The CITY OF DAYTONA BEACH

REDEVELOPMENT & NEIGHBORHOOD SERVICES DIVISION
POST OFFICE BOX 2451
DAYTONA BEACH, FLORIDA 32115-2451
PHONE (386) 671-8180

REVISED AGENDA

MIDTOWN REDEVELOPMENT BOARD
TUESDAY, December 12, 2023 – 6:00 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.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023		**Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.**

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 1-800-955-8771.

Agenda Approval	Date
Redevelopment & Neighborhood Services Director	12.4.2023
_____ Assistant City Attorney	_____
_____ City Manager	_____

1. Call to Order
2. Roll Call
3. Invocation
4. Pledge of Allegiance to the Flag
5. Approval of Agenda
6. Approval of Minutes
   7a. November 14, 2023
7. Daytona Toyota Auto Dealership Expansion – Major Site Plan – DEV2023-038 (Quasi-Judicial Hearing)

   A request by Mark Dowst and Associates, Inc, on behalf of Daytona BR-GD, Inc/Daytona Toyota (property owner) to approve a Major Site Plan to allow for expansion of the existing automobile dealership by 23,328± square feet (sf), to include construction of a new showroom building, covered service drive, accessory car wash facility, and all associated site improvements on 7.88± acres of land located at 451 N. Nova Road.

8. **Staff Reports**

   8a. Police Department – Captain Leonardo Conde
   8b. Code Compliance – Ms. Sara Kirk, Code Compliance Inspector
   8c. Redevelopment Projects – Ms. Michele Toliver, Project Manager

9. **Presentation - Spotlight on Midtown**

   9a. Mr. Jason Parnell, Parnell Healthcare, 647 Orange Ave, Daytona Beach, FL
   9b. Mr. Bryan Elliott, The Stompdown, 909 Magnolia Ave, Daytona Beach, FL

10. **Old Business**

    No Old Business

11. **New Business**

    No New Business

12. **Public Comments**

13. **Board Comments**

14. **Meeting Recap/Follow-ups for the Next Board Meeting**

15. **Adjournment**

MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE REGULAR MEETING
TUESDAY, November 14, 2023

The regular meeting of the Midtown Redevelopment Board was held Tuesday, November 14, 2023, at 6:00 p.m. in the City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present
Mr. Shawn Collins, Chairman
Ms. Renee Richardson
Mr. Lynn Thompson
Ms. Davita Bonner

Board Members Absent
Mrs. Tangela Hardy (Excused)
Ms. Joan Sheppard
Ms. Cathy Washington

Staff Members Present
Mr. Ken Thomas, Redevelopment & Neighborhood Services Director
Ms. Michele Toliver, Redevelopment Project Manager
Ms. Angela Armstrong, Redevelopment Project Manager
Ms. Phebe Fuqua, Redevelopment Project Manager
Mr. David Russell, Assistant City Attorney
Captain Leonardo Conde, Daytona Beach Police Department
Ms. Sara Kirk, Code Compliance Inspector
Mrs. Chernecia Campbell, Board Secretary

1. **Call to Order**

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

2. **Roll Call**

   Mrs. Campbell called roll and noted members present as stated above.

3. **Invocation**

   Mr. Thompson gave the invocation.

4. **Pledge Of Allegiance**

   The Pledge of Allegiance was stated by the board.

5. **Approval of Agenda**

A motion was made to approve the agenda by Mr. Thompson seconded by Ms. Richardson. Motion was carried 4-0.

6. **Election of Chairman and Vice Chairman**

A motion was made to amend the agenda (move item 6 to item 14) by Ms. Bonner, seconded by Ms. Richardson. Motion was carried 4-0.

7. **Approval of Minutes**

A motion was made to approve the minutes from September 12, 2023, by Ms. Richardson, seconded by Ms. Bonner. Motion was carried 4-0.

A motion was made to approve the minutes from October 10, 2023, by Mr. Thompson, seconded by Ms. Richardson. Motion was carried 4-0.

8. **Staff Reports**

8a. Police Department

Captain Conde shared crime statistics for the period October 1 to November 8. He mentioned the successful apprehension of one of the prolific car burglars. Additionally, he addressed the Midtown Neighborhood meeting that focused on street lighting.

8b. Code Compliance

Ms. Kirk presented code compliance cases for the month of October.

8c. Redevelopment Projects

Ms. Toliver highlighted the Transform 386 program and online applications start November 14th, 2023. On November 16th, from 3-7pm at City Island, in-person assistance with the online application will be available for Daytona Beach residents. City staff will plan to attend to assist residents.

Ms. Richardson inquired about income verification, specifically whether the program would use 2022 or 2023 earnings.

Ms. Toliver deferred to Volusia County for detail. She clarified that the program is exclusively for homeowners, not businesses.

Mr. Collins asked about fund distribution goals within the community.

Ms. Toliver mentioned over $200 million is budgeted for the program but no specific spending goals for Daytona. She emphasized that documentation of damage due to Tropical Storm Ian is required. Daytona Beach homeowners had substantial damage, so most of the applications should come from that area.

Mr. Collins revisited a previous staff discussion on modifying houses due to flood damage and seeking information on available repair options. He suggested the possibility of receiving an email outlining some of these options.

Ms. Toliver stated that specific details about repairs would come from Volusia County. She confirmed they both homeowners and general contractors are eligible to receive direct payment. She emphasized that eligibility depends on the specific circumstances of the house and reimbursement is available.

9. Presentation- Spotlight on Midtown

Mr. William Sanchez of Solidus Communications discussed the initiative to offer internet to the Midtown area on Dr. Bethune Blvd starting at the railroad tracks to Bethune Cookman University, covering approximately 330 meters. The proposed solution involves implementing a pure WiFi system for Midtown, utilizing WiFi repeaters on lamp posts every 75-100 meters. These repeaters, equipped with WiFi 6 technology, would provide coverage within a range of 50 to 75 meters and extend beyond the university.

10. Old Business

No Old Business.

11. New Business

No New Business.

12. Public Comments

Brian Elliot, 909 Magnolia Avenue, provided information about the upcoming Stomp Down event on April 6, 2024, at Bethune-Cookman University's Mary McLeod Bethune Performing Arts Center, beginning at 7:30 pm. He requested sponsorship support of $25,000.

A motion was made by Mr. Thompson and seconded by Ms. Richardson to include the Stomp Down event as a formal agenda item in the upcoming month. Motion was carried 4-0.

Augusta Brown, 19 Riviera Estates Circle, addressed the idea of repurposing abandoned buildings as museums for the college.

13. Board Comments

The Board members expressed their satisfaction with the meeting, commending and thanking Mr. Collins for his leadership. They extended well-wishes to him and conveyed their support for upcoming events in the city.

Mr. Collins expressed his gratitude, stating that he would miss them, and presented the board and staff with handmade quilts.

14. Election of Chairman and Vice Chairman

The Nomination Committee (A. Shawn Collins, Renee Richardson and Davita Bonner) met on October 31, 2023 at 3:00 pm. Ms. Richardson was nominated for Chairman and Ms. Bonner was nominated as Vice-Chairman

A motion was made to accept the nomination of Ms. Richardson as Chairman, by Mr. Thompson, seconded by Ms. Bonner. Motion was carried 4-0.

A motion was made to accept the nomination of Ms. Bonner as Vice-Chairman by Mr. Thompson, seconded by Ms. Richardson. Motion was carried 4-0.

15. Meeting Recap/ Follow-ups for the Next Board Meeting

None

16. Adjournment

The meeting was adjourned at 7:59 p.m.

_____ _____

Shawn Collins, Chair Chernecia Campbell, Board Secretary

Agenda Item 7 (Quasi-Judicial Hearing)
Major Site Plan Approval
DEV2023-038
Daytona Toyota Auto Dealership Expansion

STAFF REPORT

DATE: December 6, 2023

TO: Midtown Redevelopment Board Members

FROM: Michele Toliver, Redevelopment Project Manager

REQUEST

A request by Mark Dowst and Associates, Inc, on behalf of Daytona BR-GD, Inc/Daytona Toyota (property owner) to approve a Major Site Plan to allow for expansion of the existing automobile dealership by 23,328± square feet (sf), to include construction of a new showroom building, covered service drive, accessory car wash facility, and all associated site improvements on 7.88± acres of land located at 451 N. Nova Road.

PROJECT LOCATION

Aerial View of the Property

The zoning of the property is split between Planned Development-General (PD-G) and RDM-3 (Redevelopment Midtown – Activity Center Mixed Use), and the Future Land Use (FLU) on the property is Retail. The adjacent zoning and land use classifications are identified in the table below and in the accompanying map series. *Existing uses listed below are not intended to be an all-inclusive list, but a general summary of types of uses near the subject property.*

Table 1: Land Use and Zoning

	Existing Uses	Existing FLU Designation	Existing Zoning Designation
Site	Daytona Toyota Auto Sales	Retail	PD-G (Planned Development-General) & RDM-3 (Activity Center Mixed Use)
North	Jon Hall Chevrolet Auto Sales	Retail	BA (Business Automotive)
South	Cypress Park (across George Engram Blvd.)	Existing Potential Parks	RDM-6 (Residential Preservation)
East	Single Family Residential (across Walker Street)	Level 1 Residential & Commercial Transitional	SFR-5 (Single Family Residential) & RDM-5 (Neighborhood Transition Mixed Use)
West	Commercial Auto Sales (across Nova Road)	Retail	BA (Business Automotive)

PROJECT HISTORY

The 7.88± acre Daytona Toyota automobile dealership includes an area within the RDM-3 zoning designation and an area within the PD-G zoning designation. The original Daytona Toyota Planned Commercial Development (PCD) Agreement was adopted in 2000 (Ord. 00-310) to allow for parking and an automotive service building on 1.65± acres. In 2001, the 1st Amendment to the Daytona Toyota PD was approved to increase the size of the PD portion of the development to 2.17± acres. In 2016, the 2nd Amendment to the Daytona Toyota PD was approved to increase the size of the PD portion of the development to 2.77 acres. The remaining acreage within the development is located within the RDM-3 zoning district, which allows or an automobile dealership.

PROJECT DESCRIPTION

The applicant is now requesting approval of a Major Site Plan application to allow for the expansion of the existing automobile dealership by 23,328± sf to include construction of a new

showroom building, covered service drive, accessory car wash facility, and all associated site improvements. The proposed site plan for the property is shown in *Attachment A.*

PROJECT ANALYSIS

In accordance with Section 3.4.I.2 - *Major Site Plan Procedure* of the Land Development Code (LDC), approval of a Major Site Plan shall be required if a development proposes 20,000 square feet or more of gross floor area (GFA). With a total additional building area of 23,328 sf, the site plan requires review and approval by the Midtown Redevelopment Board.

SITE PLAN REVIEW CRITERIA

Per Article 3 (Review Procedures), Section 3.4.I.5 (Site Plan Review Standards) of the Land Development Code (LDC), *an application for a Major Site Plan or Minor Site Plan shall be approved only on a finding there is competent substantial evidence in the record that the proposed development:*

a. **Is consistent with the comprehensive plan.**
The Retail FLU designation applicable to the property allows for areas composed primarily of retail establishments. The auto dealership use is consistent with the Retail land use designation.

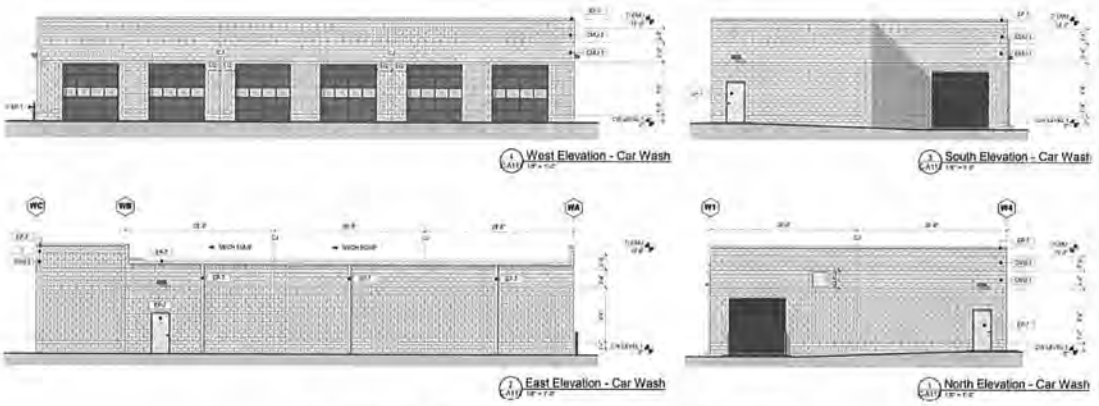
b. **Complies with the applicable zoning district, use, and intensity and dimensional standards of this Code.**
The site plan for the development (*Attachment A*) has been reviewed by the City's Technical Review Team (TRT) for compliance with the Daytona Toyota PD and the RDM-3 zoning district regulations. Staff has reviewed the proposed plan and determined that the site plan complies with all applicable use, intensity, and dimensional standards provided in both the PD Agreement and the LDC.

c. **Complies with the applicable development standards of this Code (Article 6).**
The proposed site plan has been reviewed by the City's Technical Review Team (TRT) for compliance with the requirements of the Daytona Toyota PD and the City's LDC. The details to the site plan are identified in greater detail below.

Project Details

- *Building Design* – The architectural elevations for the project are shown in *Attachment B* and below. The City's TRT has reviewed the proposed elevations for compliance with the Daytona Toyota PD and the City's Redevelopment design guidelines and has found them to be acceptable.

Proposed Showroom Exterior Elevation



Proposed Car Wash Exterior Elevation

- *Parking* - A total of 96 customer and employee parking spaces are proposed for the development, consistent with the requirements of the LDC. 40 new parking spaces will be added to the current count of 56 spaces.
- *Landscaping* – The landscape plan for the project is shown in *Attachment C*. The City's TRT has reviewed the proposed plan and has found it to be consistent with the Daytona Toyota PD and the applicable provisions of the LDC.
- *Signage* – As required by the LDC, all existing nonconforming pole signs on the property will be required to be removed and replaced with conforming signs in order to obtain sign permits for new signage associated with the development.
- *Traffic* – The proposed development does not trip the threshold conditions established in the LDC for the submittal of a traffic impact analysis (TIA).

d. Complies with all other applicable standards in this Code.

Staff has reviewed the proposed development plan and has found it to be acceptable with one condition. Because the zoning of the property is split between Planned Development-General (PD-G) and RDM-3 (Redevelopment Midtown – Activity Center Mixed Use), a lot combination must be approved prior to issuance of a site plan approval letter for the project.

e. Complies with all requirements or conditions of any prior applicable development orders.

The proposed development plan has been reviewed for compliance with the applicable requirements in the Daytona Toyota PD and the LDC. The City's TRT has reviewed the proposed development and has found it to be acceptable.

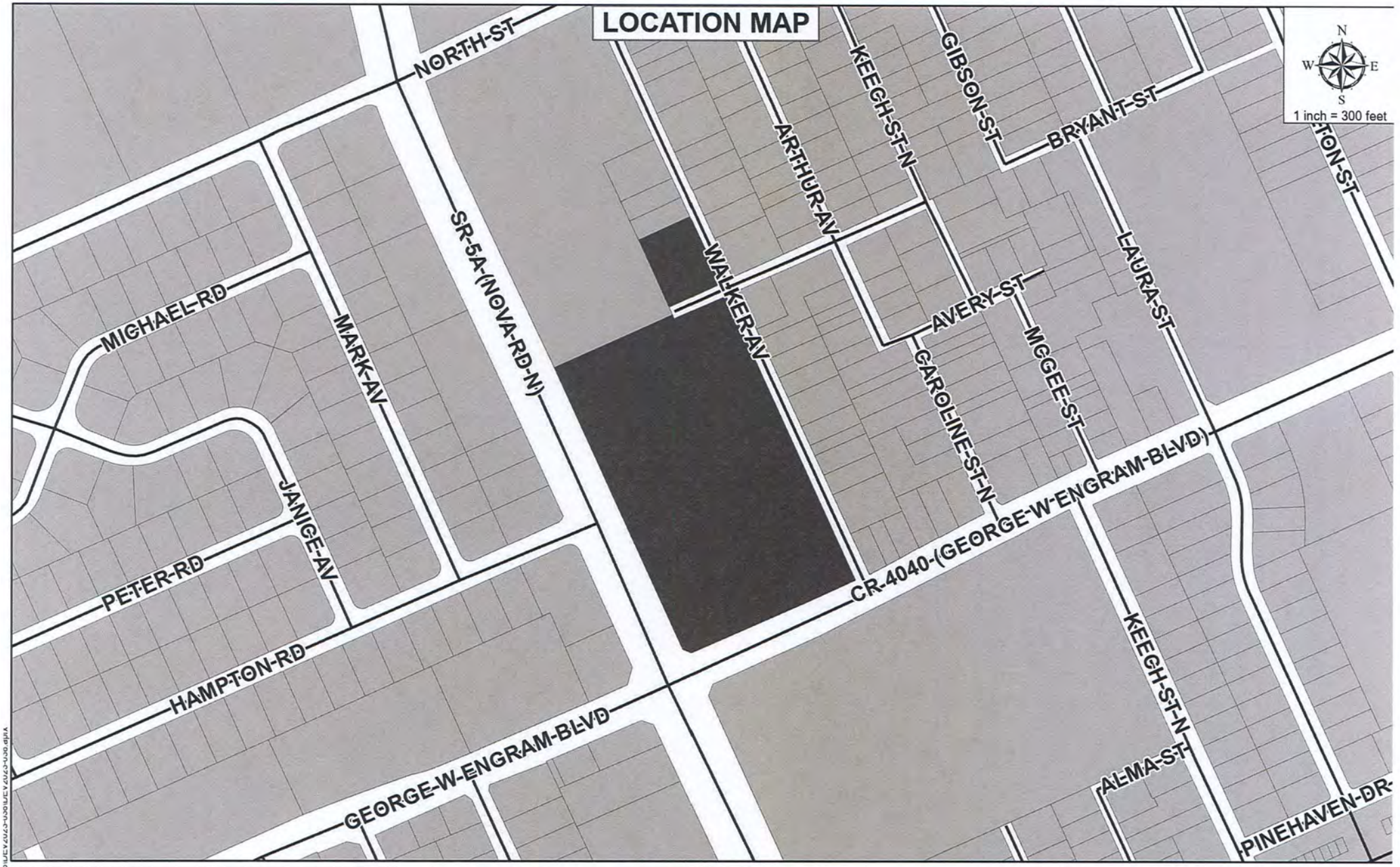
f. Is issued a Concurrency Certificate in accordance with Section 3.4.Z.2.b, Concurrency Certificate Determination Procedure.

Staff has reviewed the proposed development and has found it to be acceptable.

RECOMMENDATION

Provided the required lot combination for the development is completed, staff recommends approval of a Major Site Plan increasing the existing gross floor area of the development by 23,328 square feet, to renovate and add to the main showroom building and the development of a car wash facility for the Daytona Toyota Auto Dealership.

A majority vote of the Midtown Redevelopment Board members present and voting is required to approve the application.



DEV2023-038
DAYTONA TOYOTA SITE PLAN
LOCATION MAP

City of Daytona Beach Map disclaimer:

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

DEV2023-038
DAYTONA TOYOTA SITE PLAN
AERIAL MAP

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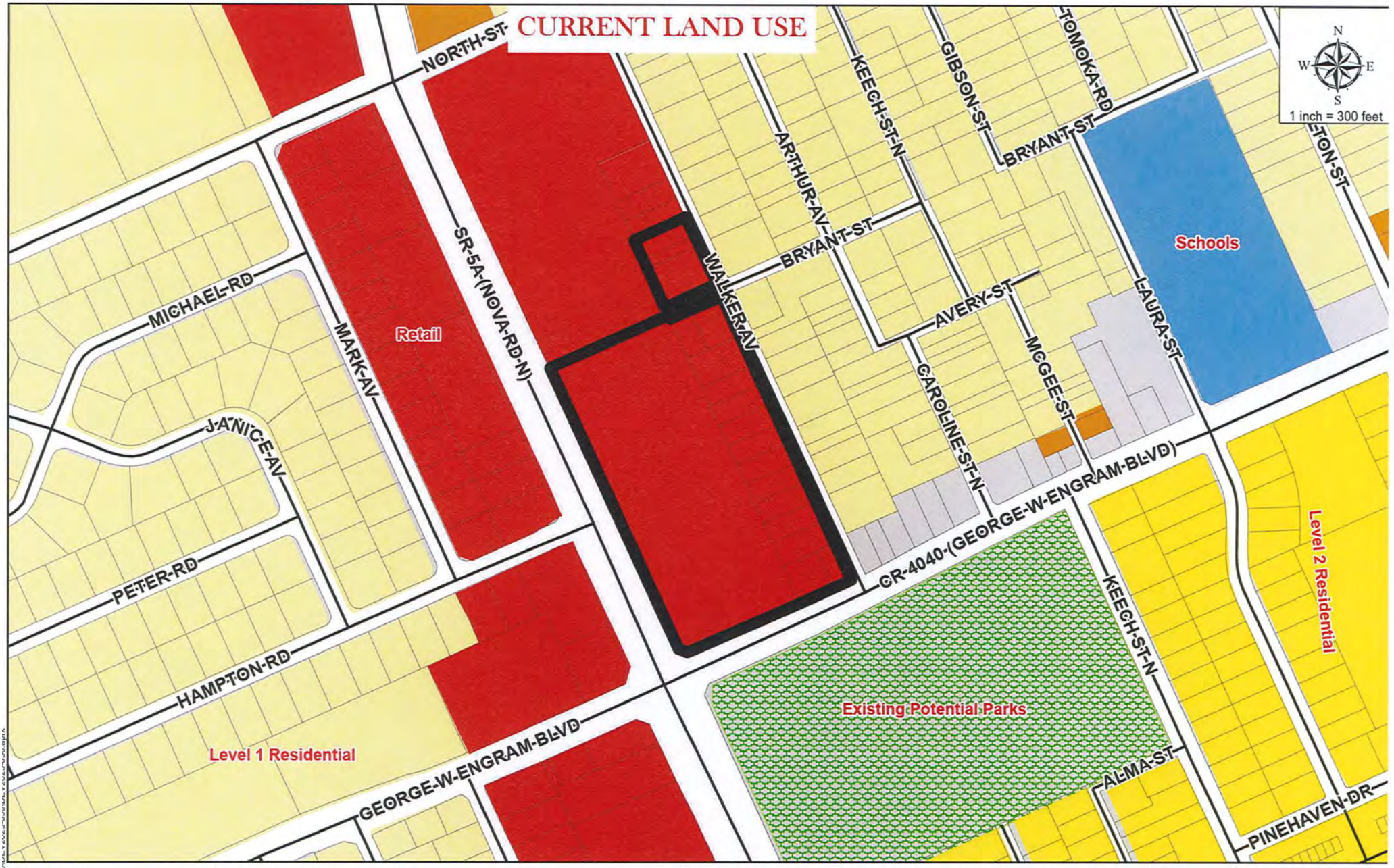

DEV2023-038
DAYTONA TOYOTA SITE PLAN
CURRENT LAND USE MAP

City of Daytona Beach Map disclaimer:

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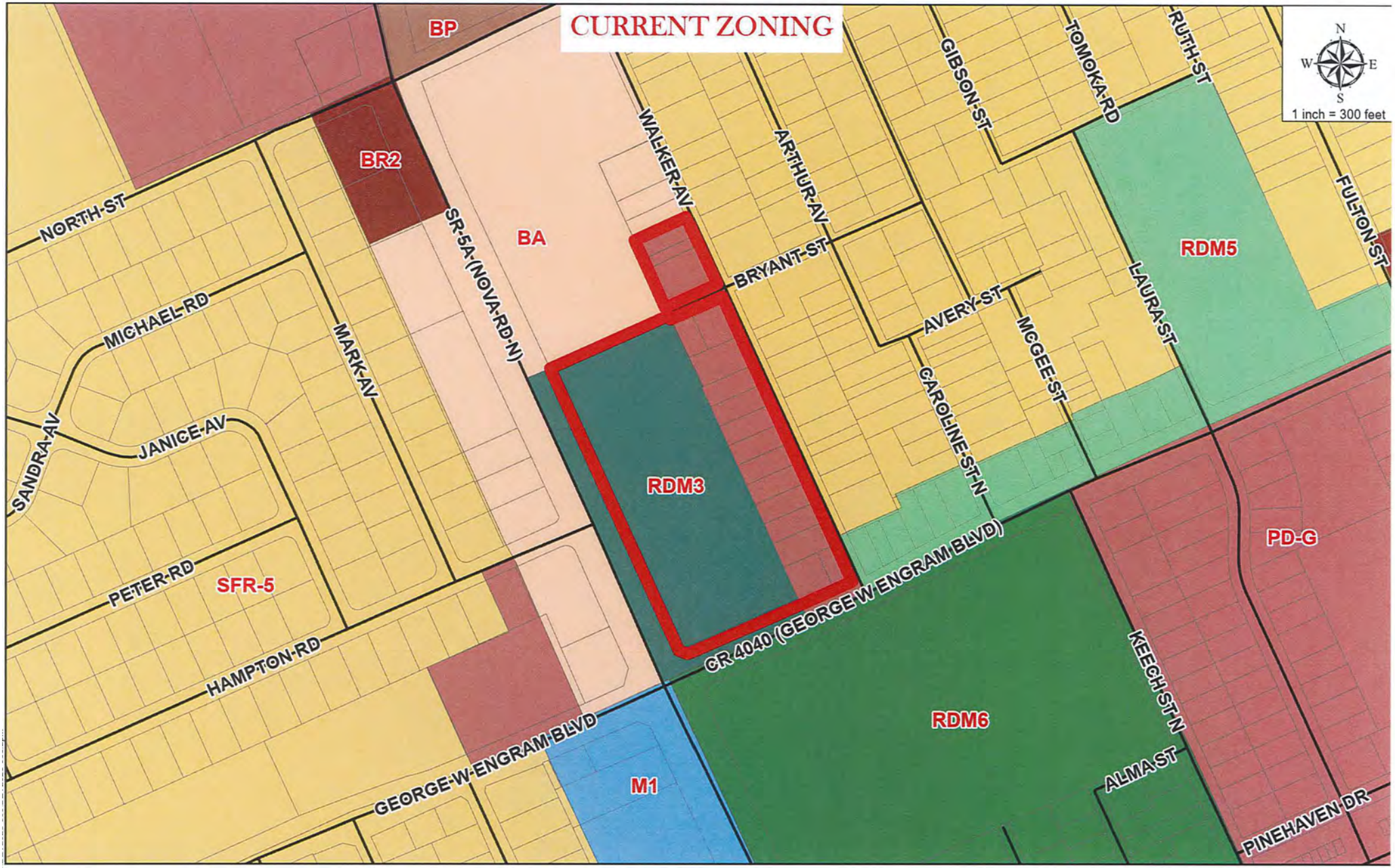
FOCUS AREA



THE CITY OF DAYTONA BEACH INCORPORATED JULY 1876

DEV2023-038
DAYTONA TOYOTA SITE PLAN
CURRENT ZONING MAP

City of Daytona Beach Map disclaimer:

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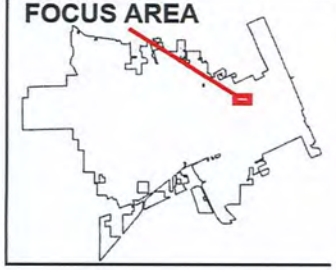
FOCUS AREA



Attachment A

CITY APPROVAL STAMP

(DEV2023-038)

CONSTRUCTION PLANS FOR DAYTONA TOYOTA

DAYTONA BEACH, FLORIDA
FEBRUARY 2023

PREPARED BY:

MARK DOWST & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS

INTENDED USE STATEMENT

REDEVELOP EXISTING AUTOMOBILE DEALERSHIP INCLUDES NEW SHOWROOM BUILDING, AUTOMATED CAR-WASH BUILDING, AND A COVERED SERVICE DRIVE.

FLOOD MAP

SCALE: 1" = 500'

ZONING MAP

SCALE: 1" = 300'

OWNER & DEVELOPER

DAYTONA RB-GD INC.
290 N. BEACH STREET
DAYTONA BEACH, FLORIDA 32115
PHONE: (386) 222-6757
E-MAIL: dannerhowergib@gmail.com

ENGINEER

MARK DOWST AND ASSOCIATES, INC.
FLORIDA REGISTRATION No. 35503
536 NORTH HALIFAX AVENUE, SUITE 100
DAYTONA BEACH, FLORIDA 32118
PHONE (386) 258-7999 FAX: (386) 257-4310
E-MAIL: MDowst@mdoeng.com

ARCHITECT

PRAXIS3 ARCHITECTURE
ATTN: SCOTT MAHLE, AIA., LEED AP BD+C
100 PEACHTREE STREET NW, SUITE 1450
ATLANTA, GEORGIA 30303
PHONE: (678) 904-7423
E-MAIL: smahle@praxis3.com

LANDSCAPE ARCHITECT

CULLIVER DESIGN, INC.
173 SUNTREE COURT
ORMOND BEACH, FLORIDA 32174
PHONE: (386) 871-5293
E-MAIL: culliverdesign@cfl.rr.com

LEGAL DESCRIPTION

PARCEL 1

LOTS 24 TO 31, INCLUSIVE, BLOCK 5, PINECREST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 183, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 2

THAT PART OF BRYANT STREET, A 23.5 FOOT WIDE RIGHT OF WAY, LYING WEST OF WALKER AVENUE AND ADJACENT TO BLOCKS 2 AND 10, PINECREST, AS RECORDED IN MAP BOOK 9, PAGE 183, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL 3

LOTS 1 THROUGH 29, INCLUSIVE, BLOCK 10, PINECREST SUBDIVISION, AS RECORDED IN MAP BOOK 9, PAGE 183 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCELS TAKEN FOR RIGHT OF WAY PURPOSES ALONG CYPRESS STREET BY THE COUNTY OF VOLUSIA

PARCEL NO. 32: A PORTION OF THE SOUTHERLY 100 FEET OF LOT 27, BLOCK 10, PINECREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 183, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID PLAT BEING A SUBDIVISION OF LOT 42, BLOCK 2, MAP OF PROPERTY BELONGING TO G.E. COLEMAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 155 (MAP BOOK 12, PAGE 33), OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 28, SAID BLOCK 10, PINECREST, SAID CORNER LYING ON THE NORTHERLY RIGHT OF WAY LINE OF CYPRESS STREET; THENCE NORTH 65 DEGREES 21 MINUTES 34 SECONDS EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE SOUTHERLY LINE OF LOTS 28 AND 28 OF SAID BLOCK 10, PINECREST, A DISTANCE OF 84.93 FEET TO THE SOUTHWESTERLY CORNER OF AFORESAID LOT 27 FOR THE POINT OF BEGINNING; THENCE NORTH 24 DEGREES 41 MINUTES 25 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 27, A DISTANCE OF 10.67 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3842.50 FEET AND A CENTRAL ANGLE OF 00 DEGREES 40 MINUTES 13 SECONDS; THENCE FROM A TANGENT BEARING OF NORTH 64 DEGREES 01 MINUTES 33 SECONDS EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.86 FEET TO THE EASTERLY LINE OF AFORESAID LOT 27 AND THE WESTERLY RIGHT OF WAY LINE OF WALKER AVENUE; THENCE SOUTH 24 DEGREES 43 MINUTES 50 SECONDS EAST ALONG
SAID EASTERLY LOT LINE AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 10.24 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF CYPRESS STREET AND THE SOUTHERLY LINE OF SAID LOT 27; THENCE SOUTH 65 DEGREES 21 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND SAID SOUTHERLY LOT LINE, A DISTANCE OF 44.88 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 33: A PORTION OF LOTS 28 AND 29, BLOCK 10, PINECREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 183, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID PLAT BEING A SUBDIVISION OF LOT 42, BLOCK 2, MAP OF PROPERTY BELONGING TO G.E. COLEMAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 155 (MAP BOOK 12, PAGE 33), OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF SAID LOT 28, SAID CORNER LYING ON THE NORTHERLY RIGHT OF WAY LINE OF CYPRESS STREET; THENCE NORTH 24 DEGREES 38 MINUTES 26 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 28, A DISTANCE OF 10.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3842.50 FEET AND A CENTRAL ANGLE OF 01 DEGREES 15 MINUTES 26 SECONDS; THENCE FROM A TANGENT BEARING OF NORTH 63 DEGREES 26 MINUTES 23 SECONDS EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 84.93 FEET TO THE EASTERLY LINE OF SAID LOT 28; THENCE SOUTH 24 DEGREES 41 MINUTES 25 SECONDS EAST, ALONG SAID EASTERLY LOT LINE, A DISTANCE OF 10.67 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF CYPRESS STREET AND THE SOUTHEASTERLY CORNER OF SAID LOT 28; THENCE SOUTH 65 DEGREES 21 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE SOUTHERLY LINE OF SAID LOTS 28 AND 29, A DISTANCE OF 84.93 FEET TO THE POINT OF BEGINNING.

LAND USE MAP

SCALE: 1" = 300'

SHEET INDEX

No.	DESCRIPTION
C1	COVER SHEET
C2	EXISTING SITE CONDITIONS
C3	OVERALL PLAN
C4	DIMENSION PLAN
C5	PAVING AND DRAINAGE PLAN
C6	UTILITY PLAN
C7	DEMOLITION PLAN
C8	EROSION/SEDIMENT CONTROL PLAN
C9	PAVEMENT LOCATION PLAN
C10	CONSTRUCTION DETAILS
C11-C12	DAYTONA BEACH CITY DETAILS
S-1	PROPERTY SURVEY
C-A112	CAR WASH PLANS
C-A113	CAR WASH ELEVATIONS & SECTIONS
C-A201	FLOOR PLAN - LEVEL 1 OVERALL
C-A201a	FLOOR PLAN - SHOWROOM LEVEL 1
C-A201b	FLOOR PLAN - SHOWROOM LEVEL 2
C-A201c	FLOOR PLAN - SHOP SOUTH LEVEL 1
C-A201d	FLOOR PLAN - SHOP NORTH
C-A400	EXTERIOR ELEVATIONS
C-A401	EXTERIOR ELEVATIONS
C-A402	EXTERIOR ELEVATIONS
E100	SITE POWER PLAN
E101	SITE LIGHTING PLAN
E102	SITE PHOTOMETRICS PLAN
LA-1	LANDSCAPE AND IRRIGATION PLAN
LA-2	LANDSCAPE DETAILS
SG-1	BUILDING SIGN PACKAGE
SG-2	BUILDING SIGN PACKAGE

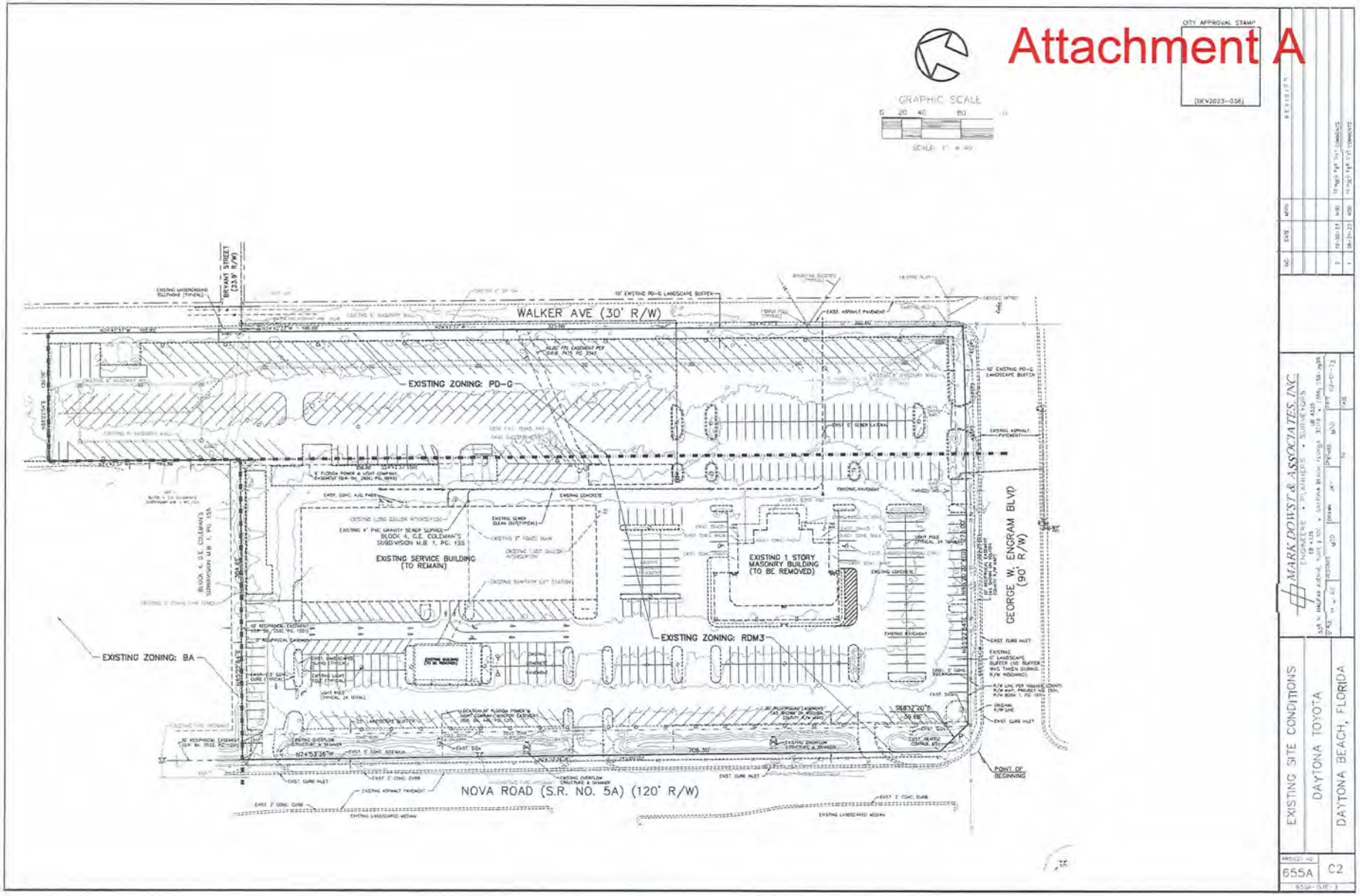
PROJECT ADDRESS: 451 N. NOVA ROAD
TAX PARCEL NUMBERS: 5338-20-04-0057, 5238-18-10-0040, 5238-18-10-0010, 5238-18-10-0060, 5238-18-10-0090, 5238-18-10-0110, 5238-18-10-0130, 5238-18-10-0150, 5238-18-10-0170, 5238-18-10-0190, 5238-18-10-0210, 5238-18-10-0230, 5238-18-10-0250, 5238-18-10-0280, 5238-18-10-0270, 5238-18-05-0240, 5238-18-05-0260 AND 5238-18-05-0270

MANDATORY PRE-CONSTRUCTION MEETING NOTE:
NO CONSTRUCTION ON THE PROPOSED PORTIONS OF THIS PROJECT MAY COMMENCE UNTIL A MANDATORY PRE-CONSTRUCTION MEETING IS HELD WITH THE CITY, AS STATED IN THE APPROVED DEVELOPMENT ORDER FROM THE CITY OF DAYTONA BEACH.

MATTHEW STEVEN DOWST LICENSE No. 85225 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Matthew S Dowst
DN: cn=M S Dowst, o=Unaffiliated, ou=A01410C00000176254E72E00010E75, cn=Matthew S Dowst
Date: 2023.11.28 09:25:41 -05'00'

Attachment A

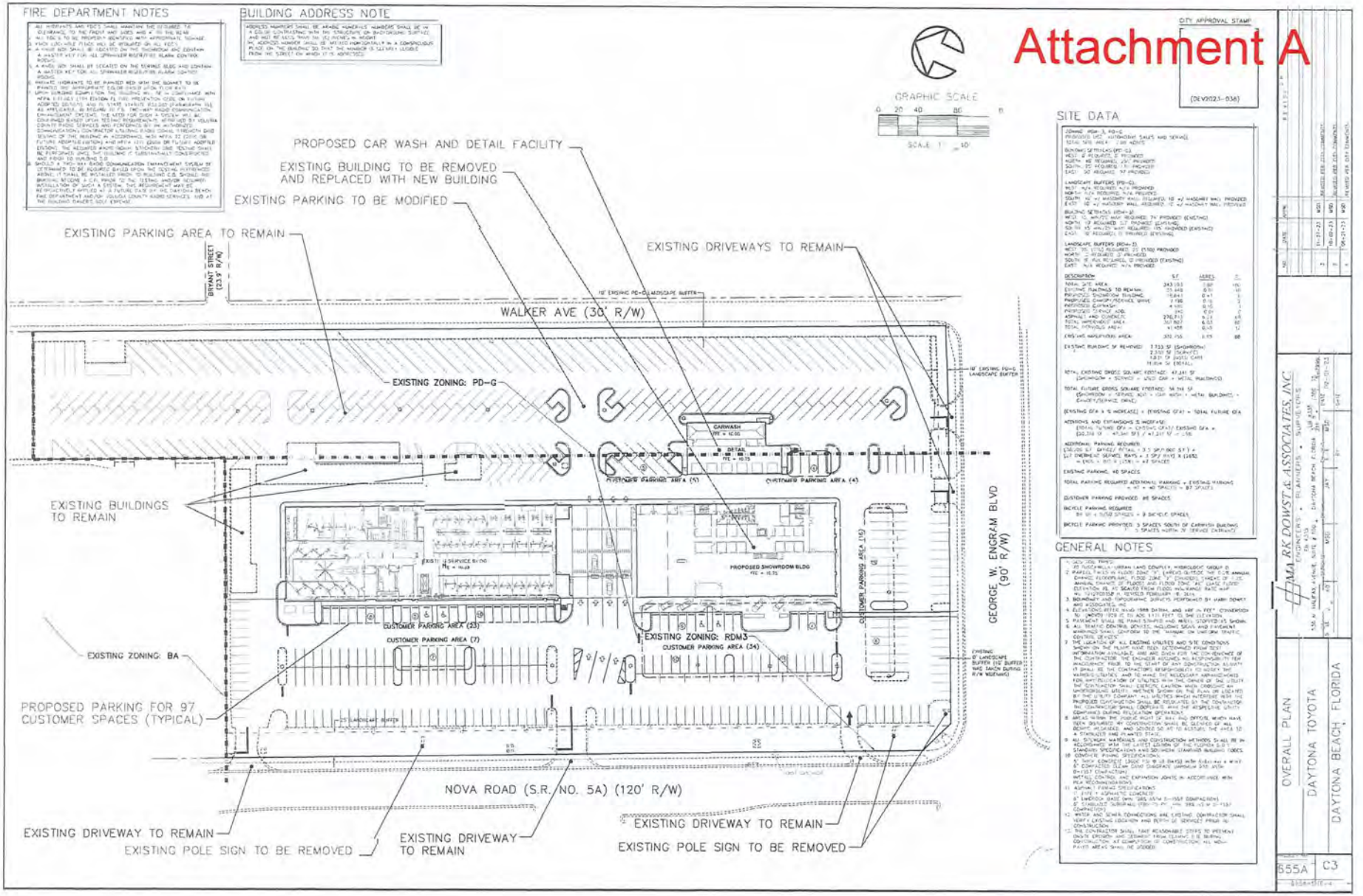


NO	DATE	APPR	REVISION
2	10-20-23	MJD	PER PLAT REVIEW COMMENTS
1	06-21-23	MJD	PER PLAT REVIEW COMMENTS

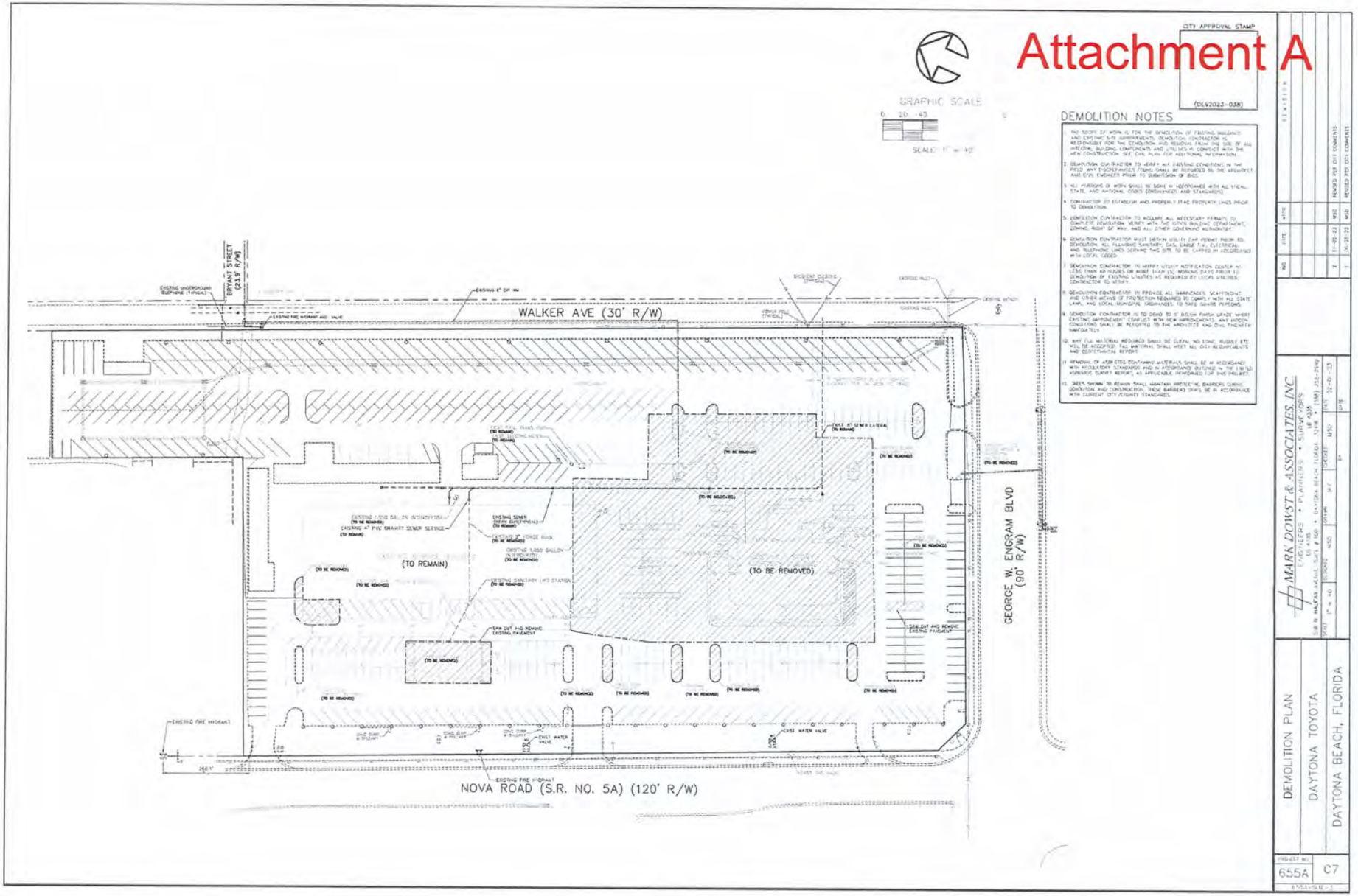
MARK DOUST & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
525 N. NOVA ROAD, SUITE 6 • DAYTONA BEACH, FLORIDA 32114 • (386) 258-2599

EXISTING SITE CONDITIONS
DAYTONA TOYOTA
DAYTONA BEACH, FLORIDA

PROJECT NO. 655A | C2


FIRE DEPARTMENT NOTES
BUILDING ADDRESS NOTE
Attachment A
CITY APPROVAL STAMP
(DEV2023-036)
GRAPHIC SCALE
SCALE 1" = 40'
SITE DATA
GENERAL NOTES
PROPOSED CAR WASH AND DETAIL FACILITY
EXISTING BUILDING TO BE REMOVED AND REPLACED WITH NEW BUILDING
EXISTING PARKING TO BE MODIFIED
EXISTING PARKING AREA TO REMAIN
EXISTING DRIVEWAYS TO REMAIN
BRYANT STREET (23.5' R/W)
WALKER AVE (30' R/W)
EXISTING ZONING: PD-G
EXISTING BUILDINGS TO REMAIN
EXISTING ZONING: BA
EXISTING ZONING: RDM3
PROPOSED PARKING FOR 97 CUSTOMER SPACES (TYPICAL)
GEORGE W. ENGRAM BLVD (90' R/W)
NOVA ROAD (S.R. NO. 5A) (120' R/W)
EXISTING DRIVEWAY TO REMAIN
EXISTING POLE SIGN TO BE REMOVED
EXISTING DRIVEWAY TO REMAIN
EXISTING DRIVEWAY TO REMAIN
EXISTING POLE SIGN TO BE REMOVED
CARWASH
DETAIL
PROPOSED SHOWROOM BLDG
CUSTOMER PARKING AREA (5)
CUSTOMER PARKING AREA (4)
CUSTOMER PARKING AREA (23)
CUSTOMER PARKING AREA (7)
CUSTOMER PARKING AREA (34)
CUSTOMER PARKING AREA (15)
OVERALL PLAN
DAYTONA TOYOTA
DAYTONA BEACH, FLORIDA
655A
C3

Attachment A



Attachment B

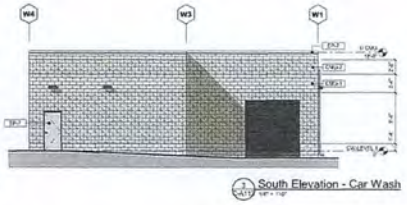
CITY APPROVAL STAMP

(DEV2025-039)

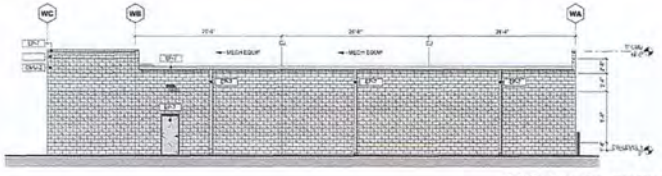
Exterior Finish Schedule

	CODE	MANUFACTURER	COLOR	TYPE	LOCATION
EXTERIOR PAINT	EP-6	SHERWIN WILLIAMS	SW7004	SATIN	SEE ELEVATION
	EP-7	SHERWIN WILLIAMS	SW7004	SEMI-GLOSS	PIPE BOLLARDS, HANDRAILS, LIGHT POSTS, ROLLARDS, GUTTERS, DOWNSPOUTS
CMU	CMU-1	CONCRETE BLOCK - SMOOTH FACE	PAINTED W/ EP-4		CAR WASH
	CMU-2	CONCRETE BLOCK - SPLIT FACE	PAINTED W/ EP-4		CAR WASH

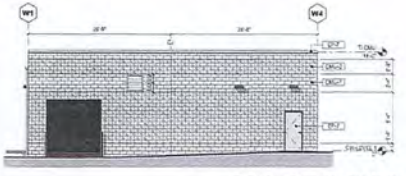
4 A113 West Elevation - Car Wash 1/8" = 1'-0"



2 A113 South Elevation - Car Wash 1/8" = 1'-0"



3 A113 East Elevation - Car Wash 1/8" = 1'-0"



1 A113 North Elevation - Car Wash 1/8" = 1'-0"

PRAXIS3

100 Peachtree St NW
Suite 1450
Atlanta, GA 30303

404-875-4500 tel
404-875-8534 fax
www.praxis3.com

STATE OF FLORIDA
STUART ROSS
AR0016448
10/12/2023
REGISTERED ARCHITECT

Rev	Date	Comments
	05.30.2023	Civil Site Plan
3	10.12.2023	Bid Set

Client:
Gib L. Dannehower

451 N Nova Rd. Daytona Beach, Fl 32114

Project Number: 22916
Project Name:
Daytona Toyota

451 N Nova Rd. Daytona Beach, Fl
32114

Sheet Title:
Car Wash Elevations

Sheet Number:
C-A113

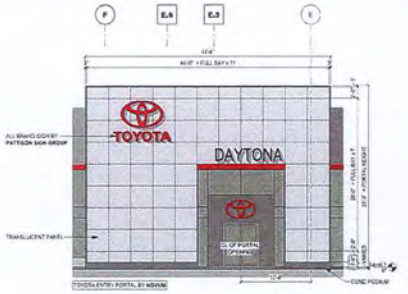
RELEASED FOR CONSTRUCTION AND PERMIT

10/25/2023 2:53:38 PM

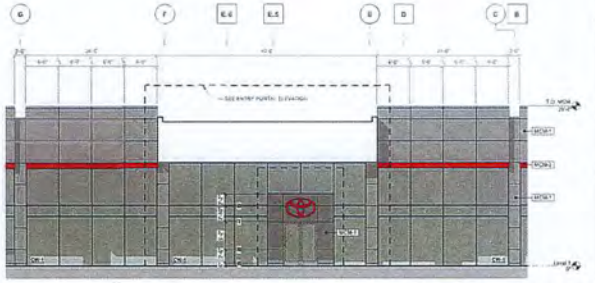
Attachment B

Exterior Finish Schedule

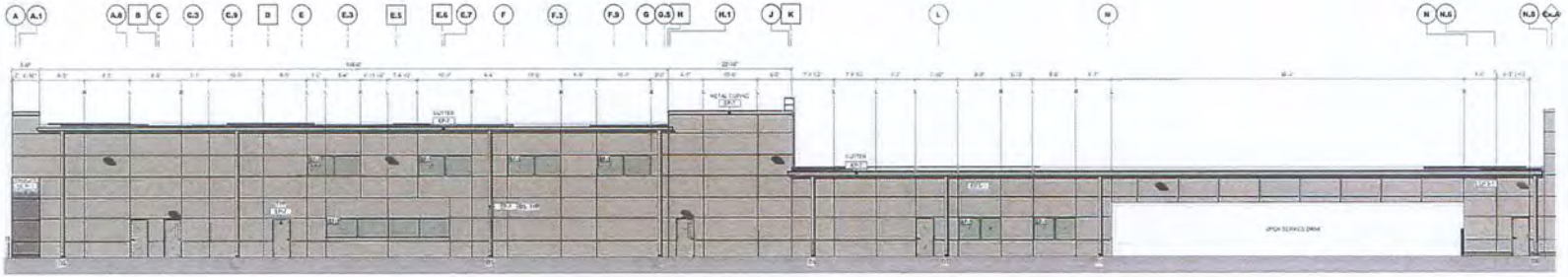
	CODE	MANUFACTURER	COLOR	TYPE	LOCATION	ITEM # &/OR SPEC
ALUMINUM COMPOSITE METAL	MCM-1	ALPOLIC/FR#DESIGN HOLIDAY PROGRAM	TOYOTA SILVER		SEE ELEVATION	FPX-19486-1
	MCM-2	ALPOLIC/FR#DESIGN HOLIDAY PROGRAM	TOYOTA RED		SEE ELEVATION	FPX-19486-1
EXTERIOR PAINT	EP-1	SHERWIN-WILLIAMS	DRTSW	SATIN	SEE ELEVATION	
	EP-2	SHERWIN-WILLIAMS	SYNTSW	SEMI-GLOSS	HANDRAILINGS AND FRAMES, LIGHT POSTS, BOLLARDS, GUTTERS, DOWNSPOUTS	
EIFS	EIFS-1	DRYVIT	MATCH EP-6		EXIST SHOWROOM BUILDING FACADE, USED CAR BUILDING	FPX: DRYVIT QUEST SYSTEM W/ 2.5 MM FINISH
CMU	CMU-1	CONCRETE BLOCK - SMOOTH FACE	PAINTED MATCH EP-6		CAR WASH ENCLOSURE	
	CMU-2	CONCRETE BLOCK - SPLIT FACE	PAINTED MATCH EP-6		CAR WASH, DUMPSTER ENCLOSURE	
GLASS PANEL	GP-1	NEXUS	-		TOYOTA ENTRY PORTAL	
CURTAIN WALL	CW-1	BUD MANUFA	CLEAR ANODIZED	SEE FRAME ELEVATION SHEET	SEE ELEVATION	FPX: 19486-2
STOREFRONT	SF-1	BUD MANUFA	CLEAR ANODIZED	SEE FRAME ELEVATION SHEET	SEE ELEVATION	FPX: 19486
SHEET METAL	SM-1	-	FINISH TO MATCH SPECIFIC		SEE ELEVATION	
	SM-2	-	CLEAR ANODIZED	FINISH TO MATCH EC-1	MIXED CAR BUILDING EXTERIOR COLUMNS	
COLUMN COVER	EC-1	PRY REGLET	TO MATCH MCM-1	HORIZONTAL BUTT JOINTS	MIXED CAR BUILDING EXTERIOR COLUMNS	
MECHANICAL SCREENING	MS-1	-	CLEAR ANODIZED	-	MECHANICAL UNIT SCREEN	SITE SPECIFIC ENGINEERING
HURRICANE SCREEN	HS-1	MIRROR SCREEN	GRAY	DUCKLE AND STRAP SYSTEM	SHOP, AT FULL VISION HIGH SPEED DOOR	FPX: TYP U



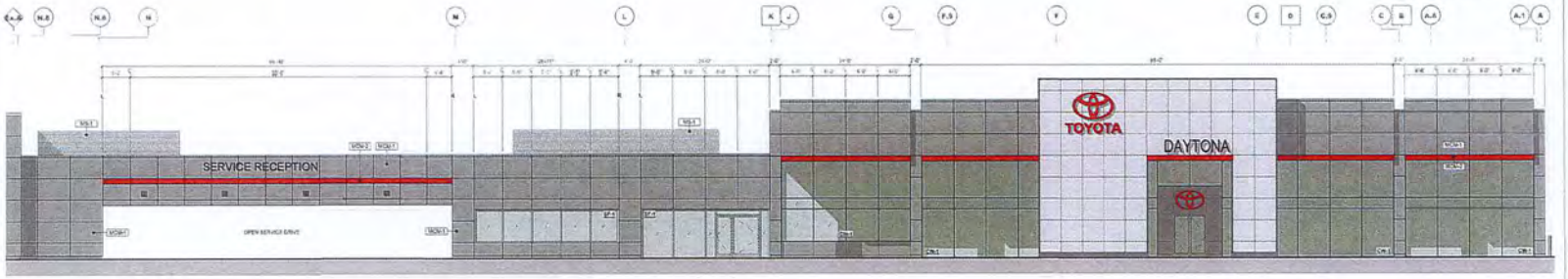
Entry Portal Elevation



West Elevation - Behind Portal



East Elevation - Showroom



West Elevation - Showroom

(DEV2023-039)

PRAXIS3

Rev	Date	Comments
	05.30.2023	Conf Site Plan
1	10.12.2023	Rpt Set

Client
Gib L. Dannehower

Project Number: 22098
Project Name:
Daytona Toyota

Sheet Title
Exterior Elevations

Sheet Number
C-A400

10/12/2023 5:33:39 PM

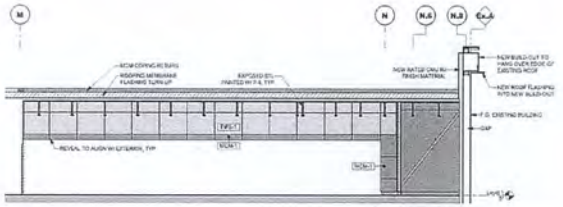
Attachment B

Exterior Finish Schedule

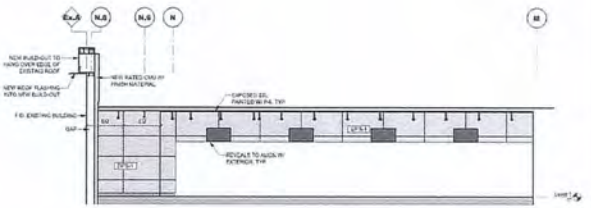
	CODE	MANUFACTURER	COLOR	FINISH	LOCATION	
ALUMINUM COMPOSITE METAL	ACM-1	ALPOLIC ITHROUGH HOB ACM PROGRAM	TOYOTA SELECT	-	SEE ELEVATION	PPG 1961-7
	ACM-2	ALPOLIC ITHROUGH HOB ACM PROGRAM	TOYOTA MID	-	SEE ELEVATION	PPG 1941-7
EXTERIOR PAINT	EP-6	SHERWIN WILLIAMS	SW7004	SATIN	SEE ELEVATION	
	EP-7	SHERWIN WILLIAMS	SW7004	SEMI-GLOSS	HM DOORS AND FRAMES, LIGHT POSTS, BOLLARDS, GUTTERS, DOWNSPOUTS	
EIFS	EIFS-1	STUCCO	MATCH EP-6		EAST ELEVATION BUILDING FACADE, USED CAR BUILDING	PPG 2200-5, DRYVIT OUTTOUGH EIFS W/ DRYVIT OUTTOUGH INSULATION PLUS R10 SYSTEM
CMU	CMU-1	CONCRETE BLOCK - SMOOTH FACE	PAINTED W/ EP-6		CAR WASH ENCLOSURE	
	CMU-2	CONCRETE BLOCK - SPLIT FACE	PAINTED W/ EP-6		CAR WASH DUMPSTER ENCLOSURE	
GLASS PANEL	GP-1	SOLUX	-		TOYOTA ENTRY PORTAL	
CURTAIN WALL	CW-1	ACO KAWNEER	CLEAR ANODIZED	SEE FRAME ELEVATION SHEET	SEE ELEVATION	PPG 1966-7
STOREFRONT	SF-1	ACO KAWNEER	CLEAR ANODIZED	SEE FRAME ELEVATION SHEET	SEE ELEVATION	PPG 1966-7
BASIS METAL	BMM-1	-	CLEAR ANODIZED	FINISH TO MATCH SF/CW	SEE ELEVATION	-
	BMM-2	-	CLEAR ANODIZED	FINISH TO MATCH SF/CW-1	USED CAR BUILDING EXTERIOR COLUMNS	-
COLUMN COVER	CC-1	PRY REVEALS	TO MATCH WORK	HORIZONTAL BUTT JOINTS	USED CAR BUILDING EXTERIOR COLUMNS	-
MECHANICAL SCREENING	MS-1	-	CLEAR ANODIZED	-	MECHANICAL UNIT SCREEN	PPG SPECIFIC ENGINEERING
HURRICANE SCREEN	HS-1	ARMOR SCREEN	GREY	BUCKLE AND STRAP SYSTEM	5-OF-AT FULL VISION HIGH SPEED DOOR	PPG 7069-3

NOTE

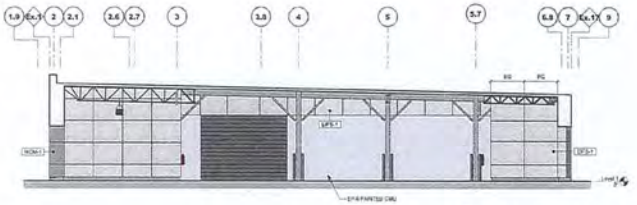
1. W', 'L', 'T', 'B', AND "C" IDENTIFY WHICHEDGE OF MATERIAL IS REPRESENTED TO:
   R - RIGHT T - TOP C - CENTER LINE
   L - LEFT B - BOTTOM
2. ALL NEW REVEALS ARE 3/4", U.N.O.
3. "NEW" OR NOTED ABOVE, TYP.



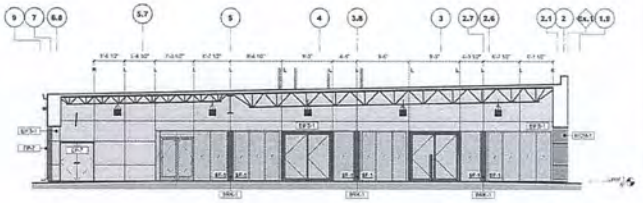
1 West Elevation - Service Drive
1/8" = 1'-0"



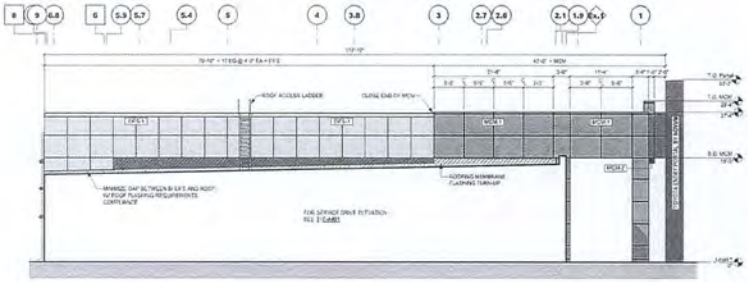
2 East Elevation - Service Drive
1/8" = 1'-0"



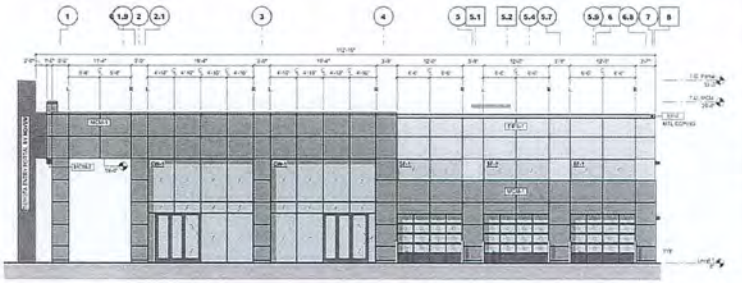
3 North Elevation - Service Drive
1/8" = 1'-0"



4 South Elevation - Service Drive
1/8" = 1'-0"



5 North Elevation - Showroom
1/8" = 1'-0"



6 South Elevation - Showroom
1/8" = 1'-0"

CITY APPROVAL STAMP

(DEV2023-039)

PRAXIS3

163 Prastimes St NW
Suite 1450
Atlanta, GA 30303

404-875-4500 tel
404-870-8934 fax
www.praxis3.com

Rev	Date	Comments
	05.08.2023	Civil Site Plan
1	10.13.2023	Bid Set

Client:
Gib L. Dannehower

451 N Nova Rd Daytona Beach, FL 32114

Project Number: 22046
Project Name:
Daytona Toyota

451 N Nova Rd, Daytona Beach, FL 32114

Sheet Title:
Exterior Elevations

Sheet Number:
C-A401

10/24/2023 10:51:1 PM

RELEASED FOR CONSTRUCTION AND PERMIT

Attachment B

Exterior Finish Schedule

	CODE	MANUFACTURER	COLOR	TYPE	LOCATION	FINISH
ALUMINUM COMPOSITE METAL	MCM-1	ALPOLIC (THROUGH MEDIUM PROGRAM)	TOYOTA SILVER	-	SEE ELEVATION	PPG 1868-1
	MCM-2	ALPOLIC (THROUGH MEDIUM PROGRAM)	TOYOTA RED	-	SEE ELEVATION	PPG 1868-1
EXTERIOR PAINT	EP-6	SHERWIN WILLIAMS	DARTMOUTH	SATIN	SEE ELEVATION	
	EP-7	SHERWIN WILLIAMS	DARTMOUTH	SEMI-GLOSS	HM DOORS AND FRAMES, LIGHT POSTS, BOLLARDS, GUTTERS/DOWNSPOUTS	
SPS	EPS-1	DRYVIT	MATCH EP-6	-	EAST SHOWROOM ROOFING HEADER, USED CAR BUILDING	PPG 2816-6, DRYVIT QUTCLEAR FINISH SATIN FINISH PLUS MD SYSTEM
CMU	CMU-1	CONCRETE BLOCK - SMOOTH FACE	PAINTED W/ EP-6	-	GAS WASH ENCLOSURE	
	CMU-2	CONCRETE BLOCK - SPLIT FACE	PAINTED W/ EP-6	-	CNG HOLD CLAMPSTER ENCLOSURE	
GLASS PANEL	GP-1	NEUSIN		-	TOYOTA ENTRY PEDITAL	
CURTAIN WALL	CW-1	BDD WINNEST	CLEAR ANODIZED	SEE FRAME ELEVATION SHEET	SEE ELEVATION	PPG 1868-1
STOREFRONT	SF-1	BDD WINNEST	CLEAR ANODIZED	SEE FRAME ELEVATION SHEET	SEE ELEVATION	PPG 1868
PAINT METAL	BRK-1		CLEAR ANODIZED	PAINTED MATCH OPEW	SEE ELEVATION	-
	BRK-2	-	CLEAR ANODIZED	PAINTED MATCH OPEW	USED CAR BUILDING EXTERIOR COLUMNS	-
COLUMN COVER	CC-1	FRY REGLET	TO MATCH MCM-1	HORIZONTAL BOTT JOINTS	USED CAR BUILDING EXTERIOR COLUMNS	
MECHANICAL SCREENING	MS-1	-	CLEAR ANODIZED	-	MECHANICAL UNIT SCREEN	SITE SPECIFIC ENGINEERING
HURRICANE SCREEN	HS-1	MIAMI SCREEN	GRAY	BUCKLE AND STRAP SYSTEM	SHOP, AT FULL HEIGHT HIGH SPEED DOOR	PPG 1171

NOTE:
"A", "C", "F", "B", AND "E" CENTER MARK/EDGE OF REVEAL IS DIMENSIONED "D"

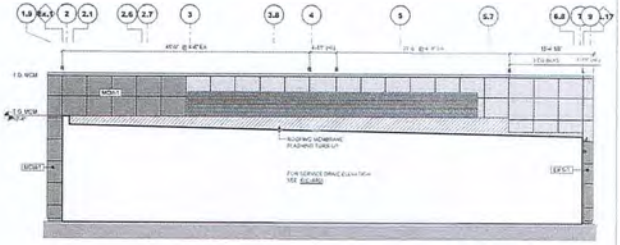
A - RIGHT
B - BOTTOM
C - CENTERLINE
D - LEFT
E - TOP

1. MCM PANEL FINISH TO BE SELECTED BY OWNER
2. SEE REGISTERED FINISH PLAN

CITY APPROVAL STAMP

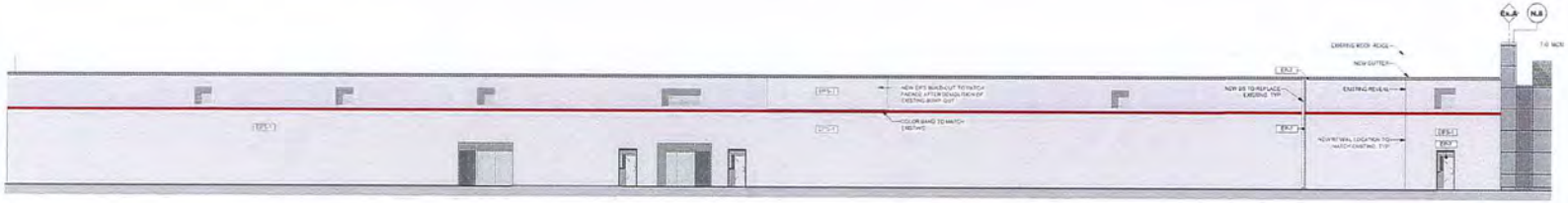
(DEV2023-034)

1 North Elevation - Shop



2 South Elevation - Shop

3 East Elevation - Shop



4 West Elevation - Shop

PRAXIS3

100 Peachtree St. NW
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Atlanta, GA 30303

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404.875.4584 fax
www.praxis3.com

STATE OF FLORIDA
STUART ROSS
AR0019648
10/12/2023
REGISTERED ARCHITECT

Rev	Date	Comments
	01.27.2023	Civil Site Plan
2	10.12.2023	Bid Set

Client
Gib L. Dannehower

451 N New Rd, Daytona Beach, F 32114

Project Number 22006
Project Name
Daytona Toyota

451 N New Rd, Daytona Beach, FL 32114

Sheet Title
Exterior Elevations

Sheet Number
C-A402

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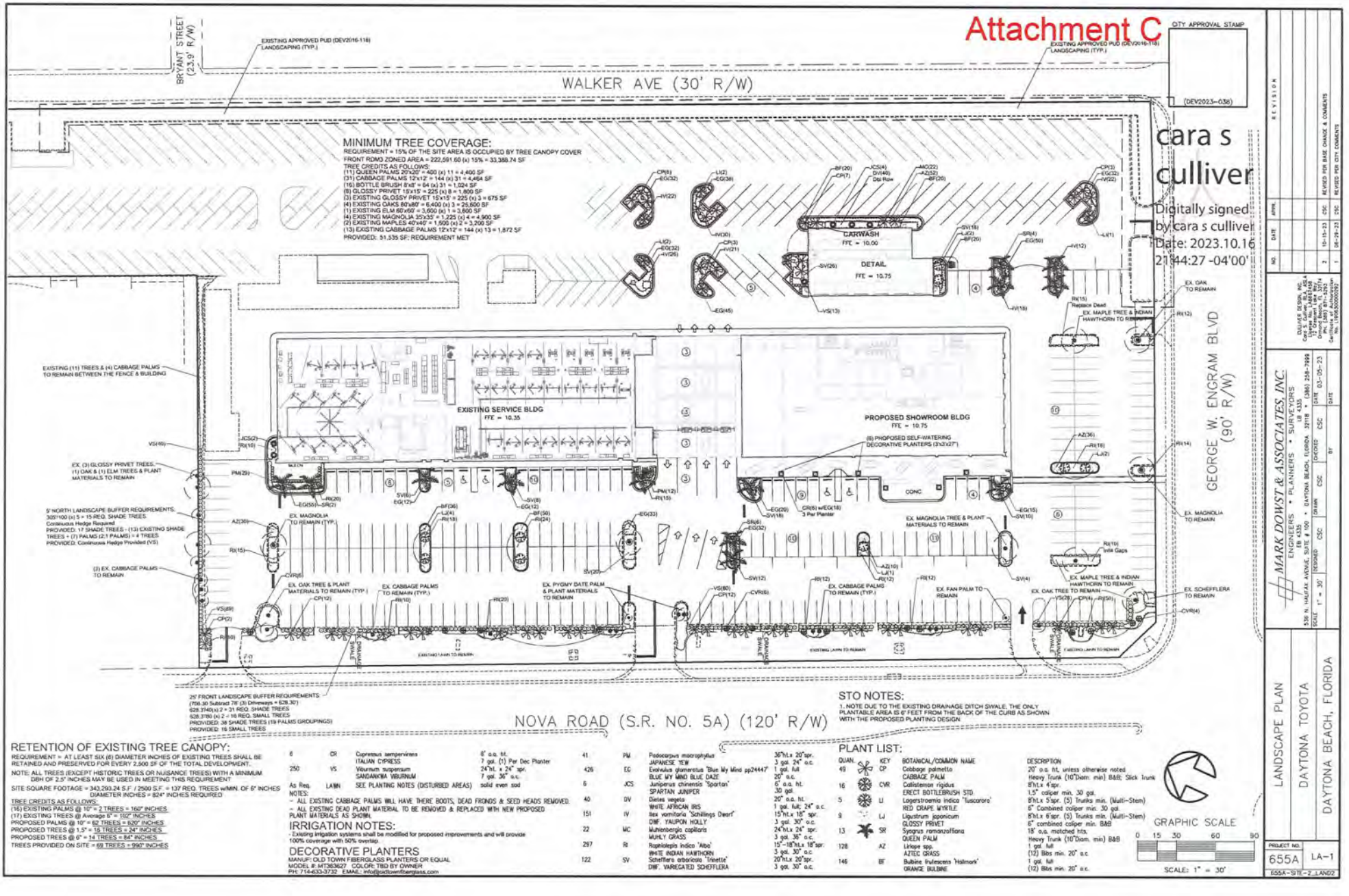
H:\EAST\104 CONSTRUCTION AND PERMIT

Attachment C



cara s culliver
Digitally signed by cara s culliver
Date: 2023.10.16 21:44:27 -04'00'

STO NOTES:

1. NOTE DUE TO THE EXISTING DRAINAGE DITCH SWALE, THE ONLY PLANTABLE AREA IS 6' FEET FROM THE BACK OF THE CURB AS SHOWN WITH THE PROPOSED PLANTING DESIGN.

RETENTION OF EXISTING TREE CANOPY:

REQUIREMENT = AT LEAST SIX (6) DIAMETER INCHES OF EXISTING TREES SHALL BE RETAINED AND PRESERVED FOR EVERY 2,500 SF OF THE TOTAL DEVELOPMENT.

NOTE: ALL TREES (EXCEPT HISTORIC TREES OR NUISANCE TREES) WITH A MINIMUM DBH OF 2.5" INCHES MAY BE USED IN MEETING THIS REQUIREMENT.

SITE SQUARE FOOTAGE = 343,293.24 S.F. / 2500 S.F. = 137 REQ. TREES w/MIN. OF 6" INCHES DIAMETER INCHES = 824" INCHES REQUIRED

TREE CREDITS AS FOLLOWS:
(16) EXISTING PALMS @ 10" = 2 TREES = 160" INCHES
(17) EXISTING TREES @ Average 6" = 102" INCHES
PROPOSED PALMS @ 10" = 62 TREES = 620" INCHES
PROPOSED TREES @ 1.5" = 16 TREES = 24" INCHES
PROPOSED TREES @ 6" = 14 TREES = 84" INCHES
TREES PROVIDED ON SITE = 69 TREES = 990" INCHES

6	CR	Cupressus sempervirens ITALIAN CYPRESS	8' o.a. ht. 7 gal. (1) Per Dec Planter	41	PM	Podocarpus macrophyllus JAPANESE YEW	36"ht.x 20"spr. 3 gal. 24" o.c.	
250	VS	Viburnum suspensum SANDANKWA VIBURNUM	24"ht. x 24" spr. 7 gal. 36" o.c.	426	EG	Evolvulus glomeratus 'Blue My Mind pp24447' BLUE MY MIND BLUE DAZE	1 gal. full 20" o.c.	
As Req.	LAWN	SEE PLANTING NOTES (DISTURBED AREAS)	solid even sod	6	JCS	Juniperus chinensis 'Spartan' SPARTAN JUNIPER	6' o.a. ht. 30 gal.	
NOTES: - ALL EXISTING CABBAGE PALMS WILL HAVE THERE BOOTS, DEAD FRONDS & SEED HEADS REMOVED. - ALL EXISTING DEAD PLANT MATERIAL TO BE REMOVED & REPLACED WITH NEW PROPOSED PLANT MATERIALS AS SHOWN.				40	DV	Dietes vegeta WHITE AFRICAN IRIS	20" o.c. ht. 1 gal. full; 24" o.c.	
				151	IV	Ilex vomitoria 'Schillings Dwarf' DWF. YAUPON HOLLY	15"ht.x 18" spr. 3 gal. 30" o.c.	
				22	MC	Muhlenbergia capillaris MUHLY GRASS	24"ht.x 24" spr. 3 gal. 36" o.c.	
				297	RI	Raphiolepis indica 'Alba' WHITE INDIAN HAWTHORN	15"-18"ht.x 18"spr. 3 gal. 30" o.c.	
				122	SV	Schefflera arboricola 'Trinette' DWF. VARIEGATED SCHEFFLERA	20"ht.x 20"spr. 3 gal. 30" o.c.	

IRRIGATION NOTES:

- Existing irrigation systems shall be modified for proposed improvements and will provide 100% coverage with 50% overlap.

DECORATIVE PLANTERS

MANUF: OLD TOWN FIBERGLASS PLANTERS OR EQUAL
MODEL #: MT363627 COLOR: TBD BY OWNER
PH: 714-633-3732 EMAIL: info@oldtownfiberglass.com

PLANT LIST:

QUAN.	KEY	BOTANICAL/COMMON NAME	DESCRIPTION
49	CP	Cabbage palmetto CABBAGE PALM	20' o.a. ht, unless otherwise noted Heavy Trunk (10"Diam. min) B&B; Slick Trunk
16	CVR	Callistemon rigidus ERECT BOTTLEBRUSH STD.	8'ht.x 4'spr. 1.5" caliper min. 30 gal.
5	LI	Lagerstroemia indica 'Tuscarora' RED CRAPE MYRTLE	8'ht.x 5'spr. (5) Trunks min. (Multi-Stem) 6" Combined caliper min. 30 gal.
9	LJ	Ligustrum japonicum GLOSSY PRIVET	8'ht.x 6'spr. (5) Trunks min. (Multi-Stem) 6" combined caliper min. B&B
13	SR	Syagrus romanzoffiana QUEEN PALM	18' o.a. matched hts. Heavy Trunk (10"Diam. min) B&B
128	AZ	Liriope spp. AZTEC GRASS	1 gal. full (12) Bibs min. 20" o.c.
146	BF	Bulbine frutescens 'Hallmark' ORANGE BULBINE	1 gal. full (12) Bibs min. 20" o.c.

GRAPHIC SCALE
0 15 30 60 90
SCALE: 1" = 30'

NO.	DATE	APPR.	REVISION
2	10-10-23	CSC	REVISED PER BASE CHANGE & COMMENTS
1	08-29-23	CSC	REVISED PER CITY COMMENTS

DULLNER DESIGN, INC.
Cord S. Dullner, RLA #6674
12 Orchard Oak Trail
Ormond Beach, FL 32174
PH: (386) 871-3293
Certificate of Authorization No. LC#0650000092

MARK DOWST & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS
EB #335 LB #335
530 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999

SCALE	DESIGNED	DRAWN	CHECKED	DATE
1" = 30'	CSC	CSC	CSC	03-05-23

LANDSCAPE PLAN
DAYTONA TOYOTA
DAYTONA BEACH, FLORIDA

PROJECT NO. 655A
LA-1
655A-SITE-2_LAND2

Midtown Redevelopment Area

Public Works Projects

Dickerson Center ADA Restroom Upgrades

- Commission District/Description:
  - Remodel of existing non-compliant ADA single occupant restrooms in both the Dickerson Center and the Mickel Brown Activity Building.
  - Zone 3 (Quanity May)
  - Redevelopment Area: Midtown
- Progress
  - As-builts for Dickerson Center obtained, site visit measurements are complete.
- Schedule
  - Schematic Design Drawings complete, demolition to begin in Dickerson by end of 2023
  - Mickel Brown restrooms to be completed after Dickerson restrooms are completed.
- Risks/Challenges:
  - None at this time
- Project Cost:
  - Estimated cost of each restroom is $50,000. There are 4 total restrooms to be remodeled.
- Summary
  - A complete gut and replacement of all necessary systems (finishes, casework, electrical, mechanical, plumbing, to provide compliant ADA restroom solution for both facilities. Code dictates one unisex ADA restroom required per facility.

Division Street Improvements

- Commission District/Description:
  - Zone 3, Midtown Redevelopment Area
  - Design, permit and construct roadway improvements along Division Street between Orange Ave and Live Oak.
- Schedule
  - 100% Design – March 2021
  - SJRWMD Pre-application meeting October, 2023.
  - Solicit Bids (dependent on available funding) – TBD
- Project Cost
  - Cost for surveying, geotechnical, and design services is $42,637.51.
- Summary
  - 100% submittal received, SJRWMD did not grant the City an exemption, so a permit is required.
  - Consultant was asked to submit a SJRWMD permit application on June 21st, so if funding becomes available the project can move forward. Consultant is working on the submittal.
  - Requested supplemental work proposal from consultant to complete required permitting through SJRWMD, anticipated in January 2024. An amendment to Work

Authorization No 4 has been approved by the City Manager. Purchase order sent to the Consultant on Sept 14th

- Reached out to the Redevelopment Director on March 8th for potential funding of the project, currently awaiting a meeting invite to discuss further. Redevelopment is also checking on funding availability. After permitting is complete, the Redevelopment Dept will be approached for funding. If no funding is available, the project will be shovel ready and shelved for a later date.
- After permitting, Project will be on hold pending funding.

Daisy Stocking Park Improvements (Updated)

- Description/Commission District:
  - Project involves a redesign of the Park in order to expand on the Park programming, enhance the overall function and improve the visual aesthetics as the Park has become more in demand and is used as an event venue. Project will include improvements to sidewalks, hardscape, landscaping, lighting, playground and providing shade structure over event seating.
  - Zone 6
  - Midtown Redevelopment CRA
- Progress
  - 100% Design Completed
  - Funding is secured
  - Project was advertised for Bids on Sept 1, 2022
  - Pre-Bid meeting was held Sept 8, 2022
  - Bids were opened on October 17, 2022
  - Final negotiated bid (excluding playground) has been received from Contractor
  - Meeting held with Kompan on Alternative Playground Equipment proposal. City has decided to go with Kompan proposal for playground component.
  - State has approved Construction Contract language.
  - City Commission approval was April 19th.
  - City Commission approval of Kompan playground purchase was April 19th.
  - Preconstruction Conference held May 12, 2023.
  - Notice to Proceed (NTP) set for July 10, 2023.
  - Contractor has completed demo and erosion control and temporary fencing
  - Contractor has completed Drainage pipe and water pipe installation
  - Support Steel for Shade Structure has been erected.
  - PreCon Meeting for KOMPAN playground was held.

- Upcoming Work
  - Review Shop Drawings and Preconstruction submittals.
  - Contractor will continue with site grading and pouring concrete sidewalks and pathways.
  - Playground area construction beginning.

- Risks/Challenges
  - Completion of work within budget
  - Coordination of construction schedule during periods of lower park usage

- Schedule
  - Pre-Bid Meeting Sept 7, 2022
  - Bid Date: October 17, 2022
  - City Commission award April 19, 2023
  - Preconstrution Conference May 12, 2023
  - Notice to Proceed (NTP) July 10, 2023

- Project Costs
  - Negotiated Bid Costs: $2,200,000 Base Bid, $91,000 for Additive Alternate
  - KOMPAN proposal Playground Equipment costs, $143,500
- Summary
  - On schedule Contract awarded to Paul Culver Construction on April 19, 2023
  - Contract was awarded to KOMPAN for Playground equipment and installation on April 19, 2023.
  - Notice to Proceed (NTP) set for July 10, 2023.

Electric Vehicle Chargers

- Commission District/Description:
  - Various City Locations
  - Purchase and install a new EV Chargers at 5 city facilities.
- Progress
  - Reviews completed with several suppliers and utility programs.
  - Locations identified at Breakers Park, Beach St. (Magnolia), City Hall, Mid-Town (Cypress Park/Midtown Center) , and Florida Tennis Center.
  - City will direct buy EV Chargers from SemaConnect as a Source Well partner.
  - City's Property maintenance will provide power and install chargers.
  - Contract issues are being addressed with SemaConnect.
  - SemaConnect was acquired by Blink Charging Co. and an updated contract and quote have been received. The City Purchasing staff is working on the final contract revisions.
- Project Costs
  - $90,000.00 estimated
- Summary
  - Public Works evaluated the request from the City Manager to install EV Chargers at 5 City facilities. Several vender options were reviewed. SemaConnect was selected to provide the chargers and software that will give the City a return on investment opportunity.

Former Police Station-990 Orange Avenue

- Commission District/Description:
  - Zone 6
  - Midtown Redevelopment Area
  - Remediate site for redevelopment purposes.
- Schedule
  - Baseline Groundwater Sampling – December 2023
  - Excavate Contaminate Soils (Remediation) – February 2024
  - Install monitoring wells – March 2024
  - 1st Quarterly Groundwater Sampling – May 2024
- Project Cost

- Cost for sampling, remediation activities, and four quarters of groundwater sampling and monitoring $150,000.

- Summary
  - This underutilized former Police Station parcel is in a key location for redevelopment. The Redevelopment Department has been diligently working to get private partnerships to invest in the property. This parcel is in a prime location within the Midtown CRA with lots of potential. To get the best return on investment and remove any FDEP constraints associated with redevelopment, City staff believes remediating the site is the best option in moving forward.
  - Prepare agenda item for the approval of the remediation, sampling, and reporting work authorization. CRA provided necessary funding.
  - City Commission approved the work on November 1st. The Purchase Order was issued on Nov 14, 2023 for the Consultant to complete a groundwater sampling event and based on those results will begin the remedial action activities at the site. Groundwater sampling tentatively scheduled for the week of December 18th.
  - Request project schedule from Consultant, they will finalize schedule after verifying Contractor availability.
  - Developer to apply for a grant in August 2024, by then project will be in the monitoring phase with the goal of receiving a Site Rehabilitation Completion Order from the FDEP prior to potential grant award.

Road Resurfacing Program

Current/upcoming phase outside of CRA this month.

THE STOMPDOWN

The Stompdown
909 Magnolia Ave.
Daytona Beach, FL

Michele Toliver
Redevelopment Project Manager
The City of Daytona Beach
301 S. Ridgewood Ave, Rm 240
P.O. Box 2451
Daytona Beach, FL 32115-2451

Hello Ms. Toliver,

The Stompdown is a national step show event that provides youth, college students & alumni from all over the nation an outlet to display their talents and gifts through the art of step and dance.

The Stompdown outreach initiatives have included step shows, seminars, and workshops to inspire individuals and empower families. The Stompdown is a positive community event for all audiences with the primary focus on our youth & college students, in which scholarships are given along with an educational element to encourage our youth to stay in school. We want to encourage our youth to continue to seek post-secondary education and higher learning while pursuing their dreams.

As part of our College Outreach Program called "S.T.E.P." (Students Transforming Education into Purpose) we use this platform to donate thousands in scholarships to outstanding and deserving students in our community. The Stompdown Outreach Program also provides an opportunity for underserved youth and families to have a unique experience of a step cultural performance.

THE STOMPDOWN

The Stompdown will be held in Daytona Beach, Florida on April 6th, 2024, at the Mary McLeod Bethune Performing Arts Center at 7:30 p.m.

We would like to ask The City of Daytona Beach Redevelopment & Neighborhood Services to come aboard as a title sponsor for $25,000. This will cover supplementing ticket cost, venue cost, prize money, scholarships, staff, and marketing (radio, television, and social media). Title Sponsorship also covers the cost of the "The Stompdown Expo", which consists of social organizations, local youth organizations, college/university admissions officers, fitness & health sessions, mental health advocacy, educational resources, workforce development, career/ internship booths, youth development, and other vendors that serve the Midtown Community to set up vendor exhibits in the lobby where attendees and organizations can establish personal relationships prior to the competition. We look forward to working with you and helping you serve the Midtown Community.

Sincerely,

Bryan Elliott

Director of Community Relations & Communications

404-599-9501

bryan.thestompdown@gmail.com