



The City of Daytona Beach
AGENDA
Planning Board Meeting
6:00 PM - Thursday, May 23, 2024
City Commission Chambers
Website: www.codb.us

	Page
1. CALL TO ORDER	
2. ROLL CALL	
3. APPROVAL OF MINUTES	
3.A. Approval of the Minutes of the April 25, 2024 Planning Board Meeting held at 301 S. Ridgewood Avenue, Daytona Beach, FL 32114.	3 - 11
3 - Draft Minutes PB 04252024	
4. NEW ITEMS	
4.A. Advent Health Tower Expansion - DEV2024-144 (Quasi-Judicial Hearing)	12 - 32
<p>A request by Mark Dowst, P.E., Mark Dowst & Associates, on behalf of Memorial Health Systems (property owners), to add five additional floors to the existing hospital, to add 218 beds, addition of two stair towers and one elevator tower (south side), an electrical room addition (east side) and additions to the north & south ends of existing central energy plant. The property is generally located at 301 Memorial Medical Parkway.</p>	
<p>Advent Health Expansion Staff Report with Maps</p>	
<p>Attachment A</p>	
<p>Attachment B</p>	
<p>Attachment C</p>	
4.B. Lakewood Senior Living Planned Development-General (PD-G) Rezoning - DEV2023-587 (Quasi-Judicial Hearing)	33 - 70
<p>A request by Mark A. Watts, Esq., Cobb Cole Law Firm, on behalf of Lakewood Senior Housing, LLLP, (property owner) and Acruva Community Developers, LLC, to rezone 2.9± acres of property from Multifamily Residential -20 (MFR-20), to Planned Development-General (PD-G), to allow for development of a Senior Living Facility with a maximum density of 56 units and associated site improvements. The property is generally located on Jimmy Ann Drive approximately half (.5) a mile south of LPGA Boulevard, north of 5th Street.</p>	
<p>Lakewood Senior Living PD Staff Report</p>	

[Attachment A PD Plan](#)

[Attachment B Waiver and Benefits Letter and Parking Memo](#)

[Attachment C Exterior Elevations](#)

[Attachment D Neighborhood Meeting Summary](#)

5. OTHER BUSINESS

- a. Downtown/Ballogh Road Redevelopment Area Board Report
- b. Midtown Redevelopment Area Board Report
- c. Beachside Redevelopment Area Board Report
- d. Affordable Housing Advisory Committee (AHAC) Report
- e. Public Comments
- f. Staff Comments
- g. Board Members Comments

6. ADJOURNMENT

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



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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 Planning Board 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 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.

MINUTES
REGULAR MEETING – PLANNING BOARD
April 25, 2024

Minutes of the Regular Meeting of the Planning Board for the City of Daytona Beach, Florida, held on Thursday, April 25, 2024, at 6:00 p.m. in the Commission Chambers, City Hall, 301_South Ridgewood Avenue, Daytona Beach, Florida.

1. **Call to Order**

Mr. Weatherholtz, Vice Chair, called the meeting to order.

2. **Roll Call**

Board Members Present:

Tony Barhoo	Present
Michael McLean, Chair	Excused
James Newman	Present
Milverton Robinson	Present
Tony Servance	Present
Cathy Washington, Secretary	Present
Vernon Weatherholtz, Vice Chair	Present

Also Present:

Dennis Mrozek, Planning Director
 Ben Gross, City Attorney
 Doug Gutierrez, Planning Manager
 Paula Long, Planner
 Danalee Petyk, Senior Planner
 Phebe Fuqua, Project Manager
 Vanessa Trimble, Planning Technician
 Luci Brito, Office Specialist

3. **Approval of the Minutes** - February 22, 2024

Approval of the Minutes of the February 22, 2024, Planning Board Meeting held at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

A motion was made by Mr. Newman, seconded by Mr. Servance, to approve the minutes with corrections. The motion passed (6-0) with the breakdown as follows:

Tony Barhoo,	Yes
James Newman	Yes
Milverton Robinson	Yes
Tony Servance	Yes

Cathy Washington	Yes
Vernon Weatherholtz	Yes

Item 4. New Items

A. 1st Amendment to Daytona Center - PD-RD DEV2022-189

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Mr. Andrew V. Podray, authorized member of Daytona Center, LLC, to amend the Daytona Center Planned District Agreement to expand the boundaries to add property, rezone 7.73± acres of land, located at 1008 W. International Speedway Boulevard, from Planned Development – General (PD-G) to Planned Development-Redevelopment (PD-RD), additional uses and site improvements.

Staff Presentation:

Doug Gutierrez, Planning Manager presented the staff report which was included as part of the packet. A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Mr. Andrew V. Podray, Authorized Member of Daytona Center, LLC, to amend the Daytona Center Planned District Agreement to expand the boundaries to add property, rezone 7.73± acres of land, located at 1008 W. International Speedway Boulevard, from Planned Development – General (PD-G) to Planned Development-Redevelopment (PD-RD), additional uses and site improvements. Among them temporary RV parking and nightclub use.

Mr. Robinson stated he thought there was already enough parking for the activities planned at the Speedway. He also stated that he did not want the parking lot to turn into full-time RV parking.

Mr. Barhoo stated he had an issue with nightclub usage and the alcohol being served at the aquarium where there are children present.

Mr. Mrozek stated there was already a restaurant on the site which was being used as a nightclub and the property owner wants to bring the site into compliance.

Applicant Presentation:

Robert A. Merrell III, Esquire, Cobb Cole, on behalf of Mr. Andrew V. Podray, Authorized Member of Daytona Center, LLC. A request to amend the Daytona Center Planned District Agreement to expand the boundaries to add property, rezone 7.73± acres of land, located at 1008 W. International Speedway Boulevard, from Planned Development – General (PD-G) to Planned Development-Redevelopment (PD-RD), additional uses and site improvements. Among them temporary RV parking and nightclub use.

Mr. Merrell stated the RV parking would be limited to 30 days a year. The Aquarium would only serve alcohol at special events.

Jessica Gow, Esq., Cobb Cole stated the Aquarium is in the process of adding a rainforest type café and the alcohol would be served at the restaurant and at special hosted events such as weddings.

Jessica explained the café will be separate from the aquarium.

Mr. Weatherholtz asked if the hours would remain the same or be extended.

Mr. Gross stated the nightclub would have to abide by the LDC and the Code of Ordinances which poses restrictions on hours of operations for facilities.

Mr. Robinson asked what the name of the nightclub was.

Mr. Merrell stated the nightclub was Visions and had been in place for quite some time.

Mr. Robinson wanted to know if the nightclub was operating out of compliance.

Mr. Mrozek stated it was previously a dance hall which had been grandfathered in and the property owner wanted to bring the entire site into compliance.

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve the 1st amendment to Daytona Center PD-RD DEV2022-189. The motion passed (6-0) with the breakdown as follows:

Tony Barhoo,	Yes
James Newman	Yes
Milverton Robinson	Yes
Tony Servance	Yes
Cathy Washington	Yes
Vernon Weatherholtz	Yes

B. 1st Amendment to West Speedway Town Center PD-G - DEV2022-227 (Quasi-Judicial Hearing)

A request by Robert Merrell III, ESQ., Cobb Cole, on behalf of LPGA Venture Holdings, LLC, property owner, to rezone the property by amending the West Speedway Town Center Planned District (PD) Agreement to become 189+ acres of land by adding 11.4+ and to clarify permitted multifamily development and sign criteria within the PD. The site is generally located fronting West International Speedway Boulevard (ISB), northeast of LPGA Boulevard and West ISB.

Staff Presentation:

Paula Long, Planner presented the staff report that was part of the packet. A request by Robert Merrell III, ESQ., Cobb Cole, on behalf of LPGA Venture Holdings, LLC, property owner, to rezone the property by amending the West Speedway Town Center Planned District (PD) Agreement to become 189+ acres of land by adding 11.4+ and to clarify permitted multifamily development and sign criteria within the PD.

Provided the requested LDC modifications are acceptable, Staff recommends approval to amend the West Speedway Town Center PD to modify parking for the residential uses on the

property and allow for off-site signage which will aid in the navigation to proposed uses within the PD.

Applicant Presentation:

A request by Robert Merrell III, ESQ., Cobb Cole, on behalf of LPGA Venture Holdings, LLC, property owner, to rezone the property by amending the West Speedway Town Center Planned District (PD) Agreement to become 189+ acres of land by adding 11.4+ and to clarify permitted multifamily development and sign criteria within the PD. The site is generally located fronting West International Speedway Boulevard (ISB), northeast of LPGA Boulevard and West ISB.

Mr. Weatherholtz asked what type of homes are being put on the site.

Mr. Merrell stated it would be a mixture of different forms of housing.

A motion was made by Mr. Barhoo, seconded by Ms. Washington, to approve the 1st Amendment to West Speedway Town Center PD-G-DEV2022-227. The motion passed (6-0) with the breakdown as follows:

Tony Barhoo,	Yes
James Newman	Yes
Milverton Robinson	Yes
Tony Servance	Yes
Cathy Washington	Yes
Vernon Weatherholtz	Yes

C. NASCAR Speed Park PD-G Rezoning DEV2023-035 (Quasi-Judicial Hearing)

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of ISC Properties, LLC (property owner), to rezone 5.1± acres of land to rescind and replace the Daytona Grand Prix Planned Amusement Entertainment District to PD-G, to allow for additional mixed uses with modified development criteria, to include a variable parking field with parking and temporary uses. The subject property is located at 201 Fentress Boulevard.

Staff Presentation:

Danalee Petyk, Senior Planner presented the staff report that was part of the packet. A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of ISC Properties, LLC (property owner), to rezone 5.1± acres of land to rescind and replace the Daytona Grand Prix Planned Amusement Entertainment District to PD-G, to allow for additional mixed uses with modified development criteria, to include a variable parking field with parking and temporary uses.

As part of the temporary uses permitted on the property, the applicant proposed to allow “temporary overnight parking of recreational vehicles” without a limitation to the number of days within a calendar year this temporary use can occur. The site presently meets the criteria

to allow temporary overnight parking of RVs as it is located within one (1) mile of the Daytona International Speedway and is not located adjacent to residential if the other conditions in the LDC are met (Section 5.4.C.15); however, this temporary parking is limited to no more than thirty (30) days per calendar year. In addition to removing the cap on total days per calendar year, the language provided by the applicant in the PD Agreement states overnight parking of RVs “may not occur beyond twenty-one (21) days in a continuous period” with a break of seven (7) days between twenty-one (21) day periods. The applicant has requested to waive various components of the landscape and buffering requirements of Article 6. Staff finds the requested rezone meets the criteria in Sections 3.4.D.3 and 4.8.B, Land Development Code. Staff recommends the Planning Board forward the rezone of ±5.13 acres from the Daytona Grand Prix Planned Amusement Entertainment District to Planned Development – General (PD-G) to the City Commission with a recommendation of approval.

Mr. Barhoo and Mr. Newman are concerned with the number of waivers being requested.

Mr. Newman wanted to know what the substrate for the parking lot would be.

Mr. Mrozek stated it is currently paved with crushed gravel. He explained that variable parking would allow for different configurations.

Mr. Robinson wanted to know what the current cap was on the number of days allowed by the code.

Ms. Petyk stated the cap is 30 days in a calendar year. The applicant is requesting the language in the PD Agreement to state overnight parking of RVs “may not occur beyond twenty-one (21) days in a continuous period” with a break of seven (7) days between twenty-one (21) day periods.

Mr. Robinson stated it would allow for another RV lot to be created. He stated it would set a bad example for the other property owners. And if allowed must be allowed for everyone.

Mr. Robinson stated the LDC should be changed if this waiver is allowed it should be allowed for everyone.

Applicant Presentation:

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of ISC Properties, LLC (property owner), to rezone 5.1± acres of land to rescind and replace the Daytona Grand Prix Planned Amusement Entertainment District to PD-G, to allow for additional mixed uses with modified development criteria, to include a variable parking field with parking and temporary uses. The subject property is located at 201 Fentress Boulevard.

Mr. Barhoo stated he has an issue with the changes being requested especially the change giving the property owner more calendar days to use the property. He does not believe the Speedway needs RV Parking for 21 days. He also believes these changes will affect the hotel across the street.

Mr. Weatherholtz stated the parking lot has no permanent facilities so the RV owners would not be able to “hook-up” to anything.

Mr. Robinson believes these waivers are not equitable to the other property owners along the ISB Corridor.

Ms. Gow explained the RV parking would only be used for pre-approved scheduled Speedway events. Which last year consisted of 25 days.

Mr. Newman asked if people would be living in the RV’s when they are parked in that lot.

Mr. Mrozek stated they would be allowed to stay in the RV while parked there but since there are no hook-ups or facilities it could only be temporary.

John Nicholson, 615 Grandview Avenue, is against the project.

Mr. Barhoo stated with the waiver they are asking for the days could go up to as much as 252 days a year.

Mr. Weatherholtz stated due to the lack of facilities it would be difficult for someone to be in that lot for 21 days. He believes it should be monitored but he does not believe it will be abused.

Mr. Newman wanted to know why specimen trees would need to be removed if the plan was variable parking. He stated he would have an issue with the removal of any specimen trees.

A representative from Zev Cohen stated that currently all the specimen trees have been retained. He added if they need to be removed, they will be applying for a tree removal permit and go through the proper channels within the city.

Evelyn Rodriguez, 1405 Mollie Road, is against this item.

A motion was made by Ms. Washington and seconded by Mr. Newman to approve NASCAR Speed Park PD-G Rezoning DEV2023-035. The motion did not pass (2-4). with the breakdown as follows:

Tony Barhoo,	No
James Newman	No
Milverton Robinson	No
Tony Servance	No
Cathy Washington	Yes
Vernon Weatherholtz	Yes

Mr. Merrell stated the property has no zoning and believes the project could be approved with specific conditions.

Mr. Gross stated the city has an obligation to rezone the property to a zoning district that gives the property owner some use of the property.

A new motion was made by Mr. Barhoo and seconded by Mr. Servance to approve NASCAR Speed Park PD-G Rezoning DEV2023-035 with the following conditions: The maximum allowed days for parking would be 40 days in a calendar year. No removal of specimen trees. The motion passed (6-0). with the breakdown as follows:

Tony Barhoo,	Yes
James Newman	Yes
Milverton Robinson	Yes
Tony Servance	Yes
Cathy Washington	Yes
Vernon Weatherholtz	Yes

D. Outdoor Seating / Sidewalk Cafes - LDC Text Amendment DEV2024-073 (Legislative Hearing)

A request by the Redevelopment Department, Growth Management and Planning Department to amend the Land Development Code (LDC), Article 5 (Use Standards) Section 5.3. (Accessory Uses and Structures) and Article 6 (Development Standards), Section 6.3 (Mobility and Access), to amend standards and conditions for outdoor seating areas at eating and drinking establishments, and their use of public sidewalk space.

Staff Presentation:

Phebe Fuqua, Project Manager, presented the staff report that was part of the packet. A request by the Redevelopment Department, Growth Management and Planning Department to amend the Land Development Code (LDC), Article 5 (Use Standards) Section 5.3. (Accessory Uses and Structures) and Article 6 (Development Standards), Section 6.3 (Mobility and Access), to amend standards and conditions for outdoor seating areas at eating and drinking establishments, and their use of public sidewalk space. Staff is seeking approval to amend the Land Development Code (LDC) to modify and expand the use of City controlled property for outdoor seating areas as an accessory use to eating and drinking establishments. Approval would be in the form of a revocable license agreement between the City and property owner or business operator. The license agreement may also include, at the request of the applicant, allowances for the owner/operator to install a fence or other type of barricade if consistent with City policy.

Staff recommends approval of the request to amend the Land Development Code to modify standards and conditions for outdoor seating areas at eating and drinking establishments, and their use of public sidewalk space.

Ben Gross, City Attorney, clarified the language and changes to the amendment.

Mr. Barhoo asked about sidewalk sizes and regulations governing the size of the sidewalk.

Ms. Fuqua stated the business would have to have at least 5 feet of accessibility.

Mr. Newman wanted to know how much space had to be left for pedestrian traffic.

Ms. Fuqua stated each business would be on a case-by-case basis, but the goal for the city was to keep the outdoor seating areas consistent throughout.

Mr. Gross stated that by creating a license that includes a barrier there would be a legal ability for that business owner to establish a trespass program with the police department.

John Nicholson, 413 Grandview Avenue, is against this item.

Ms. Washington stated the city has attempted this in the past and it was not successful because a lot of the businesses did not have sidewalks adequate enough to accommodate these barriers.

Mr. Robinson asked about the width of the clearance and if the barriers were permanent. He also stated that the verbiage was confusing.

Mr. Gross explained the clearance was a foot larger than required by the A.D.A.

Ms. Fuqua stated none of the barriers or seating would be permanent.

A motion was made by Mr. Barhoo and seconded by Mr. Servance to approve Outdoor Seating / Sidewalk Cafes - LDC Text Amendment DEV2024-073. The motion passed (6-0) with the breakdown as follows:

Tony Barhoo,	Yes
James Newman	Yes
Milverton Robinson	Yes
Tony Servance	Yes
Cathy Washington	Yes
Vernon Weatherholtz	Yes

E. Affordable Housing Changes - LDC Text Amendment DEV2024-264 (Legislative Hearing)

A request by the Growth Management and Planning Department to amend Article 6 (Development Standards), Section 6.22 (Affordable Housing), of the Land Development Code, to include provisions to determine eligibility for the waiver or reimbursement of development and impact fees for affordable housing projects.

Staff Presentation:

Ben Gross, City Attorney, presented the staff report that was part of the packet. A request by the Growth Management and Planning Department to amend Article 6 (Development Standards), Section 6.22 (Affordable Housing), of the Land Development Code, to include provisions to determine eligibility for the waiver or reimbursement of development and impact fees for affordable housing projects.

Mr. Robinson wanted the term “affordable housing” clarified.

Mr. Gross stated there is a federal standard for the definition of “affordable housing”.

Evelyn Rodriguez, 1405 Mollie Road, is against this item.

John Nicholson, 413 Grandview Avenue, is against this item.

Amaya Albury, 847 Orange Avenue, is in favor of the item.

Mr. Weatherholtz stated that HUD housing is not the same as affordable housing.

A motion was made by Mr. Barhoo and seconded by Mr. Newman to approve Affordable Housing Changes - LDC Text Amendment DEV2024-264. The motion passed (6-0) with the breakdown as follows:

Tony Barhoo,	Yes
James Newman	Yes
Milverton Robinson	Yes
Tony Servance	Yes
Cathy Washington	Yes
Vernon Weatherholtz	Yes

5. Other Business

- a. Downtown/Balough Road Redevelopment Area Board Report
- b. Midtown Redevelopment Area Board Report
- c. Beachside Redevelopment Area Board Report
- d. Affordable Housing Advisory Committee (AHAC) Report
- e. Public Comments
- f. Staff Comments
- g. Board Members Comments

Vernon Weatherholtz, Vice Chair

Luci Brito, Secretary

Agenda Item 4.A. (Quasi-Judicial Hearing)
Major Site Plan Approval
DEV2024-144
Advent Health Tower Expansion

STAFF REPORT

DATE: May 16, 2024

TO: Planning Board Members

FROM: Dennis Mrozek, AICP, Planning Director

PROJECT REQUEST

A request by Mark Dowst, P.E., Mark Dowst & Associates, on behalf of Memorial Health Systems (property owners), adding five additional floors to the existing hospital, to add 218 beds, addition of two stair towers and one elevator tower (south side), an electrical room addition (east side) and additions to the north & south ends of existing central energy plant.

PROJECT LOCATION

The property is located west of Williamson Blvd., east of Interstate 95 and north of Strickland Range Road. The property address is 301 Memorial Medical Parkway.



Aerial View of the Property

The zoning of the property is Planned Development-General (PD-G), and the Future Land Use (FLU) on the property is Mixed Use. The adjacent zoning and land use classifications are identified in the table below and in the accompanying map series. *Note: 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	Advent Hospital	Mixed Use	PD-G
North	Multifamily	City of Ormond Beach	City of Ormond Beach
South	Vacant Undeveloped	Mixed Use	PD-G
East	Multifamily & Vacant Undeveloped	Mixed Use, Retail & Office Transition	PD-G
West	Vacant Undeveloped (across I-95)	Mixed Use & Low Intensity Urban	Volusia County Designation

PROJECT HISTORY

2005 – The City Commission approved the Master Development Agreement for the Memorial Health Systems, Inc. Planned Commercial Development (PCD) (Ord. 2005-065) to allow for the development of a hospital, medical offices, and ancillary uses on 135± acres of property.

2019 – The City Commission approved the 1st Amendment to the Memorial Health Systems, Inc. PD Agreement (Ord. 2019-129) to modify the existing signage for the property.

2022 – The Planning Board approved a Major Site Plan (DEV2022-022) for the Advent Health surgery center to allow for the construction of a 60,000± square-foot (sf) surgery center on the property. The surgery center is currently under construction.

2023 – The City Commission approved the 2nd Amendment to the Memorial Health Systems, Inc. PD (Ord. 2023-068) to allow for the development of an electronic message center (EMC) sign on the property, incorporate signage for the Advent Health Surgery Center, and provide language addressing the completion of Memorial Medical Center Parkway to Strickland Range Road.

2024 – The City Commission approved the 3rd Amendment to the Memorial Health Systems, Inc. PD to remove the limit to the maximum number of beds permitted for the existing hospital use.

PROJECT DESCRIPTION

The applicant is now requesting approval of a Major Site Plan to allow for the construction of five additional floors to the existing hospital building to add 218 additional beds. The proposed improvements include the addition of two stairway towers, one elevator tower, an electrical room and additions to the north and south ends of the existing central energy plant. The proposed site plan for the property is shown in *Attachment A*.



Current Hospital Elevations

The change to the existing footprint of the existing buildings will be minimal as nearly all of the building expansion will be with the additional floors added to the current building. The hospital will continue to be in operation while the expansion occurs. The hospital expansion and additional hospital beds necessary to accommodate the residential growth experienced in the area.

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 (sf) or more of gross floor area (GFA). The current hospital, medical office building and central energy plant have a total developed building area of 724,040± square feet. The proposed additional building area is 240,015± square feet and would provide a total GFA of 964,055± square feet for the hospital uses. With a total additional GFA of 240,015± sf, the site plan requires review and approval by the Planning Board.

MAJOR 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 City's TRT has reviewed the proposed site plan for the Memorial Health Systems, Inc. PD and has found it to be consistent with the City's Comprehensive Plan.

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 Memorial Health Systems, Inc. PD and the applicable provisions in the LDC. The City’s TRT has determined that the site plan complies with all applicable use, intensity, and dimensional standards provided in both the PD Agreement and the LDC. Photos of existing conditions are also provided in Attachment A.

c. Complies with the applicable development standards of this Code (Article 6).

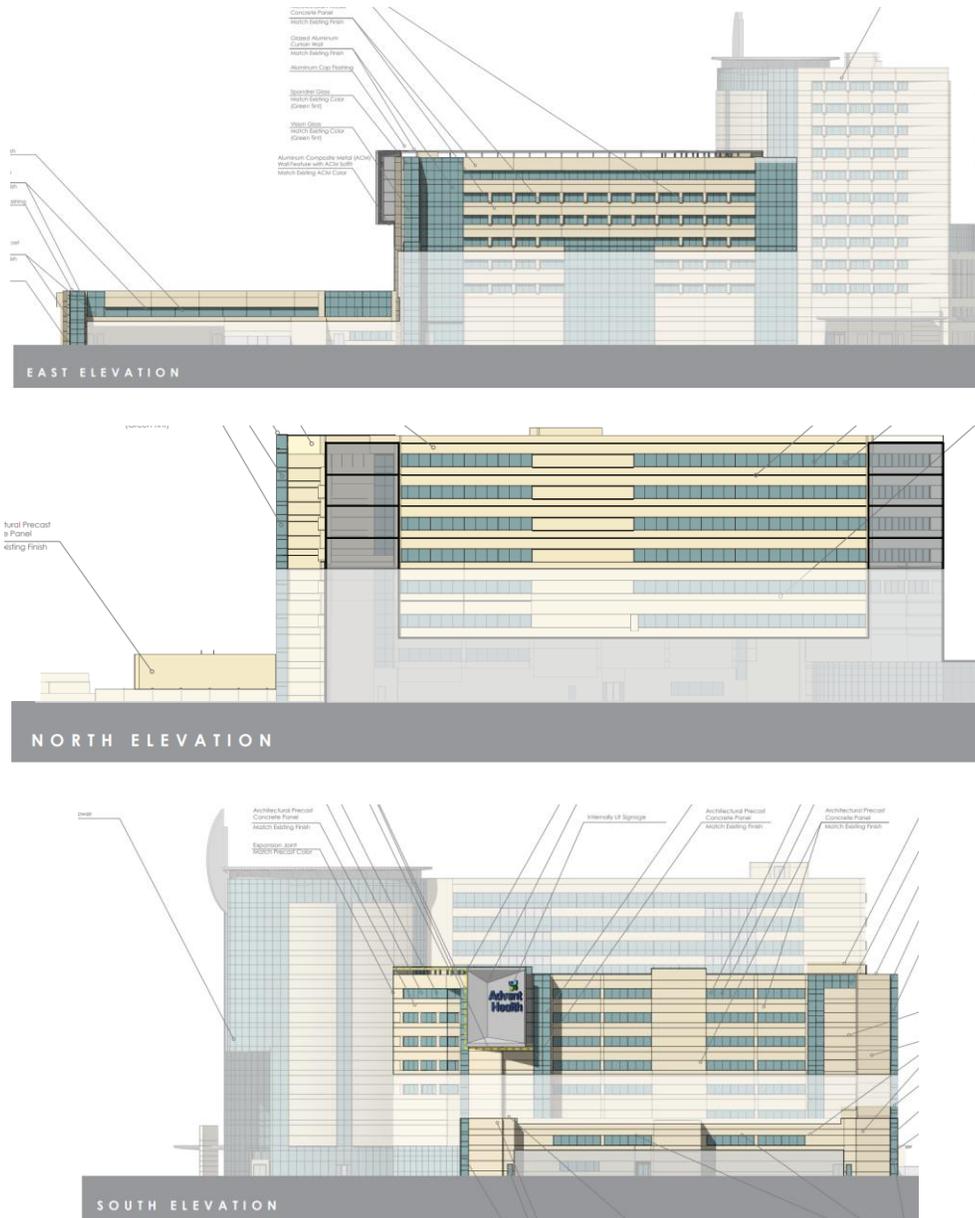
The proposed site plan has been reviewed by the City’s Technical Review Team (TRT) for compliance with the requirements of the Memorial Health Systems, Inc. PD and the City’s LDC. The details to the site plan are identified in greater detail below.

Project Details

- *Landscaping* – The landscape plan for the development is shown in *Attachment C*. Minor changes were made to the existing landscaped area to accommodate the new building area. The oversite continues to exceed tree preservation requirements. The City’s TRT has reviewed the proposed plan for compliance with the PD Agreement and the applicable provisions of the LDC and has found it to be acceptable.
- *Parking* – The required and provided parking for the development is identified in the table below.

Advent Health Required & Provided Parking Table	
Use and Parking Standard	Required Parking
Hospital – 1.5 spaces per bed (570 beds)	855
Medical Office – 4 spaces per 1,000 square feet (134,752 sf)	539
Total	1,394
Total Provided Parking	1,920

- *Traffic* – Prior to the issuance of a site plan approval letter for the project, the applicant will be need to either provide a proportionate fair share payment or assurance of payment to the County in a form approved by the City and County.
- *Building Design* – The architectural elevations for the project are shown in *Attachment B* and below (existing building shown with grey shading). Minor changes to the building footprint have been made to accommodate new stairways and utility uses.



The City’s TRT has reviewed the proposed elevations for compliance with the Memorial Health Systems, Inc. PD and the LDC and has found them to be acceptable.

- **Utilities** – The City’s Utilities Department has the following outstanding comments that are required to be resolved prior to site plan approval. These include:
 - Submit signed and sealed, water, sewer and reuse demand calculations.
 - Submit signed and sealed lift station calculations so staff can model the proposed impacts to the station and the downstream sewer system.
 - Since this property has been mapped into the flood zone, please submit a design elevation cert. for any building where modifications are proposed.

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

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

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

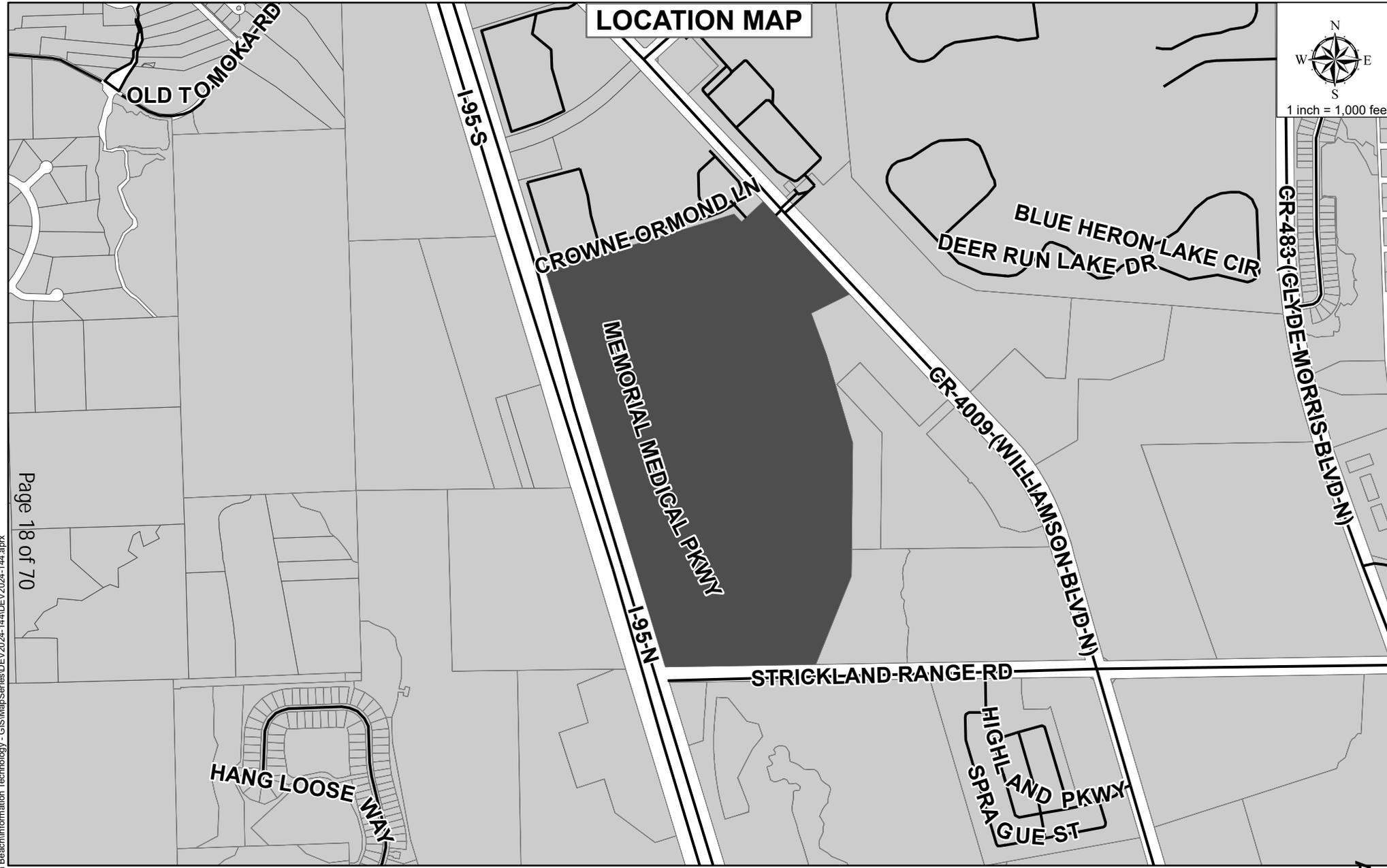
f. Is issued a Concurrency Certificate in accordance with Section 3.4.Z.2.b, Concurrency Certificate Determination Procedure.

Traffic concurrency final review and payment will be required to satisfy concurrency determination. Staff has reviewed the proposed development and has found it to be acceptable after traffic concurrency is met.

RECOMMENDATION

Provided all traffic and Utility conditions are met, Staff recommends approval of the Major Site Plan for the Advent Health Hospital expansion to allow for the construction of an additional 240,015± square feet of building area in the Memorial Health Systems, Inc. PD.

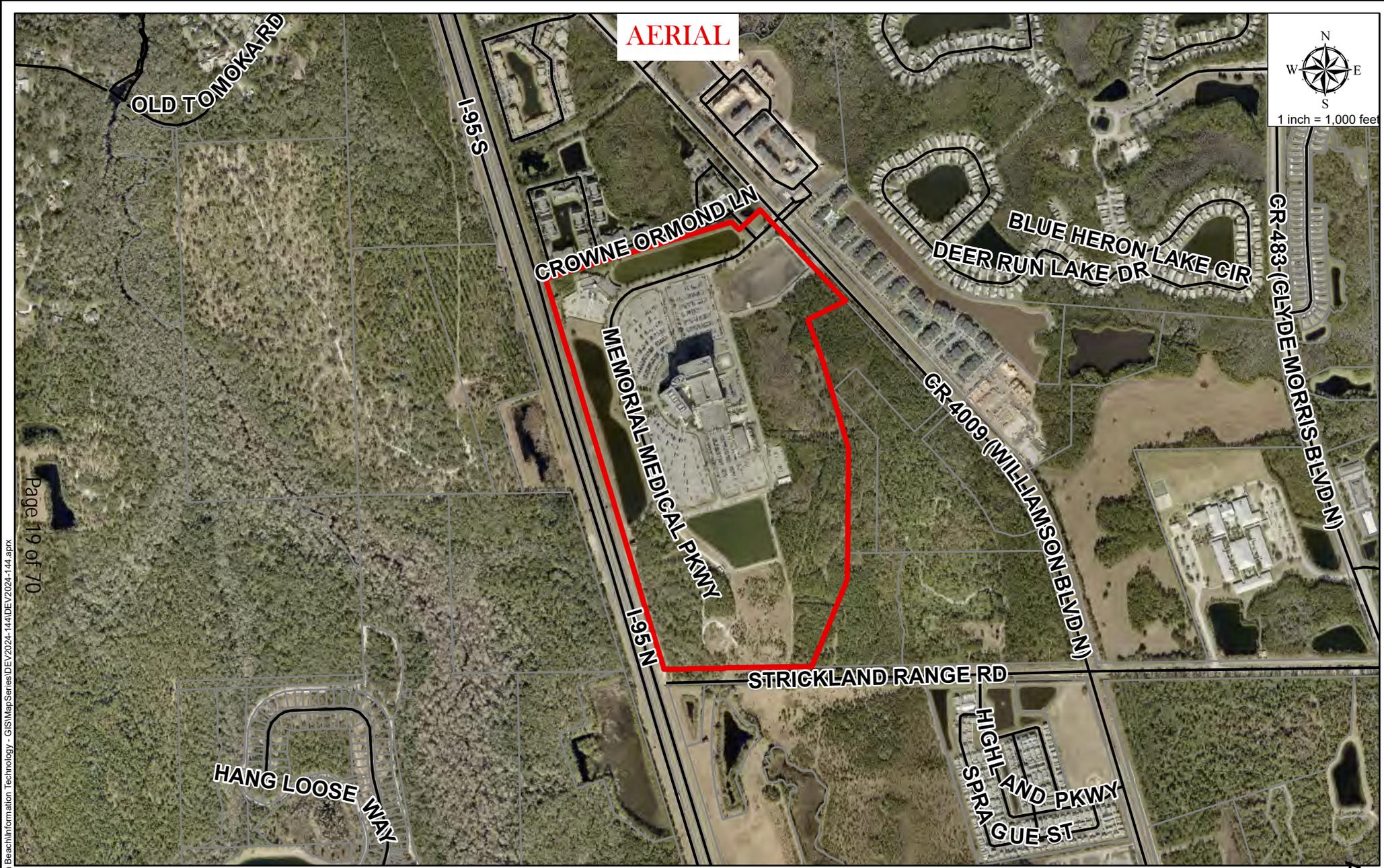
A majority vote of the Planning Board members present and voting is required to approve the application.



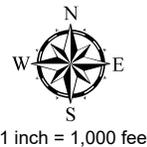
**DEV2024-144
ADVENT HEALTH TOWER EXPANSION
LOCATION MAP**

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.

Agenda Item #4.A.



AERIAL



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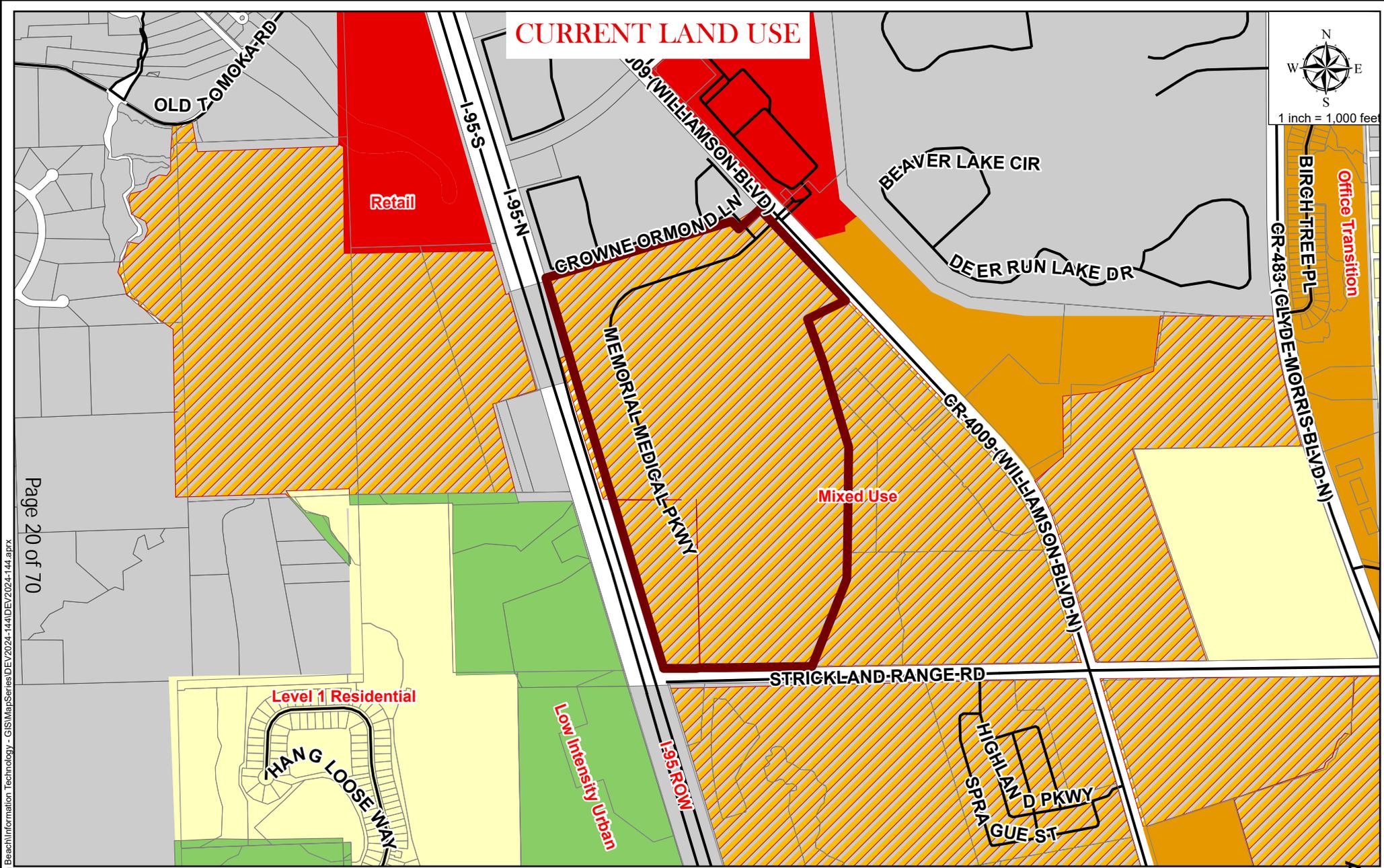
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**DEV2024-144
ADVENT HEALTH TOWER EXPANSION
AERIAL MAP**

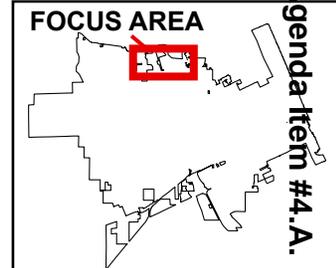
City of Daytona Beach Map disclaimer:
This map was developed and produced by the City of Daytona Beach GIS. The map is provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be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

Agenda Item #4.A.

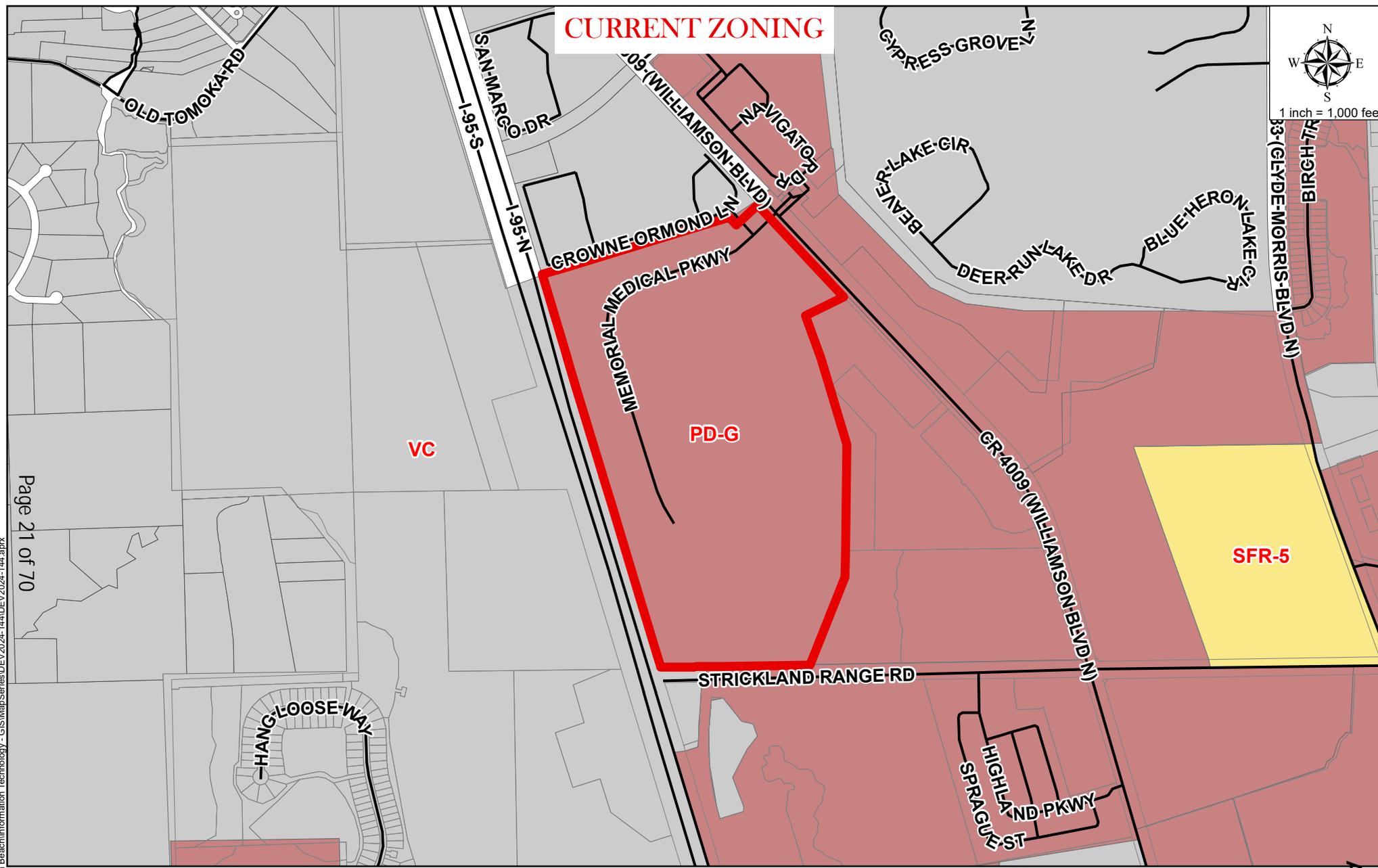


**DEV2024-144
ADVENT HEALTH TOWER EXPANSION
CURRENT LAND USE MAP**

City of Daytona Beach Map disclaimer:
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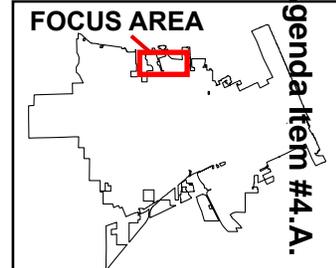


CURRENT ZONING



DEV2024-144 ADVENT HEALTH TOWER EXPANSION CURRENT ZONING MAP

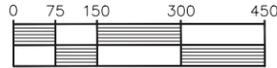
City of Daytona Beach Map disclaimer:
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Agenda Item #4.A.



GRAPHIC SCALE



SCALE: 1" = 150'

FIRST UNITED METHODIST CHURCH
OF ORMOND BEACH, INC.
(O.R. BK. 4592, PG. 4223)

CITY APPROVAL STAMP

(DEV2024-144)

SITE DATA

EXISTING ZONING: PD-G (PLANNED DEVELOPMENT GENERAL)
EXISTING FLOOR: MU (MIXED USE)
PROPOSED USE: HOSPITAL CAMPUS (SEE PCD AGREEMENT FOR LISTED USES)
TOTAL SITE AREA: 140.616 ACRES

GENERAL BUILDING DESCRIPTIONS:

CENTRAL HOSPITAL CAMPUS
HOSPITAL BUILDING - 12 STORY, 362,869 SF 570 BED, 675,788 SF
808,049 SF (232,261 SF ADDED WITH THIS APPLICATION)
MEDICAL OFFICE BUILDING - 5 STORY, 134,752 SF
HOSPITAL CENTRAL PLANT - 1 STORY, 13,500 SF 21,254 SF (4,289 SF
ADDED WITH THIS APPLICATION)
TOTAL BUILDING AREA: 724,946 SF 964,055 SF

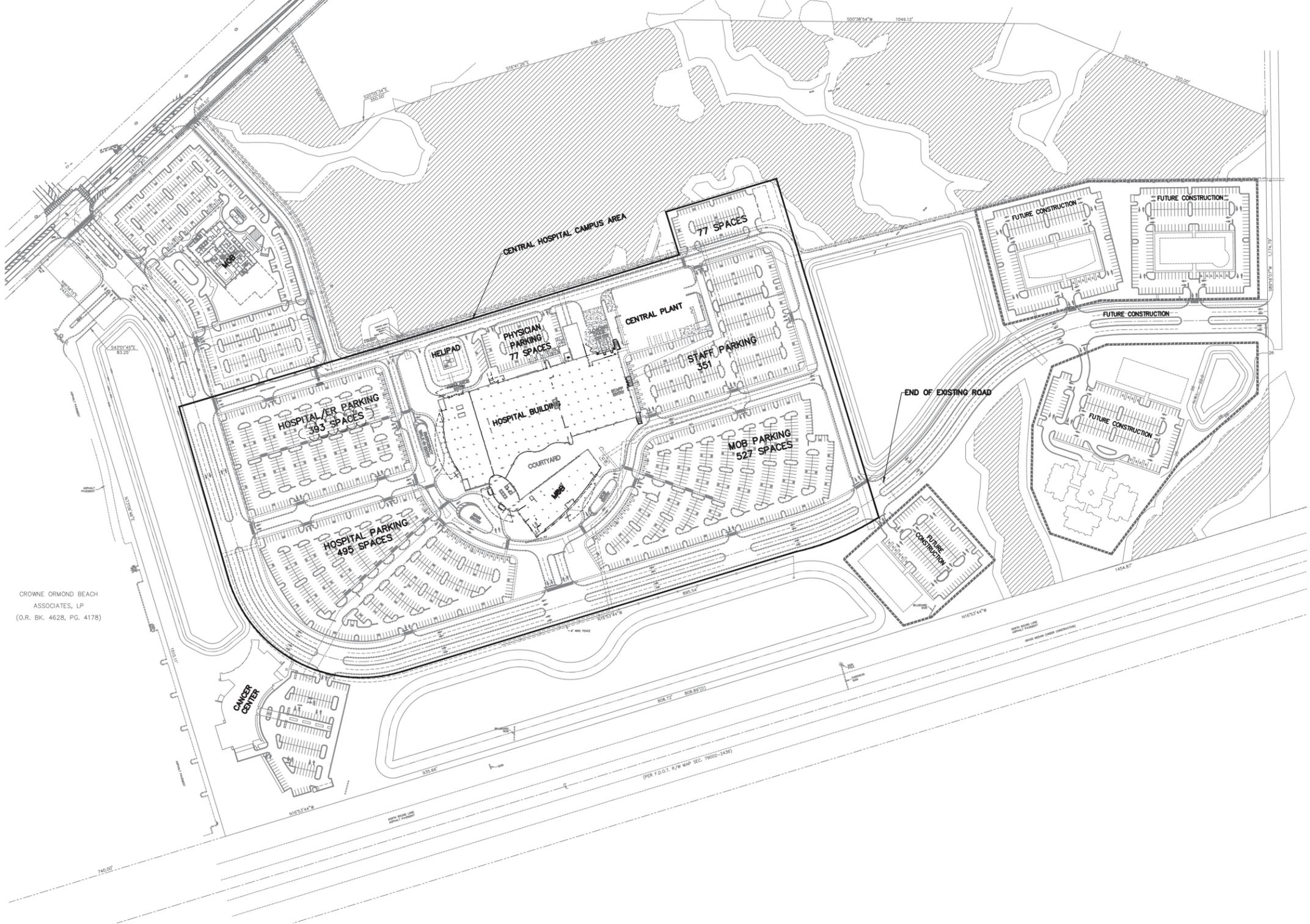
PARKING REQUIRED (CENTRAL HOSPITAL CAMPUS AREA ONLY):
(362,870 BEDS x 1.5 SP/BED) + (134,752 SF MEDICAL OFFICE x 4
SP/1,000 SF) = 699,855 + 539 = 496,719 SPACES
PARKING PROVIDED: 527 + 351 + 77 + 77 + 393 + 495 = 1,920 SPACES

GENERAL NOTES

- SCS SOIL TYPES:
49 POMONA FINE SAND - HYDROLOGIC GROUP B/D
51 POMONA - ST. JOHNS COMPLEX - HYDROLOGIC GROUP B/D
- PARCEL FALLS IN FLOOD ZONE "X", (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND FLOOD ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) AS SCALED FROM FLOOD INSURANCE RATE MAP No. 12127C0351 H EFFECTIVE FEBRUARY 19, 2014. ALL AREAS OF CONSTRUCTION FOR THIS APPLICATION FALL WITHIN FLOOD ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
- EXISTING INFORMATION OBTAINED FROM RECORD DRAWINGS AND SITE SPECIFIC SURVEYS PERFORMED BY MARK DOWST & ASSOCIATES, INC.
- ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). PAVEMENT SHALL BE PAINT STRIPED AND WHEEL STOPPED AS SHOWN.
- ALL TRAFFIC CONTROL DEVICES, INCLUDING SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"
- THE LOCATION OF ALL EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM BEST INFORMATION AVAILABLE, AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES, AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE CONTRACTOR. THE CONTRACTOR SHALL COOPERATE WITH THE RESPECTIVE UTILITY COMPANIES DURING RELOCATION OPERATIONS.
- AREAS WITHIN THE PUBLIC RIGHT OF WAY AND OFFSITE WHICH HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE CLEARED OF ALL DEBRIS, REGRADED, AND SODDED SO AS TO RESTORE THE AREA TO A STABILIZED AND PLANTED STATE
- ALL SITEWORK MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA D.O.T. STANDARD SPECIFICATIONS AND SOUTHERN STANDARD BUILDING CODES.
- MINIMUM ASPHALT PAVING SPECIFICATIONS (LIGHT DUTY):
1-1/4" TYPE 5-1 ASPHALTIC CONCRETE
6" CRUSHED CONCRETE BASE (COMPACTED TO 98% MAX. DRY DENSITY PER AASHTO T-180) (MIN LBR = 100)
6" STABILIZED SUBGRADE (COMPACTED TO 98% MAX. DRY DENSITY PER AASHTO T-180) (FBV 75 P.S.I.)
- MINIMUM ASPHALT PAVING SPECIFICATIONS (HEAVY DUTY):
1-1/2" TYPE 5-1 ASPHALTIC CONCRETE
8" CRUSHED CONCRETE BASE (COMPACTED TO 98% MAX. DRY DENSITY PER AASHTO T-180) (MIN LBR = 100)
12" STABILIZED SUBGRADE (COMPACTED TO 98% MAX. DRY DENSITY PER AASHTO T-180) (FBV 75 P.S.I.)
(SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION)
- WATER AND SEWER CONNECTIONS ARE EXISTING
- ALL LANDSCAPING SHALL MAINTAIN CLEARANCES OF 7-1/2 FEET IN FRONT OF AND TO THE SIDES OF ALL FIRE HYDRANTS WITH A 4 FOOT CLEARANCE TO THE REAR. PROVIDE CLEARANCES OF 7-1/2 FEET IN FRONT OF AND TO THE SIDES OF ALL FIRE DEPARTMENT CONNECTIONS.
- THE CONTRACTOR SHALL TAKE REASONABLE STEPS TO PREVENT ON-SITE EROSION AND SEDIMENT FROM LEAVING SITE DURING CONSTRUCTION. AT COMPLETION OF CONSTRUCTION, ALL NON-PAVED AREAS SHALL BE SODDED.
- ALL DIMENSIONS AND RADII SHOWN ON PLANS REFER TO FACE OF CURB UNLESS OTHERWISE NOTED.

FIRE NOTES

- UPON BUILDING COMPLETION, THE BUILDING ADDITION WILL BE IN COMPLIANCE WITH NFPA 1:11.10.2 (8TH EDITION FL FIRE PREVENTION CODE OR FUTURE ADOPTED EDITION) IN REGARD TO F.D. IN-BUILDING EMERGENCY RESPONDER COMMUNICATION ENHANCEMENT SYSTEMS. THE NEED FOR SUCH A SYSTEM WILL BE CONFIRMED BASED UPON TESTING REQUIREMENTS APPROVED BY VOLUSIA COUNTY RADIO SERVICES AND PERFORMED BY AN AUTHORIZED COMMUNICATIONS CONTRACTOR UTILIZING RADIO SIGNAL STRENGTH GRID TESTING OF THE BUILDING IN ACCORDANCE WITH NFPA 72 (2019 OR FUTURE ADOPTED EDITION) AND NFPA 1221 (2019 OR FUTURE ADOPTED EDITION). THE REQUIRED RADIO SIGNAL STRENGTH GRID TESTING SHALL BE PERFORMED ONCE THE BUILDING IS SUBSTANTIALLY CONSTRUCTED AND PRIOR TO C.O.
- SHOULD AN IN-BUILDING EMERGENCY RESPONDER COMMUNICATION ENHANCEMENT SYSTEM BE DETERMINED TO BE REQUIRED BASED UPON TESTING REFERENCED ABOVE, IT SHOULD BE INSTALLED PRIOR TO BUILDING C.O. SHOULD ANY BUILDING RECEIVE A C.O. PRIOR TO THE TESTING AND/OR REQUIRED INSTALLATION OF SUCH A SYSTEM, THIS REQUIREMENT MAY BE RETROACTIVELY APPLIED AT A FUTURE DATE BY THE DAYTONA BEACH FIRE DEPARTMENT AND/OR VOLUSIA COUNTY RADIO SERVICES, AT THE BUILDING OWNER'S SOLE EXPENSE.



CROWNE ORMOND BEACH
ASSOCIATES, LP
(O.R. BK. 4628, PG. 4178)

REVISION

APPR.

DATE

NO.

MARK DOWST & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS
ER 4335
536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999

SCALE 1"=150'

OVERALL PLAN
AHBB BED TOWER EXPANSION
DAYTONA BEACH, FLORIDA

PROJECT NO.
945H C2

945H-SITE-4

REVISED PER CITY COMMENTS.

MSD

05/08/24

1

DATE

DATE

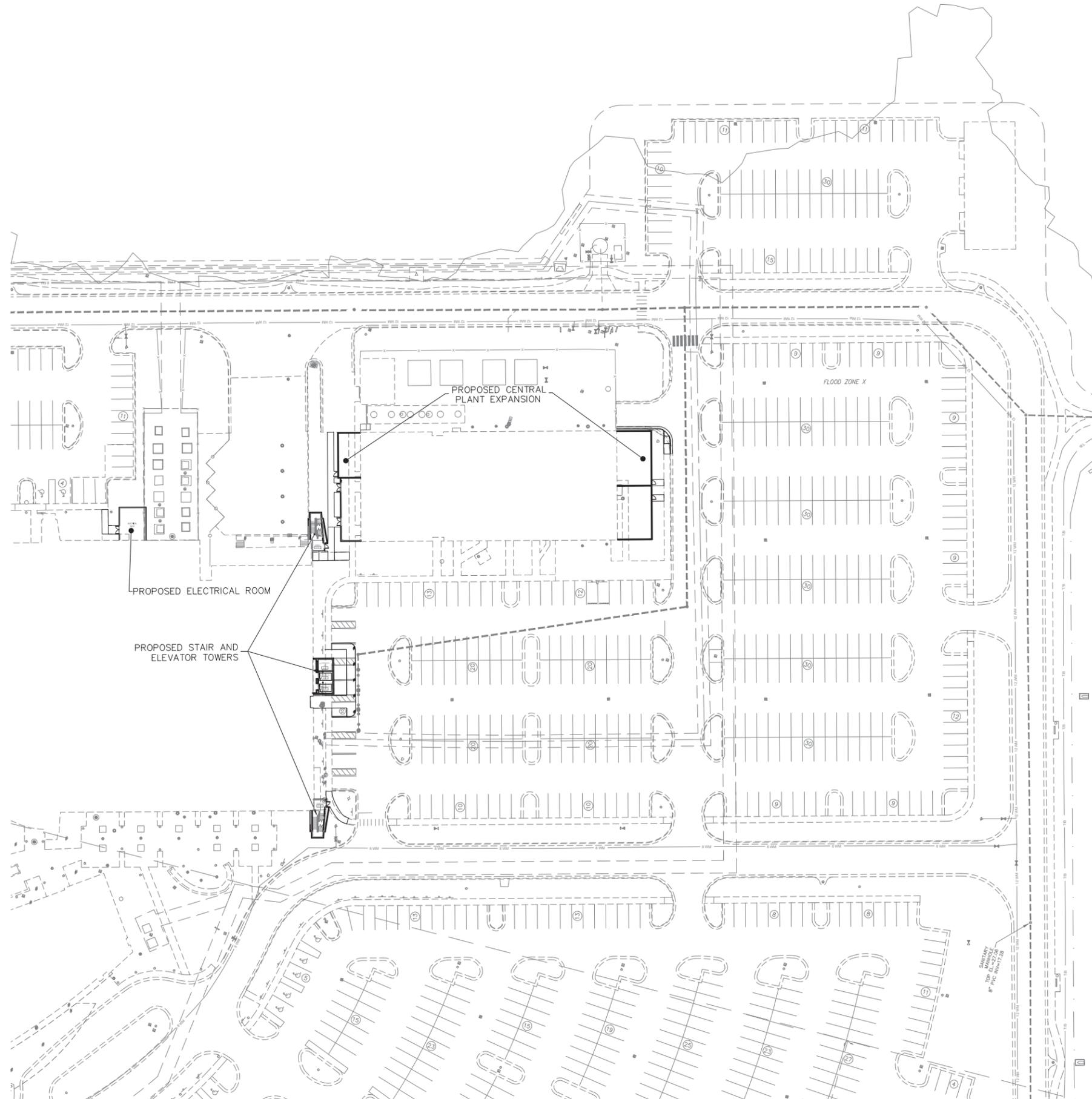
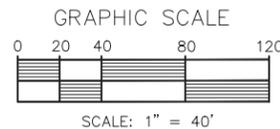
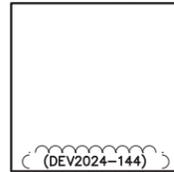
CHECKED

MSD

BY

DATE

CITY APPROVAL STAMP



NOTE: ALL INFORMATION SHOWN IS EXISTING CONSTRUCTION UNLESS INDICATED AS PROPOSED.

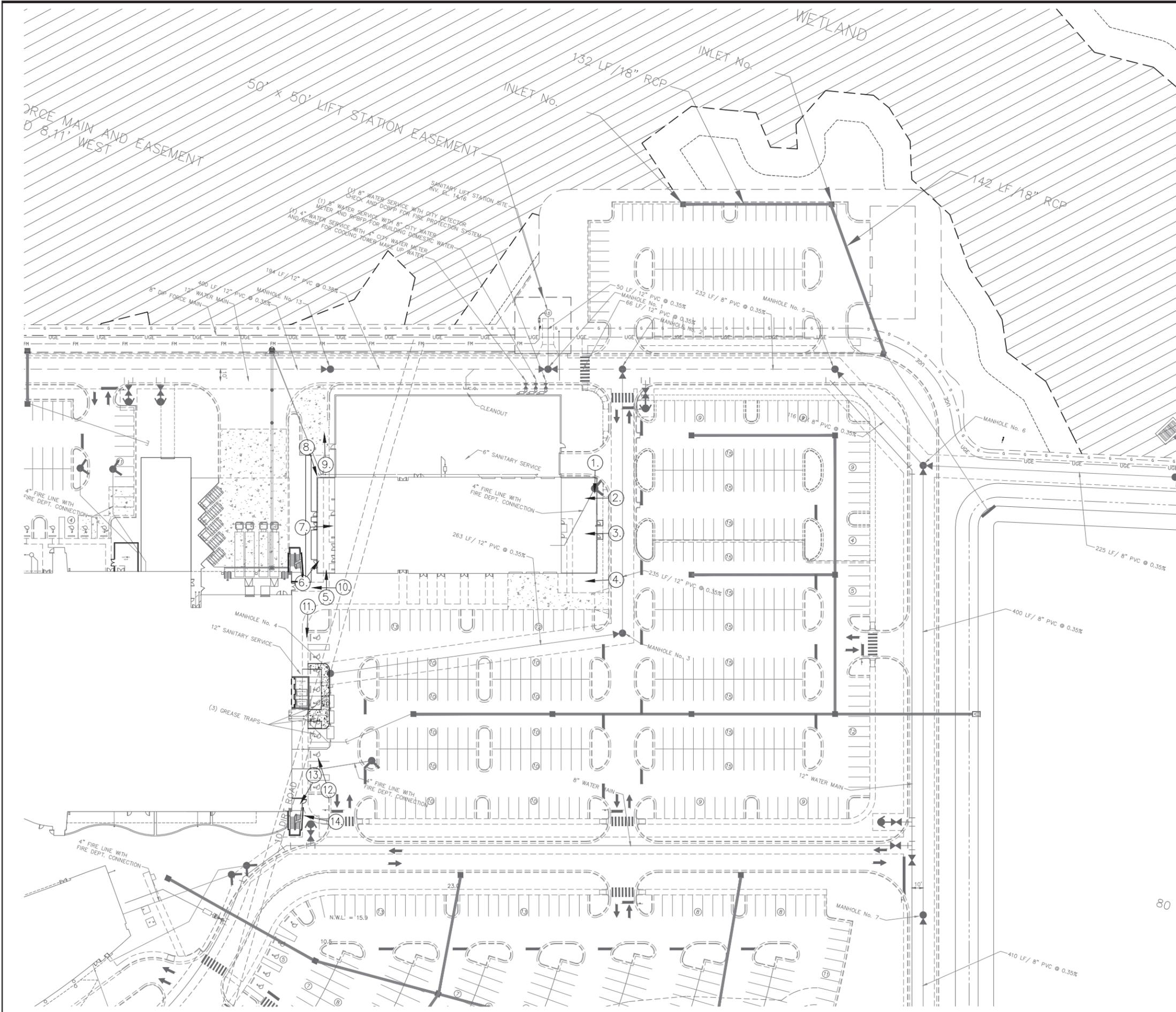
NO.	DATE	APPR.	REVISION
1	05/08/24	MSD	REVISED DEVELOPMENT NUMBER.

MARK DOWST & ASSOCIATES, INC.
 ENGINEERS * PLANNERS * SURVEYORS
 EB 4335
 536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999

SCALE	DESIGNED	MSD	DRAWN	RCM	CHECKED	MSD	DATE
1"=40'							04-03-24

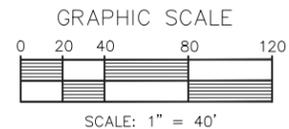
LOCATION PLAN
 AHDB BED TOWER EXPANSION
 DAYTONA BEACH, FLORIDA

PROJECT NO.	945H	C3
945H-SITE-6		



CITY APPROVAL STAMP

(DEV2024-144)



NO.	DATE	APPR.	REVISION
1	05/08/24	MSD	REVISED DEVELOPMENT NUMBER.

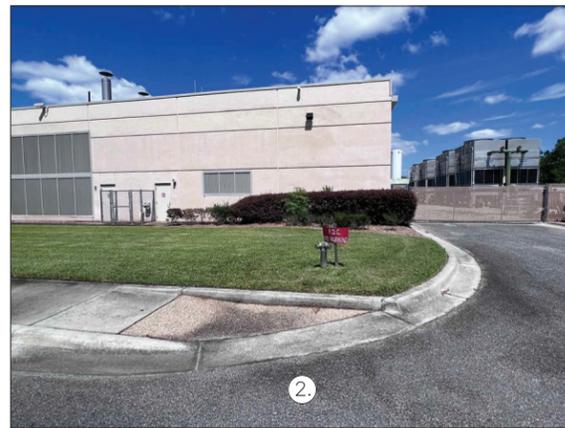
MARK DOWST & ASSOCIATES, INC.
 ENGINEERS * PLANNERS * SURVEYORS
 EB 4335
 536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999
 SCALE 1"=40' DESIGNED MSD DRAWN RCM CHECKED MSD DATE 02-29-24

SITE PHOTO KEY SHEET
AHDB BED TOWER EXPANSION
 DAYTONA BEACH, FLORIDA

PROJECT NO. 945H C13
 945H-SITE-PHOTO-4



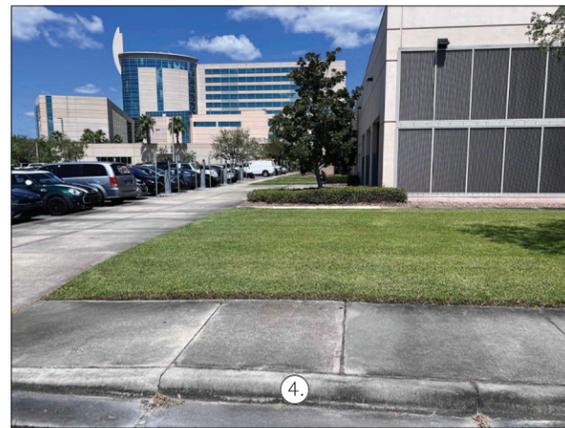
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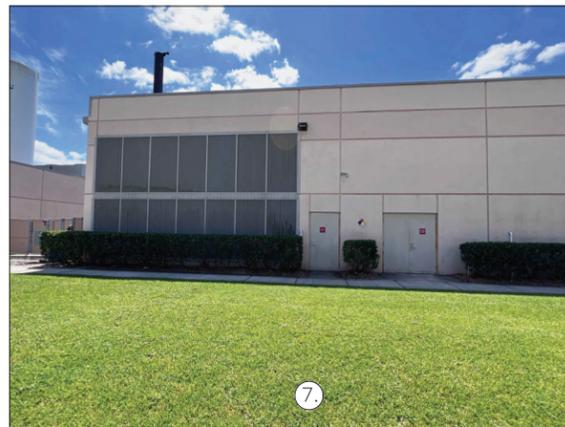
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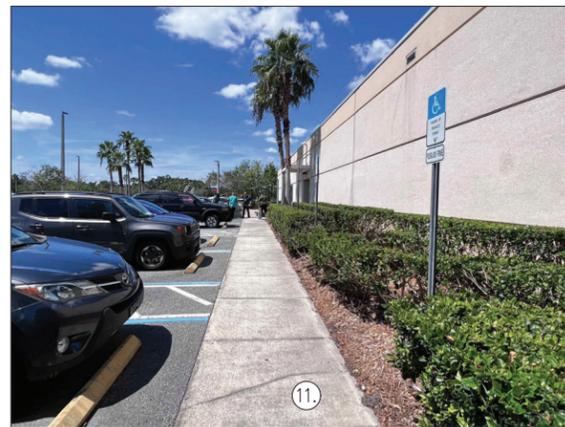
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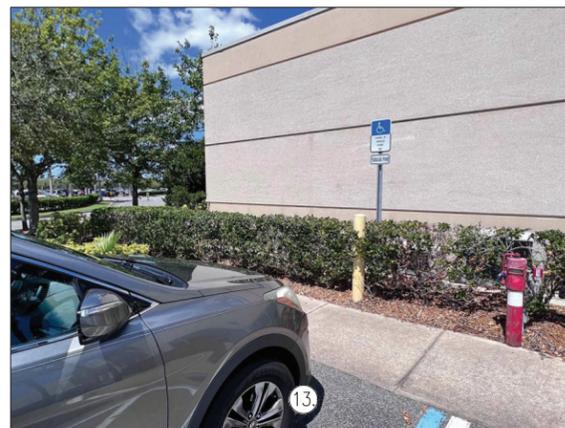
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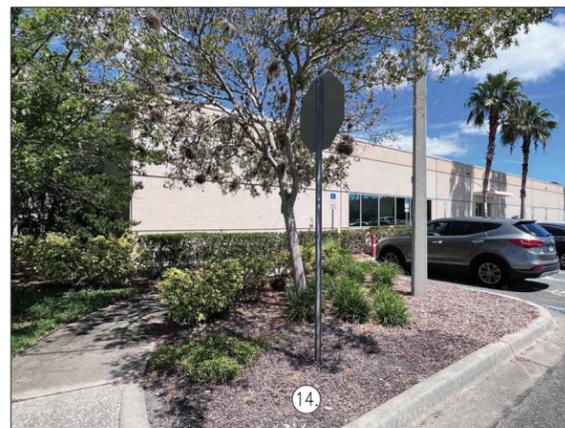
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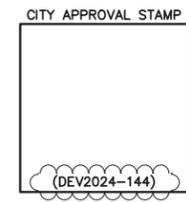
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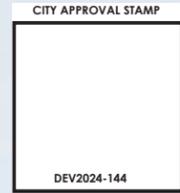
NO.	DATE	APPR.	REVISION
1	05/08/24	MSD	REVISED DEVELOPMENT NUMBER.

MARK DOWST & ASSOCIATES, INC.
 ENGINEERS * PLANNERS * SURVEYORS
 536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999
 SCALE N.T.S. DESIGNED MSD DRAWN RCM CHECKED MSD DATE 02-29-24
 BY DATE

SITE PHOTOS
 AHDB BED TOWER EXPANSION
 DAYTONA BEACH, FLORIDA

PROJECT NO.
 945H C14
 945H-SITE-PHOTO-4





Attachment B



Page 27 of 70



Advent Health

ADVENTHEALTH DAYTONA BEACH

BED TOWER EXPANSION

H-23022.00

02.28.2024

EXTERIOR ELEVATIONS



Attachment B

- Architectural Precast Concrete Panel
Match Existing Finish
- Aluminum Cap Flashing
- Spandrel Glass
Match Existing Finish (Green Tint)
- Vision Glass
Match Existing Finish (Green Tint)
- 2" X 1.5" Deep Reveal
TYP.
- Aluminum SSG Mullion
- Glazed Aluminum Curtain Wall
Match Existing Finish
- Existing Building

- 181'-0" LEVEL 14
- 171'-0" LEVEL 13
- 157'-0" LEVEL 12
- 143'-0" LEVEL 11
- 129'-0" LEVEL 10
- 115'-0" LEVEL 9
- 101'-0" LEVEL 8
- 87'-0" LEVEL 7
- 73'-0" LEVEL 6
- 59'-0" LEVEL 5
- 45'-0" LEVEL 4
- 30'-0" LEVEL 3
- 15'-0" LEVEL 2
- 0'-0"

Page 28 of 70

Architectural Precast Concrete Panel
Match Existing Finish



NORTH ELEVATION



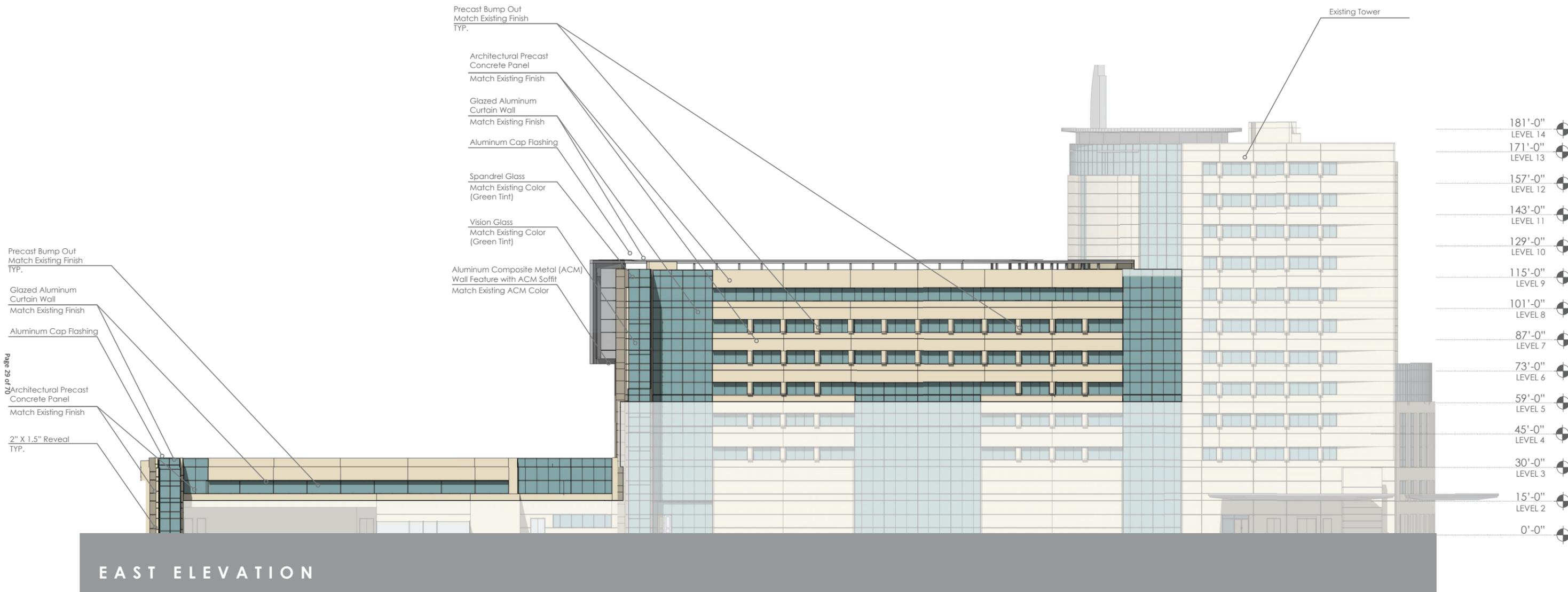
AH DAYTONA BEACH BED TOWER EXPANSION | DAYTONA BEACH, FL

EXTERIOR ELEVATIONS
H-23022
02-28-2024





Attachment B



Page 29 of 70

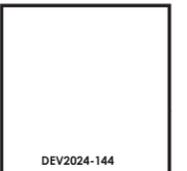


AH DAYTONA BEACH BED TOWER EXPANSION | DAYTONA BEACH, FL

EXTERIOR ELEVATIONS

H-23022
02-28-2024





Attachment B

Continuous Concealed LED to illuminate Left Vertical Wall Feature and Soffit
Continuous Concealed LED to illuminate Roof Feature Soffit

Aluminum SSG Mullion
Glazed Aluminum Curtain Wall Match Existing Finish
Architectural Precast Concrete Panel Match Existing Finish
Expansion Joint Match Precast Color

Aluminum Roof Feature with ACM Front Facia and Soffit Match Existing ACM Color
Aluminum Composite Metal (ACM) Wall Feature with ACM Soffit Match Existing ACM Color
Internally Lit Signage

Glazed Aluminum Curtain Wall System Match Existing Finish
Architectural Precast Concrete Panel Match Existing Finish

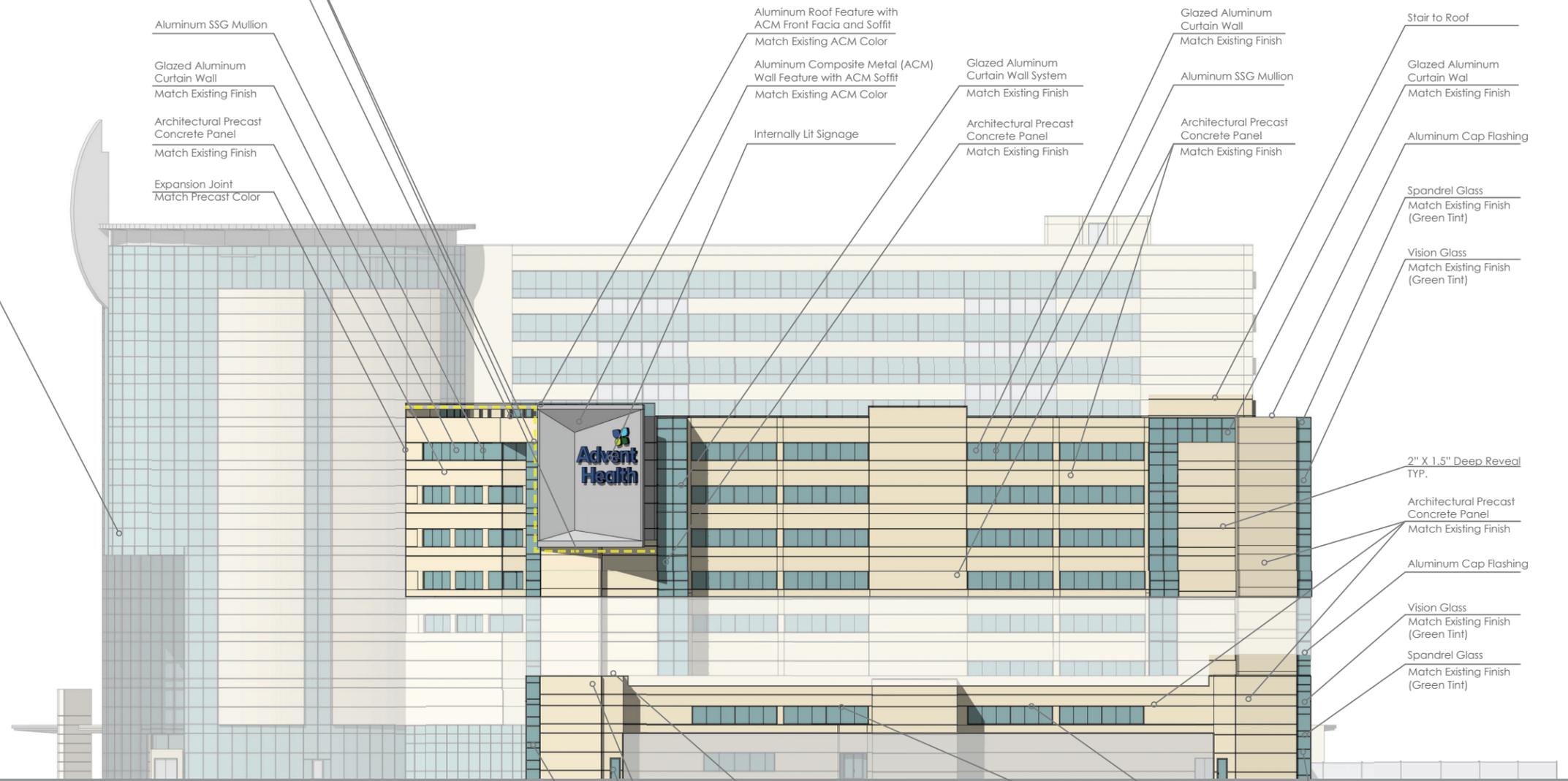
Glazed Aluminum Curtain Wall Match Existing Finish
Aluminum SSG Mullion
Architectural Precast Concrete Panel Match Existing Finish

Stair to Roof
Glazed Aluminum Curtain Wall Match Existing Finish
Aluminum Cap Flashing

Spandrel Glass Match Existing Finish (Green Tint)
Vision Glass Match Existing Finish (Green Tint)

- 181'-0" LEVEL 14
- 171'-0" LEVEL 13
- 157'-0" LEVEL 12
- 143'-0" LEVEL 11
- 129'-0" LEVEL 10
- 115'-0" LEVEL 9
- 101'-0" LEVEL 8
- 87'-0" LEVEL 7
- 73'-0" LEVEL 6
- 59'-0" LEVEL 5
- 45'-0" LEVEL 4
- 30'-0" LEVEL 3
- 15'-0" LEVEL 2
- 0'-0"

Existing Tower



SOUTH ELEVATION

Architectural Precast Concrete Panel Match Existing Finish
Glazed Door with 12" Extended Mullion Above
Glazed Aluminum Curtain Wall System Match Existing Finish

Aluminum Cap Flashing

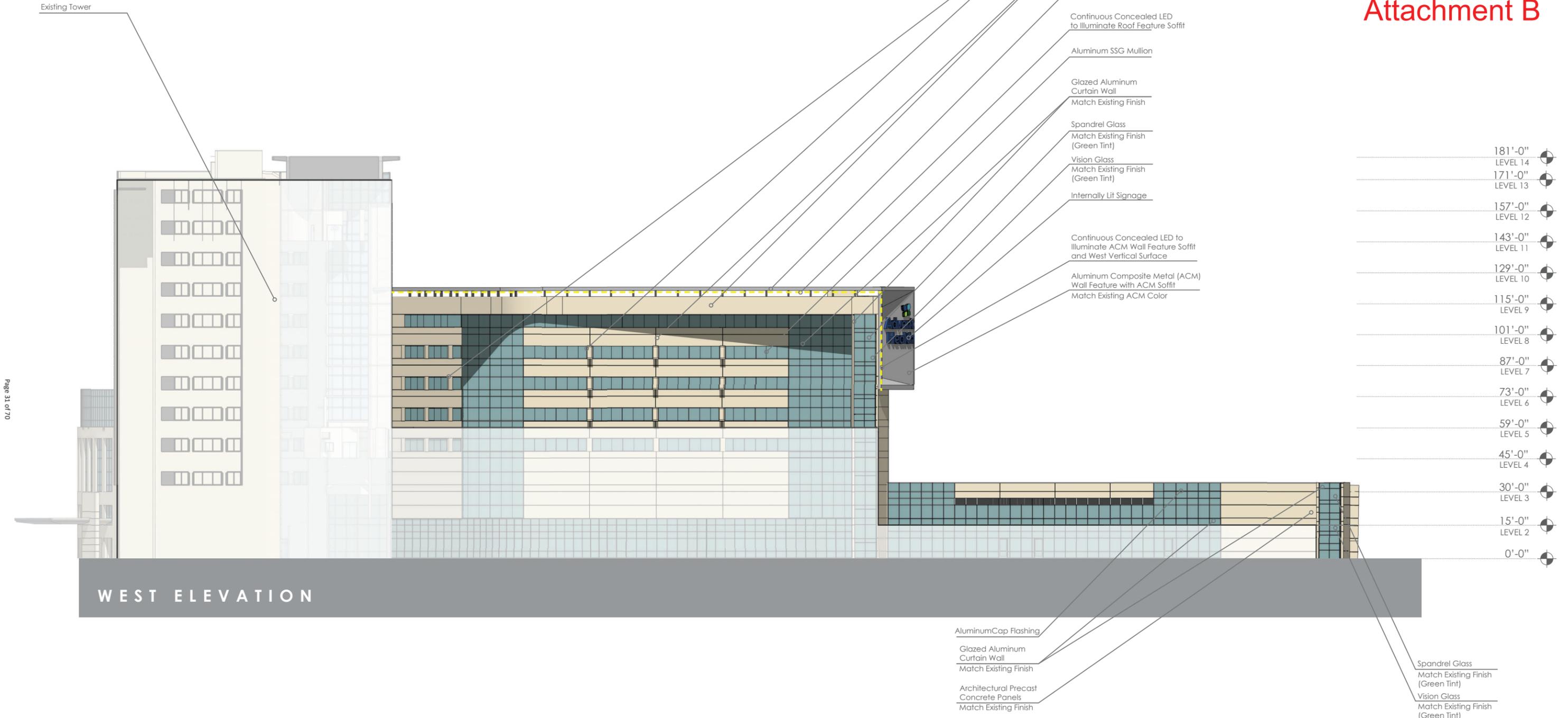
Glazed Aluminum Curtain Wall Match Existing Finish

AH DAYTONA BEACH BED TOWER EXPANSION | DAYTONA BEACH, FL





Attachment B



Page 31 of 70

AH DAYTONA BEACH BED TOWER EXPANSION | DAYTONA BEACH, FL

EXTERIOR ELEVATIONS

H-23022
02-28-2024



Agenda Item 4B (Quasi-Judicial Hearing)
Planned Development-General (PD-G) Rezoning
DEV2023-587
Lakewood Senior Housing PD

STAFF REPORT

MEETING DATE: May 23, 2024, Planning Board
REPORT DATE: May 8, 2024
SUBJECT: DEV2023-587 Lakewood Senior Housing PD-G Rezone
APPLICANT: Mark Watts, Esq., Cobb Cole
OWNER: Lakewood Senior Housing, LLLP
STAFF: Danalee Petyk, AICP, Senior Planner

SUMMARY OF REQUEST

This request is for a rezone of ± 2.94 acres of land from Multifamily Residential-20 (MFR-20) to Planned Development-General (PD-G) for a 56-unit senior multi-family residential development.

As part of the PD-G rezoning, the applicant has requested the following waivers and LDC modifications:

- Increase building height from 35 feet to 44 feet
- Reduce parking ratio from 2 spaces per dwelling unit to 1.1 spaces per dwelling unit
- Reduce the required glazing (glass window area) per floor

A majority vote by the Planning Board members present and voting is required to forward a recommendation to the City Commission. The item is tentatively scheduled to be heard by the City Commission for 1st reading on July 3, 2024, and for 2nd reading on July 17, 2024.

Staff recommendation: Staff finds the requested rezone meets the criteria in Sections 3.4.D.3 and 4.8.B, Land Development Code. Staff recommends the Planning Board forward the rezone of ± 2.94 acres from Multifamily Residential-20 (MFR-20) to Planned Development – General (PD-G) to the City Commission with a recommendation of approval.

SITE INFORMATION

Location: West of Jimmy Ann Drive, approximately ½ mile south of LPGA Boulevard.
Parcel No(s): 5202-00-00-0830
Property Size: ± 2.94 acres
Existing Zoning: Multifamily Residential-20 (MFR-20)
Existing Future Land Use: Office Transitional (OT)

Adjacent Land Use and Zoning: Existing uses listed in the table below are not intended to be an all-inclusive list, but a general summary of types of uses near the subject property.

	Existing Use(s)	Future Land Use Designation	Existing Zoning Classification
Site	Vacant	OT	MFR-20
North	Single-Family Residential	PD-G	L1-R
South	Assisted Living Facility	OT	MFR-20
East (Across Jimmy Ann Dr)	Single-Family Residential	SFR-5	L1-R
West	Single-Family Residential	PD-G	L1-R



Aerial View of the Property

PROJECT DESCRIPTION

The applicant proposes to rezone ± 2.94 acres of vacant property to allow for the development of age-restricted, affordable senior housing apartments. The senior living facility will be developed as one four-story apartment building with parking, a stormwater pond, and landscaping. The landscape buffers will include an opaque, 6-foot-high fence around the perimeter of the property.

The general development plan for the senior housing use on the property is shown in *Attachment A*.

PROJECT ANALYSIS

According to Section 3.4.D.3, *Site-Specific Zoning District Amendment Review Standards*, LDC, the City shall consider the criteria below when determining whether to adopt or deny a proposed Site-Specific Zoning District Map Amendment. In addition, the City Commission must find applications for a PD zoning district classification in compliance with Section 4.8.B, *General Standards for All Planned Development Districts*, LDC, before approving said PD zoning district classification. The analysis of the proposed Planned Development – General zoning classification is below.

Site-Specific Zoning District Map Amendment Review Standards

Per Section 3.4.D.3, LDC, in determining whether to adopt or deny a proposed Site-Specific Zoning District Map Amendment, the City shall consider the following:

a. Whether the applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:

i. Is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan and all other applicable City-adopted plans;

The property has an Office Transitional (OT) future land use designation, which allows up to 40 dwelling units per acre of multi-family. The OT designation is an area primarily for office, public schools, and multi-family uses. The proposed senior housing use is consistent with the allowable uses of the OT future land use designation of the property.

Staff finds the proposed rezone is consistent with the OT FLU designation and meets this criterion.

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

The development standards for a PD District must comply with Article 6: Development Standards and Article 7: Subdivision Standards in the LDC; any modifications of those standards must be established in the PD Plan (*Attachment A*) and the PD Agreement. The applicant has requested modifications to these standards, as detailed below and in the attached Waiver & Benefits Letter (*Attachment B*).

LDC Modifications & Project Details

- *Building Height* – The applicant has requested a waiver to increase the maximum building height provision in Section 4.2.D.3, *Intensity and Dimensional Standards*, for structures in the MFR-20 zoning classification from 35 feet to 44 feet. The development proposes to have all residential units in one building which will require an increase in building height to accommodate the number of occupied floors necessary while limiting the impervious surface area on the property. This, combined with the construction method the applicant intends to use, necessitates the increased maximum building height to 44 feet.

- *Off-Street Parking and Loading* – The applicant has requested to reduce the parking ratio required in Section 6.2 for multi-family developments from 2 spaces per dwelling unit to 1.1. spaces per dwelling unit. The applicant provided a parking study to justify the reduction in required parking as the development is age-restricted and less parking is needed for seniors. The parking study summary is provided with the Waiver and Benefits letter in *Attachment B*.

- *Window Glazing* – The applicant has requested a waiver from Section 6.11.C.6 of the *Neighborhood Compatibility Standards – Building Materials* to reduce the amount of glazing (glass window area) required per floor. The exterior elevation is shown in *Attachment C*. The required and proposed glazing percentages are shown in the table below:

Building Story	Required Glazing (LDC)	Proposed Glazing (Waiver)
1 st Floor	50%	33%
2 nd Floor	35%	23.9%
3 rd Floor	25%	24.5%
4 th Floor	25%	27.7%

If the requested LDC modifications are granted, the proposed PD agreement will be consistent with the LDC, and the proposed amendment will meet this criterion.

iii. Addresses a demonstrated community need;

The applicant has provided a Waiver & Benefits Letter (*Attachment B*) which details the proposed public benefits to the project and addresses the standard for a demonstrated community need. Per the applicant, this project will provide age-restricted, affordable housing to assist an underserved population in the community and increase the variety of housing types available. The Waiver & Benefits Letter details the requested modifications to the LDC, as identified above, in exchange for the public benefits enumerated in the letter.

Staff does not object to the applicant’s demonstration they meet this criterion.

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

The subject property is situated between single-family residential to the north and west with an assisted living facility and elementary school to the south. The proposed age-restricted multi-family housing development serves as a transition between the single-family neighborhoods and the non-residential uses. As such, the proposed use is compatible with the existing developments in the area and with the Office Transitional FLU designation on the property.

The property has an existing MFR-20 zoning classification which allows the development of a multi-family apartment complex. The proposed PD-G zoning district proposes this same use with the necessary waivers and development standards to accommodate this specific project. As the uses of the PD-G are consistent with the existing zoning, it would be considered appropriate.

Staff finds the proposed amendment is compatible with the existing and proposed uses surrounding the subject land and the requested PD-G zoning district is appropriate; therefore, the rezone meets this criterion.

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

The standards proposed in the PD Agreement and the LDC would result in a logical and orderly development pattern for the property and the surrounding area. Staff finds the proposed amendment meets this criterion.

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

Staff does not find any indication the proposed development plan will adversely affect the property values in the area. The proposal is development of a vacant site with uses similar in scope and character with the surrounding area. The amendment meets this criterion.

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 PD Agreement acknowledges approval of the rezoning does not constitute a Concurrency Certificate as required by the LDC. The applicant will be required to separately obtain a Concurrency Certificate and, where applicable, enter into a proportionate fair share agreement, prior to approval of a site plan for the proposed development.

Staff has reviewed the requested development for impacts to public facilities as part of the rezoning and offers no objection to the proposed uses and the conceptual development plan.

viii. Would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

The development is required to go through the site plan review process and provide environmental assessments and appropriate permitting from environmental agencies. Staff does not find any indication the development would not result in significant adverse impacts to the natural environment. The amendment meets this criterion.

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 existing zoning on the property is Multifamily Residential-20 (MFR-20) which is consistent with the OT future land use designation on the property. The MFR-20 zoning district is primarily intended to accommodate multi-family residential developments at a maximum density of 20 dwelling units per acre. The applicant proposes to rezone the property to a PD to accommodate an age-restricted, affordable multifamily complex with a maximum of 56 units. The PD rezoning will result in a more limited multifamily development with a slight reduction in the development potential for the property.

Planned Development Zoning Districts Review Standards

The City Commission must find applications for a Planned Development (PD) zoning district classification in compliance with the standards outlined in Section 4.8.B, *General Standards for All Planned Development Districts*, LDC, before approving said PD zoning district classification. The analysis of the proposed PD, including the PD Agreement and Plan, is below.

1. PD Plan/Agreement

The PD Plan/Agreement includes an overall development plan for the property, as shown in *Attachment A*. The applicant has also requested modifications to the LDC in conjunction with the proposed development plan for the property, as stated earlier in this report and in the submitted Waiver & Benefits Letter (*Attachment B*). The PD Plan/Agreement is in compliance with the standards of this subsection.

2. Consistency with City Plans

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

3. Compatibility with Surrounding Areas

The proposed development plan is compatible with the surrounding areas as it provides an appropriate transition between intensities and uses. The PD Agreement provides for appropriate buffers to provide for transition to the surrounding area based on the primary use proposed.

4. Development Phasing Plan

The development is not proposed to be phased but the PD Agreement does allow for phasing to occur if desired. The construction permits for the initial development of the property must be

submitted within five (5) years of the approval of the PD Agreement, with substantial completion of the initial development within eight (8) years of approval.

5. Conversion Schedule

The PD is proposed for only multifamily uses; therefore, the conversion schedule between residential uses is not applicable.

6. On-Site Public Facilities

The development will provide on-site public facilities as required to accommodate the uses proposed. The facilities will be reviewed at site plan and the applicant will obtain the appropriate City, State, or federal permits as applicable.

7. Uses

The following uses are proposed as permitted uses on the property per the PD Agreement. All uses are subject to compliance with the use-specific standards in Article 5 of the LDC. The uses provided here is a general summary of the proposed uses in the PD Agreement; additional requirements or conditions may be applicable to the uses as stated in the PD Agreement and LDC.

- **Household Living Uses**
 - Multifamily Dwelling
 - Multifamily Complex

8. Densities/Intensities

The applicant proposes a maximum unit count of 56 multifamily units with a density of 19.05 dwelling units per acre. No non-residential uses are proposed on the property.

9. Dimensional Standards

The following lot development criteria shall apply to the property:

- Maximum building height: 44'
- Maximum FAR: 0.37
- Minimum lot area: 8,000 sf
- Minimum lot width: 80'
- Minimum lot depth: 100'
- Minimum living area/dwelling unit:
 - One bedroom: 450 sf
 - Two bedroom: 550 sf
 - Three bedroom: 700 sf
- Minimum perimeter building setbacks:
 - Front: 25'
 - Internal Side: 22'
 - Rear: 15'
- Maximum building coverage: 35%
- Minimum building separation:
 - Front-to-front: 40'
 - Front-to-rear: 40'
 - Front-to-side: 40'

- Side-to-side: 25'
- o Minimum open space: 20%
- o Maximum impervious surface area: 45%.
- o Maximum density: 56 units
- o Slopes within any dry retention and wet detention pond(s) shall be 4:1 without a fence; and
- o Dry retention pond(s) shall count toward open space requirements.
- o Landscape requirements shall meet the 25-foot Scenic Thoroughfare Overlay (STO) District for Jimmy Ann Drive; all other landscape buffers shall be a minimum width of 15'
- o Minimum glazing standards:
 - 1st Floor: 33%
 - 2nd Floor: 23.9%
 - 3rd Floor and above: 24.5%

10. Development Standards

All development in a PD district shall comply with the development standards in 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, LDC.

Neighborhood Meeting

The applicant conducted a neighborhood meeting on April 18, 2024, as required by the LDC. A summary of the neighborhood meeting prepared by the applicant is in *Attachment D*.

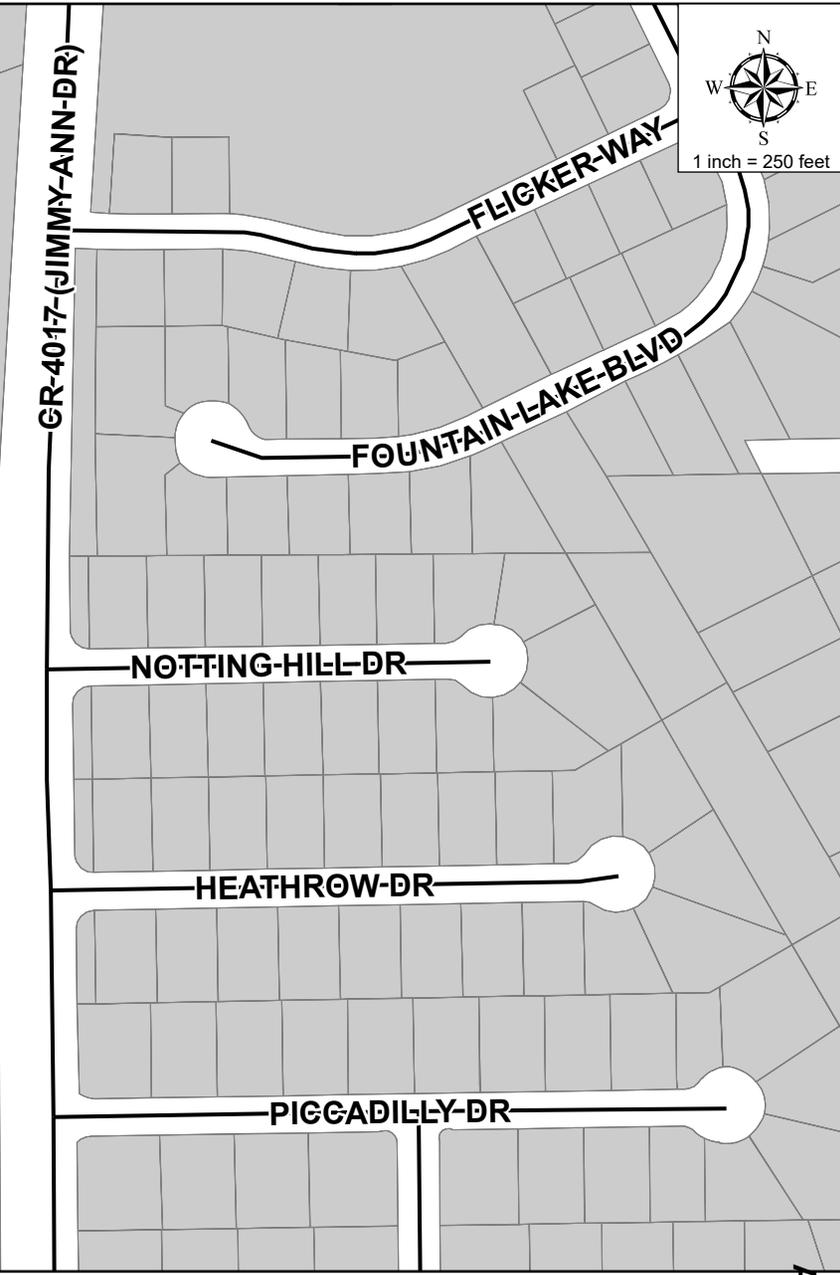
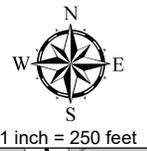
RECOMMENDATION

Staff finds the requested rezone meets the criteria in Sections 3.4.D.3 and 4.8.B, Land Development Code. Staff recommends the Planning Board forward the rezone of ± 2.94 acres from Multifamily Residential-20 (MFR-20) to Planned Development – General (PD-G) to the City Commission with a recommendation of approval.

A majority vote by the Planning Board members present and voting is required to forward a recommendation to the City Commission.

The item is tentatively scheduled to be heard by the City Commission for 1st reading on **July 3, 2024**, and for 2nd reading on **July 17, 2024**.

LOCATION MAP



DEV2023-587
LAKEWOOD SENIOR LIVING PD-G REZONING
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.

Agenda Item #4.B.

AERIAL



Page 42 of 10

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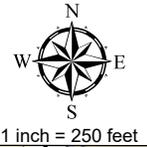


**DEV2023-587
LAKEWOOD SENIOR LIVING PD-G REZONING
AERIAL MAP**

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Agenda Item #4.B.

CURRENT LAND USE



L1-R

OT

SCH

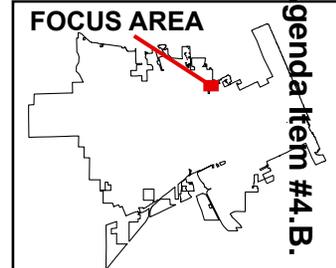
Page 43 of 70

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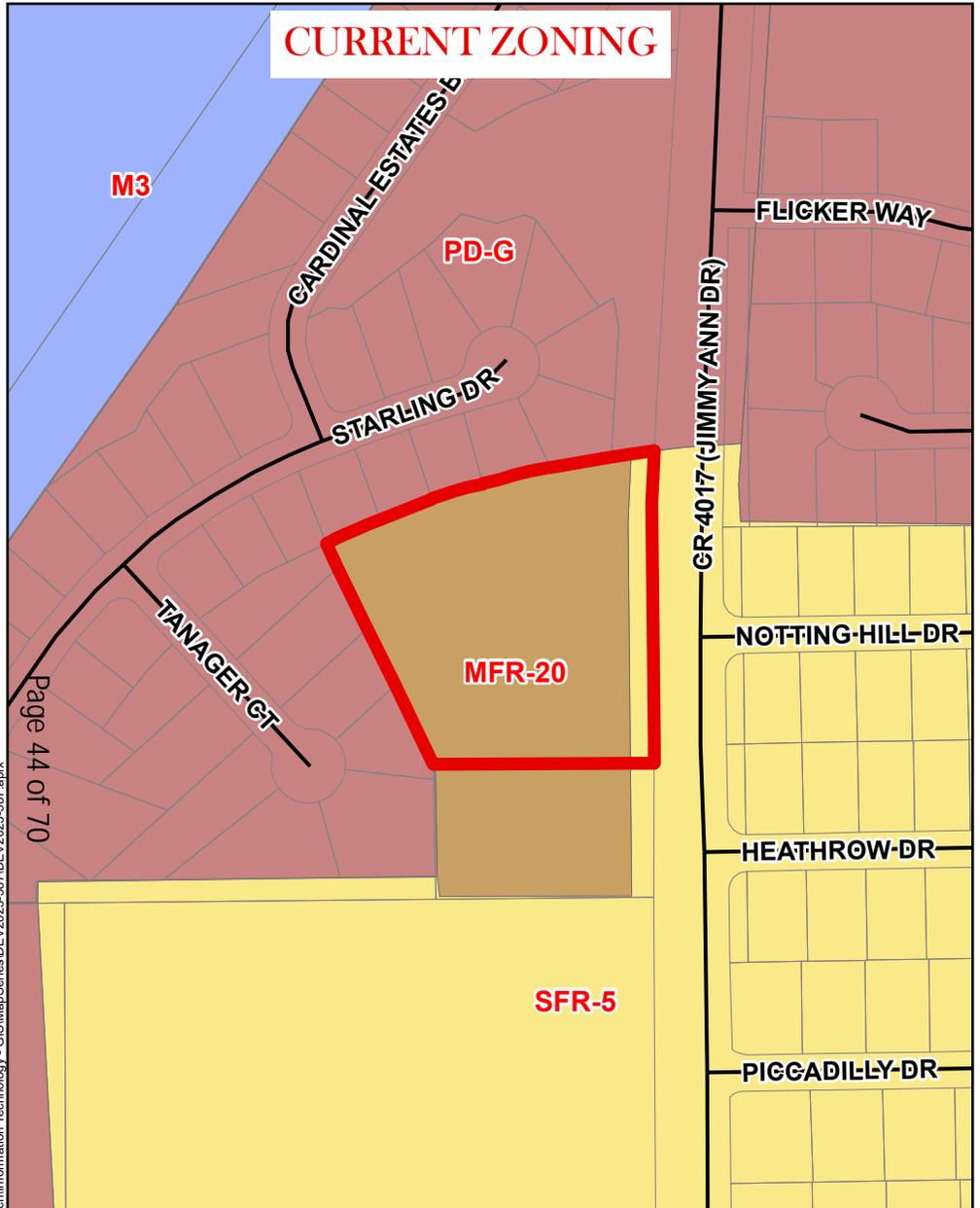
**DEV2023-587
LAKEWOOD SENIOR LIVING PD-G REZONING
CURRENT LAND USE MAP**

City of Daytona Beach Map disclaimer:
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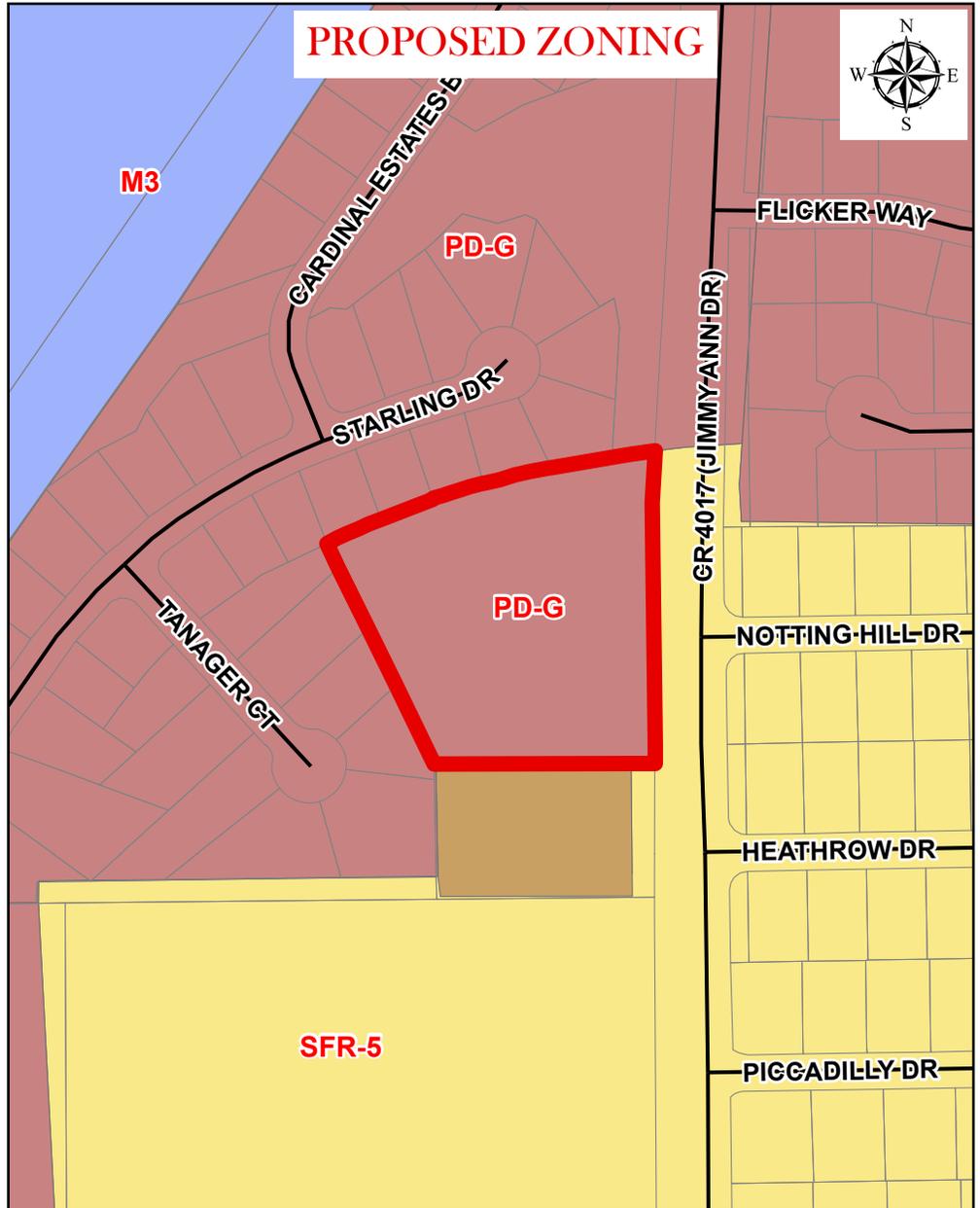
Agenda Item #4.B.

CURRENT ZONING



1 inch = 250 feet

PROPOSED ZONING

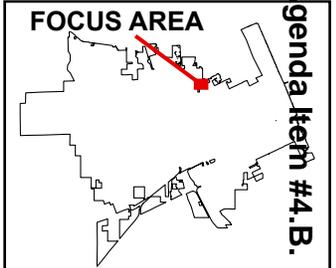


1 inch = 250 feet



DEV2023-587 LAKEWOOD SENIOR LIVING PD-G REZONING CURRENT AND PROPOSED ZONING 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.



Agenda Item #4.B.



ABBREVIATIONS

EX	EXISTING
PR	PROPOSED
CG	CURB AND GUTTER
TC	TOP OF CURB
FC	FACE OF CURB
EOP	EDGE OF PAVEMENT
TW	TOP OF WALL
BW	BOTTOM OF WALL
ME	MATCH EXISTING
FFE	FINISHED FLOOR ELEVATION
GR EL	GROUND/GRADE ELEVATION
INV	INVERT
BOT	BOTTOM
TOP	TOP
NWL	NORMAL WATER LEVEL
TRT	TREATMENT ELEVATION
DBL	DOUBLE
RW	RECLAIMED WATER LINE
WL	WATER LINE
SS	STORM SEWER
SAN	SANITARY
GM	GRAVITY MAIN
FM	FORCE MAIN
GV	GATE VALVE
CV	CHECK VALVE
DIP	DUCTILE IRON PIPE
RCP	REINF. CONC. PIPE
PVC	PVC PIPE
HDPE	HDPE PIPE

LEGEND

---	PROPERTY LINE
---	ADA ACCESSIBLE PATH
---	STORM SEWER PIPE
---	SANITARY SEWER PIPE
---	WATER MAIN
---	IRRIGATION
---	SILT FENCE
---	TREE PROTECTION BARRICADE
---	GRADE HIGH POINT
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	BOTTOM OF POND
---	TOP OF POND
---	FIRE HYDRANT
---	RUNOFF FLOW DIRECTION
---	DRAINAGE INLET
---	MITERED END SECTION
---	PARKING SPACE NUMBER #
---	MANHOLE
---	SANITARY CLEAN OUT
---	WATER METER BOX
---	GATE VALVE
---	OPEN SPACE SET ASIDE
---	CONCRETE AREA
---	SPDT GRADE ELEVATION

NOTES:

1. THE SCALE OF THIS PLAN SHEET MAY HAVE CHANGED DUE TO REPRODUCTION. THE SCALE IS INTENDED TO FOR FULL SIZED 24" X 36" SHEETS.
2. ALL FEATURES SHOWN IN GREY AND DASHED REPRESENT EXISTING FEATURES, EXCEPT FOR EXISTING CONTOURS ALL FEATURES SHOWN AS SOLID GRAY ARE PROPOSED FEATURES DETAILED IN OTHER PLAN SHEETS.
3. THE PROPOSED PROJECT IS FOR A SENIOR ONLY MULTI-FAMILY DWELLING, NON-ASSISTED.

SITE DATA TABLE

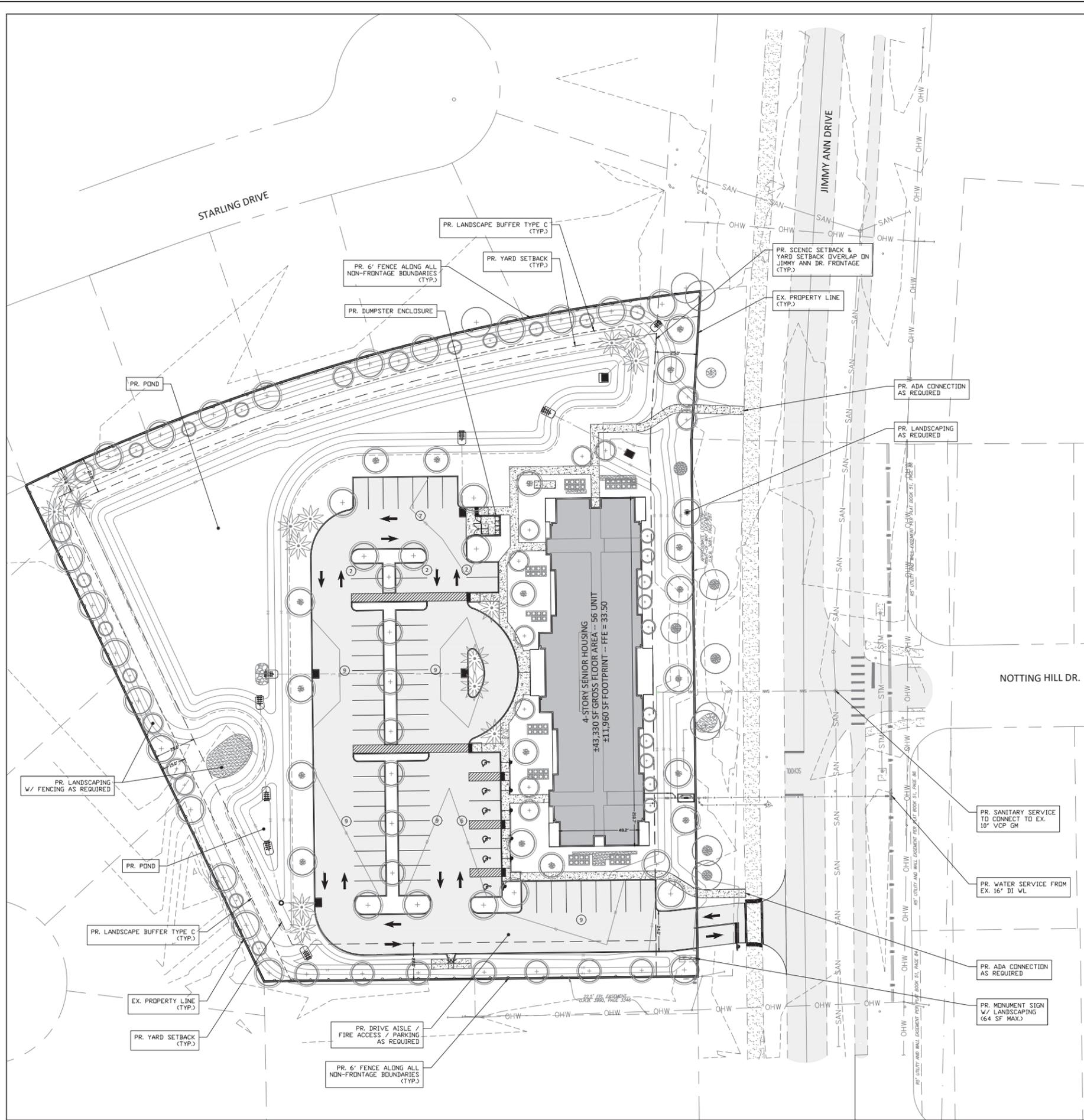
ZONING	ALLOWED		PROPOSED	
	MFR-20	PD	PD	PD
FUTURE LAND USE	OFFICE TRANSITIONAL	OFFICE TRANSITIONAL	OFFICE TRANSITIONAL	OFFICE TRANSITIONAL
LOT AREA	2.94 AC +/-	2.94 AC	2.94 AC	2.94 AC
LOT WIDTH (MIN.)	80 FT +/-	415 FT	415 FT	415 FT
LOT DEPTH (MIN.)	100 FT +/-	428 FT	428 FT	428 FT
GROSS FLOOR AREA	NA	43330 SF	43330 SF	43330 SF
FAR (MAX.)	NA	0.37	0.37	0.37
DENSITY MAX. (DU/AC)	20 DU/AC	19.05 DU/AC	19.05 DU/AC	19.05 DU/AC
LIVING AREA/DU (MIN.)	VARIES *	557 SF	557 SF	557 SF
LOT COVERAGE (MAX.)	35 % +/-	9.33 %	9.33 %	9.33 %
STRUCTURE HEIGHT (MAX.)	35 FT	48 FT	48 FT	48 FT
FRONT YARD SETBACK (MIN.)	25 FT	25 FT	25 FT	25 FT
INT. SIDE YARD SETBACK (MIN.)	15 FT	22 FT **	22 FT **	22 FT **
REAR YARD SETBACK (MIN.)	25 FT	25 FT	25 FT	25 FT
LANDSCAPE BUFFER (MIN.)***	VARIES ***	15 FT	15 FT	15 FT
BUILDING FOOTPRINT	NA	11960 SF	11960 SF	11960 SF
IMPERVIOUS AREA	NA	1.10 AC	1.10 AC	1.10 AC
IMPERVIOUS AREA %	NA	37.34 %	37.34 %	37.34 %
PERVIOUS AREA +/-	2.94 AC +/-	1.84 AC	1.84 AC	1.84 AC
PERVIOUS AREA %	100 % +/-	62.66 %	62.66 %	62.66 %

* 1 BR-450 SF; 2 BR-550 SF; 3 BR-700 SF; 4 BR-900 SF; PER CODB LDC SECT. 4.2.D
 ** 25' - 6" PER FOOT ABOVE 35 FT, ROUNDED UP; PER CODB LDC SECT. 4.2.D
 *** OPTION 1: MIN WIDTH 25FT, OPTION 2: MIN WIDTH 15FT, OPTION 3: MIN WIDTH 5FT; PER CODB LDC SECT. 6.6
 THIS APPLICATION HAS BEEN SUBMITTED TO THE CITY OF DAYTONA BEACH CONCURRENTLY WITH A PD APPLICATION. THE PD APPLICATION REQUESTS TO BE ALLOWED TO BUILD TO 48' HEIGHT AND TO BE ALLOWED PARKING AT A RATE OF 1.1 SPACE PER DWELLING UNIT

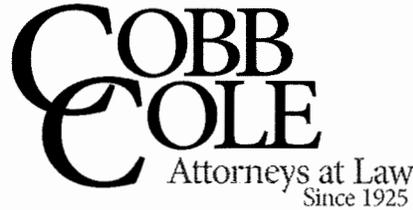
PARKING SUMMARY TABLE

PROPOSED*	
REGULAR SPACES	58
ADA DESIGNATED SPACES	6
TOTAL SPACES	64

*REQUESTED PARKING RATE FOR PD IS 1.1 SPACES PER DU



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



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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)

April 25, 2024

VIA ELECTRONIC SUBMITTAL

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

Re: Waiver & Benefits Letter
Lakewood Senior Housing Planned Development-General Rezoning

Dear Mr. Mrozek:

As you may know, Cobb Cole has the pleasure of representing Acruva Community Developers, LLC (Developer) (the Applicant) in connection with their application for rezoning to a Planned Development (PD). The Developer is requesting a rezoning to a PD in order to allow the development of a senior living facility. As required by the City of Daytona Beach’s Land Development Code (“LDC”), this letter will detail the public benefits of the development as well as the proposed LDC modifications.

Development Summary/Public Benefits. The project will develop an existing, vacant lot on the Property for an age-restricted, affordable housing development that is specifically designed to assist a large underserved population of the Daytona Beach community. This proposed location is directly adjacent to an assisted living facility, which creates an efficiency in terms of service of our residents by medical and support professionals, and creates a natural transition to additional care services as those needs arise for our residents. As such, this proposed development will cater to a key demographic in our community to provide a safe and community-oriented project for the residents of the area. The project will provide much needed housing targeted specifically to an older generation with financial constraints – development of this nature builds in additional methods for accessibility, support services, and specialized design that is not present in typical multifamily development projects. We understand that providing for an array of housing types, across the socio-economic spectrum, is a leading goal of the City, and we hope to help meet this goal with the proposed project. In addition, the nature of this development will foster economic development within the area and result in an increased ad valorem tax base for the City of Daytona Beach.

LDC Modifications. The Applicant recognizes the importance of the standards set forth in the LDC and has made every reasonable effort to bring forward a project consistent with the LDC. However, the general application of the LDC, which is designed to apply on a single project basis, would constrain the potential development and limit the ability to create a cohesive and well-planned project. As more particularly described below, the project requires certain minor code waivers to allow for flexibility in design and development, which are balanced against the public benefits of the proposed development.

Article 4, Section 4.2 (D) – Residential Base Zoning Districts

Section 4.2 of the LDC provides that the maximum building height shall be 35 feet. However, the floor system that is being constructed for this development will include wood floor trusses that are about 18” to 24” deep. This development is not using concrete floors, as may be common in other developments. As a result of this differential in flooring, the overall floor to floor height is increased. In addition, in an attempt to preserve additional pervious surface on the property, the sole building’s height requires an increase in the same. As such, the Applicant requests a waiver to the maximum height for a building within the applicable zoning district from 35 feet to 44 feet.

Article 6, Section 6.2 - Off-street Parking and Loading

Section 6.2 of the LDC requires a multifamily parking ratio of 2 parking spaces per dwelling unit. However, this development is not a standard multifamily complex, it is multifamily housing for a specific group of individuals within the community – seniors. As a result, based on parking analyses and studies done for this project, we have determined that the actual parking ration is 1.1 parking spaces per dwelling unit. Based on the parking study and the unique nature of the target audience, the Applicant requests a waiver from the standard multifamily parking requirement.

Article 6, Section 6.11 – Neighborhood Compatibility Standards

Section 6.2 of the LDC provides certain standards for glazing. The first floor requires 50% glazing, the second floor requires 35% glazing, and the 3rd floor or higher requires 25% glazing. Due to the type of development proposed and the type of individuals proposed to be served, we request a modification to the glazing standards to provide for 33% glazing for the first floor, 23.9% glazing for the second floor, and 24.5% glazing for the 3rd floor. The fourth floor exceeds the glazing standard at 27.7%. The concept plan for the project provides for a substantial amount of window area for each unit, any additional window area would not suit the development type.

This project will provide additional residential opportunities to a demographic that sorely needs it. Through the Planned Development process, the Applicant will be able to bring a well-planned and visually pleasing development that meets the requirements and policies of the Comprehensive Plan. The Applicant respectfully requests approval of the Planned Development-General zoning and the proposed modifications.

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



NIKA K. HOSSEINI

(386) 736-7700

Email Nika.Hosseini@CobbCole.com

2023.12.20

Mr. Dennis Mrozek

Planning Director - City of Daytona Beach, FL

Re: Parking Demand Memorandum

Lakewood Senior Housing

Jimmy Ann Drive, Daytona Beach, FL

Dear Mr. Mrozek,

This memo is being provided as justification for our requested parking rate reduction as a part of the Lakewood Senior Housing Planned Development Agreement. Thank you in advance for considering this request.

The proposed senior living community includes a four-story building containing 56 one-bedroom apartments, and is available to low income renters. Section 6.2.C.1 of the City of Daytona Beach Land Development Code provides the minimum parking space requirements by type of use. The applicable City standards for the minimum number of parking spaces required is 2 spaces per dwelling unit. Therefore, the minimum number of parking spaces required for the proposed community is 112. The proposed parking rate is 1.1 spaces per dwelling unit and would provide 64 parking spaces.

The proposed parking rate is based on tangible data sets derived from actual studies for similar type developments in combination with localized demographic information, along with nearby traffic/transit characteristics and site provided mitigation efforts.

Documentation was reviewed from two of the standard-setting data sources in the field of Urban and Transportation Planning: "The Institute of Transportation Engineers" Parking Generation Manual and the "American Community Survey", and other reputable sources. In addition, existing senior living facilities currently operated by ACRUVA were reviewed to determine the parking needs.

ITE Parking Generation Manual

As stated previously, the Institute for Transportation Engineers (ITE) essentially sets the curve when it comes to transportation and traffic related data and information. They are the "go-to standard" for nearly every governing body in the United States and their estimation manuals (such as the Trip Generation Manual and the Parking Generation Manual) are the Golden Rule by which almost every professional in the industry is guided. ITE guidance is utilized in almost every publicly funded traffic/parking related or transportation planning study in the state of Florida. They are the most reputable source for traffic related information with reliable, tangible, documented data collection backing their estimates.

MetaWorld Civil Consulting, LLC
3930 S. Nova Rd., Suite #104
Port Orange, FL 32127

REGISTERED PROFESSIONAL ARCHITECT
 STATE OF FLORIDA
 ARCHITECTURAL BOARD
 No. 12345
 The Martin Architectural Group, P.C.
 681.0 Lyons Technology Circle, Suite 185, Coconut Creek FL 33073
 P (954) 428-1618 F (954) 428-4416



THE MARTIN ARCHITECTURAL GROUP, P.C.
 ARCHITECTS AND LAND PLANNERS
 A PROFESSIONAL CORPORATION
 681.0 Lyons Technology Circle, Suite 185, Coconut Creek FL 33073
 P (954) 428-1618 F (954) 428-4416

P.A.: James M. R. M. II
 P.M.: A. Garcia
 DRAWN BY: AG
 PROJECT NO.: 1948-04

NO.	REVISION	DATE
0	ISSUE FOR PERMIT	04/29/24
1	REV. ELEVATIONS & BUILDING HEIGHTS	04/29/24
2	REV. ELEVATIONS & BUILDING HEIGHTS	04/29/24

ENTIREMENT PACKAGE

EXTERIOR ELEVATIONS
LAKWOOD SENIORS
 DAYTONA BEACH, FLORIDA
 ACROVA CAPITAL PARTNER

SCALE: AS NOTED
 DATE: 04/29/2024

EXTERIOR ELEVATIONS
A3.00
 © 2024, The Martin Architectural Group, P.C.



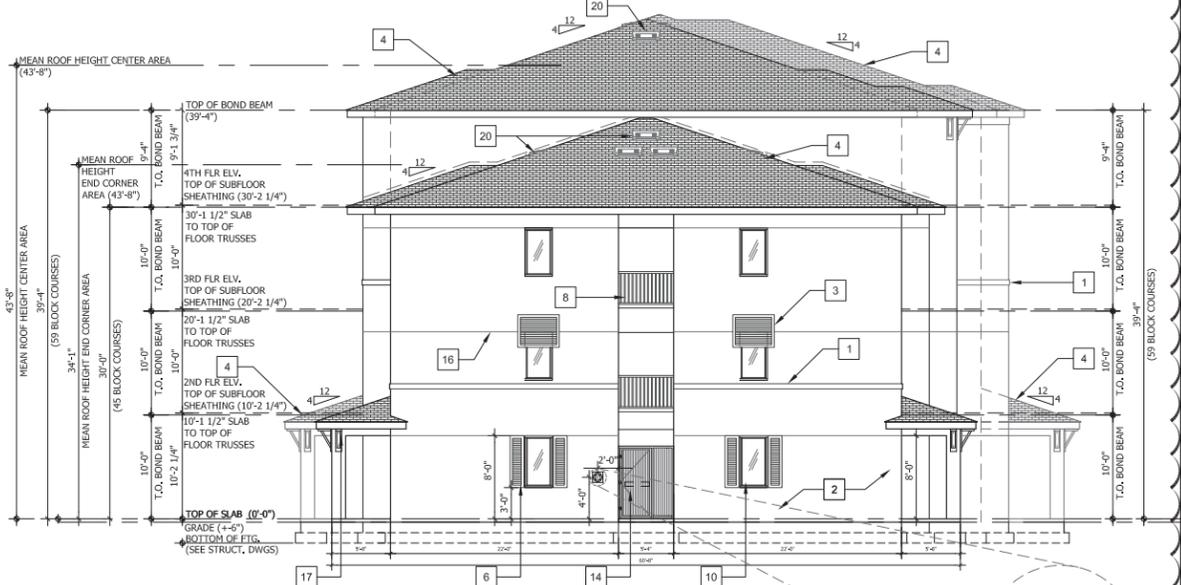
1 WEST ELEVATION
 (XREF) ELEV SCALE: 1/8"=1'-0"

ELEVATIONS FINISH LEGEND

Material	KEY NOTES
1	6" RAISED STUCCO BAND
2	SMOOTH STUCCO FINISH, REFER TO COLOR ELEV.
3	ALUMINUM BRANDED SHUTTERS (LIVE BLUE 6037)
4	ASPHALT SHINGLES (PENTEK GRAY)
5	TILE PER SPECIFICATIONS
6	MANUFACTURE SIGN (TYPING EACH UNIT ACCESSIBLE FROM BREEZEWAY (BY OTHERS), COORDINATE WITH SIGN MFR.
7	FIXED DECORATIVE SHUTTERS, ALLOW 1" SPACE FROM WINDOW JAMB TO DECORATIVE SHUTTERS. MATERIAL: VINYL, STYROFOAM OR EQUAL, COLOR: SW LURE BLUE 6037
8	EXTERIOR CATCH LIGHT
9	TYP. 42" HIGH ALUMINUM RAILING
10	SINGLE HUNG, IMPACT RESISTANT VINYL WINDOW, SERIES 3000 BY PGT INDUSTRIES, INC. OR APPROVED EQUAL.
11	FIXED WINDOW, IMPACT RESISTANT VINYL WINDOW, SERIES 3000 BY PGT INDUSTRIES, INC. OR APPROVED EQUAL.
12	FIRE DEPT. RED WOOD FRAME TRUSS SYMBOL LOCATION. THE SYMBOLS ARE TO BE INSTALLED WITHIN 2 FEET TO THE LEFT OF EACH BUILDING MAIN ENTRANCE AND INSTALLED BETWEEN 4 AND 6 FEET HIGH.
13	VINYL, REINFORCED, OUTSWING FRENCH DOOR WITH SEATTLE-IMPACT RESISTANT SERIES 10000 BY PGT INDUSTRIES, INC. OR APPROVED EQUAL.
14	VINYL, REINFORCED, OUTSWING FRENCH DOOR, IMPACT RESISTANT SERIES 10000 BY PGT INDUSTRIES, INC. OR APPROVED EQUAL.
15	ALUMINUM ENTRANCE GATE
16	STUCCO SCORING LINES
17	DECORATIVE BRACKETS
18	EXTERIOR HOLLOW METAL DOOR
19	LOUVERED OPENING
20	ATTIC EXHAUST VENT (TYP.)
21	CONTINUOUS RIDGE VENT (TYP.)
22	8" HIGH BUILDING HEIGHTS IN CONTRASTING COLOR (BY OTHERS).
23	DOWNPOUTS & GUTTERS, ROOF DRAINS ARE REQUIRED TO BE PIPED TO THE STORMWATER SYSTEM. COORDINATE WITH CIVIL.
24	PROVIDE AN EXTERIOR KEY SAFE, FIRE DEPARTMENT "KICK BOX" ON THE FRONT OF THE BUILDING CONTAINING ALL KEYS REQUIRED FOR OPENING GATES AND FIRE ALARM/ELECTRICAL ROOMS TO ALLOW EMERGENCY RESPONDERS NON-INTRUSIVE ENTRY INTO THE BUILDING DURING NON-BUSINESS HOURS. A KEY SAFE CAN BE ORDERED FROM WWW.KEYSAFE.COM.
25	PACKAGED TERMINAL AIR CONDITIONER (PTAC) SEE MECH. DRAWINGS FOR ADDITIONAL INFO.



3 SOUTH ELEVATION
 (XREF) ELEV SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
 (XREF) ELEV SCALE: 1/8"=1'-0"



4 EAST ELEVATION
 (XREF) ELEV SCALE: 1/8"=1'-0"



STATE OF FLORIDA TRUSS SIGNS (ROOF & FLOOR TRUSS ASSEMBLY SIGN), COORDINATE WITH LOCAL FIRE MARSHAL'S OFFICE.



Daytona Beach • DeLand

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

Memorandum

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

From: Nika K. Hosseini, Esq.

Date: April 23, 2024

Client/Matter #: Lakewood Senior Housing Planned District Agreement
DEV2023-587

Subject: Neighborhood Meeting Summary, April 18, 2024

A neighborhood meeting was held in the Firebird 1 meeting room of the Fairfield Inn @ One Daytona, 1820 Checkered Flag Blvd., Daytona Beach, FL 32114 on April 18, 2024 at 6:00 p.m.

Nika Hosseini from Cobb Cole, Annabella Garcia from The Martin Architectural Group and Dr. Brian Dollar, Daniel Acosta and other members from Acruva Community Developers were in attendance to explain the application request. A small number of interested citizens attended the meeting. Please see the attached sign-in sheet.

A few surrounding property owners submitted questions in advance. Please see the attached emails from these neighbors.

Nika Hosseini gave an overview of the PD Rezoning request. Boards with renderings and a PowerPoint presentation was shown regarding who the developer was and all about the project. The meeting then opened for questions or comments from the attendees. Some of the questions and comments were:

- What about grandparents or elderly aunts, etc. taking care of kids? Response: Federal regulations have to be adhered to. Can have 1.5 to 2 individuals.
- If I'm 62 and my wife is 58, can we live at this facility? Response: Yes, as long as the lessee is 62 years old or older.
- Will it become a multi-family housing? Response: No, because it is only a 1-bedroom unit and, as a result of the size, it is limited to two (2) people.

- Neighbors expressed concern for unruly children living at the facility. Response: The units will be inspected monthly and if it is discovered that more than two (2) individuals are living in the unit, management will enforce the lease and evict.
- What will be the average cost of rent? Response: the State governs AMI - 60% AMI cannot be exceeded in Volusia County.
- Question and discussion about the entrance location and if it will be a gated area. Response: the property will be gated.
- Question and discussion about the height of the structure. Response: the developer is looking at revising the plan to lower the height of the structure. Revised architectural elevations will be submitted online.
- Question and discussion about flooding concerns.

We have included the list of property owners that were sent the Invitation to Neighborhood Meeting letter, a copy of the Invitation, and a photo of the community meeting sign posted on the property.

We look forward to this item being scheduled for the recommending review board(s) and the City Commission at their next available meetings.

Thank you,



Nika K. Hosseini, Esq.



Sign in Sheet

Event: Lakewood Senior Housing

Date: Thursday April 18, 2024

No	Name	Email	Phone
1	Bernette Harden ^{HOA President}	love-for-u@bellsouth.net	386 212 8682
2	Lorie Mitchell	Lorie_Crab@yahoo.com	386 265 8677
3	Michelle Sykes	msykes2224@hotmail.com	386 213 1494
4	Glenda Blackman	GBlackman21@yahoo.com	386 235-8666
5	Brenda McArthur	Brenda McArthur@ADICOM356.com	386 274-2327
6	Annie Henne		386 1031-0378
7	Desarae Stewart	Stewartdesarae7@gmail.com	386-290-2037
8	Arhalia Jones	ArhaliaJones@yahoo.com	(886) 265-9751
9	April Harden	aharden02@gmail.com	
10			
11			
12			
13	Commissioner May	may@quartz@ad.com	386-235-7902
14			
15			
16			
17			
18			
19			
20			

Lynne Figenscher

From: Janet Edwards <janetedwards804@gmail.com>
Sent: Monday, April 15, 2024 4:11 PM
To: DeLand Use
Subject: Hi my name is Janet Edwards I received the letter about Lakewood Senior Housing, the question I have whoever wants to build the multifamily residential are they planing on buying some of the houses at Cardinal Estates?

Lynne Figensch

From: Janet Edwards <janetedwards804@gmail.com>
Sent: Monday, April 15, 2024 4:47 PM
To: Regina Epple
Cc: DeLand Use
Subject: Re: Hi my name is Janet Edwards I received the letter about Lakewood Senior Housing,the question I have whoever wants to build the multifamily residential are they planing on buying some of the houses at Cardinal Estates?
Attachments: cobbcolegologomodrgb_ad4ebf5b-dadb-420a-8697-1e4becd20a54.png

Thank you for the information.

On Mon, Apr 15, 2024, 4:41 PM Regina Epple <Regina.Epple@cobbcole.com> wrote:

Good afternoon Ms. Edwards,

No, they are not. We are required by the City to hold a Community meeting for the property owners within a 500' radius of the proposed project. It is an informal meeting to show the property owners what the project will potentially look like.

Let us know if you have any further questions.

Thank you.



Regina Epple
Legal Assistant
Cobb Cole
231 North Woodland Boulevard
DeLand, FL 32720
(D) 386-736-7700 | (F) 386-785-1549
[Website](#)

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From: Janet Edwards <janetedwards804@gmail.com>

Sent: Monday, April 15, 2024 4:11 PM

To: DeLand Use <delanduse@cobbcole.com>

Subject: Hi my name is Janet Edwards I received the letter about Lakewood Senior Housing, the question I have whoever wants to build the multifamily residential are they planing on buying some of the houses at Cardinal Estates?

Lynne Figenscher

From: Regina Epple
Sent: Thursday, April 18, 2024 9:21 AM
To: Arthur King; DeLand Use
Subject: RE: INVITATION TO NEIGHBORHOOD MEETING

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Mr. King,

Your comments are noted. If you would like we can send you a summary after tonight's meeting.

Thank you.

-----Original Message-----

From: Arthur King <akingcementcity@yahoo.com>
Sent: Thursday, April 18, 2024 3:59 AM
To: DeLand Use <delanduse@cobbcole.com>
Subject: INVITATION TO NEIGHBORHOOD MEETING

This is ARTHUR J.KING

16240 US 12

Cement City, Michigan 49233

(517) 592-9869

I am writing as to my home at : 6 Starling Dr., Daytona Beach Fl. 32117

My concern is that this building on the PD PLAN is 4 stories, it will tower above the neighborhood, and will be in close proximity to my Daytona property, again looking at the PD PLAN.

How neighborly, that looking out my window, I will see a building, not the SUN RISE in the mourning. Again, looking at the PD PLAN you have provided me in your request for a comment. A 2 story with a larger footprint would have less disturbance to the eye. And what about the run off from the concrete/paved property.

Otherwise a senior housing would not be to much concern, except for the noise of the ambulances taking residents to the hospital.

I have not had time to think hard on this matter as of the notice of this, and the time given to respond.

Thank You

ARTHUR J. KING

Lynne Figensch

From: Lorie Mitchell <lorie_crab@yahoo.com>
Sent: Thursday, April 18, 2024 9:25 AM
To: DeLand Use
Subject: Invitation to Neighborhood Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

I am a current resident of Cardinal Estate.

1. My question is wouldn't that building become an eye soar since we do not have any high rise let alone a four story building from Jimmy Ann to Mason Ave.
2. Since I feel it will be an eye soar from not only off the street but while entering the complex did you survey for a depreciation of our property?
3. Is the land large enough to maybe make 4 small building to accommodate the 4 story building instead?

Thank you once again,

Lorie Mitchell
lorie_crab@yahoo.com
386-265-8677

Lynne Figenscher

From: Arthur King <akingcementcity@yahoo.com>
Sent: Thursday, April 18, 2024 3:59 AM
To: DeLand Use
Subject: INVITATION TO NEIGHBORHOOD MEETING

Follow Up Flag: Follow up
Flag Status: Flagged

This is ARTHUR J.KING

16240 US 12

Cement City, Michigan 49233

(517) 592-9869

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Otherwise a senior housing would not be to much concern, except for the noise of the ambulances taking residents to the hospital.

I have not had time to think hard on this matter as of the notice of this, and the time given to respond.

Thank You

ARTHUR J. KING

ALLEN CYNTHIA G
104 NOTTING HILL DR
DAYTONA BEACH, FL 32117
520224000160

BROWN BOBBY
1648 PICCADILLY DR
DAYTONA BEACH, FL 32117
520218000220

CARDINAL ESTATES INC
548 ORANGE AVE
DAYTONA BEACH, FL 32114
520220000002

CHOI JUMSOON
108 HEATHROW DR
DAYTONA BEACH, FL 32117
520223000190

DAPAR LEONARDO
108 NOTTING HILL DR
DAYTONA BEACH, FL 32117
520224000150

FORD MATTIE EDWARDS
20 STARLING DR
DAYTONA BEACH, FL 32114
520220000350

FREEMAN BRIAN DENZIL
105 HEATHROW DR
DAYTONA BEACH, FL 32117
520223000020

HARRIS GARY G
4 TANAGER CT
DAYTONA BEACH, FL 32117
520220000480

HOMLISH JOHN
261 FOUNTAIN LAKE BLVD
DAYTONA BEACH, FL 32117
520225000320

JOHNSON CHARLES L JR
837 LEWIS DR
DAYTONA BEACH, FL 32117
520220000180

BAKER CHARLETTE LEROYLA
6 TANAGER CT
DAYTONA BEACH, FL 32117
520220000490

BROWN CHERRY E
13 STARLING DR
DAYTONA BEACH, FL 32114
520220000270

CARDINAL ESTATES PHASE II COA
548 ORANGE AVE
DAYTONA BEACH, FL 32114
520220000001

WARE MARIA C
208 ZAHARAIS CIR
DAYTONA BEACH, FL 32124
520200000825

DESMORE KATHY T
15 STARLING DR
DAYTONA BEACH, FL 32114
520220000280

FOUNTAIN LAKE HOA OF DAYTONA
BEACH
185 CYPRESS POINT PKWY STE 7
PALM COAST, FL 32164
520225000001

GARVIN WILLIE JR
265 FOUNTAIN LAKE BLVD
DAYTONA BEACH, FL 32117
520225000310

HAYWOOD GERALDINE EST
9 TANAGER CT
DAYTONA BEACH, FL 32117
520220000510

JAMERSON KIM D
16 STARLING DR
DAYTONA BEACH, FL 32117
520220000330

JOHNSON CHRISTINA E
5 STARLING DR
DAYTONA BEACH, FL 32117
520220000230

BOYKINS SHARON E
17 STARLING DR
DAYTONA BEACH, FL 32114
520220000290

CANIDATE PAMELA
3 STARLING DR
DAYTONA BEACH, FL 32114
520220000220

CARWISE PRINCESS ROSE
11 STARLING DR
DAYTONA BEACH, FL 32117
520220000260

WILLIAMS PATRICIA A
2 STARLING DR
DAYTONA BEACH, FL 32114
520220000210

DIXON ADDIE L
4 STARLING DR
DAYTONA BEACH, FL 32114
520220000200

FRAZIER GINA
264 FOUNTAIN LAKE BLVD
DAYTONA BEACH, FL 32117
520225000300

GRIMES BRUCE R
101 HEATHROW DR
DAYTONA BEACH, FL 32114
520223000010

HENRY ANNIE L
9 STARLING DR
DAYTONA BEACH, FL 32114
520220000250

JANEY DAVID E A
256 FOUNTAIN LAKE BLVD
DAYTONA BEACH, FL 32117
520225000280

JOHNSON EARL CORENELIUS III
18 STARLING DR
DAYTONA BEACH, FL 32117
520220000340

JONES CHRISTOPHER
3 TANAGER CT
DAYTONA BEACH, FL 32117
520220000540

KANE MAKATHRYN
14 STARLING DR
DAYTONA BEACH, FL 32117
520220000320

KING ALICE F
23 STARLING DR
DAYTONA BEACH, FL 32117
520220000460

KING ARTHUR J
16240 US HIGHWAY 12
CEMENT CITY, MI 49233
520220000190

LAKEWOOD SENIOR HOUSING LLLP
800 FAIRWAY DR STE 291
DEERFIELD BEACH, FL 33441
520200000830

LIVING FAITH WORLD MINISTRIES
PO BOX 10861
DAYTONA BEACH, FL 32120
520224000030

LOWE LAMONICA
101 NOTTING HILL DR
DAYTONA BEACH, FL 32117
520224000010

MATTHEW JILIAN A
12 STARLING DR
DAYTONA BEACH, FL 32114
520220000310

MCCARTHUR BRENDA
5 TANAGER CT
DAYTONA BEACH, FL 32117
520220000530

MCLEOD CYNTHIA ANN EST
7 TANAGER CT
DAYTONA BEACH, FL 32117
520220000520

MILLER JOSHUA
105 FLICKER WAY
DAYTONA BEACH, FL 32117
520225000470

NELSON RYAN T
100 NOTTING HILL DR
DAYTONA BEACH, FL 32117
520224000170

OAKVIEW ESTATES OF DAYTONA INC
185 CYPRESS POINT PKWY STE 7
PALM COAST, FL 32164
520223000001, 520224000001

VENZOR RICARDO ELIUD SILVA
1 TANAGER CT
DAYTONA BEACH, FL 32117
520220000550

PAZ OMAR RIVERA
1218 EPSON OAKS WAY
ORLANDO, FL 32837
520223000200

PEIFFER HEATHER
105 NOTTING HILL DR
DAYTONA BEACH, FL 32117
520224000020

RAMNARAIN BICKRAM
2300 UNIVERSITY AVE #41
BRONX, NY 10468
520220000170

RENT DAYTONA LLC
10190 S WASATCH BLVD
SANDY, UT 84092
520220000300

SARGENT SIMON A
100 HEATHROW DR
DAYTONA BEACH, FL 32117
520223000210

SCHOOL BOARD OF VOLUSIA COUNTY
PO BOX 2118
DELAND, FL 32721
520200000821

STEWART DESARAE V
7 STARLING DR
DAYTONA BEACH, FL 32114
520220000240

SYKES MICHELLE F
8 TANAGER CT
DAYTONA BEACH, FL 32117
520220000500

TROUT RAQUEL S
101 FLICKER WAY
DAYTONA BEACH, FL 32117
520225000480

AMIN ALKA Y
117 FLICKER WAY
DAYTONA BEACH, FL 32117

ASKEW ROSE M
112 HEATHROW DR
DAYTONA BEACH, FL 32117

BADIE SHARILYNNE M
27 STARLING DR
DAYTONA BEACH, FL 32117

BARRS NEKESHA L
20 CARDINAL ESTATES BLVD
DAYTONA BEACH, FL 32117

BLACKMAN GLENDA V
13 CARDINAL ESTATES BLVD
DAYTONA BEACH, FL 32117

CHAN CHOON YAP
1950 REED MILL DR
WINDERMERE, FL 34786

DAVIS MARCUS ARNESS
112 NOTTING HILL DR
DAYTONA BEACH, FL 32117

DAWSON RONNIE S
31 STARLING DR
DAYTONA BEACH, FL 32114

DICKERSON KOREY DEVON
257 FOUNTAIN LAKE BLVD
DAYTONA BEACH, FL 32117

DIXON EVA M
109 FLICKER WAY
DAYTONA BEACH, FL 32117

EDWARDS JANET
25 STARLING DR
DAYTONA BEACH, FL 32117

FINLATOR JOSEPHINE
252 FOUNTAIN LAKE BLVD
DAYTONA BEACH, FL 32117

FLORIDA INLAND NAVIGATION DIST
1314 MARCINSKI RD
JUPITER, FL 33477

GAYNAIR SEAN
117 NOTTING HILL DR
DAYTONA BEACH, FL 32117

GIVENS RASBERRY
117 HEATHROW DR
DAYTONA BEACH, FL 32117

GODLEY JESSE J
26 STARLING DR
DAYTONA BEACH, FL 32117

GREEN MELISSA D
22 CARDINAL ESTATES BLVD
DAYTONA BEACH, FL 32117

GRIFFIN RYAN L
120 NOTTING HILL DR
DAYTONA BEACH, FL 32117

HARDEN BERNETTE
16 CARDINAL ESTATES BLVD
DAYTONA BEACH, FL 32117

HAWKINS CHERYL L
120 HEATHROW DR
DAYTONA BEACH, FL 32117

HILL ARHALIA BOYD
24 STARLING DR
DAYTONA BEACH, FL 32117

IH3 PROPERTY FLORIDA LP c/o ALTUS
GROUP US INC
1717 MAIN ST STE 2000
DALLAS, TX 75201

JOHNSON SHANE L
113 HEATHROW DR
DAYTONA BEACH, FL 32117

LO TOMMY C
249 FOUNTAIN LAKE BLVD
DAYTONA BEACH, FL 32114

MELNYK-LAZENBY INVESTMENTS LLC
2100 S RIDGEWOOD AVE STE 7
SOUTH DAYTONA, FL 32119

MITCHELL HORACE III
29 STARLING DR
DAYTONA BEACH, FL 32117

MURGOSKI BORKO
248 FOUNTAIN LAKE BLVD
DAYTONA BEACH, FL 32117

NGUYEN NGOC THI KIM
104 FLICKER WAY
DAYTONA BEACH, FL 32117

PILGRIM CHARLES W
253 FOUNTAIN LAKE BLVD
DAYTONA BEACH, FL 32117

PINTO CHRISTIAN R
116 HEATHROW DR
DAYTONA BEACH, FL 32117

POLO-MELO JOSE D
100 FLICKER WAY
DAYTONA BEACH, FL 32117

RICHARDS GREGORY T
116 NOTTING HILL DR
DAYTONA BEACH, FL 32117

SEACOTT GABRIELLA C
113 FLICKER WAY
DAYTONA BEACH, FL 32117

SPENCER SHAWANDA
22 STARLING DR
DAYTONA BEACH, FL 32114

STUBLESKI RUSSELL L
18 CARDINAL ESTATES BLVD
DAYTONA BEACH, FL 32117

TINSLEY TYRONE S
1640 PICCADILLY DR
DAYTONA BEACH, FL 32117

WAYE MITCHELL A
11 CARDINAL ESTATES BLVD
DAYTONA BEACH, FL 32117

WILLIAMS JOHNNIE JR
1647 PICCADILLY DR
DAYTONA BEACH, FL 32117

WILLIAMS TERRY
1643 PICCADILLY DR
DAYTONA BEACH, FL 32117

WILLIAMS WILLIE F
1644 PICADILLY DR
DAYTONA BEACH, FL 32114

WILSON ALBERT L
1636 PICCADILLY DR
DAYTONA BEACH, FL 32114

Lynne Figensch

From: Cristal Bustamante <CBustamante@volusia.org>
Sent: Tuesday, April 9, 2024 2:06 PM
To: Lynne Figensch
Subject: RE: Confidential mailing-Acruva

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Lynne,

The notice's have been sent out this morning. Have a great day!

Cristal



Cristal Bustamante
Administrative Services Manager

123 W. Indiana Ave, Deland, FL 32720

(386) 822-5716

CBustamante@volusia.org

vc.pa.vcgov.org



From: Lynne Figensch <lynne.figensch@cobbcole.com>
Sent: Monday, April 8, 2024 5:19 PM
To: Cristal Bustamante <CBustamante@volusia.org>
Subject: [EX] Confidential mailing-Acruva

CAUTION: This email originated from outside Volusia County's email system. DO NOT CLICK links or attachments unless you recognize the sender and/or know the content is safe.

Good afternoon Cristal,

Below are two parcel numbers that showed up as "confidential" on our surrounding property owners list. Please send out the attached notice to these property owners below via regular mail today.

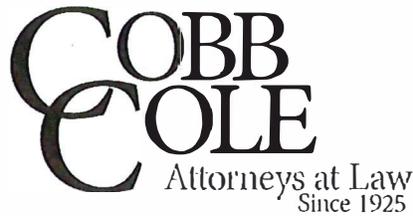
5202-20-00-0470

5202-25-00-0290

If you have any questions, please do not hesitate to contact me.

Thank you,

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
231 North Woodland Boulevard
DeLand, Florida 32720
(386) 736-7700 | CobbCole.Com

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

OF COUNSEL
Lary D. Marsh
Ira Hallond

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

April 8, 2024

INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor:

Cobb Cole has the pleasure of representing Lakewood Senior Housing, LLLP (property owner) and Acruva Community Developers (developer) with respect to the property located on Jimmy Ann Drive near Notting Hill Drive, Daytona Beach, FL 32117, as shown in red on the attached map. The owner intends to rezone the property from MFR-20 (moderate to high density multifamily residential) to a Planned Development-General (PD-G) to allow for the development of a senior living facility. The project will be developed adjacent to an existing senior living facility and, therefore, creates consistency with the land use and is consistent with the surrounding area (see attached PD Plan).

As our future neighbors to the proposed property, we would like to invite you to a neighborhood meeting on **Thursday, April 18, 2024 at 6:00 p.m. in the Firebird 1 meeting room of the Fairfield Inn @ One Daytona, 1820 Checkered Flag Blvd., Daytona Beach, FL 32114.**

You may provide written comments or questions regarding these requests by email to delanduse@cobbcole.com or by letter to Cobb Cole, 231 N. Woodland Blvd., DeLand, FL 32720. Comments/Questions received by Thursday, April 18, 2024 at 12:00 noon, will be presented during the meeting and become part of the record reported to the City of Daytona Beach. Please include your name, address and contact information in your correspondence.

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

Sincerely

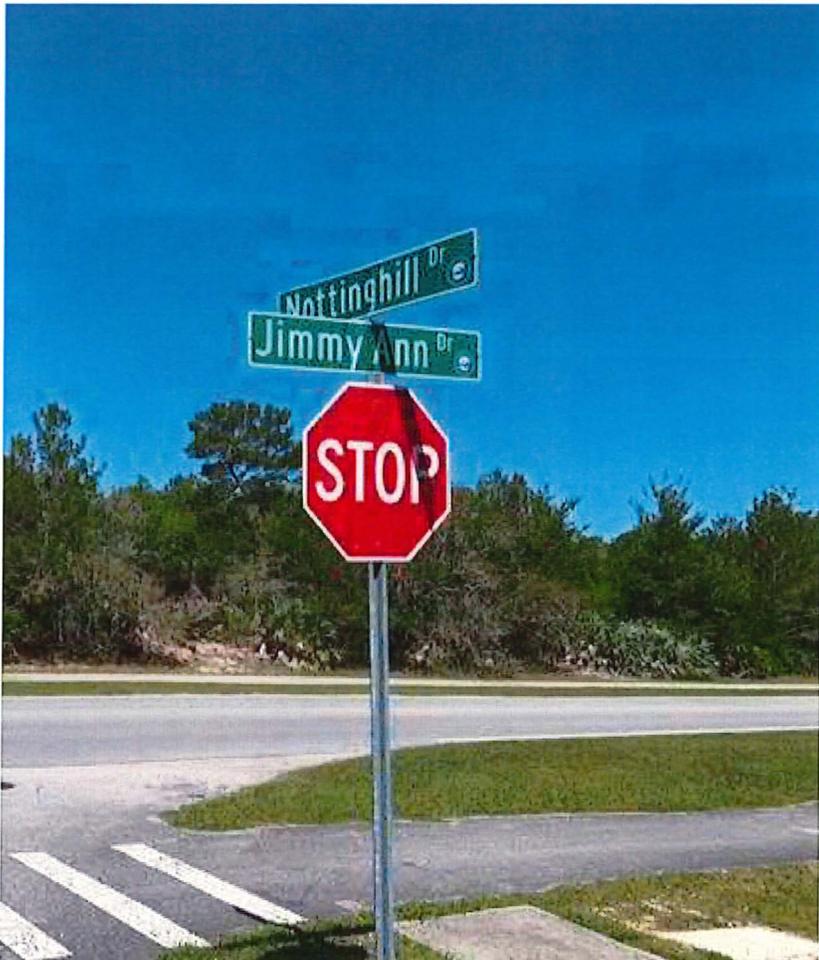
Mark A. Watts, Esq.

Mark.Watts@cobbcole.com

MAW:lf
Enclosures

ATTACHMENT D





Lynne Figensch

From: Lynne Figensch
Sent: Monday, April 8, 2024 3:37 PM
To: Trimble, Vanessa; Mrozek, Dennis; Ward, Hannah; Gutierrez, Doug; BritoLucrecia@codb.us
Cc: Mark Watts; Nika Hosseini; Regina Epple
Subject: Invitation to Neighborhood meeting
Attachments: Invitation to Community Meeting with attachments.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Vanessa,

Attached is a copy of the invitation to a neighborhood meeting for the Lakewood Senior Housing project (DEV2023-587) that will be held on Thursday, April 18, 2024. Please post this on the city's website. If you have any questions, please do not hesitate to contact me.

Thank you,



Lynne Figensch
 Florida Registered Paralegal
 Cobb Cole
 231 North Woodland Boulevard
 DeLand, FL 32720
 (D) 386-736-7700 | (F) 386-785-1549
[Website](#)

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