



# THE CITY OF DAYTONA BEACH

Redevelopment & Neighborhood Services Division

P.O. Box 2451

Daytona Beach, FL 32115-2451

PHONE: 386-971-8180

## AGENDA

### Midtown Redevelopment Board Meeting

6:00 PM - Tuesday, August 13, 2024

City Commission Chambers

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1. CALL TO ORDER
2. ROLL CALL
3. INVOCATION
4. PLEDGE OF ALLEGIANCE TO THE FLAG
5. APPROVAL OF AGENDA
6. APPROVAL OF MINUTES
  - 6.A. July 9, 2024 Meeting Minutes  
[MRB Minutes 07092024](#)
7. VALENCIA SQUARE PLANNED DISTRICT - PLANNED DEVELOPMENT - REDEVELOPMENT DEV2023-065 (QUASI-JUDICIAL HEARING)
  - 7.A.

A request by Robert A. Merrill, Cobb Cole, on behalf of Framework Group, LLC (property owner) to approve a rezoning of 3.25± acres of land at 544 Orange Avenue from the Redevelopment Midtown - Neighborhood Transition Mixed Use (RDM-5) zoning district to Planned Development-Redevelopment (PD-RD) to allow for development of a mixed income, multifamily housing complex project with 62 residential units and associated site improvements.

[1 Valencia Square Rezoning \(DEV2023-065\) Staff Report](#)
8. STAFF REPORTS
  - 8.A. Police Department - Captain Conde
  - 8.B. Code Compliance - Ms. Sara Kirk
  - 8.C. Redevelopment Projects - Ms. Michele Toliver
9. PRESENTATION - SPOTLIGHT ON MIDTOWN
  - 9.A. Mr. Jared Thompson  
100,000 Arts  
942 W. International Speedway Blvd., Daytona Beach, FL
  - 9.B. Ms. Tonette Kinsler  
Naughty Petals, LLC.

944 W. International Speedway Blvd., Daytona Beach

10. OLD BUSINESS
11. NEW BUSINESS
  - 11.A. Volusia County - Transform386  
Mr. Christopher Williams, Compliance Activity Project Manager
12. PUBLIC COMMENTS
13. BOARD COMMENTS
14. MEETING RECAP/FOLLOW-UPS FOR THE NEXT BOARD MEETING
15. ADJOURNMENT

**NOTICES** - Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the City Commission 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.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023



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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 City Commission meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Telephone: 386-671-8023, Email: [clerk@codb.us](mailto:clerk@codb.us) not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 7-1-1 or 1-800-955-8771.

**MIDTOWN REDEVELOPMENT BOARD  
MINUTES OF THE REGULAR MEETING  
Tuesday, July 9, 2024**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, July 9, 2024, at 6:00 p.m. in the City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

**Board Members Present**

Ms. Renee Richardson, Chair  
Ms. Davita Bonner, Vice Chair  
Ms. Joan Sheppard  
Ms. Cathy Washington (Ex-Officio)  
Mr. Lynn Thompson  
Mrs. Tangela Hardy  
Pastor Eddie Lake

**Staff Members Present**

Ms. Michele Toliver, Redevelopment Project Manager  
Mr. David Russell, Assistant City Attorney  
Sergeant Booth, Daytona Beach Police Department  
Mrs. Mandana Carry, Office Specialist III

**1. Call to Order**

Ms. Richardson called the meeting to order at 6:00 p.m.

**2. Roll Call**

Mrs. Carry called roll and listed members as present above.

**3. Invocation**

Pastor Lake gave the invocation.

**4. Pledge of Allegiance**

The Pledge of Allegiance was stated.

**5. Approval of Agenda**

A motion was made to approve the agenda by Mr. Thompson, Seconded by Ms. Sheppard.  
The motion carried 6-0.

**6. Approval of Minutes**

A motion was made to approve the minutes from May 14, 2024, by Mr. Thompson, seconded by Ms. Sheppard. The motion carried 6-0.

**7. MIDTOWN PLAZA PLANNED DISTRICT-PLANNED DEVELOPMENT-REDEVELOPMENT DEV2022-164(QUASI-JUDICIAL HEARING)**

Ms. Toliver presented a request by Robert A. Merrell of Cobb Cole on behalf of QM Investments, LLC, the property owner, to rezone approximately 0.27 ± acres of land located at 534, 536, 538, 540, 542 and 544 Dr. Mary Mcleod Bethune Boulevard. The applicant requested to change the zoning from Redevelopment Midtown-Neighborhood Center Mixed Use to Planned Development-Redevelopment to allow additional uses and site improvements.

Ms. Sheppard inquired about the permit review, expressing her belief that all permits should be reviewed to ensure they comply with regulations.

Ms. Toliver responded that staff would review the permits, but they won't undergo the regular review process.

Mr. Thompson raised concerns about a business located near this property that occasionally causes problems and attracts large crowds. He is concerned that approving this request might set a precedent, potentially leading to more live entertainment and similar issues in the area. He emphasized the need for controls to prevent these problems as they aim to improve the neighborhood.

Ms. Toliver explained that any property owner in the area, or elsewhere in the city, can apply for a planned development to add live entertainment, but it must go through staff review and be presented to the Board.

Pastor Lake asked if there were any unresolved questions from property owners at neighborhood meetings and whether the 20 attendees reflect decent engagement.

Ms. Toliver confirmed that this is considered a good engagement for the area.

Mr. Russell explained that special events currently require a permit and are limited to 14 days. However, the applicant wants to hold events for up to 10 days each without needing a formal special event permit every time. These events would still undergo a safety review by the police and fire departments.

Ms. Sheppard inquired if the law department conducted an impact study and provided their input.

Ms. Toliver responded that a special review was done, particularly due to the request for hookah use, and the police department has reviewed it.

Ms. Sheppard then asked if there are plans to increase police presence.

Jessica Gow expressed support for the property's mission, noting their dedication to improving the property and engaging with the community. She explained that the

modifications aim to fit the existing structures into compliance, like a previous project with U-Haul, as older buildings often don't meet current code requirements.

Ms. Gow highlighted the rear area behind the two buildings and the modifications to allow year-round temporary events and specific operating hours. She added that for large events with tents or tables, a layout must be provided to the city staff, fire, and police departments for review 30 days in advance.

Ms. Gow emphasized the importance of public benefit in planned developments, highlighting community engagement and space upgrades. She noted that the neighborhood meeting was well-attended. Another exciting aspect is the transition of Midtown Café to a catering approach over the summer, with plans for a "ghost kitchen," a restaurant incubator space similar to what Dahlia's restaurant offered under a Planned Development agreement.

Ms. Richardson asked if Midtown Café would remain in the same area.

Ms. Gow confirmed it would occupy one of the buildings in the adjacent space. She added that the property owner has no guaranteed redevelopment plans. However, past discussions included potential retail or restaurant space with a dwelling unit above.

Ms. Toliver added that the property owner has applied for a grant to replacing the roof, windows, and doors.

Ms. Hardy inquired about measures to prevent 18-year-olds from purchasing from the outside bar at events.

Ms. Gow clarified that the outside bar will be an extension of the restaurant, requiring a caterer with the appropriate liability. Otherwise, the licensed restaurant area would extend to include the event space, ensuring compliance and liability coverage for alcohol service.

### **PUBLIC COMMENTS**

Pierre Louis, 130 S Franklin Street, commented in favor of the request and commended the property owner.

John Nicholson, 413 N Grandview Avenue, stated that he doesn't want to oppose the request but is concerned about restrictions on the property. He supported more entertainment and wanted the operating hours to extend to 2 a.m.

Ms. Hardy asked whether the time of operations was requested by the owners or mandated by the city.

Ms. Toliver stated that it was requested by the property owner. While staff provides feedback on safety and other issues, the operating hours are set by the owners.

Ms. Richardson asked about the current closing time for businesses that host night events.

Ms. Toliver responded that the standard closing time is midnight, but specific businesses can apply for extended hours permits, allowing them to stay open until 2 a.m.

Amaya Albury, 538 Dr. Mary McLeod Bethune, stated support for the request and she will open her business at the property. She shared her excitement, her professional background and her goals for improving the area.

### **BOARD ACTION**

A motion was made to recommend approval to the planning board by Mr. Thompson, seconded by Ms. Sheppard. The motion carried 6-0.

## **8. Staff Reports**

### **8a. Police Department- Captain Conde**

Sergeant Booth presented crime statistics from May 14 to the present. He highlighted their traffic initiative for July to focus on the Dunn Ave corridor to increase police presence and reduce crime in the city's center.

Ms. Sheppard inquired about statistics on breaking and entering.

Sergeant Booth stated that he would gather the information and relay it to Captain Conde.

### **8b. Code Compliance – Ms. Kirk**

Not in attendance.

### **8c. Redevelopment Projects- Ms. Toliver**

Ms. Toliver mentioned the upcoming Army Corps of Engineers community meeting for the flood study meeting on July 16, the Choice Neighborhood Grant public meeting on July 23, the mobile food drop event on July 11, and the summer food program from June 3 to August 9, 2024.

Ms. Toliver reported that on June 17<sup>th</sup>, the City, supported by CRA funds through Midtown, successfully closed on the acquisition of the former Shiloh church and surrounding properties.

She noted ongoing negotiations for other properties in Midtown. She also mentioned that other plans include developing a streetscape and kiosk on Dr. Mary McLeod Bethune Blvd., which will require an RFP process. Ms. Toliver stressed that these efforts are aimed at enhancing the areas and making a lasting impact, underscoring that meaningful change takes time.

## **9. Presentation- Spotlight on Midtown**

### **9. A. Mr. Ben Spiller**

**Benny’s Smoke and Vape, 519 W. International Speedway Blvd, Daytona Beach Fl**

Mr. Spiller recently opened his tobacco and accessories business just a month ago, located across from Spanos. At 22 years old, this is his first business venture, based on skills he learned and his familiarity with the industry. His business is promoted by word of mouth and flyers, operating daily from 9 a.m. to 11 p.m.

He earned his AA degree from Daytona State, Mr. Spiller was introduced to the business by a former coworker who highlighted its flexibility and the opportunity to work on his homework. He built connections with customers, many of whom are now regulars, he eventually took on store management roles for the person who initially introduced him to the industry.

**9.B. Mr. Zach Franckhauser, Business Developer**

**Ms. Kim Rivers, CEO Trulieve, Inc, 812 W. International Speedway Blvd, Daytona Beach Fl**

Mr. Franckhauser discussed Trulieve's as Florida’s largest medical marijuana company with 140 dispensaries statewide. He joined in 2016 at their Tallahassee location and quickly advanced to business development. Trulieve expanded into Volusia County in 2019 and opened their 50th dispensary in Daytona Beach in May 2020. They employ 80 people across their four local locations, with over 20 at the Daytona Beach store.

Mr. Thompson asked about his expectations for Amendment 3.

Mr. Franckhauser mentioned they are optimistic about its passage.

Ms. Hardy asked about the target demographic for their current location.

Mr. Franckhauser explained that their demographic is medical cannabis patients.

**10. Old Business**

None.

**11. New Business**

None.

**12. Public Comments**

Anita Pologa, City Clerk's Office, she introduced herself as a new employee and highlighted a recruitment campaign for board members. The campaign aims to fill vacancies across various boards and encourages citizens to apply.

Pierre Louis, 130 S Franklin Street, inquired about updates regarding Transform 386 for underground utilities and the status of digital signage.

Pastor Lake asked about the expansion of fiber optic cables in Midtown.

Ms. Toliver explained that discussions have occurred under Mr. Thomas's tenure, and they are actively urging Public Works to work with Florida Power and Light to move this forward.

John Nicholson, 413 N Grandview Avenue, urged the board to compile a list detailing the funds allocated and actions taken by the city in Midtown.

Schemetta Wilson, 225 S Franklin Street, expressed frustration about abandoned cars and trash in yards within her neighborhood.

Ms. Sheppard offered to work with Ms. Wilson to facilitate assistance.

Ms. Toliver recommended using the See, Click, Fix app to report these issues and pledged to follow up on.

Pierre Louis suggested that some residents need funding assistance for some code violations.

### **13. Board Comments**

Several Board members commented on a good meeting and thanked City staff.

Mr. Thompson thanked the Board and City staff for support of the play, "A Chance for Redemption". Following the play's success, they conducted workshops to refine the concept and renamed it "The Golden Midtown." Recently, they were honored to be selected for the prestigious International Black Theater Festival in Winston Salem, where they will present a featured reading in late July.

### **14. Meeting Recap/Follow-Ups For the Next Board Meeting**

None.

### **15. Adjournment**

The meeting was adjourned at 7:49 p.m.

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Renee Richardson, Chair

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Chernecia Campbell, Board Secretary

Agenda Item 7 (Quasi-Judicial Hearing)  
**Rezoning - Planned Development-Redevelopment**  
 DEV2023-065  
 Valencia Square Planned District

**STAFF REPORT**

**DATE:** August 1, 2024

**TO:** Midtown Redevelopment Board Members

**FROM:** Michele Toliver, Redevelopment Project Manager

**PROJECT REQUEST**

A request by Robert A. Merrell of Cobb Cole, on behalf of Framework Group, LLC, to approve a rezoning of 3.73± acres of land at 544 Orange Avenue from, Redevelopment Midtown – Neighborhood Transition Mixed Use (RDM-5) zoning district to Planned Development-Redevelopment (PD-RD) to allow for development of a mixed income, multi-family housing complex project with 62 residential units and associated site improvements.

**PROJECT LOCATION**

The subject property is located at 544 Orange Avenue (Parcel #533901240060) (*Attachment A: Map Series*). The existing uses, future land uses, and zoning classifications for the subject site and adjacent parcels are illustrated in the following table.

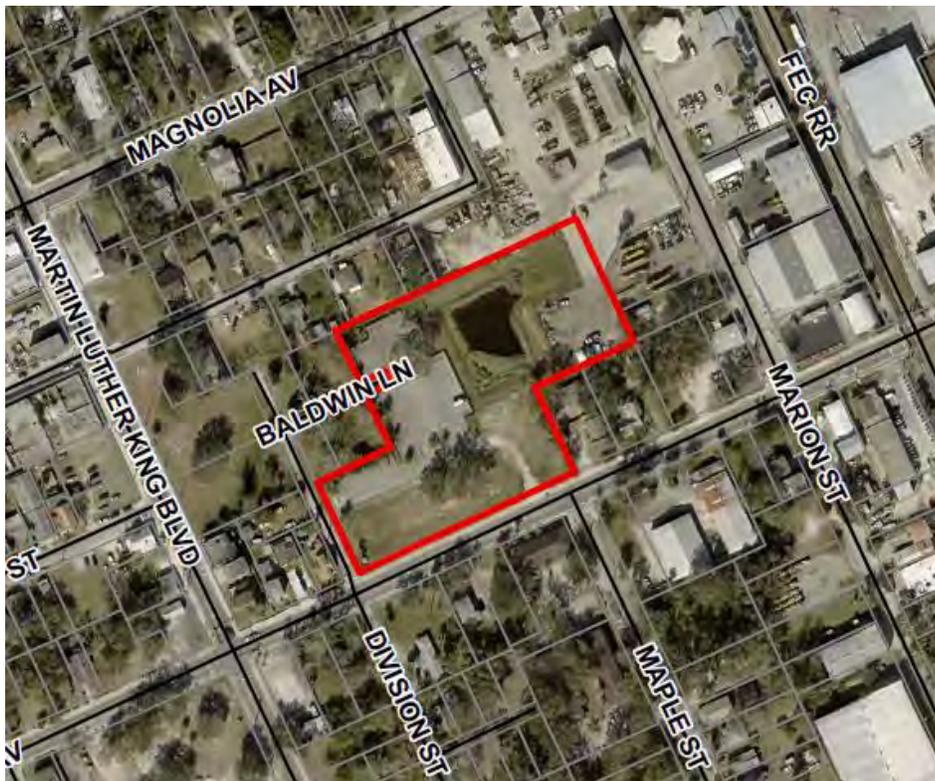
**Table 1: Land Use and Zoning**

	Existing Uses	Future Land Use Designation	Existing Zoning Classification
<b>Site</b>	544 Orange Avenue Speedway Blvd.	Commercial Transitional	Redevelopment Midtown Neighborhood Transition Mixed Use (RDM-5)
<b>North</b>	Residential Industrial Services	Commercial Transitional	Redevelopment Midtown – Neighborhood Transition Mixed Use (RDM-5) Redevelopment Downtown – Local Business Services (RDD-7)
<b>South</b>	Office Buildings, Residential	Commercial Transitional	Redevelopment Midtown – Neighborhood Center Mixed Use (RDM-2) Redevelopment Midtown Neighborhood Transition Mixed Use (RDM-5)
<b>East</b>	Single Family Vacant Land	Commercial Transitional	Redevelopment Midtown – Neighborhood Center Mixed Use (RDM-2) Planned Development-Redevelopment
<b>West</b>	Residential Motor Vehicle Sales and Service Industrial Services	Commercial Transitional Local Service Industry	Redevelopment Midtown Neighborhood Transition Mixed Use (RDM-5) Redevelopment Downtown – Local Business Services (RDD-7)

## **PROJECT DESCRIPTION & BACKGROUND**

This property was previously used by the City’s Public Works department as a storage yard with parking. The City Commission approved an acquisition and incentive agreement with Framework Group, LLC on November 2, 2022 (Resolution No. 2022-13) for a multifamily development on this property. In exchange for 24 affordable rental units, Framework will acquire the property at no cost. Also, there will be a reimbursement of 70% of the ad valorem tax increment for 10 years not to exceed \$655,000.

The applicant request is to rezone 3.73± acres of land at 544 Orange Avenue from the Redevelopment Midtown – Neighborhood Transition Mixed Use (RDM-5) zoning district to Planned Development-Redevelopment (PD-RD) to allow for development of a multifamily housing complex to include 62 residential units and associated site improvements.



*Aerial View of the Existing & Additional Properties*

## **PROJECT ANALYSIS**

Review of and the decision on a PD-RD rezoning application shall be based on compliance of the proposed zoning reclassification and PD Plan/Agreement with the review standards in Section 3.4.D.3, Site-Specific Zoning District Map Amendment Review Standards, and the General Standards for the 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;**

Staff finds the proposed redevelopment furthers the goals, objectives, and policies of the City's Comprehensive Plan and the Midtown Master Plan as follows:

**5.6 Land Use Objective**

5.6.5 Properties located within the Redevelopment Area shall be developed in conformance with the objectives, policies, and land use designations of the Land Use Element of the City's Comprehensive Plan as it exists, or it may be amended from time to time.

### City's Comprehensive Plan

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.

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

The 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/Agreement. The applicant is proposing the several modifications to these standards (*Attachment B: Modifications and Benefits Letter*).

The Applicant has identified waivers for the following requirements in the Land Development Code (LDC):

- ✓ Section 4.2.C – Multifamily Residential - Development Standards
- ✓ Section 6.2 – Off-Site Parking
- ✓ Section 6.10. –Signage

If all the requested LDC modifications are granted, the proposed PD agreement will not conflict with the LDC.

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

The applicant has provided a Modifications/Benefit letter that details the proposed public benefits and addresses the standard for a demonstrated community need (*Attachment B: Modifications and Benefits Letter*).

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

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

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

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

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

Providing certainty of the uses at the property and adding landscaping will have a positive effect on the property values in the area.

**vii. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and**

The City’s Technical Review Team (TRT) has reviewed the proposed plan and offers no objection to the rezoning and the proposed uses.

**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.**

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

**b. If the applicant demonstrates that the proposed amendment meets the criteria in subparagraph [a] above, whether the current zoning district designation accomplishes a legitimate public purpose.**

The City’s TRT has reviewed the PD Amendment request and has found it to be acceptable if the requested LDC modifications are granted.

### **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 site plan (*Attachment D: PD Plan*) for development of the subject site.

**Stormwater:** On-site stormwater retention/detention facilities will be constructed in conjunction with the development. The stormwater retention/detention facilities will be maintained at a level consistent with the standards of the St. Johns River Water Management District and City. Collection and transmission facilities shall be located pursuant to the approved site plan, or site plans approved for individual lots or structures.

**Parking:** Parking shall be provided generally as shown on Exhibit B of the PD Plan. Developer shall be permitted to relocate the parking fields and structures shown on Exhibit B so long as the relocation is otherwise consistent with this Agreement and the LDC. Compact parking may be permitted to meet a maximum of 20% of the minimum off-street parking requirements. Compact parking spaces shall meet the minimum dimensional requirements of 8 ½’ x 17’. Tandem parking spaces shall be permitted within the site, so long as tandem spaces are dedicated for use by the same dwelling unit.

**Landscaping:** Landscaping shall be provided in accordance with the LDC, except as modified herein. Developer shall utilize landscaping to soften hard lines of structures abutting public areas. Coordination of landscaping shall be addressed during the Site Plan approval process. Developer shall have the right to remove historic trees illustrated on the Tree Removal Plan included herein, and specimen trees on the property, subject to approval by the City Commission, so long as tree preservation requirements in Section 6.15.A of the LDC are met, except as modified herein. For every 1 caliper inch of specimen trees removed below minimum preservation standards, 2 caliper inches of replacement trees will be required. For every caliper inch of existing tree canopy removed (below 15% of total tree canopy), 1 caliper inch replacement trees will be required. The following landscape buffers shall be required for the Property's overall periphery:

Orange Avenue: 10 ft.  
Division Street: 10 ft.  
Abutting Existing Residential: 10 ft.  
All other: 5 ft.

**Signage:** The Property shall be permitted a maximum of two monument signs, with a maximum combined sign area of 200 square feet (or 100 sq. ft. per sign) and a maximum sign height of 20 feet.

## **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 and generally consistent with the Midtown Redevelopment Plan and Midtown Master Plan if the requested LDC modifications are granted.

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

Staff has reviewed the proposed development plan and has found it to be compatible with the surrounding area. The Applicant has conducted a neighborhood meeting, as required by the LDC. A summary of the neighborhood meeting prepared by the Applicant is *Attachment C*.

## **4. Development Phasing Plan**

Development of the Property may occur in multiple phases, but it is not required. In the event that development is phased, the order, size, and configuration of phases may be modified, and each proposed phase shall be required to install all necessary infrastructure, including all necessary easements and dedications, in order to stand alone, with the support of previously built phases. In the alternative, Developer may construct the infrastructure necessary for full buildout, including parking, of the Property during the construction of any phase. Each phase shall be built so as to be consistent with applicable City standards and this Agreement. In the event of a conflict between this Agreement and other City standards, this Agreement shall control. Permits for development of phases or sub-phases may be submitted for approval through the City's Site Plan process. Temporary staging of construction equipment and material shall be permitted on parcels in undeveloped phases during construction.

**5. Conversion Schedule**

Not applicable.

**6. On-Site Public Facilities**

Not applicable.

**7. Uses**

The following are the proposed uses in the PD agreement subject to compliance with the Use-Specific Standards set forth in Article 5, LDC:

Multifamily Dwelling  
Multifamily Complex

**8. Densities/Intensities**

Not applicable.

**9. Dimensional Standards**

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

- (1) Maximum building height: 45 ft.
- (2) Minimum building setbacks:
  - a. Front: 10 ft.
  - b. Side: 5 ft.
  - c. Rear: 10 ft.
- (3) Maximum individual building size: N/A;
- (4) Maximum building coverage: 40%;
- (5) Minimum open space: 15%;
- (6) Maximum impervious surface area: 75%;
- (7) Maximum density: 40 dwelling units per acre (du/ac);
- (8) Minimum lot size: 10,000 sq. ft.;
- (9) Minimum individual living unit area:
  - a. 1 BR – 450 sq. ft.;
  - b. 2 BR – 550 sq. ft.;
  - c. 3 BR – 700 sq. ft.;
  - d. 4+ BR – 900 sq. ft.
- (10) Minimum building space: 30 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 shown below:

### **Proposed LDC Modifications:**

The applicant's Waiver and Benefits letter (*Attachment B: Modifications and Benefits Letter*) details the proposed modifications.

#### **Development Standards**

Under LDC Section 4.2.C., Multifamily Residential-12 (MFR-12), which is a comparable zoning district to the proposed residential density proposed here, the City's LDC states that minimum spacing between dwellings in a multifamily complex shall be 40 feet front-to-front, front-to-rear, or front-to-side, and 25 ft side-to-side. The Applicant is requesting a modification to provide a uniform building spacing of 30 ft. for the proposed project. The spacing will ensure adequate spacing between structures will allow development of the residential density contemplated by the City, CRA and Applicant.

#### **Off-Street Parking**

Section 6.2 of the LDC does not contemplate the provision of compact spaces outside of a parking garage or parking lot as a principal use. The Applicant is requesting the ability to provide a maximum of 20% of parking spaces within the site to be utilized for compact spaces. The Applicant is also requesting a modification to allow the use of tandem spaces within the development, so long as such spaces are dedicated to the same unit.

#### **Signage:**

The table in Section 6.10.K.6.A of the LDC sets forth signage requirements for the current zoning with a maximum height of 8 ft, and a maximum sign area of 60 sq. ft., and a standard multifamily complex is permitted a combined sign area of 64 sq. ft. with Planning Board authorization – the Applicant is requesting a uniform sign program of 2 monument signs, limited to a maximum combined sign area of 200 sq. ft., with a maximum height of 20' – the proposed sign schedule will ensure adequate visibility and a sense of arrival for the proposed development, aid in resident and visitor navigation, and create an aesthetically pleasing entry to the site.

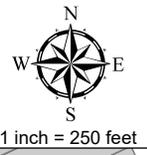
### **RECOMMENDATION**

Provided all LDC modifications are accepted, Staff recommends approval to rezone 3.73± acres of land at 544 Orange Avenue from the Redevelopment Midtown – Neighborhood Transition Mixed Use (RDM-5) zoning district to Planned Development-Redevelopment (PD-RD) to allow for development of a mixed income, multi-family housing complex project with 62 residential units and associated site improvements.

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

The item is tentatively scheduled to be heard by the Planning Board on August 22, 2024, and by the City Commission for first reading on October 2, 2024 and for second reading (public hearing) on October 16, 2024.

# LOCATION MAP



ATTACHMENT A

Document Path: C:\Users\lsamm\City of Daytona Beach\Information Technology - GIS\MapSeries\DEV2023-065\DEV2023-065.aprx



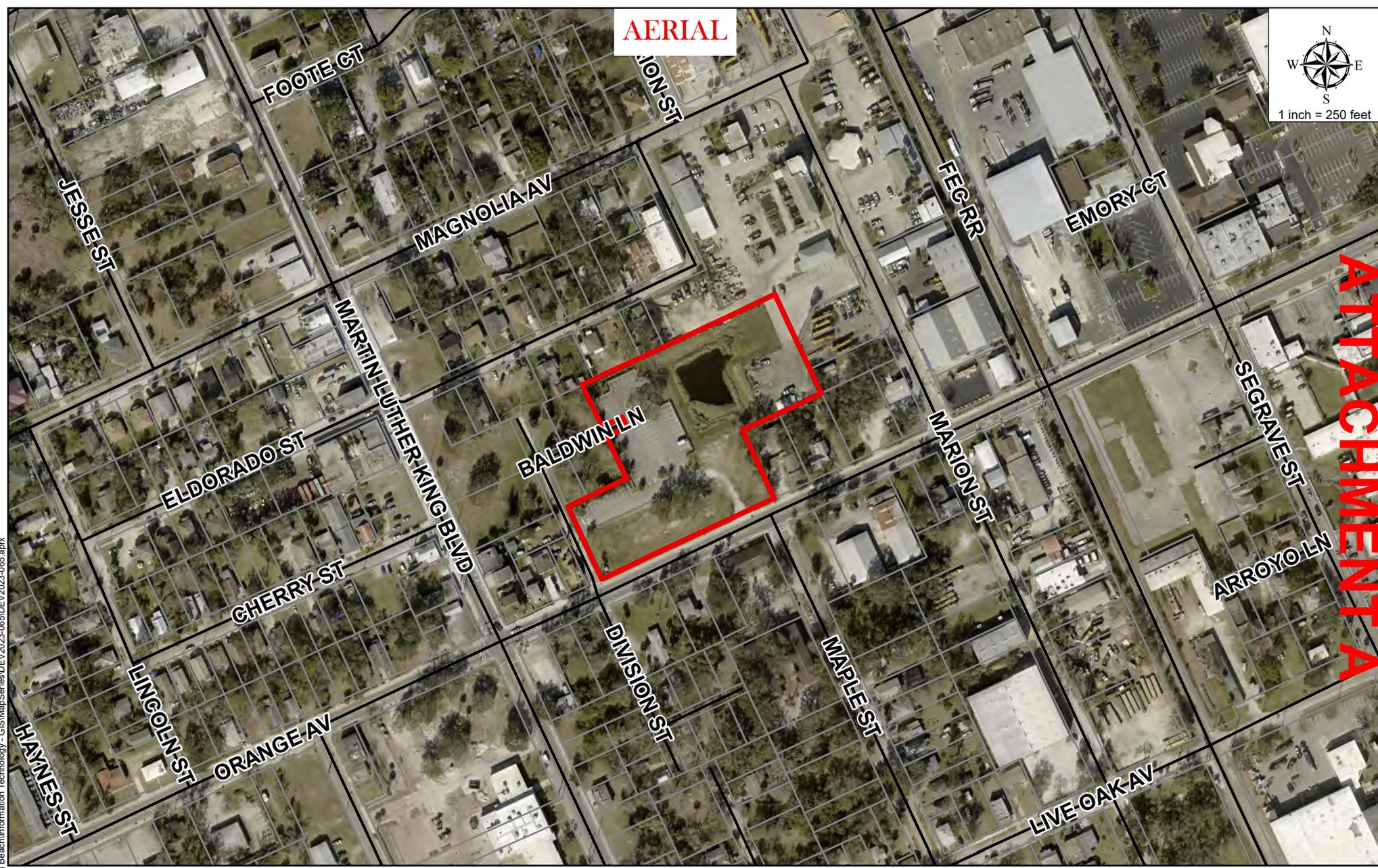
## DEV2023-065 VALENCIA SQUARE LOCATION MAP

City of Daytona Beach Map disclaimer:  
This map was developed and produced by the City of Daytona Beach GIS. The map is 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. Map discrepancies should be brought to the attention of City Engineering and or Development Services.

AERIAL



1 inch = 250 feet



ATTACHMENT A

Document Path: C:\Users\tsamm\City of Daytona Beach\Information Technology - GIS\MapSeries\DEV\2023-065\DEV\2023-065.aprx



# DEV2023-065 VALENCIA SQUARE AERIAL MAP

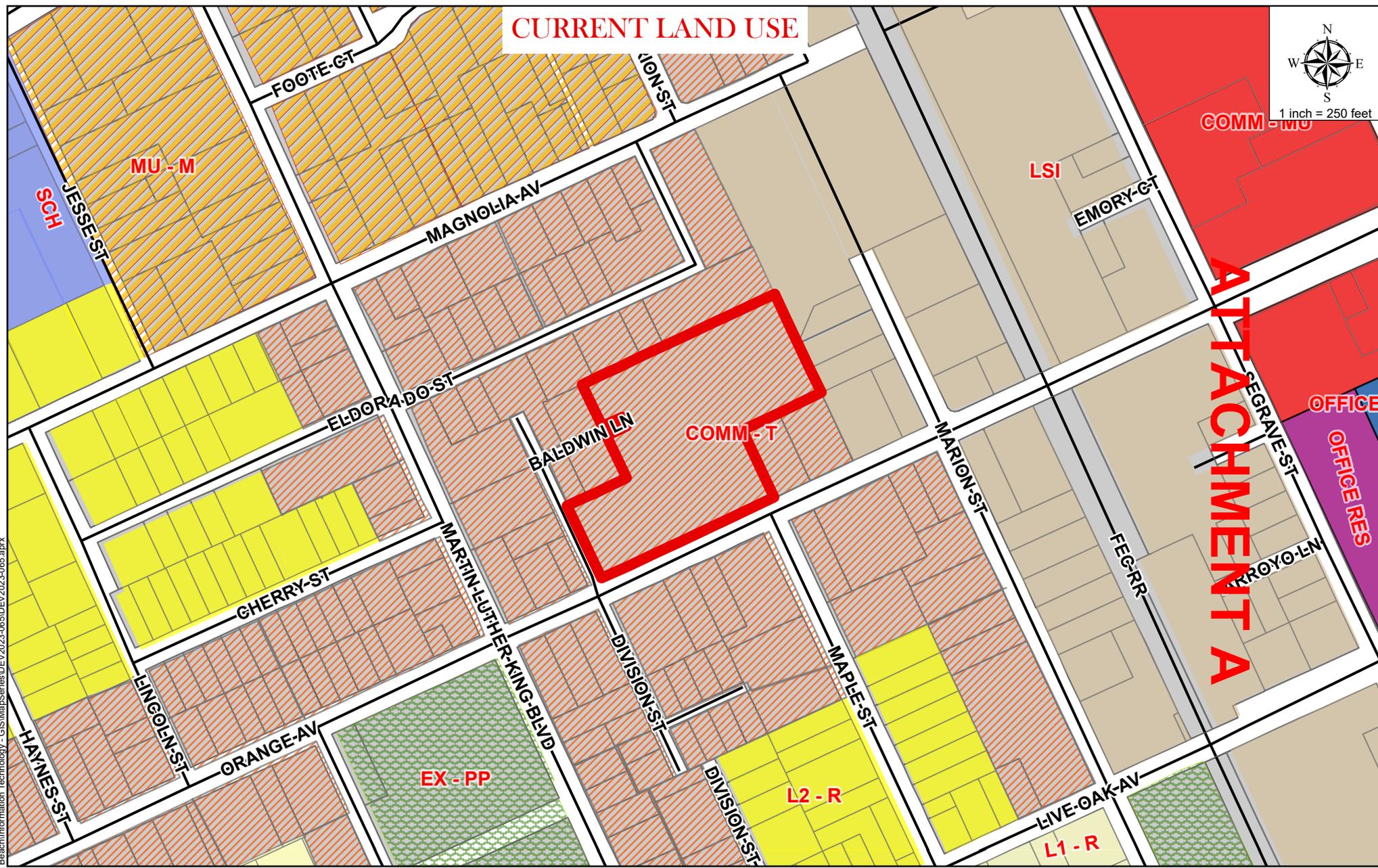
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**CURRENT LAND USE**



1 inch = 250 feet



**ATTACHMENT A**

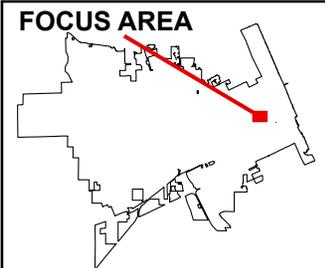
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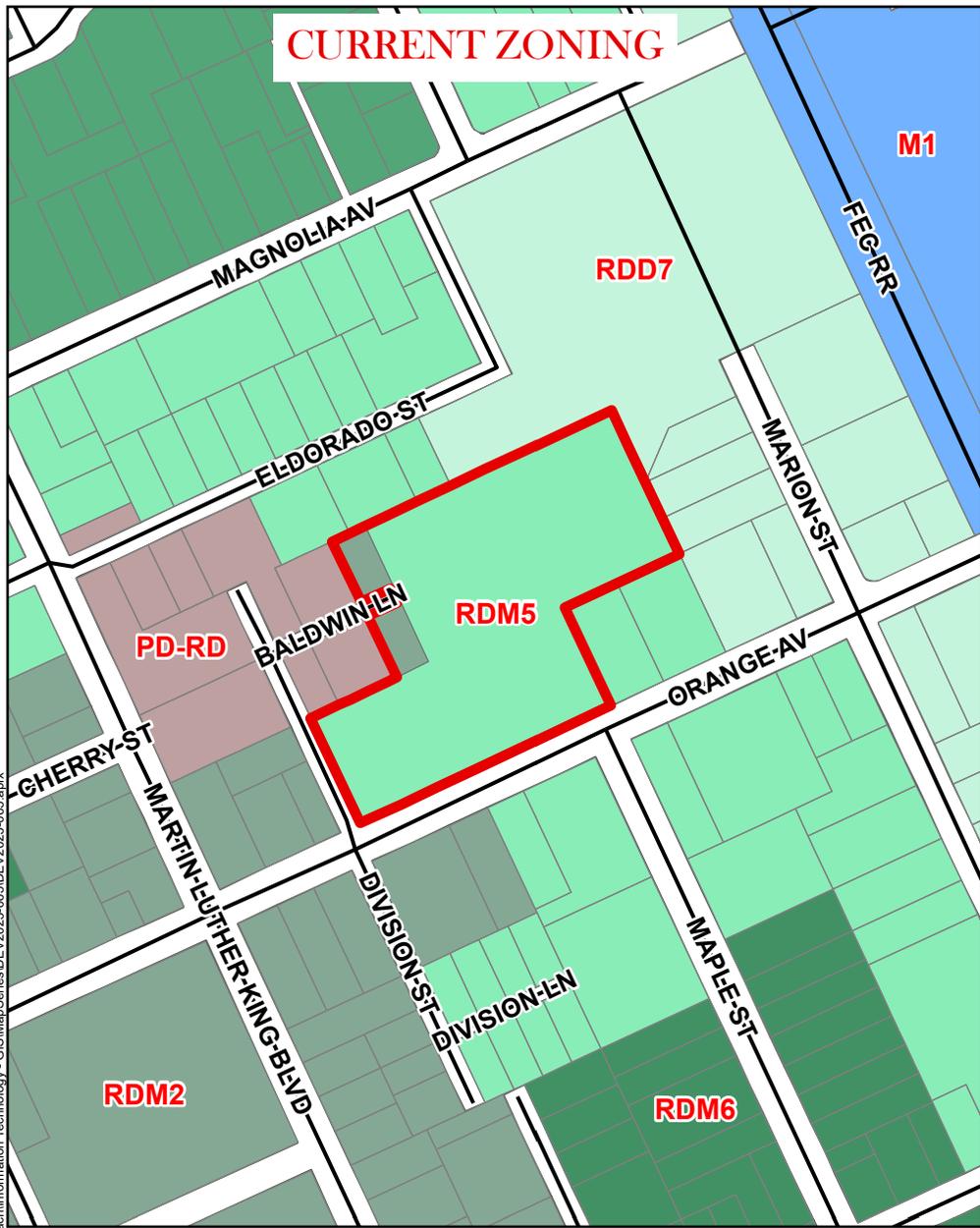
**DEV2023-065  
VALENCIA SQUARE  
CURRENT LAND USE MAP**

City of Daytona Beach Map disclaimer:

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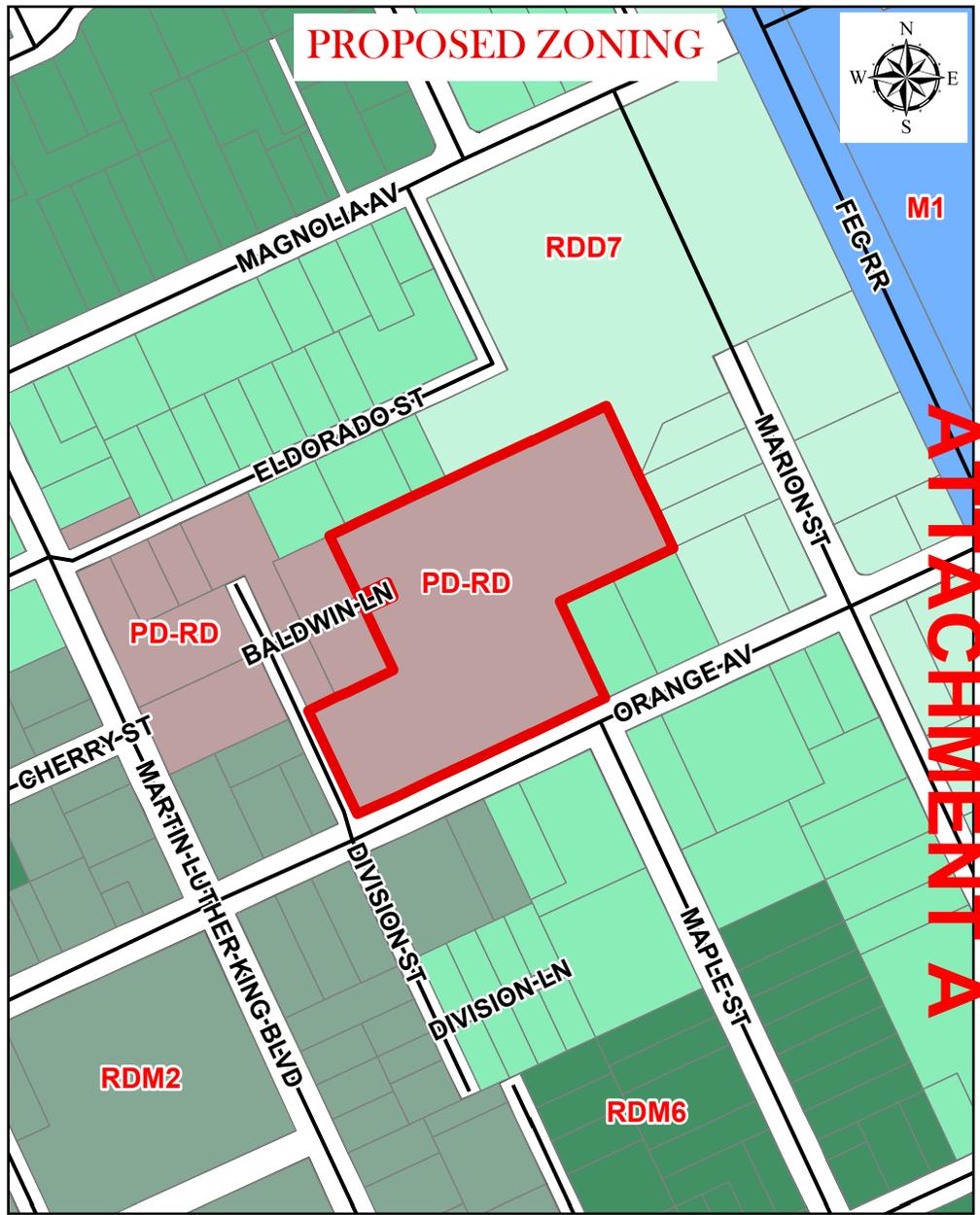


### CURRENT ZONING



1 inch = 250 feet

### PROPOSED ZONING



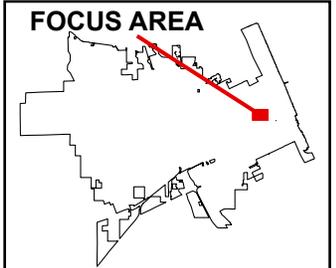
1 inch = 250 feet

ATTACHMENT A



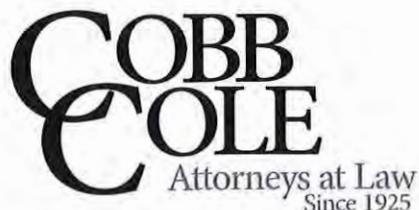
## DEV2023-065 VALENCIA SQUARE REZONING CURRENT AND PROPOSED ZONING MAP

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# 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



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

Jessica L. Gow  
Nika K. Hosseini  
Sydney V. Cichon  
Baylee D. Bunyard  
Anne M. Kehrl  
James P. Love III  
Alanna V. Smith

OF COUNSEL  
Larry D. Marsh

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

December 28, 2023

## VIA HAND DELIVERY

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

Re: Framework – Valencia Square - Rezoning/Planned Development – DEV2023-065 - 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 request for redevelopment and rezoning to Planned Development - Redevelopment (PD-RD), of the property which is the subject of DEV2023-065 (the "Property"). The Applicant intends to develop the Property into a residential project that will provide a mixed-income affordable housing project within the Orange Avenue district, as agreed upon between the City, Community Redevelopment Agency, and the Applicant in the Economic Development Grant Agreement applicable to the Property. 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 Daytona Beach by providing a residential development that will promote growth and economic investment within the area and provide much needed affordable housing infrastructure within this area. No fewer than 12 of the 62 units will be dedicated for use by low-income households, and no fewer than 12 of the 62 units will be dedicated for use by moderate income households. The project will provide for additional in-fill housing, promote a mix of housing opportunities for the City's residents, increase taxable

property values, and foster redevelopment of other properties in the Midtown Redevelopment Area.

The Project as provided above is consistent with 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*, Policy 1.2.9 Develop strategies for land assemblage in targeted areas and provide economic incentives to encourage public / private partnerships. (Ordinance #09-278)
- *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.

### Waivers

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

#### Article 4, Section 4.2 – Zoning District - Development Standards

Under LDC Section 4.2.C., which is a comparable zoning district to the proposed residential density proposed here, the City's LDC notes that minimum spacing between dwellings in a multifamily complex shall be 40 ft front-to-front, front-to-rear, or front-to-side, and 25 ft side-to-side. The Applicant is requesting a modification to provide a uniform building spacing of 30 ft. for the proposed project. The spacing will ensure adequate spacing between structures will allowing development of the residential density contemplated by the City, CRA, and Applicant.

#### Article 6, Section 6.2 – Off-Street Parking

The City's LDC does not contemplate the provision of compact spaces outside of a parking garage or parking lot as a principal use. The Applicant is requesting the ability to provide a maximum of 20% of parking spaces within the site to be utilized for compact spaces. The Applicant is also requesting a modification to allow the use of tandem spaces within the development, so long as such spaces are dedicated to the same unit.

Article 6, Section 6.10 - Signage

Table 6.10.K.6.A of the LDC sets forth monument signage requirements for the current zoning with a maximum height of 8 ft, and a maximum sign area of 60 sq. ft., and a standard multifamily complex is permitted a combined sign area of 64 sq. ft. with planning board authorization – the Applicant is requesting a uniform sign program of 2 monument signs, limited to a maximum combined sign area of 200 sq. ft., with a maximum height of 20' - the proposed sign schedule will ensure adequate visibility and a sense of arrival for the proposed development, aide in resident and visitor navigation, and create an aesthetically pleasing entry to the site.

Sincerely,



Jessica Gow for  
**Robert A. Merrell III**

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

RAM:JLG/ddl  
Enclosures

# ATTACHMENT C

## Memorandum



Daytona Beach • DeLand

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

**To:** Dennis Mrozek, Planning Director, City of Daytona Beach  
**From:** Deborah D. LaCroix, CLA  
**Date:** September 6, 2023  
**Client/Matter #:** Valencia Square Planned Development-Redevelopment Rezoning  
DEV2023-065  
**Subject:** Neighborhood Meeting Summary –July 25, 2023

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A neighborhood meeting was held at the Daytona Beach Regional Library at 105 Jackie Robinson Parkway (City Island), Daytona Beach, FL on July 25, 2023 at 6:00 p.m.

Rob Merrell, Jessica Gow, Alex Love, Kris Rowley and Debi LaCroix were in attendance to explain the request. Several interested citizens attended the meeting. See the attached sign-in sheet.

Mr. Merrell and Mr. Love gave an overview of the request to the interested neighbors. Mr. Love gave an overview of Framework Group, LLC and their history.

Mr. Rowley explained that the project consists of 62 units, 24 of which will be affordable housing units over 5 buildings, a stormwater pond and outdoor amenities. He also explained that the property lies within a floodplain, so that the site will be raised for construction.

One neighbor asked why market rate units couldn't be developed. Mr. Love responded that the City of Daytona Beach owns the property and his company responded to a Request for Proposals for affordable housing. One neighbor asked regarding the timeline for affordable housing. Mr. Love responded that the deed restriction would last for 15 years.

One neighbor asked regarding maintenance at the property. Mr. Love responded that there will be on site maintenance.

One neighbor asked regarding the timeline for construction. Mr. Love responded that he would like to start construction as soon as possible. He indicated he hoped for final approvals by first quarter of 2024 with construction taking about 12-16 months to complete.

Mr. Merrell, Mr. Love and Mr. Rowley thanked the neighbors for their attendance. Ms. LaCroix reported that the Rezoning request would most potentially be targeting the September or October Midtown Redevelopment Board and Planning Board.

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.

VALENCIA SQUARE PLANNED DEVELOPMENT-REDEVELOPMENT REZONING

DEV2023-065

NEIGHBORHOOD MEETING

DAYTONA BEACH REGIONAL LIBRARY, 105 JACKIE ROBINSON PKWY.

JULY 25, 2023

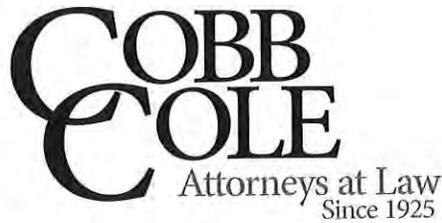
6:00 P.M.

SIGN IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE OR EMAIL</u>
Debi LaCroix	Corbo Cole	386/323-9244
Charles Guernie	Port Orange	386 230 0708
Pierre Louis	D.B.	386 631 6411
Tiaquinn James	248 S. Dr. MUK	678-357-8255
DOUBA Banks	Palm Coast	-
Anne Ruby	137 Park Ave	617-225-1094
Kris Rowley	300 Interchange Blvd.	386 677 2482
Jeannette Duerr	NSB	jeannette@duerrcommunication.com
JENNY NAZAK	501 HURVEY AVE DAYTONA BEACH FL	jnazak@yahoo.com
Wanda Williams	600 S Bn Apt 6J Daytona B F 32114	
Sandra Charous	566 Orange Ave D. B F 32114	212-2896
A: Shawn Collins	Box 9787, P.B. 32127	ashawn@ashawnCollins.com 386.451.8478
Jessica Gow	149 S. Ridgewood	
ALEX LOVE	1211 N WESTSHORE	alove@frameworkllc.com



Scott W. Cichon  
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John P. Ferguson  
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Jessica L. Gow  
Nika K. Hosseini  
Sydney V. Cichon  
Brandon T. Byers  
Baylee D. Bunyard  
Anne M. Kehri  
James P. Love III



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Daytona Beach • DeLand

149 South Ridgewood Avenue, Suite 700  
Daytona Beach, Florida 32114  
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CobbCole.com

July 12, 2023

**INVITATION TO NEIGHBORHOOD MEETING**

Dear Neighbor:

Cobb Cole has the pleasure of representing Framework Group, LLC (Developer) with respect to a Planned Development-Redevelopment Rezoning on property located at 544 Orange Avenue, Daytona Beach, FL, as depicted on the attached map. Developer intends to rezone the property to allow or the development of a mixed-income, multifamily Affordable Housing project containing 62 residential units.

As our neighbors to the proposed development, we would like to invite you to a neighborhood information meeting on **Tuesday, July 25, 2023 at 6:00 p.m. located in the auditorium of the Daytona Beach Regional Library, 105 Jackie Robinson Parkway (City Island), 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. 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.

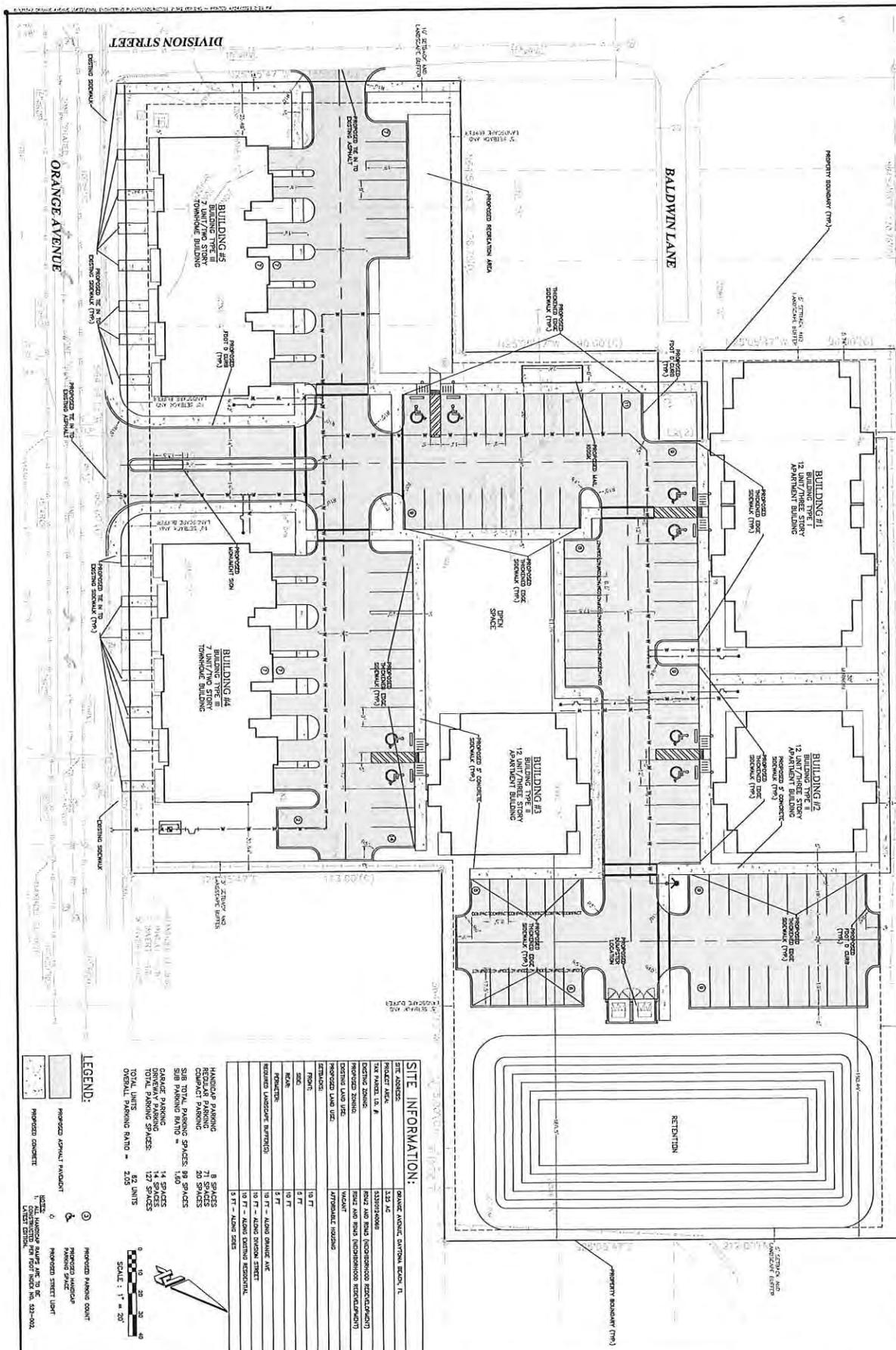
Sincerely,

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

**Robert A. Merrell III**

Direct Dial (386) 323-9263  
Email [Rob.Merrell@CobbCole.com](mailto:Rob.Merrell@CobbCole.com)  
Fax (386) 323-9207

RAM/JLG/ddl  
Enclosure(s)



DEV2022-###

**LEGEND:**

[Symbol]	PROPOSED ASPHALT PAVEMENT	[Symbol]	PROPOSED PARKING CURB
[Symbol]	PROPOSED CONCRETE	[Symbol]	PROPOSED LANDSCAPE PLANTING
[Symbol]	PROPOSED STREET LIGHT	[Symbol]	PROPOSED STREET LIGHT
[Symbol]	PROPOSED PARKING SPACE	[Symbol]	PROPOSED STREET LIGHT

**TABLE 1: SITE INFORMATION**

PROJECT NAME	VALENCIA SQUARE DEVELOPMENT, LLC
PROJECT ADDRESS	1234567890
PROJECT ZONING	RESIDENTIAL
PROJECT SUBDIVISION	VALENCIA SQUARE
PROJECT LOTS	10
PROJECT TOTAL AREA	10,000 SQ. FT.
PROJECT TOTAL PAVEMENT AREA	5,000 SQ. FT.
PROJECT TOTAL PARKING SPACES	100
PROJECT TOTAL TRUCK SPACES	10
PROJECT TOTAL BIKE SPACES	10
PROJECT TOTAL BIKE LOCKERS	10
PROJECT TOTAL BIKE RACKS	10
PROJECT TOTAL BIKE REPAIR STATIONS	10
PROJECT TOTAL BIKE STORAGE	10
PROJECT TOTAL BIKE WASH STATIONS	10
PROJECT TOTAL BIKE REPAIR STATIONS	10
PROJECT TOTAL BIKE STORAGE	10
PROJECT TOTAL BIKE WASH STATIONS	10

**TABLE 2: LEGEND**

PROPOSED ASPHALT PAVEMENT	PROPOSED CONCRETE
PROPOSED STREET LIGHT	PROPOSED PARKING CURB
PROPOSED LANDSCAPE PLANTING	PROPOSED STREET LIGHT
PROPOSED PARKING SPACE	PROPOSED STREET LIGHT

**TABLE 3: SITE INFORMATION**

PROJECT NAME	VALENCIA SQUARE DEVELOPMENT, LLC
PROJECT ADDRESS	1234567890
PROJECT ZONING	RESIDENTIAL
PROJECT SUBDIVISION	VALENCIA SQUARE
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PROJECT TOTAL TRUCK SPACES	10
PROJECT TOTAL BIKE SPACES	10
PROJECT TOTAL BIKE LOCKERS	10
PROJECT TOTAL BIKE RACKS	10
PROJECT TOTAL BIKE REPAIR STATIONS	10
PROJECT TOTAL BIKE STORAGE	10
PROJECT TOTAL BIKE WASH STATIONS	10

**TABLE 4: LEGEND**

PROPOSED ASPHALT PAVEMENT	PROPOSED CONCRETE
PROPOSED STREET LIGHT	PROPOSED PARKING CURB
PROPOSED LANDSCAPE PLANTING	PROPOSED STREET LIGHT
PROPOSED PARKING SPACE	PROPOSED STREET LIGHT

**ZEVI COHEN & ASSOCIATES, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 ENVIRONMENTAL PLANNING  
 TRANSPORTATION  
 WWW.ZEVI.COHN.COM

**REVISIONS**

NO.	DATE	BY	SUBMITTALS / REVISIONS

**VALENCIA SQUARE FINAL ENGINEERING PLANS OVERALL DEVELOPMENT PLAN**

CITY OF DAYTONA BEACH  
 VOLUSIA COUNTY, FLORIDA

CITY OF DAYTONA BEACH  
PO BOX 2451  
DAYTONA BEACH, FL 32115

MADDOX BRENDA J  
558 ELDORADO ST  
DAYTONA BEACH, FL 32114

CITY OF DAYTONA BEACH  
PO BOX 2451  
DAYTONA BEACH, FL 32115

YOUNG BARBARA LEE  
560 ELDORADO ST  
DAYTONA BEACH, FL 32114

DILLON PROPERTY MGMT LLC  
9842 SURREY RIDGE RD  
ORLANDO, FL 32825

WILLIAMS SHARRON GLOVER  
562 ELDORADO ST  
DAYTONA BEACH, FL 32114

AMVET POST 100 CHERRY BRANCH  
526 ORANGE AVE  
DAYTONA BEACH, FL 32114

AUSTIN AVIE LUE  
566 ELDORADO AVE  
DAYTONA BEACH, FL 32114

YUKON 2000 INC  
225 MARION ST  
DAYTONA BEACH, FL 32114

HERON DEVELOPMENT GROUP  
200 E PALMETTO PARK RD STE 103  
BOCA RATON , FL 33432

HAGER JOAN H TR  
2758 PENINSULA DR  
DAYTONA BEACH, FL 32118

HERON DEVELOPMENT GROUP  
200 E PALMETTO PARK RD STE 103  
BOCA RATON , FL 33432

SUTHERLAND GRAHAM ALEX  
52 SEAWINDS CIR  
DAYTONA BEACH, FL 32127

HERON DEVELOPMENT GROUP LTD  
200 E PALMETTO PARK RD #103  
BOCA RATON, FL 33432

WILSON-JAMES LINDA  
31 LONDONDERRY DR  
PALM COAST, FL 32137

KNIGHT MARIAH JACQUELINE  
571 ELDORADO ST  
DAYTONA BEACH, FL 32114

SHARPER ALLEN  
554 ELDORADO ST  
DAYTONA BEACH, FL 32114

HERON DEVELOPMENT GROUP LTD  
200 E PALMETTO PK RD STE 103  
BOCA RATON, FL 33432

WILLIAMS JACQUELINE E KNIGHT  
556 ELDORADO ST  
DAYTONA BEACH, FL 32114

BARNES FREDDIE & TRENIA D  
565 ELDORADO AVE  
DAYTONA BEACH, FL 32114

BLOCKER EDDIE  
559 EL DORADO ST  
DAYTONA BEACH, FL 32114

MASSENGALE ARTHUR  
578 ORANGE AVE  
DAYTONA BEACH, FL 32114

RILEY GEORGE & CONNIE  
551 ELDORADO AVE  
DAYTONA BEACH, FL 32114

HERON DEVELOPMENT GROUP LTD  
200 E PALMETTO PARK RD #103  
BOCA RATON, FL 33432

BENNETT ANTHONY C  
815 CHICAGO AVE  
SOUTH DAYTONA, FL 32119

GRICE RICHARD  
574 ORANGE AVE  
DAYTONA BEACH, FL 32114

BENNETT ANTHONY C  
815 CHICAGO AVE  
SOUTH DAYTONA, FL 32119

REED LEROY JR  
566 ORANGE AVE  
DAYTONA BEACH, FL 32114

BENNETT ANTHONY C  
815 CHICAGO AVE  
SOUTH DAYTONA, FL 32119

HERON DEVELOPMENT GROUP LTD  
200 E PALMETTO PARK RD #103  
BOCA RATON, FL 33432

YUKON 2000 INC  
225 MARION ST  
DAYTONA BEACH, FL 32114

WEBER BRETT H  
2473 KARL DR  
PORT ORANGE, FL 32127

YUKON 2000 INC  
225 MARION ST  
DAYTONA BEACH, FL 32114

TAYLOR MARCUS  
124 WESTWOOD DR  
NEW SMYRNA BEACH, FL 32169

HERON DEVELOPMENT GROUP LTD  
200 E PALMETTO PARK RD STE 103  
BOCA RATON, FL 33432

MOORE JAMES LEE SR  
315 DIVISION ST  
DAYTONA BEACH, FL 32114

HERON DEVELOPMENT GROUP LTD  
200 E PALMETTO PK RD STE 103  
BOCA RATON, FL 33432

RAMASAMI MEENA  
113 BRIDGEPORT RD  
DAYTONA BEACH SHORES, FL 32118

GRICE RICHARD  
574 ORANGE AVE  
DAYTONA BEACH, FL 32114

RAMASAMI MEENA  
113 BRIDGEPORT RD  
DAYTONA BEACH, FL 32118

FABER JUSTUS  
PO BOX 309  
OAK HARBOR, WA 98277

CHERRY JULIA T TR  
732 SEA DUCK DR  
DAYTONA BEACH, FL 32119

SMITH MIKE  
563 MAGNOLIA AVE  
DAYTONA BEACH, FL 32114

MOORE JAMES LEE SR  
315 DIVISION ST  
DAYTONA BEACH, FL 32114

SURRENCY ELMIRA W  
573 MAGNOLIA AVE  
DAYTONA BEACH, FL 32114

KLENK ROBERT & HELEN  
409 BAYWOOD CIR  
PORT ORANGE, FL 32127

CITY OF DAYTONA BEACH  
301 S RIDGEWOOD AVE  
DAYTONA BEACH, FL 32114

CROSSTOWN R E INVESTMENT INC  
14828 PELLICER DR  
ORLANDO, FL 32828

CITY OF DAYTONA BEACH  
PO BOX 2451  
DAYTONA BEACH, FL 32115

BRINKS INCORPORATED DUCHARME MACMILLEN...  
PO BOX 80615  
INDIANAPOLIS, IN 46280

SAYER & FINDER LLC C/O JEFFREY SAYER  
400 W PEACHTREE ST NW ST 4-841  
ATLANTA, GA 30308

ANDUJAR SAMUEL GOMEZ  
1813 SNARESBROOK WAY  
ORLANDO, FL 32837

JAMES TIAJUANA C  
8451 LAKE WINDHAM AVE  
ORLANDO, FL 32829

MASON CHRIS R % JERRY B WELLS ESQ  
117 INL3T HARBOR  
PONCE INLET, FL 32127

LA DRE GROUP LLC  
269 OLEANDER PL  
ORMOND BEACH, FL 32174

MASON CHRIS R % JERRY B WELLS ESQ  
117 INL3T HARBOR  
PONCE INLET, FL 32127

BOUGHDADI EMAN  
827 LITTLE TOWN RD  
PORT ORANGE, FL 32127

COVINGTON SYLVESTER & GARRETTE  
3047 S ATLANTIC AVE UNIT 206  
DAYTONA BEACH SHORES, FL 32118

AFGHANI ALIK TR  
5955 MARVILLE CIR  
PORT ORANGE, FL 32127

RODIN GROUP LLC  
PO BOX 15001  
DAYTONA BEACH, FL 32115

WEBER BRETT H  
2473 KARL DR  
PORT ORANGE, FL 32127

RODIN GROUP LLC  
PO BOX 15001  
DAYTONA BEACH, FL 32115

PENTECOSTAL APOSTOLIC LIGHTHOUSE INC  
610 CHERRY ST  
DAYTONA BEACH, FL 32114

PENTECOSTAL APOLSTOLIC LIGHTHOUSE INC  
610 CHERRY ST  
DAYTONA BEACH, FL 32114

ROSS OLIVER SR  
240 S MLK BLVD  
DAYTONA BEACH, FL 32114

JAMES TIAJUANA C  
8451 LAKE WINDHAM AVE  
ORLANDO, FL 32829

JOHNSON DENA  
8276 E SHORE DR  
UNION CITY, GA 30291

CITY OF DAYTONA BEACH  
PO BOX 2451  
DAYTONA BEACH, FL 32115

CARDENAS OSCAR C GARCIA  
5809 S PEORIA AVE  
TULSA, OK 74105

TROTTA ANNETTE  
3606 S PENINSULA DR APT 111  
PORT ORANGE, FL 32127

# NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON  
7/25/23 AT 6:00 PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD-RD Rezoning - DEVA23-065

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

D.B. Regional Library, 105 Jackie Robinson Hwy, DEK

INTERESTED PARTIES CAN CONTACT Cobb Cole

AT 386/383-9244

FOR FURTHER INFORMATION.

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# ATTACHMENT D

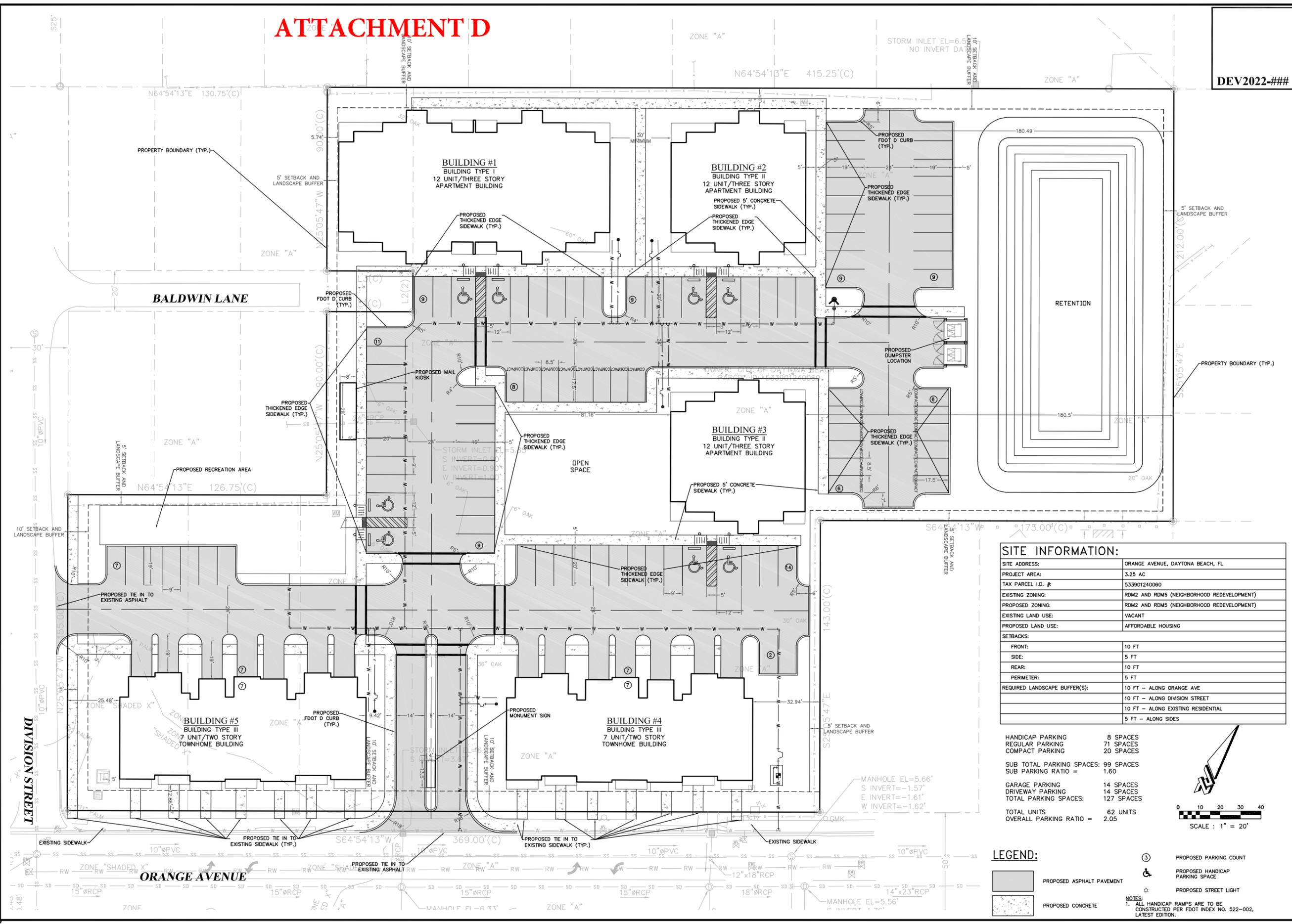
DEV2022-###



CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL PLANNING  
TRANSPORTATION

## VALENCIA SQUARE FINAL ENGINEERING PLANS OVERALL DEVELOPMENT PLAN

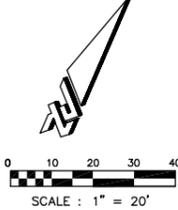
PROJECT NO: ZC 21342  
DESIGNED BY: KR  
DRAFTED BY: TR  
CHECKED BY: KR  
DRAWING FILE: 06\_21342.DWG  
XREFS: XXXXXX.DWG  
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CITY OF DAYTONA BEACH  
VOLUSIA COUNTY, FLORIDA



**SITE INFORMATION:**

SITE ADDRESS:	ORANGE AVENUE, DAYTONA BEACH, FL
PROJECT AREA:	3.25 AC
TAX PARCEL I.D. #:	533901240060
EXISTING ZONING:	RDM2 AND RDM5 (NEIGHBORHOOD REDEVELOPMENT)
PROPOSED ZONING:	RDM2 AND RDM5 (NEIGHBORHOOD REDEVELOPMENT)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	AFFORDABLE HOUSING
<b>SETBACKS:</b>	
FRONT:	10 FT
SIDE:	5 FT
REAR:	10 FT
PERIMETER:	5 FT
<b>REQUIRED LANDSCAPE BUFFER(S):</b>	
	10 FT - ALONG ORANGE AVE
	10 FT - ALONG DIVISION STREET
	10 FT - ALONG EXISTING RESIDENTIAL
	5 FT - ALONG SIDES

HANDICAP PARKING	8 SPACES
REGULAR PARKING	71 SPACES
COMPACT PARKING	20 SPACES
<b>SUB TOTAL PARKING SPACES: 99 SPACES</b>	
<b>SUB PARKING RATIO = 1.60</b>	
<b>GARAGE PARKING</b>	
DRIVEWAY PARKING	14 SPACES
TOTAL PARKING SPACES:	127 SPACES
<b>TOTAL UNITS</b>	
OVERALL PARKING RATIO =	2.05



**LEGEND:**

	PROPOSED ASPHALT PAVEMENT		PROPOSED PARKING COUNT
	PROPOSED CONCRETE		PROPOSED HANDICAP PARKING SPACE
			PROPOSED STREET LIGHT

**NOTES:**  
1. ALL HANDICAP RAMPS ARE TO BE CONSTRUCTED PER FDOT INDEX NO. 522-002, LATEST EDITION.

11/21/22 ORANGE AVENUE, DAYTONA BEACH, FLORIDA 32117-1100 - PRINTED: 4/22/2023 2:28 PM







# 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 (Quantity May)
  - Redevelopment Area: Midtown
- Progress
  - As-builts for Dickerson Center obtained, site visit measurements are complete.
  - Dickerson restrooms completed, working on Mickel Brown Building on-going.
- Schedule
  - Mickel Brown currently being converted.
- Risks/Challenges:
  - None at this time
- Project Cost:
  - Estimated cost of each restroom is \$50,000. There are 4 total restrooms to be remodeled. Dickerson Center facilities was under this estimate.
- 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 April, 2024.
  - 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 14<sup>th</sup>

- Reached out to the Redevelopment Director on March 8<sup>th</sup> 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.
- March 14, 2024 Consultant advised they are trying to get a pre-application meeting scheduled, SJRWMD has not confirmed availability
- Consultant completed a preapplication meeting with SJRWMD and received a SJRWMD permit exemption determination on May 15<sup>th</sup>. Advised the Public Works Director the project is ready to advertise for bids, once funding is available.
- On May 8<sup>th</sup> sent Utility Dept the AutoCAD files for the project.
- After permitting, Project will be on hold pending funding.

### **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.
  - TEAMS call with CODB Legal, Purchasing and Blink staff held. Contract in final negotiations.
  - Contract executed by City Manager, Purchase Order to Blink for five (5) chargers is pending final contract revisions.
  - Charging Station at all locations installed, Mid-Town location has some electrical panel revisions to complete before charger connection. .
- 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.

### **523.525 Magnolia Ave. – Generator Installation**

- Commission District/Description:
  - Zone 3
  - Midtown CRA
  - Install a generator system at the Utilities facilities.
- Progress
  - Proposals received from ACF Standby for the generator, and from Economy Electric for the installation.

- Request made to TECO Gas for service, availability has been confirmed.
- Project on March 20, 2024 City Commission Agenda for approval.
- Projected completion Summer 2024.
- Project Costs
  - \$80,000.00
- Summary
  - Utilities requested a new generator to be installed that will supply emergency power to 523 and 525 Magnolia Ave. Public Works received proposals through Piggy-Back and Continuing Services Contracts with our vendors. A single generator will provide power to two transfer switches, one on each building. Expected completion will be July/Aug. of 2024.

### **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 – March 2024
  - 2nd Quarterly Groundwater Sampling – June 2024
  - 3rd Quarterly Groundwater Sampling – September 2024
  - 4th Quarterly Groundwater Sampling – December 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 1<sup>st</sup>. 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 18<sup>th</sup>.
  - Contractor and Consultant on site completing the soil excavation activities and collecting samples. Excavation completed the week of January 12<sup>th</sup>, and site restoration should be completed the week of January 19<sup>th</sup>. Note, due to encountering hot spots during the excavation, additional materials were removed.
  - Monitoring well installation and first quarterly groundwater sampling event completed the week of March 4<sup>th</sup>. If all four quarters have analytical results below FDEP Cleanup Target Levels, the site will be considered for a Site Rehabilitation Completion Order.
  - Note, an additional well had to be installed, so a change order is needed to address the additional cost. Change Order (CO) No 2 is within City Manager authorization. Prepared the CO for City Manager authorization on May 21<sup>st</sup>, this is being routed for approvals.

- Brownfield Site Rehabilitation Agreement (BSRA) was finalized and went before the Economic Development Advisory Board on April 22, 2024, and was approved during the May 15<sup>th</sup> Commission meeting. FDEP signed and returned the BSRA on May 28<sup>th</sup>
- Consultant completed second quarterly groundwater sampling in June 2024 and is currently preparing the corresponding FDEP for submittal in July 2024
- 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.