approved by the City.

Mr. Gross stated the city allows outdoor seating through a sidewalk café license.

Mr. Grant stated he plans to have a café inside and if the operator chooses to have outdoor seating, it is permitted.

Mr. Berger stated vehicular traffic will be prohibited in Federal Alley. Mr. Berger stated staff will work on signage for the rear parking lot.

Ms. Cook asked if traffic will be stopped now on Federal Alley or will staff wait until the artist starts the work.

Mr. Berger stated he will wait until we have the first signed café permit and then action will be taken to close the alley to vehicular traffic.

**Public Comments:**

John Nicholson, 413 N. Grandview, Daytona Beach, Florida stated he is not fond of Van Gogh's painting but having this downtown will be advantageous.

**Board Comments:**

Ms. Cook stated she is excited about the project.

Mr. Zahn stated he agrees with Ms. Cook's comments and looks forward to the work being done.

Mr. Kamchan stated he feels the photo-realistic figures in the mural will be a draw.

Mr. Benke asked if there are any copyright concerns using the Van Gogh painting as a background.

Mr. Gross stated the art is in the public domain.

**Board Action:**

A motion was made by Ms. Cook, seconded by Mr. Kamchan, to approve Wall Graphic – 230 S. Beach Street, in accordance with the staff report as presented. The motion carried (4-0).

**5. Staff Report**

Mr. Berger stated there is a food truck rally in the downtown this evening.

Mr. Berger stated since there are no scheduled items for the next meeting planned for August 3, 2021, the meeting will be cancelled.

**6. Public Comments**

There were no public comments.

**7. Board Comments**

There were no Board comments.

**8. Adjournment**

There being no further business, the meeting was adjourned.

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Pete Zahn, Chair

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Becky Groom, Board Secretary

(Quasi-Judicial Hearing)

## Rezoning - Planned Development-Redevelopment

DEV2021-134

Framework Downtown

### STAFF REPORT

**DATE:** December 30, 2021

**TO:** Downtown Redevelopment Board Members

**FROM:** Reed Berger, Redevelopment Director

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#### PROJECT REQUEST

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Framework Group, LLC, to rezone a total of 3.5± acres of property from Redevelopment Downtown - Riverfront Mixed Use (RDD-4) to Planned Development-Redevelopment (PD-RD) to allow the construction of a multifamily residential complex.

#### PROJECT LOCATION

The subject property is located generally at the southwest corner of Beach Street and Michigan Avenue directly west of Riverfront Park and the Halifax River. Aerial view of property follows.



The current zoning on the property is Redevelopment Downtown - Riverfront Mixed Use (RDD-4). The current Future Land Use (FLU) designation on the property is High Intensity Mixed Use. The surrounding zoning and land use classifications are illustrated in the table below and the accompanying map series.

**Table 1: Land Use and Zoning**

	<b>Existing Uses</b>	<b>Future Land Use Designation</b>	<b>Zoning Classification</b>
<b>Site</b>	All Out Powersports Vacant Storefronts	High Intensity Mixed Use	Redevelopment Downtown - Riverfront Mixed Use (RDD-4)
<b>North</b>	Barney’s Leather The Fishin’ Hole Residential	High Intensity Mixed Use	Redevelopment Downtown - Riverfront Mixed Use (RDD-4) Residential/Professional (RP)
<b>South</b>	Brown & Brown HQ	High Intensity Mixed Use	Planned Development-Redevelopment (PD-RD)
<b>East</b>	Riverfront Park	Parks Recreational	Planned Development-General (PD-G)
<b>West</b>	Brown & Brown HQ City Lift Station Stewart Marchman Housing	High Intensity Mixed Use Level 2 Residential	Planned Development-Redevelopment (PD-RD) Redevelopment Downtown – Commercial (RDD-3)

**PROJECT DESCRIPTION**

The property subject to the Planned Development Redevelopment (PD-RD) rezoning request includes several properties that have been assembled by the applicant. Most of the properties contain vacant storefronts that were previously used for motorcycle sales and related retail sales.

On December 15, 2021 the City of Daytona Beach Community Redevelopment Agency and City Commission approved the Framework Downtown Redevelopment Incentive Grant Agreement to support the proposed development of a minimum of 290 residential units, 500 space parking garage, and associated site amenities. The proposed six-story residential complex is expected to replace the blighted buildings along Beach Street and become a significant catalyst attracting hundreds of new residents and office workers to the Downtown in close proximity to the new Brown & Brown corporate campus and the upgraded Riverfront Park.



## **PROJECT ANALYSIS**

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

### *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 the following:

### **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 Future Land Use (FLU) designation on the property is High Intensity Mixed Use which is intended to support urban residential, commercial and other uses up to a floor area ratio of 10.

The City's Comprehensive Plan encourages in Policy 1.1.12 the creation of revitalization strategies and development standards to support the redevelopment of Downtown Daytona Beach with an emphasis on urban residential, office, shopping, and entertainment. The proposed rezoning for urban residential is compatible with the existing High Intensity Mixed Use FLU designation.

The Downtown / Ballough Road Redevelopment Plan, amended in 2010, is focused on the Downtown area's role as the regional center of commerce, recreation and culture. The strategic priority of the plan is to leverage Downtown's riverfront setting and unique collection of amenities to strengthen Downtown's position for residential, business and visitor development. The plan contains policies to encourage mixed use and pedestrian oriented development.

The Framework Downtown proposal is supported by the Redevelopment Plan's "Strategic Priorities" as restated below:

*"A key to strengthening Downtown/Ballough Road's position as a residential, business and visitor address is to leverage its riverfront setting and unique collection of amenities to create a differentiated experience that showcases the advantages of living, working and visiting Downtown/Ballough Road. Preserving and enhancing the riverfront experience as well as promoting public access to a range of uses and activities offers a distinct competitive advantage that is the foundation for the Downtown/Ballough Road redevelopment strategy. The Redevelopment Plan is based on urban planning principles that encourage mixed use, mixed income and pedestrian-oriented development.*

*The market positioning and place-making strategies guiding the Redevelopment Plan are based on adding and clustering uses to create a set of sub-district experiences that, taken together, create economic synergies that will revitalize Downtown/Ballough Road. In order to build momentum, capitalize on current market opportunities and leverage strengths to incubate demand in niche markets, the Downtown/Ballough Road strategy should focus on the following:*

*Leverage the river and other locational advantages to expand the mix of housing offered [in the] Downtown/Ballough Road [area]."*

The Redevelopment Plan includes the following "Recommendation Highlights" applicable to the applicant's proposal.

*"In light of current market conditions, the public sector must continue to play a lead role in expanding and facilitating the development of amenities and services that will attract visitors and promote Downtown/Ballough Road living.*

*Downtown/Ballough Road's most viable short-term market opportunity is the potential residential development of properties that have prime riverfront views. New river view housing can be a catalyst for promoting Downtown/Ballough Road neighborhood revitalization and stabilization. Anchoring the Beach Street retail area on both the north and south ends have the highest priority for this use.*

*Future Downtown/Balough Road land uses will displace existing grade parking and require strategically locating deck parking as well as utilizing existing restricted garages for shared public parking.”*

The following Redevelopment Plan Goals support the proposed development.

Goal 1. Facilitate private and public cooperative efforts to achieve appropriately scaled, aesthetically pleasing, and environmentally sensitive new development;

Goal 3. To stimulate and attract private investment in the Redevelopment Area by increasing business and employment opportunities; improving services for residents, Downtown/Balough Road workers and tourists; expanding public access to recreational and educational activities; and improving the City's tax base.

The following Redevelopment Plan Policies also support the proposed development.

Policy 5.1.1 Preserve Downtown/Balough Road's unique river setting by implementing a balanced riverfront land use program that is consistent with the recommended Future Land Use plan map of the Redevelopment Plan.

Policy 5.1.3 Encourage appropriately scaled residential projects on land that is strategically located to take advantage of marina access and river views as well as proximity to existing marina housing and Downtown/Balough Road amenities.

Policy 5.1.4 Encourage infill housing projects that help to revitalize and stabilize existing neighborhoods as well as promote affordable and mixed income housing opportunities.

Policy 5.1.5 Encourage mixed-use projects that cluster compatible land uses and share infrastructure requirements.

Policy 5.3.3 Ensure that new riverfront and river view housing is appropriately scaled and compatible in design consistent with reasonable efforts to vary heights and massing and reflecting a high standard of design and workmanship.

Policy 5.4.1 Consider public incentives, including tax increment financing, to close economic gaps and mitigate start-up risks that must be addressed in order to guide development consistent with the Redevelopment Plan; and

Policy 5.4.14 Encourage public/private partnership projects using tax increments and other revenues as the public share; and

The request is consistent with the goals and policies of adopted Downtown / Balough Road Redevelopment Area Plan.

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

Development standards for a PD District must comply with the development standards of Article 6: Development Standards, and Article 7: Subdivision Standards, or any modifications of those standards established in the PD Plan (*Attachment A*) and the PD

Agreement. The applicant has requested the following modifications to these standards, as detailed below, in order to accommodate the proposed multifamily development. If the requested modifications are granted, approval of the proposed PD agreement will not be in conflict with the LDC.

### Development Standards

The applicant has proposed a maximum of 110 dwelling units per acre. The LDC limits density within the RDD-4 zoning district to 40 dwelling units per acre.

The applicant proposes that 40% of the property have a maximum front setback of 30 feet. The LDC requires a maximum front setback of 15 feet. This waiver is intended to allow greater flexibility in the design of the building to maximize views of the park and river from the residential units and create a open space for landscaping and plazas.

The applicant proposes a waiver of all other setbacks within the development and proposes to match the setbacks shown in the proposed PD plan. The applicant has noted that in areas where the setback is not met, street trees and landscaped plazas will be used to screen any parking area from pedestrian view.

The applicant proposes a waiver from the LDC requirement that restricts driveways to the rear of site and has provided a proposed elevation (*Attachment B*) showing the location of screened parking within the property and location of access to the site.

### Signage

The applicant is requesting a waiver from the permitted signage for a multifamily complex under the LDC to allow two monument signs to each have a maximum sign area of 100 square feet per sign with a maximum height of twenty (20) feet. The LDC currently allows two monument signs with a combined sign area for each subdivision or multifamily complex not to exceed 32 square feet, provided, however, that the Planning Board may approve an increase in combined sign area up to 64 square feet on finding that signage for the subdivision or multifamily complex is part of a landscaped entrance feature and that the entrance feature is in keeping with the overall character of the area.

### Parking

The applicant is proposing to provide parking for the multifamily residential uses at a ratio of 1.5 versus the 2.0 spaces/unit required by LDC Section 6.2.C.3.

LDC Section 3.3.W allows for an Administrative Adjustment of 20% of the required off street parking to be permitted by Staff. The LDC also allows for a reduction of 10% for uses located within 1,000 square feet of a bus or rapid transit stop (LDC Section 6.2.G.1), and a reduction of 5% for developments that provide bicycle parking spaces and shower facilities on site (LDC Section 6.2.G.4).

The administrative reductions for the parking could provide a 35% reduction in the required parking which would be the equivalent parking ratio of 1.3 spaces/unit, which is less than the 1.5 spaces/unit requested by the applicant.

The Applicant is also requesting that 20% of the parking required for the site may be provided through compact parking spaces, with a minimum dimension of 8 ½ feet x 17 feet.

### Landscaping

The Applicant proposes a minimum tree preservation of 1.5 caliper inches of tree for every 2,500 square feet of lot area. The LDC requires that 6 caliper inches of trees are preserved on site for every 2,500 square feet of lot area. The applicant notes that this modification would allow for flexibility in design and accommodate the urban nature of the site. The applicant is also proposing that palm trees be allowed to meet the tree preservation requirements at a one-to-one exchange ratio for tree materials that are consistent with the conceptual architectural elevations proposed for the development.

Additionally, the applicant is requesting that the building perimeter landscaping not be required where the building edge is located within 15 feet of the property boundary, but would require a minimum of five feet of landscaping between the building edge and property perimeter.

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

The applicant has provided a Modifications/Benefit letter (*Attachment C*) that details the proposed public benefits to the project and addresses the standard for a demonstrated community need.

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

The proposed use of the property is compatible with the existing and proposed uses on surrounding lands.

### **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.

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

There is no indication that the proposed development will adversely affect 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 request.

**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.**

### **Planned Development Zoning Districts Review Standards**

Before approving a PD zoning district classification, the City Commission shall find the application for the PD zoning district, as well as the PD Plan/Agreement included as part of the application, comply with the following standards:

#### **1. PD Plan/Agreement**

The PD Plan/Agreement includes a general concept plan for development on the subject site (*Attachment A*) which includes identification of proposed vehicle access points, parking areas, development areas, site improvements, and landscaping. The applicant has requested modifications to the LDC in conjunction with the proposed development plan for the property, as detailed earlier in this report and in the Modifications/Benefit letter (*Attachment C*).

#### **2. Consistency with City Plans**

If adopted by the City Commission, the PD zoning district designation and the PD Plan/Agreement will be consistent with the Comprehensive Plan.

#### **3. Compatibility with Surrounding Areas**

The proposed development plan meets compatibility standards for the property perimeters. The applicant has conducted a neighborhood meeting as required by the LDC. A summary of the neighborhood meeting prepared by the applicant is attached (*Attachment D*).

#### **4. Development Phasing Plan**

The applicant has proposed a completion schedule for the development in Section 11 of the PD Agreement as follows:

*B. Application shall be submitted for all construction permits for the development, or for the first phase of a phased development, within 5 years 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 7 years from the date of initial approval.*

*C. Construction of phase one shall be substantially complete within 8 years of the approval of this Agreement. Construction of any other phase must be substantially complete within 20 years of the initial 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.*

#### **5. Conversion Schedule**

Not applicable.

#### **6. On-Site Public Facilities**

Not applicable.

## **7. Uses**

The following mixture of uses are permitted within the Property, subject to compliance with the Use-Specific Standards set forth in Article 5 of the LDC and the modified use standards for the RDD-4 zoning districts, as modified herein:

*Household Living Uses – such uses shall be oriented towards Beach Street.*

*Multifamily Dwelling*

*Multifamily Complex*

## **8. Densities/Intensities**

The applicant has proposed a maximum density of 110 dwelling units per acre. The RDD-4 zoning district does not require a maximum floor area ratio for residential development.

## **9. Dimensional Standards**

The PD Agreement provides the following criteria shall apply to development on the property:

- (1) *Maximum building height: 180 ft.  
Development shall meet the following requirements to qualify for the building height exemption provided herein:*
  - i. *Significant views of the Halifax River shall be provided or maintained, and the impact on views of the river from existing buildings shall be minimized.*
  - ii. *Urban design elements shall be provided that include textured materials for paving and walls, landscaping, lighting, water features such as fountains and ponds, and site furniture such as benches, trash receptacles, and drinking fountains.*
- (2) *Minimum building setbacks: N/A – setbacks shall be consistent with the PD Plan attached as Exhibit B.*
- (3) *Maximum front yard setback – 40% of the property shall meet a maximum front yard setback of 30’, as illustrated on the Conceptual Elevation for the property. This setback shall not apply to internal drive aisles.*
- (3) *Maximum individual building size: N/A;*
- (4) *Maximum building coverage: N/A;*
- (5) *Minimum open space: N/A;*
- (6) *Maximum impervious surface area: N/A;*
- (7) *Maximum density: 110 dwelling units per acre.*
- (8) *Minimum lot size: 10,000 sq. ft.*
- (9) *Minimum individual living unit area: 1 BR 450 sq. ft.; 2 BR 550 sq. ft.; 3 BR 700 sq. ft.; 4+ BR 900 sq. ft.*

## **10. Development Standards**

All development in a PD district shall comply with the development standards of Article 6: Development Standards, and Article 7: Subdivision Standards, or any modifications of those standards established in the PD Plan/Agreement as consistent with City plans, the objective of the particular type of development standard, the purpose of the particular PD district, and any additional limitations or requirements set forth in Sections 4.8.C and 4.8.D for the particular type

of PD district. The applicant has requested modifications to the requirements in the LDC as summarized below.

### Development Standards

The applicant has proposed a maximum of 110 dwelling units per acre. The LDC limits density within the RDD-4 zoning district to 40 dwelling units per acre.

The applicant proposes that 40% of the property have a maximum front setback of 30 feet. The LDC requires a maximum front setback of 15 feet. This waiver is intended to allow greater flexibility in the design of the building to maximize views of the park and river from the residential units and create a open space for landscaping and plazas.

The applicant proposes a waiver of all other setbacks within the development and proposes to match the setbacks shown in the proposed PD plan. The applicant has noted that in areas where the setback is not met, street trees and landscaped plazas will be used to screen any parking area from pedestrian view.

The applicant proposes a waiver from the LDC requirement that a multifamily complex be oriented towards Beach Street and restrict driveways to the rear of site, and has provided a conceptual elevation (*Attachment B*) showing the location of screened parking within the property and location of a rear access to the site.

### Signage

The applicant is requesting a waiver from the permitted signage for a multifamily complex under the LDC to allow two monument signs to each have a maximum sign area of 100 square feet per sign with a maximum height of twenty (20) feet. The LDC currently allows two monument signs with a combined sign area for each subdivision or multifamily complex not to exceed 32 square feet, provided, however, that the Planning Board may approve an increase in combined sign area up to 64 square feet on finding that signage for the subdivision or multifamily complex is part of a landscaped entrance feature and that the entrance feature is in keeping with the overall character of the area.

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Additionally, the applicant is requesting that the building perimeter landscaping not be required where the building edge is located within 15 feet of the property boundary, but would require a minimum of five feet of landscaping between the building edge and property perimeter.

### **RECOMMENDATION**

Provided all requested LDC modifications are approved, Staff recommends approval of the Framework Downtown Planned to rezone a total of 3.5± acres of property from Redevelopment Downtown - Riverfront Mixed Use (RDD-4) to Planned Development-Redevelopment (PD-RD) to allow the construction of a multifamily residential complex.

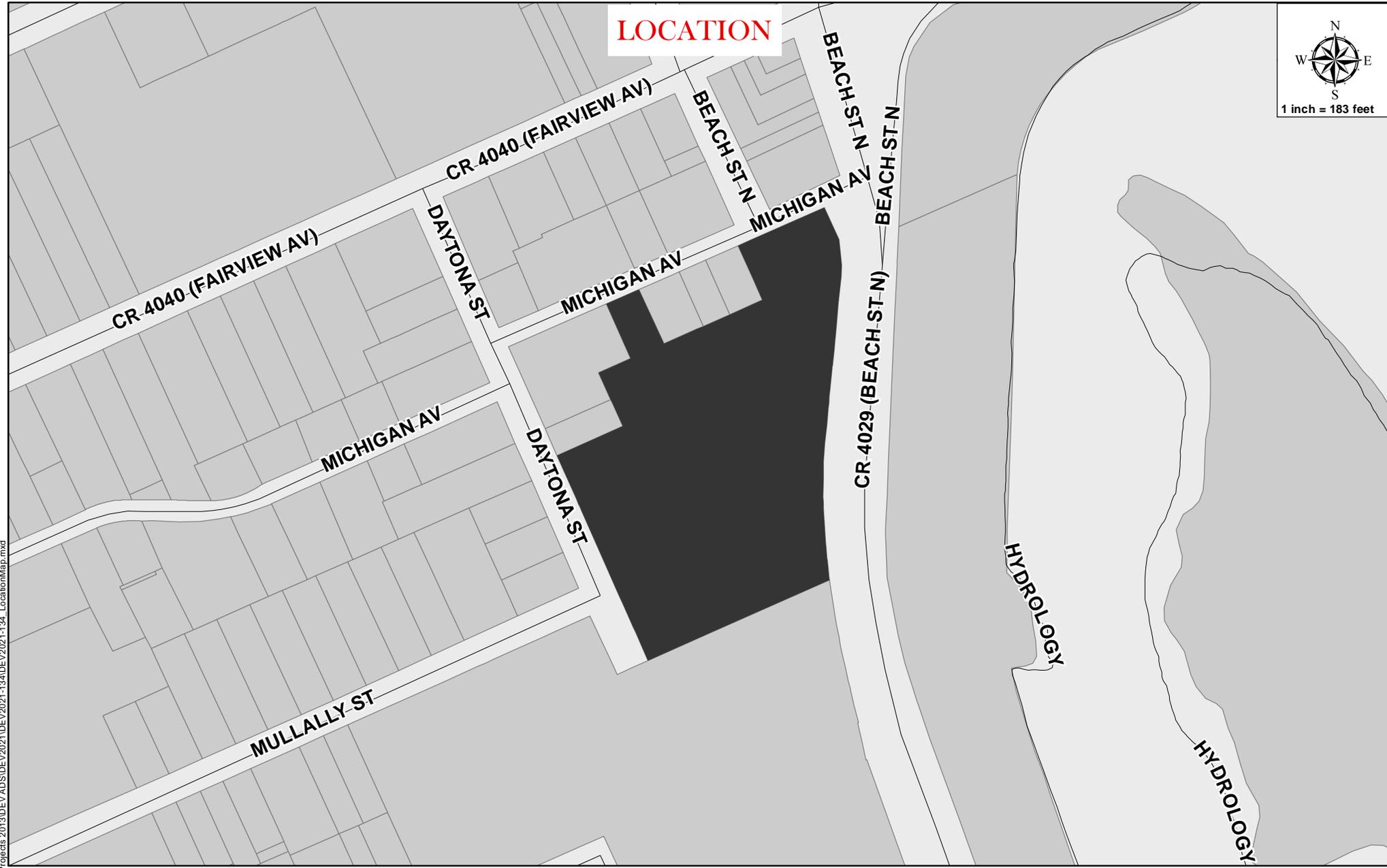
A majority vote of the Downtown Redevelopment Board members present and voting are required to recommend approval to the Planning Board and City Commission.

The item is tentatively scheduled to be heard by the Planning Board on January 27, 2022 and by the City Commission for first reading on March 2, 2022, and for second reading on March 16, 2022 (public hearing).

**LOCATION**



1 inch = 183 feet



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**DEV2021-134  
FRAMEWORK DOWNTOWN PD-RD REZONING  
LOCATION MAP**

City of Daytona Beach Map disclaimer:  
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**AERIAL**



1 inch = 183 feet



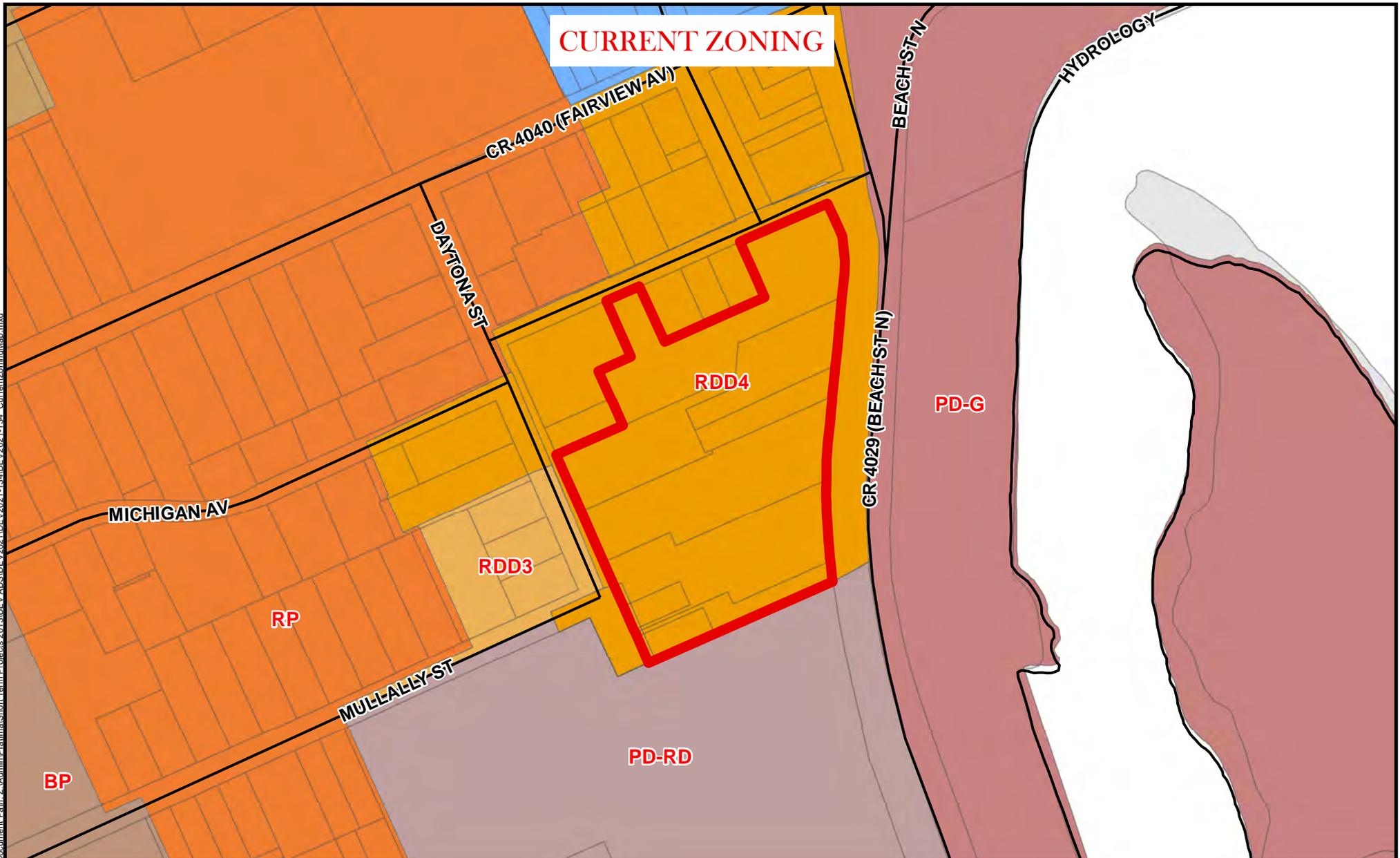
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**DEV2021-134  
FRAMEWORK DOWNTOWN PD-RD REZONING  
AERIAL MAP**

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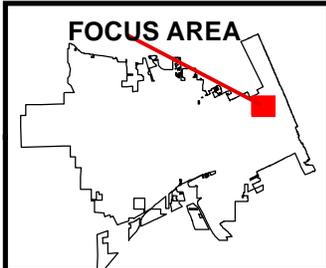


1 inch = 183 feet

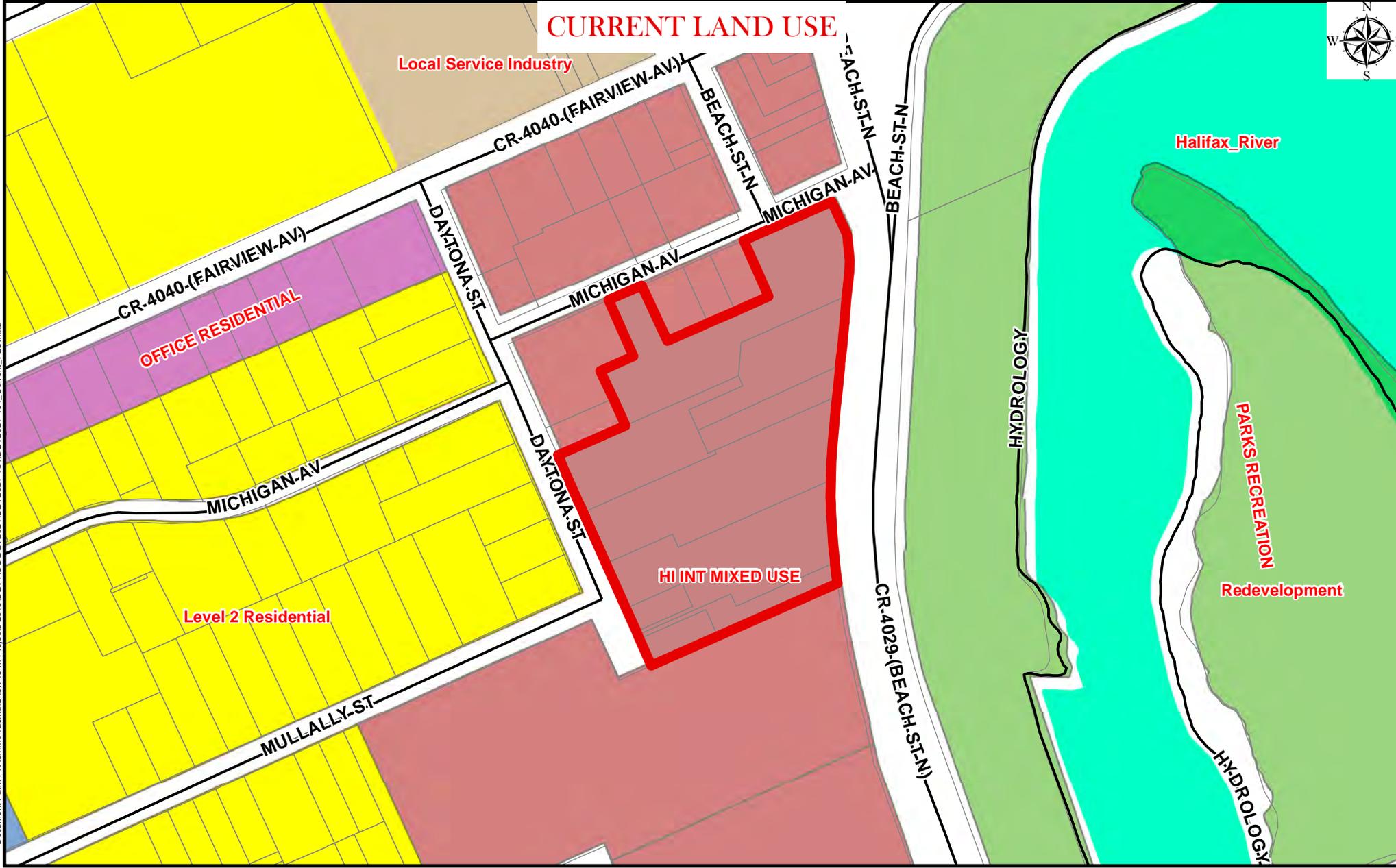


**DEV2021-134**  
**FRAMEWORK DOWNTOWN PD-RD REZONING**  
**PROPOSED ZONING MAP**

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.



# CURRENT LAND USE

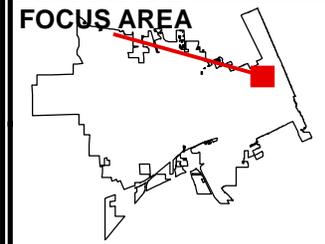


1 inch = 180 feet



## DEV2021-134 FRAMEWORK DOWNTOWN PD-RD REZONING CURRENT FUTURE LAND USE

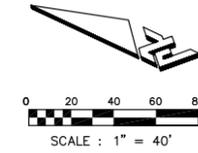
City of Daytona Beach Map disclaimer:  
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DEV2021-134



CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 ENVIRONMENTAL  
 PLANNING  
 TRANSPORTATION

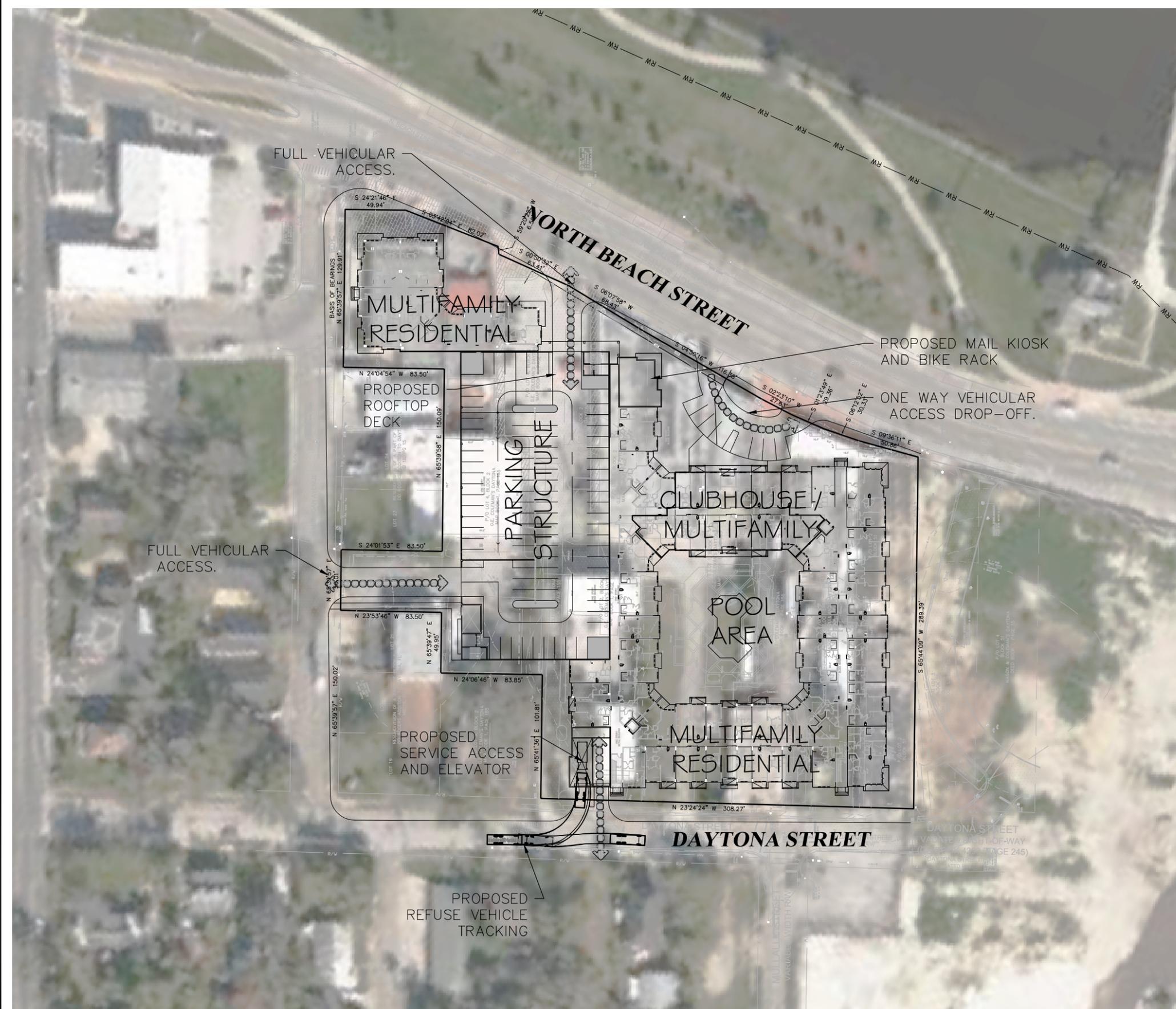


**LEGEND:**

- PROPOSED ACCESS
- PROPOSED USE
- PROPOSED PD BOUNDARY

**NOTES:**

1. USES 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.
2. INTERIOR, BUILDING PERIMETER LANDSCAPING MAY BE CLUSTERED.
3. MINIMUM SETBACKS WILL BE CONSISTENT WITH THE PD PLAN.
4. BUILDING PERIMETER LANDSCAPING SHALL NOT BE REQUIRED WHERE THE BUILDING EDGE IS LOCATED WITHIN 15 FEET OF THE PROPERTY BOUNDARY. A MINIMUM OF FIVE FEET OF LANDSCAPING SHALL BE PROVIDED BETWEEN THE BUILDING EDGE AND THE PROPERTY PERIMETER.



NO.	DATE	BY	SUBMITTALS / REVISIONS

**BEACH STREET APARTMENTS  
 PD EXHIBIT  
 MASTER PLAN**

YOLUSIA COUNTY, FLORIDA  
 CITY OF DAYTONA BEACH

PROJECT NO: ZC 21201
DESIGNED BY: KR
DRAFTED BY: JLJS
CHECKED BY: KR
DRAWING FILE: 02-21201-PD
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG

KRISTOPHER T. ROWLEY, P.E., NO. 84263  
 NOT VALID WITHOUT SEAL

# ***ATTACHMENT B***



Scott W. Cichon  
Robert A. Merrell III  
John P. Ferguson  
Mark A. Watts  
Heather Bond Vargas  
Michael J. Woods  
Raymond L. Schumann  
Kathleen L. Crotty  
Michael O. Sznajstajler  
Matthew S. Welch  
Robert E. Doan  
William A. Rice  
Douglas J. Collins  
Sara E. Glover  
Holly W. Zitzka  
Jessica L. Gow  
Nika K. Hosseini  
Sydney V. Cichon



Daytona Beach • DeLand

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

**OF COUNSEL**  
Larry D. Marsh  
Frederick B. Karl, Jr.

**RETIRED**  
Thomas S. Hart

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

December 30, 2021

**VIA HAND DELIVERY**

Dennis L. Mrozek  
Planning Director  
City of Daytona Beach  
301 S. Ridgewood Avenue, Room 240  
Daytona Beach, FL 32114

Re: Framework Downtown - Rezoning/Planned Development – DEV2021-134 -  
Modifications and Benefits Letter

Dear Dennis:

As you know, it is the Firm's pleasure to represent Framework Group, LLC (the "Applicant") with respect to the redevelopment and rezoning to Planned Development - Redevelopment (PD-RD), of the property which is the subject of DEV2021-134 (the "Property"). The Applicant intends to develop the Property into a residential project that will provide additional housing opportunities in the downtown core of the City. The Daytona Beach Land Development Code (LDC) requires Planned Development rezoning applicants to provide a letter detailing any and all code waivers needed to construct their project, as well as the public benefits of the project which are proposed to compensate for the needed waivers.

We recognize the importance of the standards contained in the City's LDC and have made every commercial reasonable effort to bring forward a project consistent with the LDC. However, in this case, the project requires certain minor LDC waivers which are balanced against many significant public benefits.

**Public Benefit**

This project aims to develop an underutilized area of Downtown Daytona Beach by providing a residential development that will promote growth and economic investment within the area. The development, which will include provide additional housing stock within the downtown area, will be one part of an ongoing effort to revitalize the Downtown redevelopment area to create

Dennis L. Mrozek  
December 30, 2021  
Page 2

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a walkable, thriving downtown space within the City of Daytona Beach. Paired with the planned improvements for the Esplanade Riverfront Park Project, Project Delta, Burgoyne Downtown, and the construction of the Brown & Brown Headquarters, this project will provide necessary infrastructure and support to promote steady growth.

The residential project will provide much needed housing opportunities within a growing downtown area. Multi-family residential areas within downtown will promote internal capture and trip reduction as individuals find themselves within walking distance of their homes, workplaces, and other shopping and dining opportunities. Residents will be able to use the proposed parking garage along with the potential for public users, reducing the number of vehicles on the roads as pedestrian-oriented development continues to grow. Further, the proposed residential areas will provide an increased tax base within the City of Daytona Beach that will help reduce the overall tax cost to residents and provide necessary funding for city improvements. The increase in tax base as a result of this development will be substantial.

The proposed project also promotes the following goals and objectives of the City's Comprehensive Plan:

- *Future Land Use Element*, Policy 1.6.1 The redevelopment land development regulations and program budgets shall reflect regulatory and financial incentives to encourage (re)location in the Redevelopment Areas.
- *Redevelopment Element*, GOAL 1. To encourage public and private cooperative efforts that result in: the creation of environmentally and economically sound and aesthetically pleasing new development and rehabilitated projects; the stimulation and attraction of private investment in redevelopment areas; increased employment opportunities, better service to residents and tourists; and improvements in the tax base consistent with the adopted Redevelopment Area Plans.
- *Redevelopment Element*, Objective 1.1. Regulatory Controls and Incentives. Through regulatory controls and incentives, encourage investment in new development and rehabilitation that will improve assessed property values by 3% per year, and maintain a minimum of 85% building occupancy in the City's Redevelopment Areas.
- *Redevelopment Element*, Policy 1.2.1. Encourage public/private partnership projects using tax increment and other revenues as the public share.
- *Redevelopment Element*, Policy 1.1.12. Update the Downtown and Ballough Road Area Redevelopment Area Plan to provide revitalization strategies, development standards, and public infrastructure improvements to support and enhance the area with an emphasis on urban residential, office, shopping and entertainment. (Ordinance #09-278)

Dennis L. Mrozek  
December 30, 2021  
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- *Redevelopment Element*, Policy 1.2.5. Continue to facilitate public and/or private redevelopment projects identified in Redevelopment Implementation Plans.
- *Redevelopment Element*, Policy 1.2.7. Develop policies for use of TIF funds to encourage targeted new development in each of the redevelopment areas. (Ordinance #09-278)
- *Redevelopment Element*, Policy 1.2.9 Develop strategies for land assemblage in targeted areas and provide economic incentives to encourage public / private partnerships. (Ordinance #09-278)
- *Redevelopment Element*, Policy 1.3.1. Adopt and implement a master plan for the improvement of the Downtown waterfront that creates a balance between passive and active water-related uses that take advantage of the riverfront setting; establishes Downtown as an Arts, Culture and Recreation destination for the region with Jackie Robinson Ballpark, News Journal Performance Arts Center, Halifax Marina, and the Manatee Island Environmental Learning Center as key features; creates a sense of place with complimentary uses and strengthened connection between the retail district and the river; enhances the overall public realm of the riverfront with additional plazas and public spaces; identifies passive park and recreational opportunities that link with regional and national recreational trails for linear park development for the residents of downtown; and emphasizes greater use and public access to the Halifax River, water taxis, cultural and historic sites in Riverfront Park and City Island. (Ordinance #09-278)
- *Redevelopment Element*, Objective 1.4. Infrastructure Improvements Through infrastructure improvements, encourage investment in new development and rehabilitation that will improve assessed property values by 3% per year, and maintain a minimum of 85% building occupancy in the City's redevelopment areas.
- *Redevelopment Element*, Policy 1.4.3. Through public/private partnerships and the TIF Capital Budget construct additional public and private parking to accommodate development and improve the access to and image of existing public parking areas through lighting, signage and landscaping.
- *Redevelopment Element*, Policy 1.5.10. Development within the TCEA will become more pedestrian-oriented. The City promotes revitalization by improving pedestrian access through the provision of mixed land uses, parking controls, increased public transportation and increased pedestrian-oriented public spaces (such as parks and plazas).

Dennis L. Mrozek  
December 30, 2021  
Page 4

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- *Housing Element*, Objective 1.1 New Construction Assist the private sector in providing the necessary additional housing units to support the planning horizon population projection.
- *Capital Improvement Element*, GOAL 1 To undertake capital improvements necessary to keep its present public facilities in good condition and to accommodate new development, within sound fiscal practices.
- *Conservation Element*, Policy 1.5.2. As redevelopment occurs along the Halifax River, special efforts should be made to place first floor elevations above the floodplain.

The proposed development is also consistent with the following strategic priorities stated in the Downtown/Balough Road Redevelopment Area Plan: (i) leveraging of the Halifax River and other locational advantages to expand the mix of housing within the Downtown and Balough Road Redevelopment Areas, and (ii) targeting infrastructure improvements in a manner that strengthens the appeal of these Redevelopment Areas, along with being consistent with the following recommendation highlights included in the Downtown/Balough Road Redevelopment Area Plan:

- In light of current market conditions, the public sector must continue to play a lead role in expanding and facilitating the development of amenities and services that will attract visitors and promote Downtown/Balough Road living.
- Downtown/Balough Road's most viable short-term market opportunity is the potential residential development of properties that have prime riverfront views. New river view housing can be a catalyst for promoting Downtown/Balough Road neighborhood revitalization and stabilization. Anchoring the Beach Street retail area on both the north and south ends have the highest priority for this use.
- Improving Downtown/Balough Road's image is increasingly important as more focus is placed on the overall resident, worker and visitor experience. To this end, further implementation must continue to focus on district identification, streetscape enhancements, signage and way finding improvements.
- Efforts must continue to focus on economic incentives required to attract the type of investment and private development desired. The consolidation of city services and other civic uses can be an opportunity to attract private investment and seed a potential public/private real estate venture. Public intervention to consider will include actions such as: leveraging public land disposition proceeds; special codes to encourage adaptive re-use; property tax incentives; gap financing; and infrastructure cost sharing models.

Dennis L. Mrozek  
December 30, 2021  
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- The Redevelopment Plan is intended to insure that public intervention has a market focus that encourages private investment, long-term public benefit, and positions Downtown/Balough Road to develop as a place that has increasing competitive advantages for business, residents and visitors. The motivation for businesses to invest in expanding or relocating to an area is driven by decision-maker's assessment of true long-term competitive advantages.
- Developing a Master Storm Water Management Plan, phasing implementation, sharing costs, and environmental compliance are key issues that must be addressed or future development will be constrained or prevented.
- Future Downtown/Balough Road land uses will displace existing grade parking and require strategically locating deck parking as well as utilizing existing restricted garages for shared public parking.

In addition, the proposed project is consistent with the following goals and objectives of the Redevelopment Area Plan:

- *Redevelopment Goals*, Goal 1. Facilitate private and public cooperative efforts to achieve appropriately scaled, aesthetically pleasing, and environmentally sensitive new development; and
- *Redevelopment Goals*, Goal 3. To stimulate and attract private investment in the Redevelopment Area by increasing business and employment opportunities; improving services for residents, Downtown/Balough Road workers and tourists; expanding public access to recreational and educational activities; and improving the City's tax base.
- Policy 5.1.1 Preserve Downtown/Balough Road's unique river setting by implementing a balanced riverfront land use program that is consistent with the recommended Future Land Use plan map of the Redevelopment Plan.
- Policy 5.1.3 Encourage appropriately scaled residential projects on land that is strategically located to take advantage of marina access and river views as well as proximity to existing marina housing and Downtown/Balough Road amenities.
- Policy 5.1.4 Encourage infill housing projects that help to revitalize and stabilize existing neighborhoods as well as promote affordable and mixed income housing opportunities.
- Policy 5.1.5 Encourage mixed-use projects that cluster compatible land uses and share infrastructure requirements; and

Dennis L. Mrozek  
December 30, 2021  
Page 6

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- Policy 5.1.8 Develop a master strategy for addressing long-term parking, storm water management and related infrastructure requirements to accommodate future Downtown/Balough Road growth consistent with the Redevelopment Plan.
- Policy 5.1.9 Encourage the strategic integration of civic and cultural uses in order to generate more traffic and activity along the Beach Street retail core, strengthen the connection between the retail district and the river, and enhance the district's sense of place.
- Policy 5.3.3 Ensure that new riverfront and river view housing is appropriately scaled and compatible in design consistent with reasonable efforts to vary heights and massing and reflecting a high standard of design and workmanship.
- Policy 5.4.1 Consider public incentives, including tax increment financing, to close economic gaps and mitigate start-up risks that must be addressed in order to guide development consistent with the Redevelopment Plan; and
- Policy 5.4.14 Encourage public/private partnership projects using tax increments and other revenues as the public share; and
- Section 5.6 Infrastructure & Streetscape Objective. Utilize infrastructure improvements to encourage private investment in new development and rehabilitation consistent with the Redevelopment Plan. This will improve assessed property values, retain jobs, create new jobs, and expand the tax base.

## Waivers

We have identified the need for waivers from the following LDC requirements:

### Development Standards

The land development code limits density within the applicable zoning districts to 40 dwelling units per acre. The applicant proposes that the density requirement be modified to a maximum of 110 dwelling units per acre. The increased density will allow for greater flexibility in development within the property, and will allow for the continued growth and expansion of the City of Daytona Beach.

The land development code sets forth a maximum front setback of 15 ft. within the applicable zoning districts. The applicant requests that this requirement be modified to allow for 40% of the property to meet a maximum front setback of 30 feet. The applicant understands the purpose of this requirement is to promote Urban design with a zero lot-line approach to building location – in support of this goal, the Applicant is requesting to waive the requirement for all other setbacks within the development to match the proposed PD plan. While the applicant hopes to

Dennis L. Mrozek  
December 30, 2021  
Page 7

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achieve an urban edge throughout the development, the proposed modification will allow for greater pedestrian spaces and landscaping areas within the development. In areas where the setback is not met, street trees and landscaped plazas will be used to screen any parking area from pedestrian view, and to promote walkability among the front edges of the property.

Further, the LDC requires that multifamily complex will be oriented towards Beach Street and restricts driveways to the rear of site. The Applicant has provided a conceptual elevation which shows the location of screened parking within the Property and is requesting a waiver from the requirement for restricted access drives. The proposed elevation also includes a rear access to the site, which the Applicant is requesting a waiver to allow.

### Signage

The Applicant is requesting a waiver from the permitted signage for a multifamily complex under the LDC. The LDC provides for two monument signs with a combined sign area for each subdivision or multifamily complex not to exceed 32 square feet—provided, however, that the Planning Board may approve an increase in combined sign area up to 64 square feet on finding that signage for the subdivision or multifamily complex is part of a landscaped entrance feature, and that the entrance feature is in keeping with the overall character of the area. The Applicant is requesting a waiver to allow for the monument signs to each have a maximum sign area of 100 square feet per sign, with a maximum height of twenty (20) feet.

### Parking

The Applicant is requesting to provide parking for the multifamily residential uses within the project at a ratio of 1.5 spaces/unit. The City's LDC allows for an Administrative Adjustment of 20% of the required off street parking to be permitted by City Staff within redevelopment zoning districts under LDC Section 3.3.W. The LDC also allows for a reduction of 10% for uses located within 1,000 square feet of a bus or rapid transit stop under LDC Section 6.2.G.1., and a reduction of 5% for developments that provide bicycle parking spaces and shower facilities on site under LDC Section 6.2.G.4. The Applicant believes these standards are applicable to the proposed project and would allow an administrative reduction for the parking by 35%, or to a ratio of 1.3 spaces/unit – the Applicant is requesting a parking standard of 1.5 spaces/unit, based on the needs of the residents within the project balanced with the internal capture and walkable design of the project in its current location, and the proximity to other transit systems. The Applicant is also requesting that 20% of the parking required for the site may be provided through compact parking spaces, with a minimum dimension of 8 ½ feet x 17 feet.

### Landscaping

The LDC requires that 6 caliper inches of trees are preserved on site for every 2,500 square feet of lot area. The Applicant is requesting a waiver from this requirement to allow for a minimum tree preservation of 1.5 caliper inches of tree for every 2,500 square feet of lot area. The proposed

Dennis L. Mrozek  
December 30, 2021  
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modification will allow for flexibility in design and accommodate the urban nature of the site. The Applicant is also requesting that palm trees be allowed to meet these requirements at a 1 to 1 exchange ratio for tree materials, in order to bring forward the typical landscaping product that is included as a part of the conceptual architectural elevations for the site.

Further, the LDC requires certain perimeter and building landscaping within the property associated with development of a multifamily complex or dwelling. Building perimeter landscaping shall not be required where the building edge is located within 15 feet of the property boundary. A minimum of five feet of landscaping shall be provided between the building edge and property perimeter. The Applicant intends to provide landscaping and beautification of the site through the site plan approval process.

Sincerely,

**Robert A. Merrell III**

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

RAM:JLG/ddl  
Enclosures



Daytona Beach • DeLand

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

# Memorandum

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

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

**Date:** December 10, 2021

**Client/Matter #:** Framework Downtown Planned Development-Redevelopment Rezoning  
DEV2021-134

**Subject:** Neighborhood Meeting Summary – November 30, 2021

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A neighborhood meeting was held in the Roxy Meeting Room at the Hard Rock Hotel, located at 918 N. Atlantic Avenue, Daytona Beach, FL on November 30, 2021 at 6:00 p.m.

Rob Merrell, Jessica Gow, Phillip Smith, Alex Love, Jake Stehr, Kris Rowley and Debi LaCroix were in attendance and explained the Planned Development-Redevelopment request. Several interested neighbors attended the meeting. See the attached sign-in sheet.

Mr. Merrell and Mr. Smith provided an overview of the proposed request. Mr. Smith and Mr. Love explained that they are with Framework Group, a Tampa-based developer, and they are proposing the development of a 7-story, 307-unit multifamily project with structured parking on the property.

Mr. Merrell and Mr. Rowley explained that the current buildings on the property will be demolished and that the proposed development will include stormwater treatment including detention and treatment, which will be an upgrade from the existing developed areas of the site and will provide a public benefit to the overall area.

Ms. Ruby asked regarding the stormwater treatment. Mr. Rowley explained how the system will work and how water is held and treated prior to outflow.

Ms. Murphy asked whether roof-top gardens or solar panels had been considered. Mr. Love and Mr. Smith explained that all of their developments incorporate green technology, energy star appliances and enhanced architecture, and are Green Globes certified.

Mr. Smith explained that he'd like to begin construction the second quarter of 2021, and it will take 1 year to deliver the first unit.

Mr. Bailey asked whether the rent would be market rate and Mr. Smith replied yes. Mr. Bailey also mentioned the potential roundabout and whether that would interfere with the proposed egress and ingress. The development team noted they would review the proposed roadway improvements as we continue through the process.

Ms. Ruby asked whether there would be public parking in the garage. Mr. Smith replied yes.

Ms. Ruby asked whether Framework would retain ownership of the development. Mr. Smith replied yes.

Ms. Ruby stated that Beach Street will be narrowing and asked Mr. Smith whether he preferred the design with or without a median. Mr. Smith indicated he was unsure, and would need to review the full plans for the narrowing prior to forming an opinion.

Mr. Betz indicated that a fitness club membership for the neighbors might be a good idea.

Ms. Ruby asked regarding the Community Redevelopment Area amount. Mr. Smith indicated the Community Redevelopment Area was designed to sunset in 2036 and that they were requesting tax increment financing in the amount of approximately \$7 Million over that time period.

Big asked about how much the investment from Framework would be in the development. Mr. Smith replied \$80 Million. Big suggested that would be \$600,000 back per year or 90% and Mr. Smith agreed.

Ms. LaCroix reported that the project would be targeting the January Redevelopment Board and Planning Board, and the March City Commission. Ms. LaCroix reported that a neighbor had contacted her via email with a copy of a letter to the Commission. That letter is attached to this memo.

Mr. Smith and Mr. Merrell thanked those in attendance for coming to the meeting.

I have included the list of property owners to whom we sent the Invitation to Neighborhood Meeting, a copy of the Invitation, and photos of the signs we posted on the property.

We look forward to this item being scheduled for the Redevelopment Board, Planning Board, and the City Commission at their next available meetings.

Thanks.

Deb.

# ATTACHMENT D

Dear Daytona Beach City Commissioners,

Regarding the proposed Beach Street Apartments project,  
at Beach St. and Michigan Ave.

15 years ago, my Wife and I bought a nice little 1920's Spanish home  
on Michigan Ave, just 70 paces from this project site, and have  
many concerns about it.

1. A 307 unit apartment complex, with parking for approx. 600 cars.  
On an approx. 4 Acre site, in a borderline flood zone, doesn't make  
sense.  
During Irma, in 2017, that location was under 20 inches of water  
that took days to recede. I had 14 inches in my garage. A recent  
storm, this past November 4th, resulted in heavy flooding, causing  
road closures at Beach St. Michigan Ave. Fairview and Ballough Rd.  
that lasted for 2 days.  
If material has to be trucked in to raise the level of the site before  
it can be built on, it will definitely worsen the flooding issues of the  
surrounding properties. That water has to go somewhere.  
The B&B Building is a perfect example. That property was raised so  
high, it will never be a victim of flooding. But everything North of it  
isn't so lucky.
2. Sewage. 307 units. I'm guessing a minimum of 320 toilets, 627 sinks,  
320 bath tubs/showers, on such a small site, across from the river.  
I'll leave it at that.
3. Traffic. The construction vehicle traffic on the RESIDENTIAL streets  
of Michigan Ave and Mullally St. during The Brown's construction was  
ridiculous. We're not looking for a repeat of that. Not to mention, once  
the project is completed, there'll be an endless flow of commercial  
vehicles driving down our narrow streets, servicing and delivering  
never ending packages to those 307 units, just 70 paces away.

Let's try to NOT make Beach Street look like A1A on our side of the  
river.

Look at 'Flagler Street' in New Smyrna Beach, and Deland's  
Downtown Historic District as examples on how to do it right.  
Beach street should be about the Shops, Restaurants and Pubs.

Keep the residential projects between Palmetto and Ridgewood.

Thank you for your attention,

Richard A. Gorle  
148 Michigan Ave.  
Daytona Beach FL 32114

[rrgorle@gmail.com](mailto:rrgorle@gmail.com)  
Cell 516-659-4455

# ATTACHMENT D

FRAMEWORK DOWNTOWN  
PLANNED DEVELOPMENT-REDEVELOPMENT  
REZONING  
DEV2021-134

NEIGHBORHOOD MEETING

HARD ROCK HOTEL

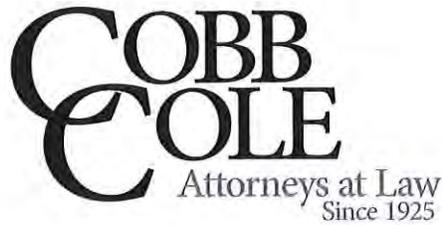
NOVEMBER 30, 2021 6:00 P.M.

SIGN IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE NUMBER</u>
✓ MILENA SMITH	1211 N. WESTSHORE BLVD ATLANTA, GA	(413) 777-6981
Jessica Gow	149 S. Ridgewood	386-323-9226
Diane Carr	1440 E. Lanier Ave NW	386-871-3203
Frank Molnar	4045 S. ATLANTIC	386-240-0081
DAVID BETZ	269 LEXINGTON DR.	614-202-0235
ALEX LOVE	1211 N WESTSHORE BLVD	801-243-0897
Linda Smiley	357 Manhattan Ave	386-244-3677
Sandy Murphy	136 Park Ave	717 203 4765
Jake Stehr	300 Fern Blud NW	
Kris Rowley	300 Interchange Blvd	386 677 2482
Anne Ruby	137 Park Ave	617-223-1094
Jack Bailey	506 Rio Vista Ave	386-677-9947
Commissioner May		
Ken Strickland		386-307-4253



Scott W. Cichon  
Robert A. Merrell III  
John P. Ferguson  
Mark A. Watts  
Heather Bond Vargas  
Michael J. Woods  
Raymond L. Schumann  
Kathleen L. Crotty  
Michael O. Sznajstajler  
Matthew S. Welch  
Robert E. Doan  
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Sara E. Glover  
Holly W. Zitzka  
Jessica L. Gow  
Nika K. Hosseini  
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William M. Cobb  
(1881-1939)  
Thomas T. Cobb  
(1916-2004)  
W. Warren Cole, Jr.  
(1926-2008)

November 16, 2021

## INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor:

Cobb Cole has the pleasure of representing Framework Group, LLC (Applicant) with respect to a Planned Development-Redevelopment Rezoning on property located on Beach Street and Michigan Street in Daytona Beach, as depicted on the attached map. Applicant intends to rezone the property to allow for the development of a multifamily complex with associated amenities and structured parking for residents. The proposed multifamily complex will provide additional residential opportunities in the downtown core of the City.

As our neighbors to the development, we would like to invite you to a neighborhood meeting on, **Tuesday, November 30, 2021 at 6:00 p.m. in the Roxy Meeting Room of the Hard Rock Hotel located at 918 North Atlantic Avenue, Daytona Beach, FL.**

**You may provide written comments or questions regarding this request by email to [Debi.LaCroix@CobbCole.com](mailto:Debi.LaCroix@CobbCole.com) or by letter to Debi LaCroix, CLA, Cobb Cole, 149 S. Ridgewood Avenue, Suite 700, Daytona Beach, FL 32114. Comments/Questions received by November 30, 2021 at 12:00 Noon, will be presented during the meeting and become part of the record reported to the City of Daytona Beach. Please include your name, address and contact information in your correspondence.**

We look forward to your attendance at this meeting and discussing the proposed project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Merrell III', is written over a light blue circular stamp.

**Robert A. Merrell III**

Direct Dial (386) 323-9263  
Email [Rob.Merrell@CobbCole.com](mailto:Rob.Merrell@CobbCole.com)  
Fax (386) 323-9206

RAM/JLG/ddl  
Enclosures

Daytona St.

Michigan Ave.

Beach St.



**UNIT BREAKDOWN**

STUDIO	48 UNITS
UNIT S1 = 42	
UNIT S2 = 6	
1 BEDROOM	132 UNITS
UNIT A1 = 62	
UNIT A2 = 70	
2 BEDROOM	111 UNITS
UNIT B1 = 22	
UNIT B2 = 20	
UNIT B3 = 29	
3 BEDROOM	16 UNITS
UNIT C1 = 16	
<b>TOTAL</b>	<b>307 UNITS</b>

AVERAGE UNIT SIZE = 915 SQ. FT.



charlan brock & associates

AUGUST 20, 2021

## Beach Street Apartments

Daytona Beach, Florida



# ATTACHMENT D

Grayceland REI Series, LLC  
1411 W. 5<sup>th</sup> St.  
Coal Valley, IL 61240  
Alt Key: 3484738

R Legacy, LLC  
14 Tanglewood Cir.  
Ormond Beach, FL 32176  
Alt Key: 3485726

Stewart Marchman Center, Inc.  
150 Magnolia Avenue  
Daytona Beach, FL 32114  
Alt Key: 3488245

Sandra Yamilec Aravena  
134 Michigan Ave.  
Daytona Beach, FL 32114  
Alt Key: 3488237

Jonathan I. Rotstein  
309 Oakridge Blvd., No. B  
Daytona Beach, FL 32118  
Alt Key: 3489209/3489217/3489225

William Bernard McCarthy  
2335 Durrance Ln.  
Ormond Beach, FL 32174  
Alt Key: 3489055

BJL Properties, LLC  
2335 Durrance Ln.  
Ormond Beach, FL 32174  
Alt Key: 3489144

Community Redevelopment Agency  
301 S. Ridgewood Avenue  
Daytona Beach, FL 32114  
Alt Key: 4664441

Heavy, LLC  
61 Seacrest Dr.  
Ormond Beach, FL 32176  
Alt Key: 3489039

Lanell Harton DeLoach  
144 Rosebank Rd.  
Daytona Beach, FL 32114  
Alt Key: 3489063/3489080

Harold Jody Thomas  
P.O. Box 2064  
DeLand, FL 32721  
Alt Key: 3484789

City of Daytona Beach  
P.O. Box 2451  
Daytona Beach, FL 32115-2451  
Alt Key: 6214891/8009769/3489802

129 Michigan Avenue, LLC  
101 S. Palmetto Avenue, Suite 2  
Daytona Beach, FL 32114  
Alt Key: 3489195

Leonard R. Richford, Jr.  
147 Michigan Ave.  
Daytona Beach, FL 32114  
Alt Key: 3488261/3488270

Richard A. & Pamela J. Gorle  
9 Jackson Ct.  
Syosset, NY 11791  
Alt Key: 3488253

Samuel E. Blanco  
125 Fairview Ave.  
Daytona Beach, FL 32114  
Alt Key: 3489136/3489764

William B. & Lisa A. McCarthy  
2335 Durrance Ln.  
Ormond Beach, FL 32174  
Alt Key: 3489179

Ashley T. White  
434 Daytona St.  
Daytona Beach, FL 32114  
Alt Key: 3489748

William B. McCarthy III  
2335 Durrance Ln.  
Ormond Beach, FL 32174  
Alt Key: 3489047/3489071

Ruth Coggiola  
109 Fellowship Rd.  
Moorestown, NJ 08057  
Alt Key: 3489098

# ATTACHMENT D

Howard S. Mines  
113 Fairview Ave.  
Daytona Beach, FL 32114  
Alt Key: 3489101

Eugene & Lisa Lytwyn  
450 N. Beach St.  
Daytona Beach, FL 32114  
Alt Key: 3489799

Philip A. Coroneos  
2493 Christenbury Hall Ct.. N.W.  
Concord, NC 28027  
Alt Key: 3489721

Ashley T. & Gail White  
434 Daytona St.  
Daytona Beach, FL 32114  
Alt Key: 3489756

Fishing Hole, Inc.  
450 N. Beach St.  
Daytona Beach, FL 32114  
Alt Key: 3489772

Andrew Drummond  
4026 Wickham Ave.  
Bronx, NY 10466  
Alt Key: 3489934

Daniel G. Toce  
P.O. Box 25  
South Windsor, CT 06074  
Alt Key: 3489951

DTBB LLC  
220 S. Ridgewood Ave.  
Daytona Beach, FL 32114  
Alt Key: 3484657

Beach St. Developers, LLC  
P.O. Box 15001  
Daytona Beach, FL 32115  
Alt Key: 3512201

Gregory M. & Josephine Wagner  
2240 John Anderson Dr.  
Ormond Beach, FL 32176  
Alt Key: 3489110

Richard A. Gorle  
9 Jackson Ct.  
Syosset, NY 11791  
Alt Key: 3488288

Nottingham Trust  
33 High Rock Ter.  
Chestnut Hill, MA 02467  
Alt Key: 3489730

Central Manor Apartments, Inc.  
136 W. Fairview Ave.  
Daytona Beach, FL 32114  
Alt Key: 3488962

Eugene Lytwyn  
450 N. Beach Street  
Daytona Beach, FL 32114  
Alt Key: 3489781

Candice Norsesian  
67 Carriage Creek W  
Ormond Beach, FL 32174  
Alt Key: 3489942

Brown & Brown Realty Co.  
220 S. Ridgewood Ave.  
Daytona Beach, FL 32114  
Alt Key: 3512219

CK & BE Properties, Inc.  
411 Daytona St.  
Daytona Beach, FL 32114  
Alt Key: 3484690

Exotic Motor Cars of Daytona  
420 N. Beach St.  
Daytona Beach, FL 32114  
Alt Key: 3484762

# ATTACHMENT D

Print using Adobe® Reader®'s "Actual size" setting

DTBB LLC  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3484657

CK & BE PROPERTIES INC  
411 DAYTONA ST  
DAYTONA BEACH FL 32114  
ALTKEY: 3484673

DTBB LLC  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3484681

CK & BE PROPERTIES INC  
411 DAYTONA ST  
DAYTONA BEACH FL 32114  
ALTKEY: 3484690

GRAYCELAND REI SERIES LLC  
1411 W 5TH ST  
COAL VALLEY IL 61240  
ALTKEY: 3484738

EXOTIC MOTOR CARS OF DAYTONA  
420 N BEACH ST  
DAYTONA BEACH FL 32114  
ALTKEY: 3484762

THOMAS HAROLD JODY  
PO BOX 2064  
DELAND FL 32721  
ALTKEY: 3484789

R LEGACY LLC  
14 TANGLEWOOD CIR  
ORMOND BEACH FL 32176  
ALTKEY: 3485726

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3485734

BROWN & BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32115 2412  
ALTKEY: 3485742

BROWN & BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32115 2412  
ALTKEY: 3485751

BROWN & BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32115 2412  
ALTKEY: 3485769

BROWN & BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32115 2412  
ALTKEY: 3511841

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3512201

BROWN AND BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3512219

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3512227

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3512243

CITY OF DAYTONA BEACH  
PO BOX 2451  
DAYTONA BEACH FL 32115 2451  
ALTKEY: 6214891

CITY OF DAYTONA BEACH  
301 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 8009769

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STEWART MARCHMAN CENTER INC  
150 MAGNOLIA AVE  
DAYTONA BEACH FL 32114 2810  
ALTKEY: 3488245

129 MICHIGAN AVENUE LLC  
101 S PALMETTO AVE STE 2  
DAYTONA BEACH FL 32114  
ALTKEY: 3489195

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220 S RIDGEWOOD AVE  
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ALTKEY: 3512243

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DAYTONA BEACH FL 32115 2451  
ALTKEY: 6214891

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CITY OF DAYTONA BEACH  
301 S RIDGEWOOD AVE  
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ALTKEY: 8009769

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DAYTONA BEACH FL 32114 2810  
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RICHFORD LEONARD R JR  
147 MICHIGAN AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3488261

RICHFORD LEONARD R JR  
147 MICHIGAN AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3488270

129 MICHIGAN AVENUE LLC  
101 S PALMETTO AVE STE 2  
DAYTONA BEACH FL 32114  
ALTKEY: 3489195

ROTSTEIN JONATHAN I  
309 OAKRIDGE BLVD NO B  
DAYTONA BEACH FL 32118  
ALTKEY: 3489209

ROTSTEIN JONATHAN I  
309 OAKRIDGE BLVD NO B  
DAYTONA BEACH FL 32118  
ALTKEY: 3489217

ROTSTEIN JONATHAN I  
309 OAKRIDGE BLVD NO B  
DAYTONA BEACH FL 32118  
ALTKEY: 3489225

# ATTACHMENT D

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BROWN & BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32115 2412  
ALTKEY: 3511841

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
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BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3512227

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3512243

CITY OF DAYTONA BEACH  
PO BOX 2451  
DAYTONA BEACH FL 32115 2451  
ALTKEY: 6214891

CITY OF DAYTONA BEACH  
301 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 8009769

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DTBB LLC  
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GRAYCELAND REI SERIES LLC  
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COAL VALLEY IL 61240  
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EXOTIC MOTOR CARS OF DAYTONA  
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R LEGACY LLC  
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ALTKEY: 3488237

STEWART MARCHMAN CENTER INC  
150 MAGNOLIA AVE  
DAYTONA BEACH FL 32114 2810  
ALTKEY: 3488245

GORLE RICHARD A & PAMELA J  
9 JACKSON CT  
SYOSSET NY 11791  
ALTKEY: 3488253

RICHFORD LEONARD R JR  
147 MICHIGAN AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3488261

RICHFORD LEONARD R JR  
147 MICHIGAN AVE  
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ALTKEY: 3488270

MCCARTHY WILLIAM BERNARD  
2335 DURRANCE LN  
ORMOND BEACH FL 32174  
ALTKEY: 3489055

BLANCO SAMUEL E  
125 FAIRVIEW AV  
DAYTONA BEACH FL 32114  
ALTKEY: 3489136

BJL PROPERTIES LLC  
2335 DURRANCE LN  
ORMOND BEACH FL 32174  
ALTKEY: 3489144

# ATTACHMENT D

Print using Adobe® Reader®'s "Actual size" setting

MCCARTHY WILLIAM B & LISA A  
2335 DURRANCE LN  
ORMOND BEACH FL 32174  
ALTKEY: 3489179

129 MICHIGAN AVENUE LLC  
101 S PALMETTO AVE STE 2  
DAYTONA BEACH FL 32114  
ALTKEY: 3489195

ROTSTEIN JONATHAN I  
309 OAKRIDGE BLVD NO B  
DAYTONA BEACH FL 32118  
ALTKEY: 3489209

ROTSTEIN JONATHAN I  
309 OAKRIDGE BLVD NO B  
DAYTONA BEACH FL 32118  
ALTKEY: 3489217

ROTSTEIN JONATHAN I  
309 OAKRIDGE BLVD NO B  
DAYTONA BEACH FL 32118  
ALTKEY: 3489225

WHITE ASHLEY T  
434 DAYTONA ST  
DAYTONA BEACH FL 32114  
ALTKEY: 3489748

CITY OF DAYTONA BEACH  
PO BOX 2451  
DAYTONA BEACH FL 32115 2451  
ALTKEY: 3489802

BROWN & BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32115 2412  
ALTKEY: 3511841

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3512201

BROWN AND BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3512219

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3512227

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3512243

COMMUNITY REDEVELOPMENT AGENCY  
301 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 4664441

CITY OF DAYTONA BEACH  
PO BOX 2451  
DAYTONA BEACH FL 32115 2451  
ALTKEY: 6214891

CITY OF DAYTONA BEACH  
301 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 8009769

# ATTACHMENT D

Print using Adobe® Reader®'s "Actual size" setting

DTBB LLC  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3484657

CK & BE PROPERTIES INC  
411 DAYTONA ST  
DAYTONA BEACH FL 32114  
ALTKEY: 3484673

DTBB LLC  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3484681

CK & BE PROPERTIES INC  
411 DAYTONA ST  
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ALTKEY: 3484690

GRAYCELAND REI SERIES LLC  
1411 W 5TH ST  
COAL VALLEY IL 61240  
ALTKEY: 3484738

EXOTIC MOTOR CARS OF DAYTONA  
420 N BEACH ST  
DAYTONA BEACH FL 32114  
ALTKEY: 3484762

THOMAS HAROLD JODY  
PO BOX 2064  
DELAND FL 32721  
ALTKEY: 3484789

BROWN & BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32115 2412  
ALTKEY: 3485742

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PO BOX 2451  
DAYTONA BEACH FL 32115 2451  
ALTKEY: 3489802

BROWN & BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32115 2412  
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220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32115 2412  
ALTKEY: 3485769

ARAVENA SANDRA YAMILEC  
134 MICHIGAN AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3488237

STEWART MARCHMAN CENTER INC  
150 MAGNOLIA AVE  
DAYTONA BEACH FL 32114 2810  
ALTKEY: 3488245

HEAVY LLC  
61 SEACREST DR  
ORMOND BEACH FL 32176  
ALTKEY: 3489039

MCCARTHY WILLIAM B III  
2335 DURRANCE LN  
ORMOND BEACH FL 32174  
ALTKEY: 3489047

MCCARTHY WILLIAM BERNARD  
2335 DURRANCE LN  
ORMOND BEACH FL 32174  
ALTKEY: 3489055

DELOACH LANELL HARTON  
144 ROSEBANK RD  
DAYTONA BEACH FL 32114 1380  
ALTKEY: 3489063

MCCARTHY WILLIAM B III  
438 N BEACH ST  
DAYTONA BEACH FL 32114  
ALTKEY: 3489071

DELOACH LANELL HARTON  
144 ROSEBANK RD  
DAYTONA BEACH FL 32114 1380  
ALTKEY: 3489080

COGGIOLA RUTH  
109 FELLOWSHIP RD  
MOORESTOWN NJ 08057 3203  
ALTKEY: 3489098

MINES HOWARD S  
113 FAIRVIEW AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3489101

# ATTACHMENT D

Print using Adobe® Reader®'s "Actual size" setting

WAGNER GREGORY M & JOSEPHINE  
2240 JOHN ANDERSON DR  
ORMOND BEACH FL 32176  
ALTKEY: 3489110

BLANCO SAMUEL E  
125 FAIRVIEW AV  
DAYTONA BEACH FL 32114  
ALTKEY: 3489136

BJL PROPERTIES LLC  
2335 DURRANCE LN  
ORMOND BEACH FL 32174  
ALTKEY: 3489144

MCCARTHY WILLIAM B & LISA A  
2335 DURRANCE LN  
ORMOND BEACH FL 32174  
ALTKEY: 3489179

129 MICHIGAN AVENUE LLC  
101 S PALMETTO AVE STE 2  
DAYTONA BEACH FL 32114  
ALTKEY: 3489195

ROTSTEIN JONATHAN I  
309 OAKRIDGE BLVD NO B  
DAYTONA BEACH FL 32118  
ALTKEY: 3489209

ROTSTEIN JONATHAN I  
309 OAKRIDGE BLVD NO B  
DAYTONA BEACH FL 32118  
ALTKEY: 3489217

ROTSTEIN JONATHAN I  
309 OAKRIDGE BLVD NO B  
DAYTONA BEACH FL 32118  
ALTKEY: 3489225

LYTWYN EUGENE & LISA  
450 N BEACH ST  
DAYTONA BEACH FL 32114 3309  
ALTKEY: 3489799

CITY OF DAYTONA BEACH  
PO BOX 2451  
DAYTONA BEACH FL 32115 2451  
ALTKEY: 3489802

BROWN & BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32115 2412  
ALTKEY: 3511841

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3512201

BROWN AND BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3512219

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3512227

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3512243

COMMUNITY REDEVELOPMENT AGENCY  
301 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 4664441

CITY OF DAYTONA BEACH  
PO BOX 2451  
DAYTONA BEACH FL 32115 2451  
ALTKEY: 6214891

# ATTACHMENT D

Print using Adobe® Reader®'s "Actual size" setting

DTBB LLC  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3484657

CK & BE PROPERTIES INC  
411 DAYTONA ST  
DAYTONA BEACH FL 32114  
ALTKEY: 3484673

DTBB LLC  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3484681

CK & BE PROPERTIES INC  
411 DAYTONA ST  
DAYTONA BEACH FL 32114  
ALTKEY: 3484690

GRAYCELAND REI SERIES LLC  
1411 W 5TH ST  
COAL VALLEY IL 61240  
ALTKEY: 3484738

EXOTIC MOTOR CARS OF DAYTONA  
420 N BEACH ST  
DAYTONA BEACH FL 32114  
ALTKEY: 3484762

THOMAS HAROLD JODY  
PO BOX 2064  
DELAND FL 32721  
ALTKEY: 3484789

R LEGACY LLC  
14 TANGLEWOOD CIR  
ORMOND BEACH FL 32176  
ALTKEY: 3485726

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3485734

BROWN & BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32115 2412  
ALTKEY: 3485742

BROWN & BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32115 2412  
ALTKEY: 3485751

BROWN & BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32115 2412  
ALTKEY: 3485769

ARAVENA SANDRA YAMILEC  
134 MICHIGAN AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3488237

STEWART MARCHMAN CENTER INC  
150 MAGNOLIA AVE  
DAYTONA BEACH FL 32114 2810  
ALTKEY: 3488245

GORLE RICHARD A & PAMELA J  
9 JACKSON CT  
SYOSSET NY 11791  
ALTKEY: 3488253

RICHFORD LEONARD R JR  
147 MICHIGAN AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3488261

RICHFORD LEONARD R JR  
147 MICHIGAN AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3488270

GORLE RICHARD A  
9 JACKSON CT  
SYOSSET NY 11791  
ALTKEY: 3488288

MCCARTHY WILLIAM BERNARD  
2335 DURRANCE LN  
ORMOND BEACH FL 32174  
ALTKEY: 3489055

MCCARTHY WILLIAM B III  
438 N BEACH ST  
DAYTONA BEACH FL 32114  
ALTKEY: 3489071

# ATTACHMENT D

Print using Adobe® Reader®'s "Actual size" setting

DELOACH LANELL HARTON  
144 ROSEBANK RD  
DAYTONA BEACH FL 32114 1380  
ALTKEY: 3489080

COGGIOLA RUTH  
109 FELLOWSHIP RD  
MOORESTOWN NJ 08057 3203  
ALTKEY: 3489098

MINES HOWARD S  
113 FAIRVIEW AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3489101

WAGNER GREGORY M & JOSEPHINE  
2240 JOHN ANDERSON DR  
ORMOND BEACH FL 32176  
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BLANCO SAMUEL E  
125 FAIRVIEW AV  
DAYTONA BEACH FL 32114  
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BJL PROPERTIES LLC  
2335 DURRANCE LN  
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2335 DURRANCE LN  
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129 MICHIGAN AVENUE LLC  
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DAYTONA BEACH FL 32114  
ALTKEY: 3489195

ROTSTEIN JONATHAN I  
309 OAKRIDGE BLVD NO B  
DAYTONA BEACH FL 32118  
ALTKEY: 3489209

ROTSTEIN JONATHAN I  
309 OAKRIDGE BLVD NO B  
DAYTONA BEACH FL 32118  
ALTKEY: 3489217

ROTSTEIN JONATHAN I  
309 OAKRIDGE BLVD NO B  
DAYTONA BEACH FL 32118  
ALTKEY: 3489225

CORONEOS PHILIP A  
2493 CHRISTENBURY HALL CT NW  
CONCORD NC 28027  
ALTKEY: 3489721

NOTTINGHAM TRUST  
33 HIGH ROCK TER  
CHESTNUT HILL MA 02467  
ALTKEY: 3489730

WHITE ASHLEY T  
434 DAYTONA ST  
DAYTONA BEACH FL 32114  
ALTKEY: 3489748

WHITE ASHLEY T & GAIL  
434 DAYTONA ST  
DAYTONA BEACH FL 32114  
ALTKEY: 3489756

BLANCO SAMUEL E  
125 FAIRVIEW AV  
DAYTONA BEACH FL 32114  
ALTKEY: 3489764

BROWN & BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32115 2412  
ALTKEY: 3511841

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3512201

BROWN AND BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3512219

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3512227

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*Print using Adobe® Reader®'s "Actual size" setting*

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3512243

COMMUNITY REDEVELOPMENT AGENCY  
301 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 4664441

CITY OF DAYTONA BEACH  
PO BOX 2451  
DAYTONA BEACH FL 32115 2451  
ALTKEY: 6214891

CITY OF DAYTONA BEACH  
301 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 8009769

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DAYTONA BEACH FL 32115 2412  
ALTKEY: 3485751

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ALTKEY: 3488253

RICHFORD LEONARD R JR  
147 MICHIGAN AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 3488261

CENTRAL MANOR APARTMENTS INC  
136 W FAIRVIEW AVE  
DAYTONA BEACH FL 32114 2120  
ALTKEY: 3488962

HEAVY LLC  
61 SEACREST DR  
ORMOND BEACH FL 32176  
ALTKEY: 3489039

MCCARTHY WILLIAM B III  
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ORMOND BEACH FL 32174  
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MCCARTHY WILLIAM BERNARD  
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DAYTONA BEACH FL 32114  
ALTKEY: 3489071

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ALTKEY: 3489098

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DAYTONA BEACH FL 32118  
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ORMOND BEACH FL 32176  
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CHESTNUT HILL MA 02467  
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DAYTONA BEACH FL 32114  
ALTKEY: 3489748

WHITE ASHLEY T & GAIL  
434 DAYTONA ST  
DAYTONA BEACH FL 32114  
ALTKEY: 3489756

BLANCO SAMUEL E  
125 FAIRVIEW AV  
DAYTONA BEACH FL 32114  
ALTKEY: 3489764

FISHING HOLE INC  
450 N BEACH ST  
DAYTONA BEACH FL 32114 3309  
ALTKEY: 3489772

LYTWYN EUGENE  
450 N BEACH ST  
DAYTONA BEACH FL 32114 3309  
ALTKEY: 3489781

LYTWYN EUGENE & LISA  
450 N BEACH ST  
DAYTONA BEACH FL 32114 3309  
ALTKEY: 3489799

CITY OF DAYTONA BEACH  
PO BOX 2451  
DAYTONA BEACH FL 32115 2451  
ALTKEY: 3489802

# ATTACHMENT D

Print using Adobe® Reader®'s "Actual size" setting

DRUMMOND ANDREW  
4026 WICKHAM AVE  
BRONX NY 10466  
ALTKEY: 3489934

CITY OF DAYTONA BEACH  
301 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114  
ALTKEY: 8009769

NORSESIAN CANDICE  
67 CARRIAGE CREEK W  
ORMOND BEACH FL 32174  
ALTKEY: 3489942

TOCE DANIEL G  
PO BOX 25  
SOUTH WINDSOR CT 06074  
ALTKEY: 3489951

BROWN & BROWN REALTY CO  
220 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32115 2412  
ALTKEY: 3511841

BEACH ST DEVELOPERS LLC  
PO BOX 15001  
DAYTONA BEACH FL 32115  
ALTKEY: 3512201

BROWN AND BROWN REALTY CO  
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ALTKEY: 4664441

CITY OF DAYTONA BEACH  
PO BOX 2451  
DAYTONA BEACH FL 32115 2451  
ALTKEY: 6214891



# ATTACHMENT D



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