



The CITY OF DAYTONA BEACH

REDEVELOPMENT DIVISION

POST OFFICE BOX 2451

DAYTONA BEACH, FLORIDA 32115-2451

PHONE (386) 671-8180

FAX (386) 671-8187

AGENDA

DOWNTOWN REDEVELOPMENT BOARD

Tuesday, March 21, 2023 - 12:00 P.M.

City Commission Chambers - City Hall

NOTICE – Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not prepare or provide such a record.

	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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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of the minutes: November 1, 2022 & January 3, 2023
5. Police Report – Captain Nikolow
6. Staff Reports
 - a. 400 Beach Apt (Framework Downtown PD)
7. Public Comments
8. Board Comments
9. Adjournment

Agenda Approval	Date
 Redevelopment & Neighborhood Services Director	3/14/2023
____ Deputy City Attorney	____
____ City Manager	____

**DOWNTOWN REDEVELOPMENT BOARD
MINUTES
Tuesday, November 1, 2022**

A regular meeting of the Downtown Redevelopment Board was held Tuesday, November 1, 2022, at 12:00 p.m. The meeting was held in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present:

Mr. Pete Zahn, Chair
Ms. Sheryl Cook
Mr. John Kamchan
Mr. Tibor Benke
Mr. Kenneth Hunt
Mr. James Newman

Board Members Absent:

Ms. Freddie Smith-Friend
Mr. Jake Nicely

Staff Members Present:

Mr. Ken Thomas, Redevelopment Director
Mr. Ben Gross, Deputy City Attorney
Ms. Michele Toliver, Redevelopment Project Manager
Captain Jeremy Nikolow, Daytona Beach Police Department
Ms. Gina Fountain, Board Secretary

1. Call to Order:

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

2. Roll Call:

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

3. Pledge of Allegiance:

The Pledge of Allegiance was stated by the board

4. Approval of the minutes: September 6, 2022

Board Action:

A motion was made by Ms. Cook, seconded by Mr. Hunt, to approve the minutes of the September 6, 2022, meeting with changes. The motion carried (6-0).

5. Fencing Use Specific Standards – Land Development Code (LDC) Text Amendment:

A request by the Development and Administrative Services Department, Planning Division, to

amend Article 6, Section 6.8 and 6.14 Fences, Walls, and Hedges, of the Land Development Code (LDC), to modify and clarify development standards for repair, replacement and maintenance of fences and walls.

Staff Presentation:

Rose Askew, Development Services Project Manager, presented the staff report which was included as part of the packet. She stated she is doing a courtesy presentation for a Land Development Code (LDC) Text Amendment. She stated it is a request by the Development and Administrative Services Department, Planning Division, to amend Article 6, Section 6.8 and 6.14 Fences, Walls, and Hedges, of the LDC, to modify and clarify development standards for repair, replacement and maintenance of fences and walls.

Mr. Zahn asked so staff would need the motion by the board to approve this request.

Ms. Askew stated there is no motion required and this is just a presentation for the board to know what is coming forward.

Ms. Cook stated during the presentation there was a mention of the Planning Board, so did this come from the Planning Board.

Ms. Askew stated it went to the Planning Board at their August meeting and then staff was going to bring this item to the DRB meeting in September, but it was cancelled. She stated this is the reason why this item is just coming forward now.

Ms. Cook asked if the Planning Board has approved this item yet.

Ms. Askew stated that the Planning Board has recommended approval to the City Commission.

Ms. Cook stated then it comes to this board and we are not having to recommend approval.

Ms. Askew replied yes madam, this is being provided as a courtesy because typically text amendments do not come to redevelopment boards.

6. Define and Add Event Centers to LDC– Amendment:

A request by the Development and Administrative Services Department, Planning Division, to amend Article 5 (Use Standards), Section 5.2 and 5.3 of the Land Development Code (LDC) to add Event Center as a principal, special, or accessory use in various zoning districts and adding use specific standards to govern the new use; amending Article 11 (Definitions), Section 11.5 to add a definition for Event Center because staff currently do not have that in the LDC.

Rose Askew, Development Services Project Manager, presented the staff report was included as part of the packet. Staff is proposing the following text amendments: Article 5, Section 5.2

and 5.2.A.2, principal use table, 5.2.A.3, redevelopment use table, and 5.2.A.4, planned district table.

Mr. Zahn asked how you come up with the criteria, staff do have other municipalities with something like this because that is a tricky thing.

Ms. Askew stated that staff looked at other cities who allow these kind of uses but then staff also looked at some state information that talks about places of assembly and how they are located, the size of the properties to be able to accommodate it and staff did a lot of research because this is an actual item that is been coming forward for about two years.

Ms. Askew stated where an Event Center is allowed as a special use in a residential zoning district, the use shall be subject to the following additional standards: maximum capacity is 500 patrons; maximum event space of 7,500 sf; and prohibited from operating between the hours of 12:00 midnight and 8:00 a.m.

Mr. Zahn asked is there a process to get the schedule beforehand?

Ms. Askew stated that the event center has to keep a record of anybody that rents their facility and staff monitor to make sure it is not operating like a nightclub or a bar.

Mr. Zahn asked Ms. Askew, if she could explain the term Event Center also includes any contracted, leased or sublet premises connected to or operated in conjunction with the Event Center's purpose, including food preparation, facilities, concessions, bars, and structured parking facilities.

Ms. Askew stated that what it means is if she scheduled an event at the center and she wanted the owner to provide food and alcohol for her as part of her event, the owner would be able to provide that for her.

Mr. Zahn stated so I can rent the Event Center and then the owner can sublet these other services. He asked if Ms. Askew could provide a definition of Event Center.

Ms. Askew stated that the current definition that staff has, they have their own catering license that has alcohol with it and whenever someone schedules an event at their event center, they have the option to use the owners catering company to serve the alcohol or the patron can get a different caterer.

Mr. Hunt asked if someone has a restaurant with a bar, are there any limitations between the restaurant in the bar and an Event Center?

Ms. Askew stated yes, that is a totally different use because restaurants have to have normal operating hours, requires different license from the State of Florida and different regulations in the LDC.

Mr. Zahn asked are they generally related to an approved Site Plan or PD in that regards as well.

Mr. Gross stated this is a gap in the City regulations and staff regulate lots of places of mass assembly, churches, movie theaters, civic centers, and stadiums.

Ms. Askew stated to answer Mr. Hunt question further inside for restaurants, they are limited to only 100 sf for live entertainment and there is no dancing allowed. She stated there are some specific regulations in place to differentiate between the actual use.

Mr. Hunt asked if outside entertainment at a restaurant with a bar allowed.

Ms. Askew stated that outside seating at a restaurant with a bar allowed, but not entertainment.

Mr. Newman stated that in the standards, it says shall be located a minimum of 250 feet (ft) from any residential zoning district but then staff have standards for within a residential as a special use within a residential district.

Ms. Askew stated that means is if they are not in a residential district, looking at the tables of the zoning districts that allow it, and if any of those are not residential zoning districts to establish the use there, they have to be a minimum of 250 ft from a residential use that may be adjacent or in the area.

Mr. Newman asked can they get a special use permit within a residential area.

Ms. Askew stated they would have to be a minimum of 500 ft away.

Mr. Newman asked if they are within the residential area then how are they 500 ft away.

Ms. Askew stated if they are on a property that is in a residential area and that use transitions out of the residential area and becomes a little mini shopping centers that is allowed. She stated if they are in a residential district and zoning district and they want to put that use there, if that particular property is not a minimum of 500 sf away from the residential use, they cannot do it there.

Mr. Newman stated so there is a difference between a residential district and a residential use. He asked with that special professional use, is that permitted individually for each event or is it just to put it on the property or just applies to the property.

Ms. Askew stated it applies to the use, in order for them to establish the use on there, when staff review that application for that use. She states it is not based on the event itself, it is based on the use and staff would not approve a use in a residential district that would allow it on a property that is closer than 500 ft.

Ms. Askew stated the board can have discussions with the redevelopment staff regarding it but there are no recommendations that will be moving forward.

Mr. Newman stated he can tell the board that the Planning Board would like to know how the board members feel on these matters and they have had questions specifically asking about the redevelopment meetings and how they went.

7. Staff Reports:

a. Safety Report

Captain Jeremy Nikolow, Daytona Beach Police Department, briefly introduced himself and provided a summary of the CompStat Report, previous events, current events, parking complaint between Art Gallery and Little Italy with one sign that says no motor vehicles allowed on westside of patio and extra barricades placed on the eastside of the patio and staff shortage.

Board members complained by the transient issues that remain in the area.

Captain Nikolow stated that he has two officers who are dedicated fully to working the quality-of-life issues with the Marina and the Kress building being included.

Ms. Cook asked with the 20% shortage of officers how many officers would that be.

Captain Nikolow stated that would be between 40 and 45 officers down.

Mr. Zahn stated that if they graduate from the Daytona State College program, they basically go anywhere but if they come in through the City program then they are like an intern and the Police Department would have them in-house.

Captain Nikolow stated that the City offers a sponsorship program to where they will put them in the police academy and once done they have to agree to work with the City of Police Department for two to three years.

b. Park/Garden Area–NW Corner of ISB and Beach Street

Ken Thomas, Redevelopment Director, stated that apparently some time ago the city agreed to create this area as a park and the City did invest money into putting in park benches and some landscaping and beautify that area. He stated that now the property owner has called in and inquired to see if the City would be interested in purchasing it.

Ms. Cook asked what the property owner is requesting.

Mr. Thomas stated staff do have a lease agreement with them to offer this as a park but at some point, that agreement does terminate. He stated that when it does terminate the property owner want to know if the City would be interested in purchasing the property.

Mr. Thomas asked was the property owner involved with all of the improvements that were made esthetically, because when he talked to the property owner on the telephone, his understanding was that he did not agree to the magnitude of what was inserted onto the property.

Mr. Zahn stated that they had to go to the property owner to get approval to do it. He stated that at least from that perspective, he would have been involved in it somehow and legal would have some kind of history on that and he remembers that there was a timeframe associated with it.

Mr. Thomas stated that the property owner is now asking that staff pay property taxes for the parcel as well. He stated he has not put anything in writing, but he is putting him on notice.

Mr. Zahn stated that there is an opportunity to purchase versus the City get their stuff off because he wants to do something with it.

Ms. Cook asked if it is that same property owner since the early 2000?

Mr. Thomas stated that he did not see any changing in ownership over the last ten years.

Mr. Zahn asked if there is a price associated with it at this time or just an indication of him wanting to sell.

Mr. Thomas stated that there is no price that he can stand here today and tell the board but there were a few numbers thrown out but it was nothing concrete or solid.

Mr. Thomas stated that it appears that the obligation is that the City pay the property taxes.

Mr. Zahn stated that is because the City has not been contributing cost wise at all.

Mr. Thomas stated apparently it is at this point, when he received the phone call from the property owner, it was they want the City to pay the property taxes on this property because they have created this park and the agreement was that the City would pay their property taxes. He stated they were given the ability to add this park as a public amenity.

Mr. Zahn stated that basically the lease fee was the property taxes and that should be in the agreement somewhere.

Mr. Thomas stated that he does have an old agreement that he can bring back at the next meeting and they can look at it. He stated that he will email it to Mr. Gross to review what the obligations are for the City. He stated that if the City agreed to pay the property taxes,

they would pay them but in the long-term they need to consider what would be the position or they cannot continue paying the property taxes. He stated that he was under the impression in talking with the property owner that at some point he really wants to sell it.

Ms. Cook stated that the land is undeveloped being a park, so it is not like the property taxes should be the same as the businesses on Beach Street. She asked if Mr. Thomas could bring property taxes figure to the next meeting along with the agreement.

Mr. Gross stated that the current property taxes on that property is \$1877 and it has been in the \$1800-\$1900 for many years.

c. Downtown Schedule of Events/Activities

Ken Thomas, Redevelopment Director, provided an informational only scheduled of events and activities approved by Bullseye Marketing for the upcoming months in the area.

d. DRB Meeting Schedule for 2023

Ken Thomas, Redevelopment Director, stated they have submitted a preliminary schedule to look at and make a determination if those days and those times works for the board.

Board members agreed to change the January 3rd meeting date to January 10th and that the remaining dates and times was fine.

e. Grant Programs

Ken Thomas, Redevelopment Director, stated there are several grants available for businesses and residents in the downtown redevelopment area. He stated there have not been any amendments since 2021 and he would like the board to review what staff has existing and if there are any changes or recommendations, they can talk about it here.

Mr. Hunt stated they have the Main Street Redevelopment area and Downtown Redevelopment area but only limited to the Beach Street Shopping District but what if they open it up to the Downtown Redevelopment area.

Mr. Thomas stated that as long as it is in the Downtown Redevelopment area, they should be but in the Business Façade Grant the targeted areas are Main Street, Beach Street, and Midtown Major Corridors.

Mr. Gross stated that Mr. Thomas would want to check the language in the Downtown Redevelopment Area Plan to see if there may have been a narrow focus on either Beach Street or the Riverfront Shops. He stated that there was this trepidation about using the redevelopment funds to improve private property.

Mr. Hunt stated in this particular case, it is a business façade.

Mr. Zahn asked how does a Commercial Façade overlap a Business Façade because businesses it is targeted. He stated that Downtown Redevelopment of Main Street is definitively targeted and commercial it is not.

Mr. Thomas stated he can explain what the intent was, if the businesses own the building they would do a Commercial Façade improvement and if renting the building they would do a Business Façade because it applies to the business.

Mr. Zahn stated for clarification the leases along Beach Street have the ability to apply for the Business Façade Grant and the owners of the building would apply for the Commercial Façade Grant.

Mr. Thomas replied yes that it gives the owner and the proprietor who is actually leasing the building an opportunity to make some improvements and it does not exclude either one of them.

Ms. Toliver stated that it depends on the year that the façade was done because the grants have been modified over the years. She stated the grants have been modified and this is the latest version that they are looking at.

Ms. Cook stated but these grants have been revised in 2011 by the CRA.

Mr. Thomas stated the most recent was in 2021 and they have not made any changes since then. He stated that going back to Mr. Hunt point when he talked about Business Façade for Downtown, Beach Street is the only eligible street.

Mr. Zahn stated that based on the information the board is looking at it says the Business Façade revised version was 2011.

Ms. Toliver stated only the Residential Façade Grant and Commercial Façade Grant were revised in 2021.

Board members discussed the voting procedures with the redevelopment areas, the reason why the board received information regarding all the redevelopment areas, the tentative budget for 2023, expanding the Downtown Redevelopment Area beyond Beach Street for the Business Façade Grant and application for grants that were submitted in 2022 but the funds had already been spent.

Mr. Zahn asked what is need to facilitate the expansion of the redevelopment area in the CRA for the businesses to qualify for the grant money.

Mr. Thomas stated staff just need a consensus from the board that they want them to include the Commercial Façade Grant Program to include properties, commercial properties, commercial buildings within the Downtown CRA.

Mr. Hunt stated for the Business Façade Grant the board is looking at expanding that area to the entire CRA.

Mr. Thomas stated the Landscaping Improvement Grant and Leasehold Improvement Grant as well as other grants only list Beach Street as the eligible area.

Board members stated that they would like to expand all the grants to include all Downtown Redevelopment areas in the CRA.

Mr. Thomas stated another reason why they are bringing this back to the board, because they really want to market the grants to the CRA businesses in the downtown area. He stated that before they do that, they really want to make sure that they are hitting or at least offering the grants to the businesses that they think they are going to be impactful. He stated they really want the board to take a look at it and say, okay they hit in the mark or they need to make some changes.

Ms. Cook stated this use to be the Downtown/Ballough Road Redevelopment Board.

Ms. Toliver states the language in the Land Development Code (LDC) combined Downtown and Ballough Road into one redevelopment area and it is the same with Main Street. She stated that Main Street and South Atlantic is one redevelopment area, which is Beachside redevelopment area and that is a language change in the LDC and it still exist.

Mr. Gross stated that the Ballough Road redevelopment area funds have to stay separate from the downtown area but is there a single plan.

Mr. Thomas replied no, Ballough Road has its own separate plan but should have the same opportunities for grant improvement grants for Ballough Road CRA and I do not know the history of why Ballough Road is not within the offering.

Mr. Newman stated he believes Ballough Road was an add on after the fact

Mr. Gross stated he believes the board members and staff are assuming some facts that may not be true. He stated he thinks that after this meeting legal will meet with staff and they will figure out exactly where the current redevelopment areas are, where these programs are available, which programs are available, He stated that they are talking about changing whatever is in these policies currently and the City has some flexibility to do that.

Board members and staff agreed that this item would be brought up again at the next month meeting to provide enough information to answer all the questions presented and information being provided at least a week prior to the next meeting.

8. Public Comments:

Anna Ventura, 201 Seabreeze Blvd Daytona Beach, stated that herself and family have invested here in areas that are tourist attractions and as residents. She stated that it is very important for them to understand the meaning of Beach Street and the future development of Volusia County because of the need to work together with the City adjacent.

9. Board Comments:

Ms. Cook asked about an update of the Magnolia building on the corner of Magnolia and Beach Street.

Mr. Gross stated that from his understanding there was supposed to be a closing on that from the owner who is in foreclosure to a third party with sufficient money to then settle with the bank.

Ms. Cook asked about the status of the Justice Building

Mr. Thomas stated he would have to get an update on it because he was not familiar with what is happened over there.

Ms. Cook stated that will all permitting and other things she just keep seeing in the parking lot behind us the growth of the garden that has grown outside of Salon 230 that has a lot of permanent structures that are there. She stated she was shocked that they lasted during the hurricane, but now they are enclosing in all, is all that property theirs is that not part of the city. She asked is that not been permitting of any kind to have all that done there.

Mr. Thomas stated that he only knows that they had a request to paint the building but he would have to look up the permits pulled in the Track it system regarding enclosures.

Mr. Zahn stated they did some work on it years ago.

Mr. Thomas stated that he would check and see what staff has in their permitting Trakit system and present it at the next meeting.

10. Adjournment:

It was moved by Mr. Zahn to adjourn the meeting at 1:41 p.m.

Pete Zahn, Chair

Gina Fountain, Board Secretary

DOWNTOWN REDEVELOPMENT BOARD
MINUTES
Tuesday, January 3, 2023

A regular meeting of the Downtown Redevelopment Board was held Tuesday, January 3, 2023, at 12:00 p.m. The meeting was held in the Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members Present:

Mr. Pete Zahn, Chair
Mr. John Kamchan
Mr. Tibor Benke
Mr. Kenneth Hunt
Mr. James Newman
Mr. Jake Nicely

Board Members Absent:

Ms. Sheryl Cook
Ms. Freddie Smith-Friend

Staff Members Present:

Mr. Ken Thomas, Redevelopment Director
Mr. Ben Gross, Deputy City Attorney
Ms. Michele Toliver, Redevelopment Project Manager
Ms. Angela Armstrong, Redevelopment Project Manager
Lieutenant Tracy Miller, Daytona Beach Police Department
Ms. Gina Fountain, Board Secretary

1. Call to Order:

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

2. Roll Call:

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

3. Pledge of Allegiance:

The Pledge of Allegiance was stated by the board

4. Approval of the minutes: November 1, 2022

Board members agreed to postpone the vote on the minutes until next meeting because they were not in the agenda packet prior to the meeting.

5. Police Report:

Lieutenant Tracy Miller provided a report regarding police activity and crime statistics.

Board members discussed concerns regarding the homeless, littering, and in the areas between Beach Street and Ridgewood Avenue. Also, bicyclists and skateboarders are on the sidewalks.

Lieutenant Miller stated there is a City ordinance for Beach Street for no bicycles riding or skateboarding on the west side.

Mr. Gross stated the Code of Ordinances prohibits bicycles from being operated on any public sidewalk in any business district and the east side of the street covers that as well.

6. Staff Reports:

a. Revised DRB Meeting Schedule for July 11th and November 7th (meeting room unavailable)

Mr. Thomas presented alternate dates of July 5th and November 8th and the Board agreed.

b. Grant Incentives Review

Mr. Thomas and board members discussed the Grant Program applications for possible commercial and residential revisions.

Mr. Zahn asked could the Board be a part of the revision process and provide comments and feedback.

Mr. Thomas stated that staff can accommodate that request and email the Board members copies of the current grant applications. The suggested revisions can be emailed to staff.

Mr. Gross stated that the proposed grants can be sent to the Board members but Board members cannot include other Board members in the discussions or emails prior to the meeting. He stated that the comments must be emailed back to Mr. Thomas only.

Mr. Thomas stated there are leaseholder grants and façade grants available that can be help with dilapidation on Ridgewood Avenue and the surrounding areas.

Mr. Nicely discussed the properties on South Palmetto Avenue and South Beach Street areas that are in serious need of renovation.

Mr. Thomas stated that he would research the enforcement power they have to offer some incentives to the out-of-state owners. He stated that the City should have a provision in the Land Development Code (LDC) to inform the property owners that they should be improving their property and not allow the property to be derelict for years.

Mr. Gross stated they have a provision in the LDC that requires property maintenance, they have adopted by referencing the International Property Maintenance Code.

Mr. Newman asked are there inspection requirements for rental properties for rental licenses.

Mr. Thomas stated he does not want to speak out of term regarding the rental license but he does not know if they do an inspection on minimum housing standards but they will research the question.

Mr. Thomas stated that he would like the board to consider having a mobile meeting to drive in those areas.

Mr. Gross stated that the Sunshine Law prohibits that kind of a tour, but of course they could show videos of that tour to the board in this meeting room.

Mr. Thomas stated he wanted them to look at properties collectively regarding any issues or problems see and use the provisions in the LDC to enforce property maintenance. He stated that they would need to change the aesthetics and the beautification of the CRA and use whatever mechanism they have to improve the exterior of these properties.

Mr. Zahn asked how would staff notify single-family property owners about incentives when the owners lack the desire to be involved with the City.

Mr. Thomas stated there are requirements to notify property owner that incentives are available but getting them to apply is very difficult.

Mr. Hunt asked if the City actually has grant funds to cover the suggested repairs.

Mr. Thomas stated they would have to start small but they can dedicate CRA funds to further these improvements and it would take a commitment on the property owners' side to make the improvements happen. He explained the process would be done in different phases and start at the areas requiring more improvement.

Board members stated the proposed plan is excellent proposal but believe there will be some difficulty in the implementation of this process if the property owners are not committed in their portion for the cost of the project.

7. Public Comments:

There were no comments

8. Board Comments:

Mr. Hunt asked if anything could be put in place from the City for the Downtown Redevelopment Board to support the businesses to prevent flooding or any provisions to assist them.

Mr. Thomas stated that there are disaster grants that are still available for \$3,000 and there is a half of a million dollars available to assist businesses. Also, he discussed the update of the Beach Street Streetscape project and the Engineer would be providing an update at a future meeting.

Board members inquired about the status of the storm drainage renovation project on South Beach Street and South Palmetto Avenue.

Mr. Thomas stated that he could not provide a current update but will provide one at the next meeting.

Mr. Kamchan inquired about the status of the Van Gough Mural.

Mr. Thomas stated that they are waiting for the owners to provide them with an update. Also, he introduced Angela Armstrong as the new Project Manager for the Beachside Redevelopment area

9. Adjournment:

It was moved by Mr. Zahn to adjourn the meeting at 12.43 p.m.

Pete Zahn, Chair

Gina Fountain, Board Secretary

COMPSTAT REPORT



February 12, 2023 through, February 25, 2023

CRIME STATISTICS

Jakari E. Young, Chief of Police

Jennifer D. Whittet, Deputy Chief

January 1, 2023 through February 25, 2023 compared to the same periods in 2021 and 2022

DAYTONA BEACH POLICE DEPARTMENT - CITYWIDE	YTD	YTD	YTD	YTD	YTD	2021-2022	YTD	YTD	YTD	2022-2023	YTD	YTD	2021-2023
	2021	2022	2022	2022	2022	% Change	2022	2022	2023	% Change	2021	2023	% Change
Homicides	0	4	4	4	4	N/C	4	4	4	0%	0	4	N/C
Auto Thefts	18	23	23	23	23	28%	23	23	62	170%	18	62	244%
Total Burglaries	35	45	45	45	45	29%	45	45	29	-36%	35	29	-17%
Residence	23	31	31	31	31	35%	31	31	21	-32%	23	21	-9%
Non Residence	12	14	14	14	14	17%	14	14	8	-43%	12	8	-33%
Total Larcenies	224	230	230	230	230	3%	230	230	227	-1%	224	227	1%
Larcenies	84	100	100	100	100	19%	100	100	95	-5%	84	95	13%
Larceny Carbreak	42	35	35	35	35	-17%	35	35	47	34%	42	47	12%
Larceny Shoplifting	81	76	76	76	76	-6%	76	76	71	-7%	81	71	-12%
Larceny Bicycle	17	19	19	19	19	12%	19	19	14	-26%	17	14	-18%
Total Robberies	10	5	5	5	5	-50%	5	5	9	80%	10	9	-10%
Armed	3	2	2	2	2	-33%	2	2	8	300%	3	8	167%
Strongarmed	7	3	3	3	3	-57%	3	3	1	-67%	7	1	-86%
Total Agg. Assaults/Bat.	99	68	68	68	68	-31%	68	68	87	28%	99	87	-12%
Agg. Assaults/Batteries	99	68	68	68	68	-31%	68	68	87	28%	99	87	-12%
Persons Shot	7	6	6	6	6	-14%	6	6	12	100%	7	12	71%
Total Sexual Bat.	3	5	5	5	5	67%	5	5	3	-40%	3	3	0%
Sexual Battery	1	2	2	2	2	100%	2	2	1	-50%	1	1	0%
Sexual Battery Child	2	3	3	3	3	50%	3	3	2	-33%	2	2	0%
TOTAL Part One Crimes	389	380	380	380	380	-2%	380	380	421	11%	389	421	8%
Property Crimes	277	298	298	298	298	8%	298	298	318	7%	277	318	15%
Person Crimes	112	82	82	82	82	-27%	82	82	103	26%	112	103	-8%
Total Calls For Service	22,162	20,792	20,792	20,792	20,792	-6%	20,792	20,792	24,417	17%	22,162	24,417	10%
Firearm Offenses	26	26	26	26	26	0%	26	26	37	42%	26	37	42%
Domestic Violence Cases	194	171	171	171	171	-12%	171	171	164	-4%	194	164	-15%
	2021	2022	2022	2022	2022		2022	2022	2023		2021	2023	

NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. There were incidents that did not code into either district. These are included in the Citywide Total.

DAYTONA BEACH POLICE DEPARTMENT CITYWIDE OFFENSE DATA		District 1		% Change	District 2		% Change	CITYWIDE TOTALS		% Change	DIST 1	DIST 2	PERCENT OF CITYWIDE	
		YTD	YTD		YTD	YTD		YTD	YTD				DIST 1	DIST 2
		2022	2023	DIST 1	2022	2023	DIST 2	2022	2023	CITYWIDE	YTD 2023	YTD 2023	%	%
Homicides		2	3	50%	2	1	-50%	4	4	0%	3	1	75%	25%
Auto Thefts		15	55	267%	8	7	-13%	23	62	170%	55	7	89%	11%
Total Burglaries		30	17	-43%	15	12	-20%	45	29	-36%	17	12	59%	41%
Residence		19	13	-32%	12	8	-33%	31	21	-32%	13	8	62%	38%
Non Residence		11	4	-64%	3	4	33%	14	8	-43%	4	4	50%	50%
Total Larcenies		159	155	-3%	71	72	1%	230	227	-1%	155	72	68%	32%
Larcenies		61	53	-13%	39	42	8%	100	95	-5%	53	42	56%	44%
Larceny Carbreak		20	35	75%	15	12	-20%	35	47	34%	35	12	74%	26%
Larceny Shoplifting		67	57	-15%	9	14	56%	76	71	-7%	57	14	80%	20%
Larceny Bicycle		11	10	-9%	8	4	-50%	19	14	-26%	10	4	71%	29%
Total Robberies		4	8	100%	1	1	0%	5	9	80%	8	1	89%	11%
Armed		2	7	250%	0	1	N/C	2	8	300%	7	1	88%	13%
Strongarmed		2	1	-50%	1	0	-100%	3	1	-67%	1	0	100%	0
Total Agg. Assaults/Bat.		44	57	30%	24	30	25%	68	87	28%	57	30	66%	34%
Agg. Assaults/Batteries		44	57	30%	24	30	25%	68	87	28%	57	30	66%	34%
Persons Shot		2	10	400%	4	2	-50%	6	12	100%	10	2	83%	17%
Total Sexual Bat.		3	2	-33%	2	1	-50%	5	3	-40%	2	1	67%	33%
Sexual Battery		0	1	N/C	2	0	-100%	2	1	-50%	1	0	100%	0
Sexual Battery Child		3	1	-67%	0	1	N/C	3	2	-33%	1	1	50%	50%
TOTAL Part One Crimes		257	297	16%	123	124	1%	380	421	11%	297	124	71%	29%
Property Crimes		204	227	11%	94	91	-3%	298	318	7%	227	91	71%	29%
Person Crimes		53	70	32%	29	33	14%	82	103	26%	70	33	68%	32%
Total Calls For Service		9,796	11,591	18%	7,207	8,042	12%	20,792	24,417	17%	11,591	8,042	47%	33%
Firearm Offenses		15	27	80%	11	10	-9%	26	37	42%	27	10	73%	27%
Domestic Violence Cases		104	111	7%	67	53	-21%	171	164	-4%	111	53	68%	32%
		2022	2023		2022	2023		2022	2023		YTD 2023	YTD 2023		
NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. There were incidents that did not code into either district. These are included in the Citywide Total.														

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COMPSTAT STATISTICAL CRIME COMPARISON TO PREVIOUS PERIODS

CITYWIDE DAYTONA BEACH POLICE DEPARTMENT	1/1/23	2/12/23	1/15/23	2/12/23	1/15/23	2/12/23	1/29/23	2/12/23	3 Periods Average Percent Change
	1/14/23	2/25/23	1/28/28	2/25/23	1/28/28	2/25/23	2/11/23	2/25/23	
	Compstat 1	Compstat 4	Percent Change	Compstat 4	Compstat 2	Compstat 4	Percent Change	Compstat 3	
Homicides	2	1	-50%	1	1	1	0	1	N/C
Auto Thefts	14	17	21%	14	17	17	19	17	11%
Total Burglaries	4	9	125%	6	9	9	11	9	52%
Residence	3	9	200%	6	9	9	4	9	125%
Non Residence	1	0	-100%	0	0	0	7	0	N/C
Total Larcenies	48	53	10%	51	53	53	65	53	-1%
Larcenies	21	18	-14%	28	18	18	26	18	-27%
Larceny Shoplifting	12	17	42%	17	17	17	18	17	12%
Larceny Carbreak	12	11	-8%	4	11	11	20	11	41%
Larceny Bicycle	3	7	133%	2	7	7	1	7	328%
Total Robberies	2	4	100%	1	4	4	2	4	167%
Armed	2	3	50%	1	3	3	2	3	100%
Strongarmed	0	1	N/C	0	1	1	0	1	N/C
Total Agg. Assaults/Bat.	21	23	10%	28	23	23	19	23	4%
Agg. Assaults/Batteries	17	17	0%	17	17	17	14	17	7%
Domestic Assault/Batteries	4	6	50%	11	6	6	5	6	8%
Persons Shot	6	2	-67%	4	2	2	1	2	-6%
Total Sexual Bat.	1	1	0%	0	1	1	0	1	N/C
Sexual Battery	0	1	N/C	0	1	1	0	1	N/C
Sexual Battery Child	1	0	-100%	0	0	0	0	0	N/C
TOTAL Part One Crimes	92	108	17%	101	108	108	116	108	6%
Property Crimes	66	79	20%	71	79	79	95	79	5%
Person Crimes	26	29	12%	30	29	29	21	29	15%
Total Calls For Service	5,490	6,367	16%	6,056	6,367	6,367	6,504	6,367	6%
Firearm Offenses	6	11	83%	10	11	11	7	11	50%
Domestic Violence Cases	43	40	-7%	48	40	40	33	40	-1%
	Compstat 1	Compstat 4	Percent Change	Compstat 2	Compstat 4	Compstat 4	Percent Change	Compstat 3	Percent Change
									Avg Percent

NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. N/C = Non Calculable

Daytona Beach		1/29/2023	2/12/2023	Percent	2/13/2022	2/12/2023	Percent
Police Department ARREST Data		2/11/2023	2/25/2023	Change	2/26/2022	2/25/2023	Change
Homicides		0	1	N/C	0	1	N/C
Auto Thefts		2	0	-100%	1	0	-100%
Total Burglaries		1	2	100%	2	2	0%
Residence		0	2	N/C	2	2	0%
Non Residence		1	0	-100%	0	0	N/C
Total Larcenies		13	23	77%	8	23	188%
Larcenies		2	0	-100%	3	0	-100%
Larceny Carbreak		4	4	0%	1	4	300%
Larceny Shoplifting		7	19	171%	4	19	375%
Larceny Bicycle		0	0	N/C	0	0	N/C
Total Robberies		3	4	33%	1	4	300%
Armed		1	4	300%	1	4	300%
Strongarmed		2	0	-100%	0	0	N/C
Total Assaults/Batteries		52	58	12%	55	58	5%
Assaults/Batteries		27	26	-4%	33	26	-21%
Domestic		25	32	28%	22	32	45%
Total Sexual Batteries		0	0	N/C	2	0	-100%
Sexual Battery		0	0	N/C	0	0	N/C
Sexual Battery Child		0	0	N/C	2	0	-100%
Total Part 1 Arrests		71	88	24%	69	88	28%
Non-Violent Crime Arrests		16	25	56%	11	25	127%
Violent Crime Arrests		55	63	15%	58	63	9%
Prostitution		0	0	N/C	0	0	N/C
Narcotics		27	22	-19%	38	22	-42%
Miscellaneous		131	112	-15%	139	112	-19%
Total Arrests		229	222	-3%	246	222	-10%
		Compstat 3	Compstat 4		LY Compstat 4	Compstat 4	

NOTE: This data is to be used internally for Daytona Beach Police Department use only.

COMPSTAT REPORT



CRIME STATISTICS

District 1 – Westside

Captain Leonardo D. Conde

February 12, 2023 through, February 25, 2023

January 1, 2023 through February 25, 2023 compared to the same periods in 2021 and 2022

DAYTONA BEACH POLICE DEPARTMENT - DISTRICT 1	YTD	YTD	2021-2022	YTD	YTD	2022-2023	YTD	2021-2023
	2021	2022	% Change	2022	2023	% Change	2021	% Change
Homicides	0	2	N/C	2	3	50%	0	N/C
Auto Thefts	14	15	7%	15	55	267%	14	293%
Total Burglaries	20	30	50%	30	17	-43%	20	-15%
Residence	13	19	46%	19	13	-32%	13	0%
Non Residence	7	11	57%	11	4	-64%	7	-43%
Total Larcenies	153	159	4%	159	155	-3%	153	1%
Larcenies	49	61	24%	61	53	-13%	49	8%
Larceny Carbreak	32	20	-38%	20	35	75%	32	9%
Larceny Shoplifting	62	67	8%	67	57	-15%	62	-8%
Larceny Bicycle	10	11	10%	11	10	-9%	10	0%
Total Robberies	5	4	-20%	4	8	100%	5	60%
Armed	1	2	100%	2	7	250%	1	600%
Strongarmed	4	2	-50%	2	1	-50%	4	-75%
Total Agg. Assaults/Bat.	51	44	-14%	44	57	30%	51	12%
Agg. Assaults/Batteries	51	44	-14%	44	57	30%	51	12%
Persons Shot	6	2	-67%	2	10	400%	6	67%
Total Sexual Bat.	3	3	0%	3	2	-33%	3	-33%
Sexual Battery	1	0	-100%	0	1	N/C	1	0%
Sexual Battery Child	2	3	50%	3	1	-67%	2	-50%
TOTAL Part One Crimes	246	257	4%	257	297	16%	246	21%
Property Crimes	187	204	9%	204	227	11%	187	21%
Person Crimes	59	53	-10%	53	70	32%	59	19%
Total Calls For Service	10,231	9,796	-4%	9,796	11,591	18%	10,231	13%
Firearm Offenses	15	15	0%	15	27	80%	15	80%
Domestic Violence Cases	107	104	-3%	104	111	7%	107	4%
	2021	2022		2022	2023		2021	2023

NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. There were incidents that did not code into either district. These are included in the Citywide Total.

COMPSTAT STATISTICAL CRIME COMPARISON TO PREVIOUS PERIODS

District 1 DAYTONA BEACH POLICE DEPARTMENT	1/1/23	2/12/23	1/15/23	2/12/23	1/29/23	2/12/23	3 Periods
	1/14/23	2/25/23	1/28/28	2/25/23	2/11/23	2/25/23	
	Compstat 1	Compstat 4	Percent Change	Compstat 2	Percent Change	Compstat 3	Percent Change
Homicides	1	1	0%	1	0%	0	N/C
Auto Thefts	14	13	-7%	14	-7%	16	-19%
Total Burglaries	4	4	0%	5	-20%	5	-20%
Residence	3	4	33%	5	-20%	2	100%
Non Residence	1	0	-100%	0	N/C	3	-100%
Total Larcenies	35	34	-3%	38	-11%	38	-11%
Larcenies	12	9	-25%	19	-53%	11	-18%
Larceny Shoplifting	9	14	56%	14	0%	13	8%
Larceny Carbreak	12	7	-42%	3	133%	13	-46%
Larceny Bicycle	2	4	100%	2	100%	1	300%
Total Robberies	1	4	300%	1	300%	2	100%
Armed	1	3	200%	1	200%	2	50%
Strongarmed	0	1	N/C	0	N/C	0	N/C
Total Agg. Assaults/Bat.	15	13	-13%	20	-35%	11	18%
Agg. Assaults/Batteries	13	8	-38%	11	-27%	7	14%
Domestic Assault/Batteries	2	5	150%	9	-44%	4	25%
Persons Shot	4	2	-50%	4	-50%	1	100%
Total Sexual Bat.	1	1	0%	0	N/C	0	N/C
Sexual Battery	0	1	N/C	0	N/C	0	N/C
Sexual Battery Child	1	0	-100%	0	N/C	0	N/C
TOTAL Part One Crimes	71	70	-1%	79	-11%	72	-3%
Property Crimes	53	51	-4%	57	-11%	59	-14%
Person Crimes	18	19	6%	22	-14%	13	46%
Total Calls For Service	2,698	2,851	6%	2,866	-1%	3,176	-10%
Firearm Offenses	4	11	175%	5	120%	5	120%
Domestic Violence Cases	30	25	-17%	33	-24%	23	9%
	Compstat 1	Compstat 4	Percent Change	Compstat 2	Percent Change	Compstat 3	Percent Change
							Avg Percent Change

NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. N/C = Non Calculable



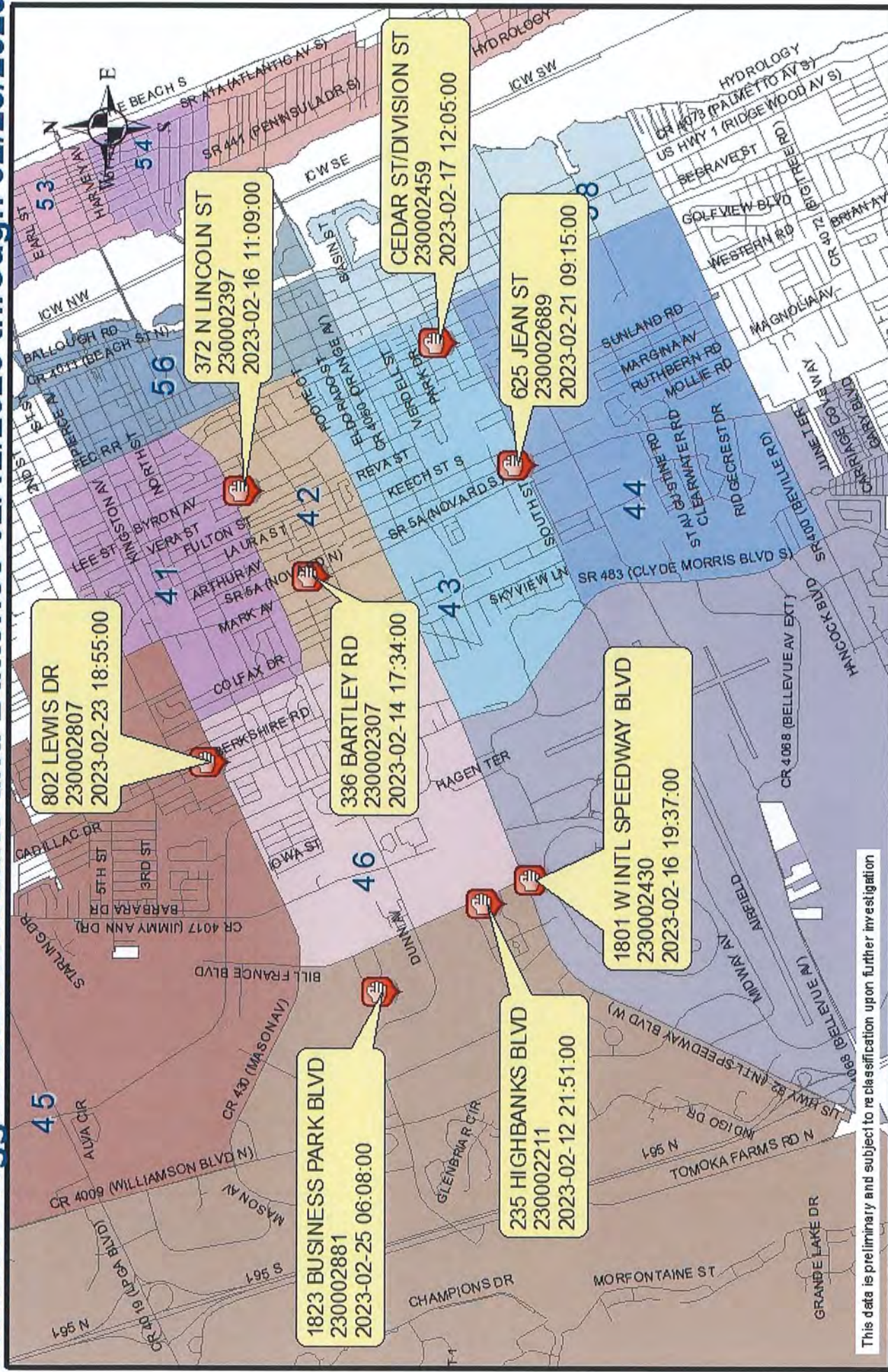
District 1 - Part 1 Crimes by Zone

1/1/2023 through 2/25/2023

DAYTONA BEACH POLICE DEPARTMENT	Total	DB41	DB42	DB43	DB44	DB45	DB46	DB47	DB48
Total	284	23	26	35	15	38	48	30	69
Aggravated Assaults	44	3	8	11	1	7	4	4	6
Auto Theft	55	5	3	4	3	14	19	4	3
Burglary Non-Residence	4	0	0	1	0	2	0	0	1
Burglary Residence	13	2	2	3	1	1	0	1	3
Homicide	3	1	0	0	0	1	0	0	1
Larceny All Other	53	1	4	8	4	6	11	6	13
Larceny Bicycle	10	0	0	3	2	1	1	2	1
Larceny Carbreak	35	8	7	1	2	4	6	2	5
Larceny Shoplifting	57	0	0	1	1	2	6	11	36
Robbery Armed	7	2	2	1	1	0	1	0	0
Robbery Strongarm	1	0	0	1	0	0	0	0	0
Sexual Battery	2	1	0	1	0	0	0	0	0

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

District 1 Aggravated Assaults and Batteries 02/12/2023 through 02/25/2023



This data is preliminary and subject to reclassification upon further investigation



Aggravated Assault/Battery

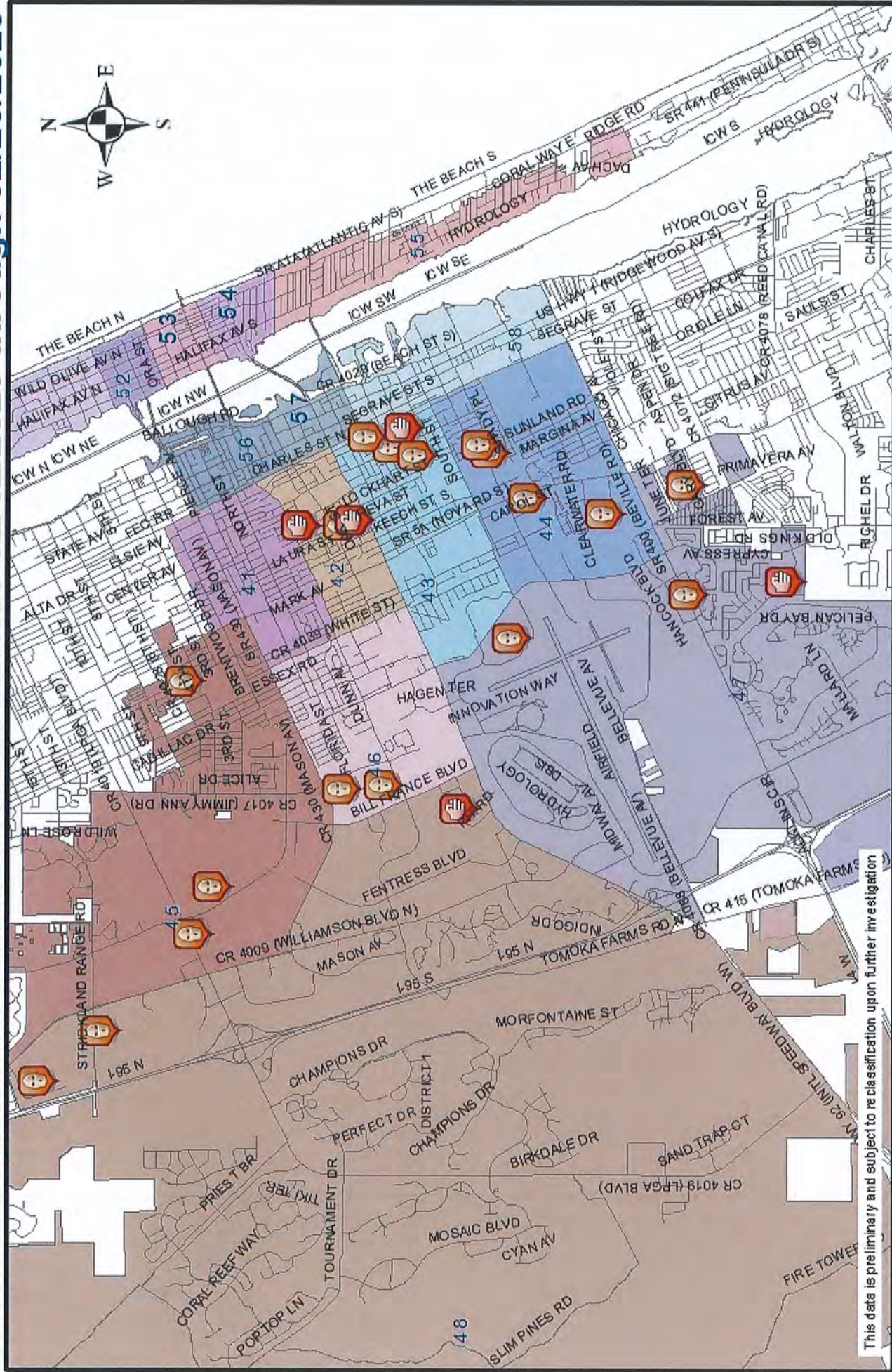


Daytona Beach Police Department

Prepared by: T.Young

Date: February 28, 2023

District 1 Domestic Assaults and Batteries 02/12/2023 through 02/25/2023



This data is preliminary and subject to reclassification upon further investigation

Legend



Simple Domestic Assault/Battery



Aggravated Assault/Battery

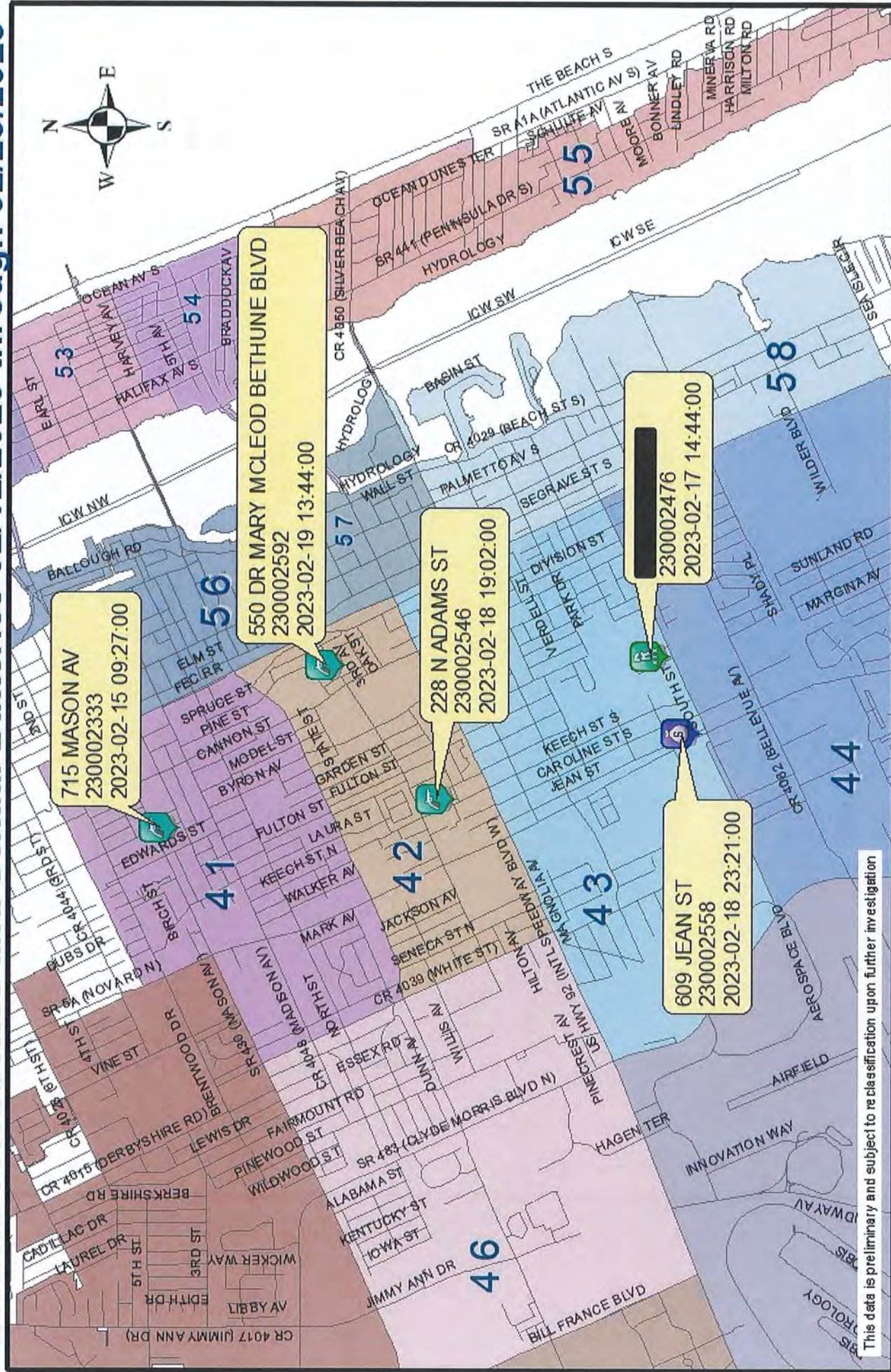


Daytona Beach Police Department

Prepared by: T. Young

Date: February 28, 2023

District 1 Robberies and Sexual Batteries 02/12/2023 through 02/25/2023



This data is preliminary and subject to reclassification upon further investigation

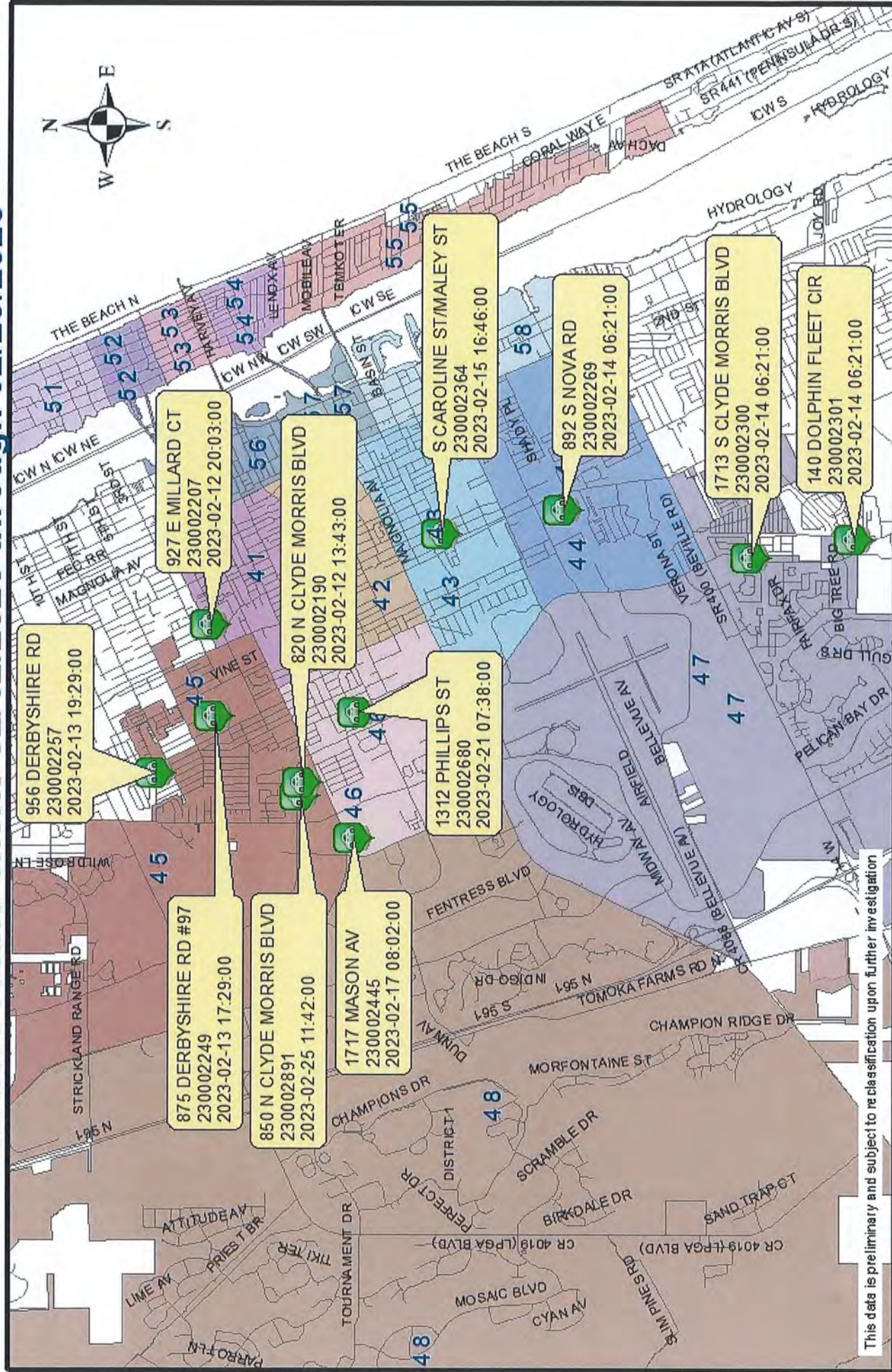


Larceny Carbreak



Daytona Beach Police Department
Prepared by: T.Young
Date: February 28, 2023

District 1 Auto Thefts 02/12/2023 through 02/25/2023



This data is preliminary and subject to reclassification upon further investigation



Legend

Auto Theft

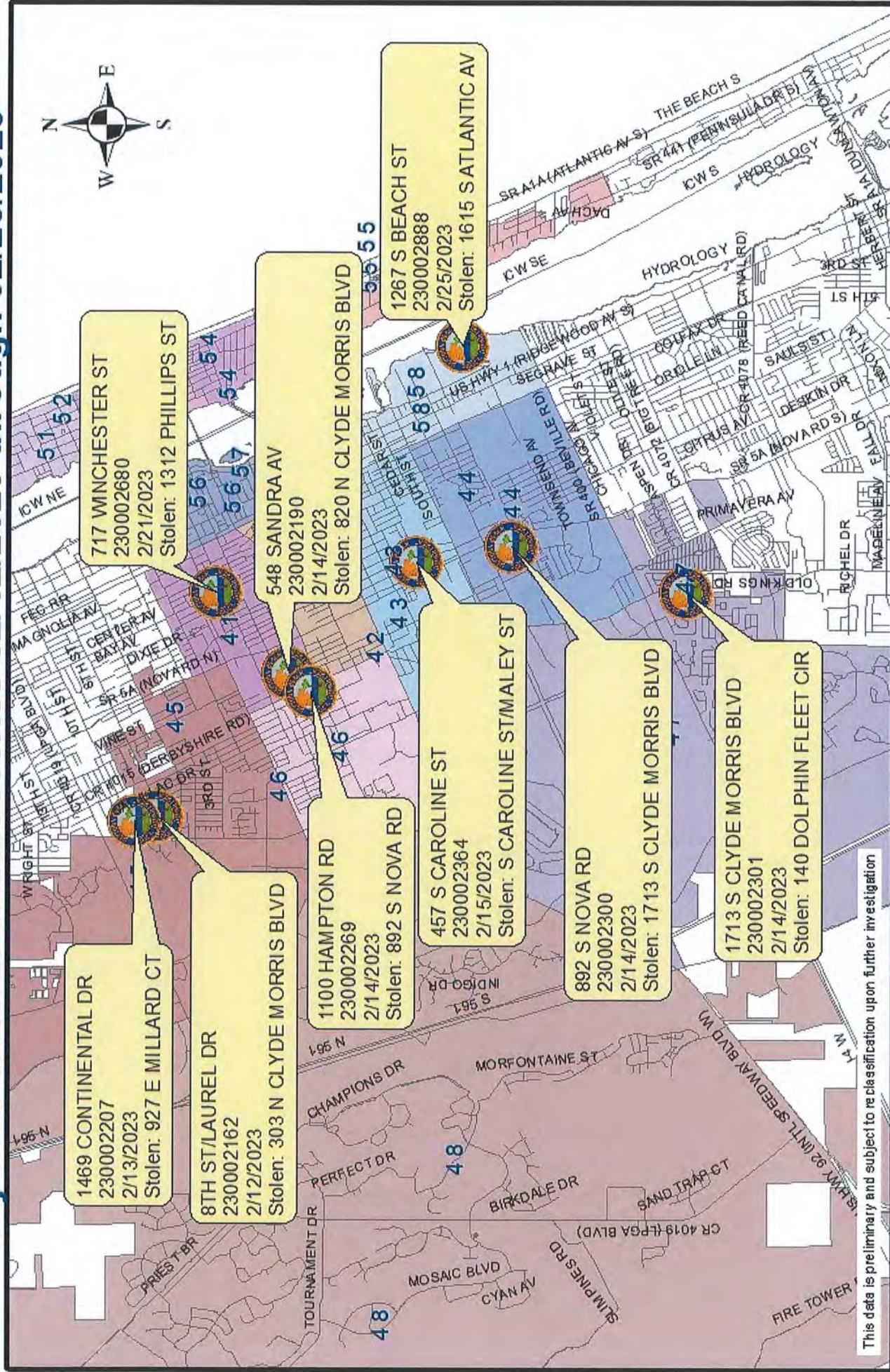


Daytona Beach Police Department

Prepared by: T.Young

Date: February 28, 2023

Citywide Auto Theft Recoveries 02/12/2023 through 02/25/2023



This data is preliminary and subject to reclassification upon further investigation

Legend



Stolen DB/Recovered DBPD



Daytona Beach Police Department

Prepared by: T.Young

Date: February 28, 2023

Legend



Burglary Residence

Daytona Beach Police Department

Prepared by: T.Young

Date: February 28, 2023

This data is preliminary and subject to reclassification upon further investigation

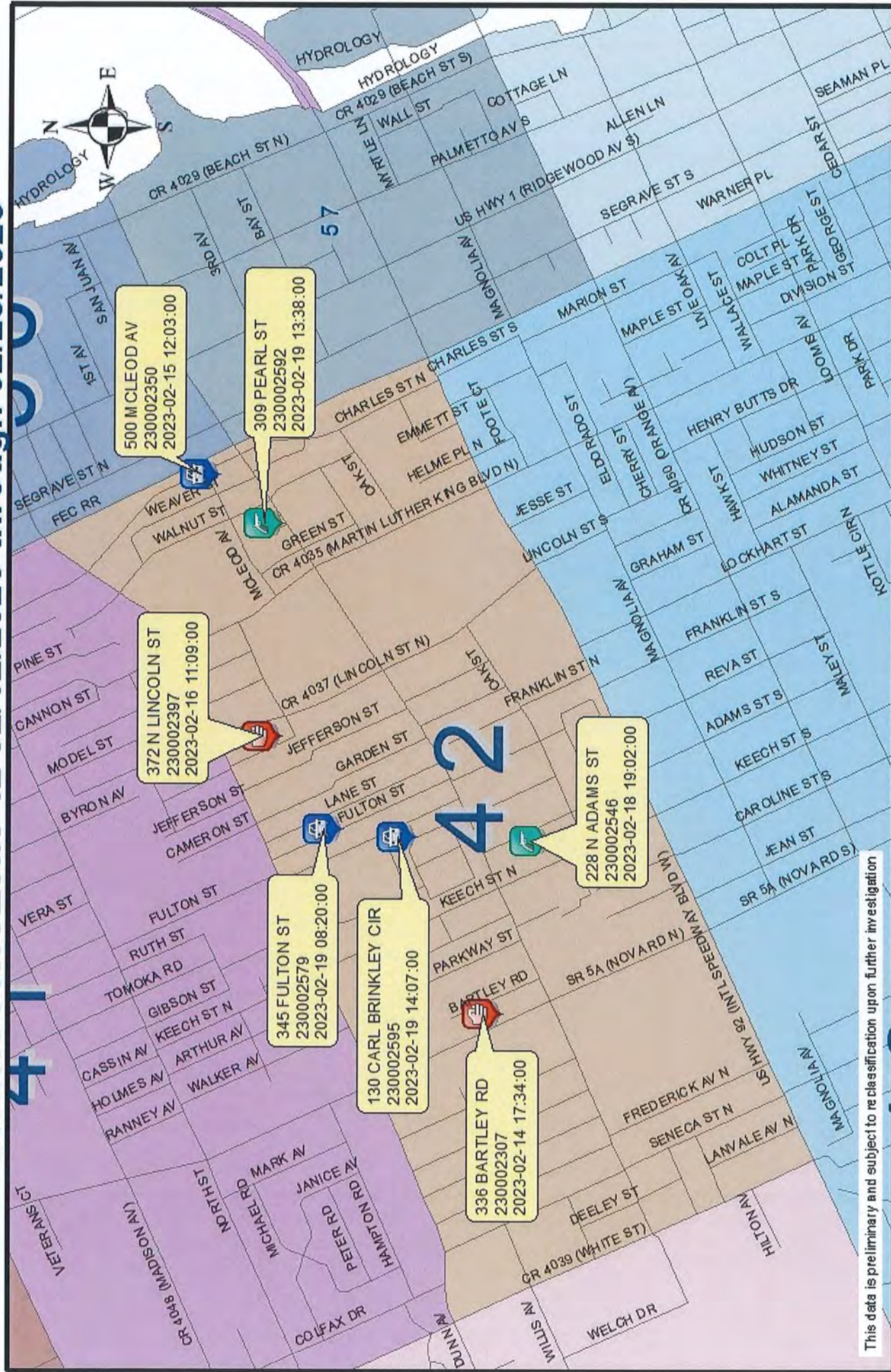


Larceny Carbreak



Daytona Beach Police Department
Prepared by: T.Young
Date: February 28, 2023

District 1 Hot Zone 42 02/12/2023 through 02/25/2023



This data is preliminary and subject to reclassification upon further investigation



Aggravated Assault/Battery

Larceny Carbreak



Daytona Beach Police Department

Prepared by: T. Young

Date: February 28, 2023

COMPSTAT REPORT



CRIME STATISTICS

District 2 – Eastside

Captain Jeremy E. Nikolow

February 12, 2023 through, February 25, 2023

January 1, 2023 through February 25, 2023 compared to the same periods in 2021 and 2022

DAYTONA BEACH POLICE DEPARTMENT - DISTRICT 2	YTD	YTD	YTD	2021-2022 % Change	YTD	YTD	2022-2023 % Change	YTD	YTD	2021-2023 % Change
	2021	2022	2023		2022	2023		2021	2023	
Homicides	0	2		N/C	2	1	-50%	0	1	N/C
Auto Thefts	4	8		100%	8	7	-13%	4	7	75%
Total Burglaries	15	15	12	0%	15	12	-20%	15	12	-20%
Residence	10	12		20%	12	8	-33%	10	8	-20%
Non Residence	5	3		-40%	3	4	33%	5	4	-20%
Total Larcenies	71	71	72	0%	71	72	1%	71	72	1%
Larcenies	35	39		11%	39	42	8%	35	42	20%
Larceny Carbreak	10	15		50%	15	12	-20%	10	12	20%
Larceny Shoplifting	19	9		-53%	9	14	56%	19	14	-26%
Larceny Bicycle	7	8		14%	8	4	-50%	7	4	-43%
Total Robberies	5	1	1	-80%	1	1	0%	5	1	-80%
Armed	2	0		-100%	0	1	N/C	2	1	-50%
Strongarmed	3	1		-67%	1	0	-100%	3	0	-100%
Total Agg. Assaults/Bat.	48	24	30	-50%	24	30	25%	48	30	-38%
Agg. Assaults/Batteries	48	24		-50%	24	30	25%	48	30	-38%
Persons Shot	1	4		300%	4	2	-50%	1	2	100%
Total Sexual Bat.	0	2	1	N/C	2	1	-50%	0	1	N/C
Sexual Battery	0	2		N/C	2	0	-100%	0	0	N/C
Sexual Battery Child	0	0		N/C	0	1	N/C	0	1	N/C
TOTAL Part One Crimes	143	123	124	-14%	123	124	1%	143	124	-13%
Property Crimes	90	94		4%	94	91	-3%	90	91	1%
Person Crimes	53	29		-45%	29	33	14%	53	33	-38%
Total Calls For Service	8,138	7,207	8,042	-11%	7,207	8,042	12%	8,138	8,042	-1%
Firearm Offenses	11	11		0%	11	10	-9%	11	10	-9%
Domestic Violence Cases	87	67		-23%	67	53	-21%	87	53	-39%
	2021	2022	2023		2022	2023		2021	2023	

NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. There were incidents that did not code into either district. These are included in the Citywide Total.

COMPSTAT STATISTICAL CRIME COMPARISON TO PREVIOUS PERIODS

District 2 DAYTONA BEACH POLICE DEPARTMENT	1/1/23	2/12/23	1/15/23	2/12/23	1/29/23	2/12/23	3 Periods Average Percent Change
	1/14/23	2/25/23	1/28/23	2/25/23	2/11/23	2/25/23	
	Compstat 1	Compstat 4	Percent Change	Compstat 2	Compstat 4	Percent Change	Compstat 3
Homicides	1	0	-100%	0	0	N/C	0
Auto Thefts	0	4	N/C	0	4	N/C	3
Total Burglaries	0	5	N/C	1	5	400%	6
Residence	0	5	N/C	1	5	400%	2
Non Residence	0	0	N/C	0	0	N/C	4
Total Larcenies	13	19	46%	13	19	46%	27
Larcenies	9	9	0%	9	9	0%	15
Larceny Shoplifting	3	3	0%	3	3	0%	5
Larceny Carbreak	0	4	N/C	1	4	300%	7
Larceny Bicycle	1	3	200%	0	3	N/C	0
Total Robberies	1	0	-100%	0	0	N/C	0
Armed	1	0	-100%	0	0	N/C	0
Strongarmed	0	0	N/C	0	0	N/C	0
Total Agg. Assaults/Bat.	6	10	67%	8	10	25%	8
Agg. Assaults/Batteries	4	9	125%	6	9	50%	7
Domestic Assault/Batteries	2	1	-50%	2	1	-50%	1
Persons Shot	2	0	-100%	0	0	N/C	0
Total Sexual Bat.	0	0	N/C	0	0	N/C	0
Sexual Battery	0	0	N/C	0	0	N/C	0
Sexual Battery Child	0	0	N/C	0	0	N/C	0
TOTAL Part One Crimes	21	38	81%	22	38	73%	44
Property Crimes	13	28	115%	14	28	100%	36
Person Crimes	8	10	25%	8	10	25%	8
Total Calls For Service	1,736	2,214	28%	1,998	2,214	11%	2,094
Firearm Offenses	2	0	-100%	5	0	-100%	2
Domestic Violence Cases	13	15	15%	15	15	0%	10
	Compstat 1	Compstat 4	Percent Change	Compstat 2	Compstat 4	Percent Change	Compstat 3
							Compstat 4
							Percent Change
							Avg Percent

NOTE: This Crime data is preliminary and subject to reclassification upon further investigation. N/C = Non Calculable

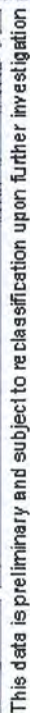


District 2 - Part 1 Crimes by Zone

1/1/2023 through 2/25/2023

DAYTONA BEACH POLICE DEPARTMENT	Total	DB51	DB52	DB53	DB54	DB55	DB56	DB57	DB58
Total	116	16	17	11	8	3	20	14	27
Aggravated Assaults	22	4	5	2	0	1	6	0	4
Auto Theft	7	1	0	0	1	1	0	2	2
Burglary Non-Residence	4	0	1	0	0	0	2	0	1
Burglary Residence	8	2	2	0	0	0	2	0	2
Homicide	1	0	0	0	0	0	0	0	1
Larceny All Other	42	7	5	4	2	1	5	6	12
Larceny Bicycle	4	0	0	1	0	0	2	1	0
Larceny Carbreak	12	1	1	1	4	0	2	1	2
Larceny Shoplifting	14	1	3	2	1	0	0	4	3
Robbery Armed	1	0	0	1	0	0	0	0	0
Robbery Strongarm	0	0	0	0	0	0	0	0	0
Sexual Battery	1	0	0	0	0	0	1	0	0

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

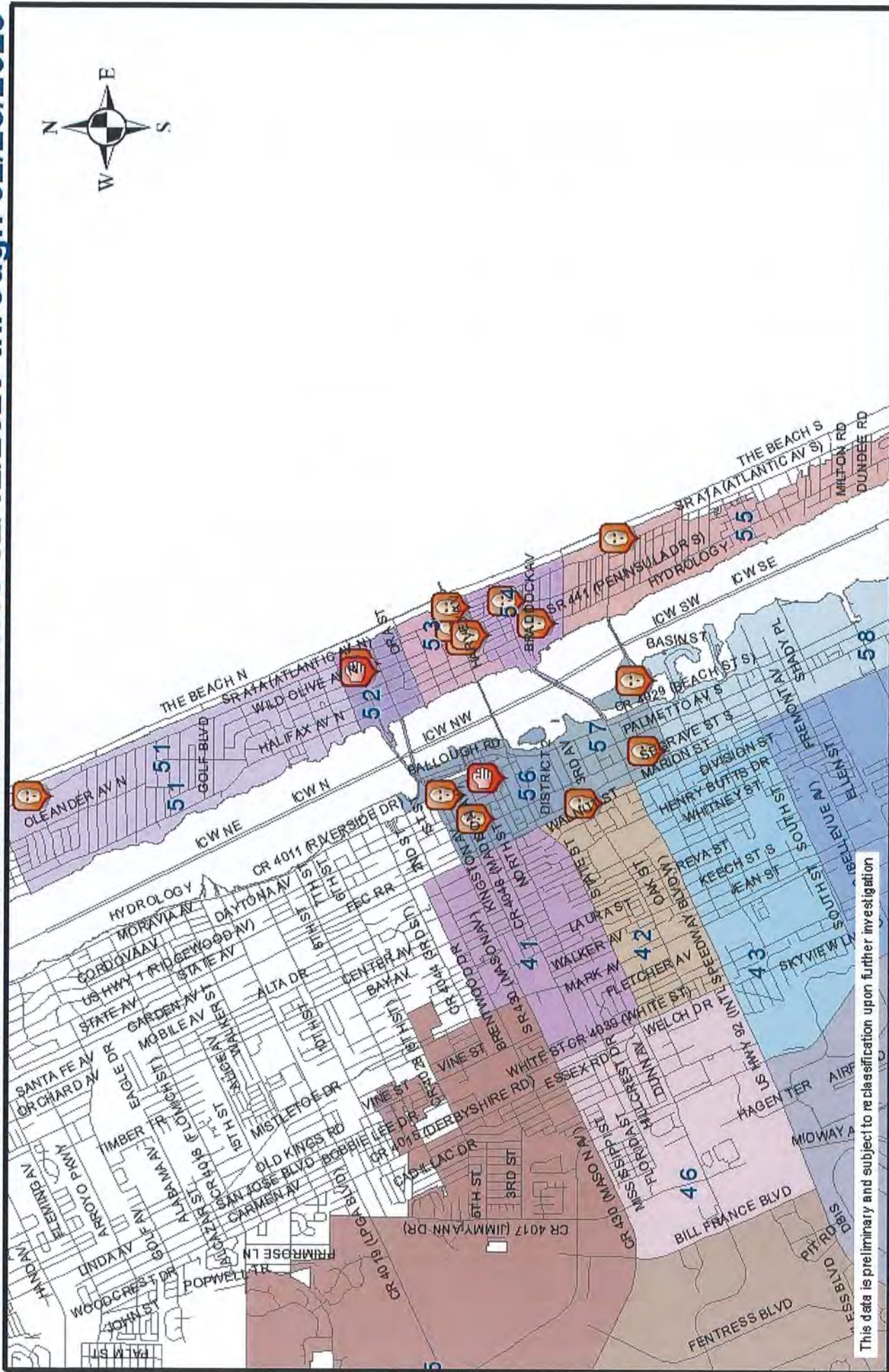


Aggravated Assault/Battery



Daytona Beach Police Department
Prepared by: T.Young
Date: February 28, 2023

District 2 Domestic Assaults and Batteries 02/12/2023 through 02/25/2023



This data is preliminary and subject to reclassification upon further investigation

Legend



Simple Domestic Assault/Battery



Aggravated Assault/Battery

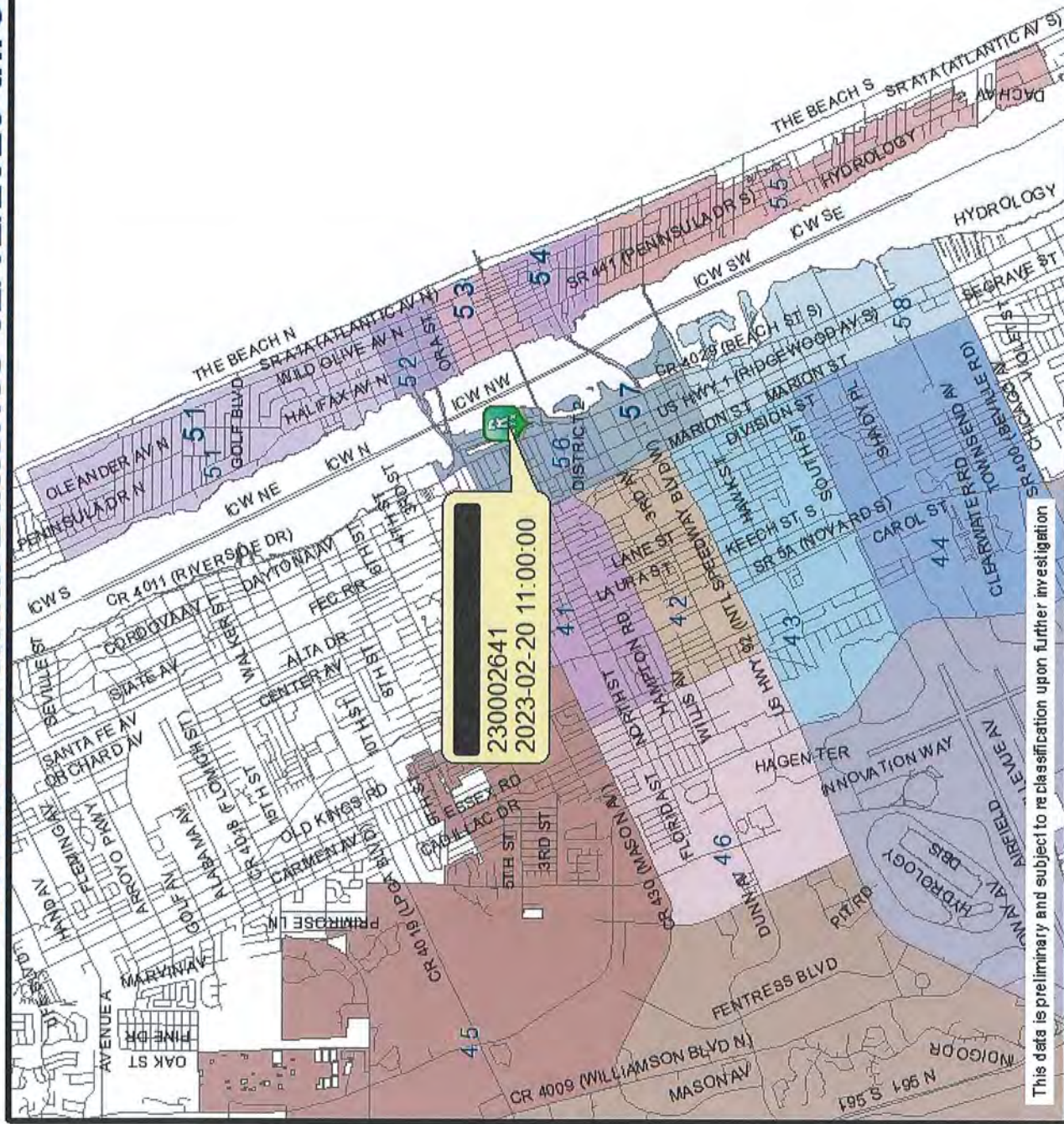


Daytona Beach Police Department

Prepared by: T. Young

Date: February 28, 2023

District 2 Sexual Batteries 02/12/2023 through 02/25/2023



This data is preliminary and subject to reclassification upon further investigation

Legend



Sexual Battery

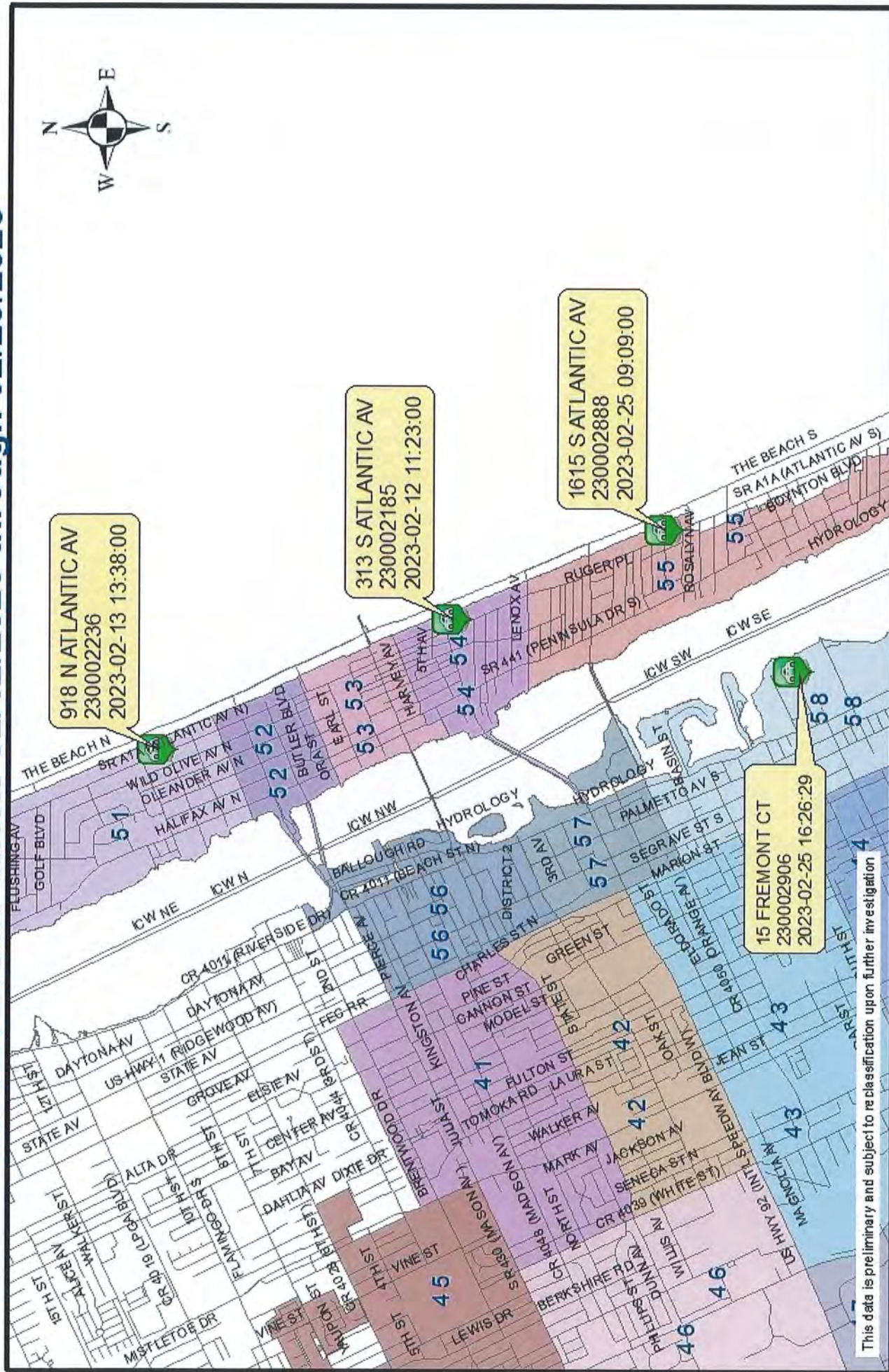


Daytona Beach Police Department

Prepared by: T. Young

Date: February 28, 2023

District 2 Auto Thefts 02/12/2023 through 02/25/2023



This data is preliminary and subject to reclassification upon further investigation

Legend



Auto Theft

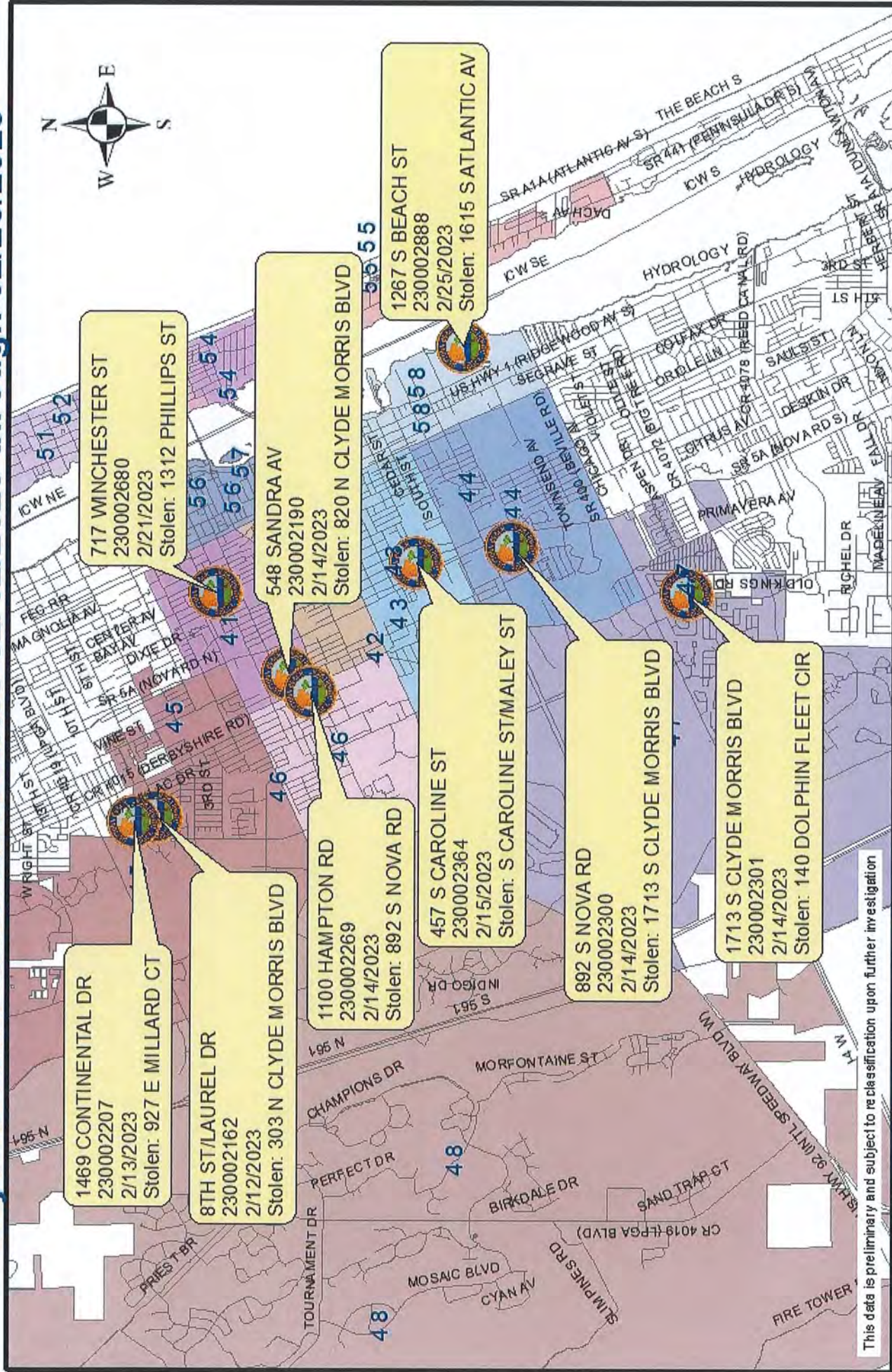


Daytona Beach Police Department

Prepared by: T.Young

Date: February 28, 2023

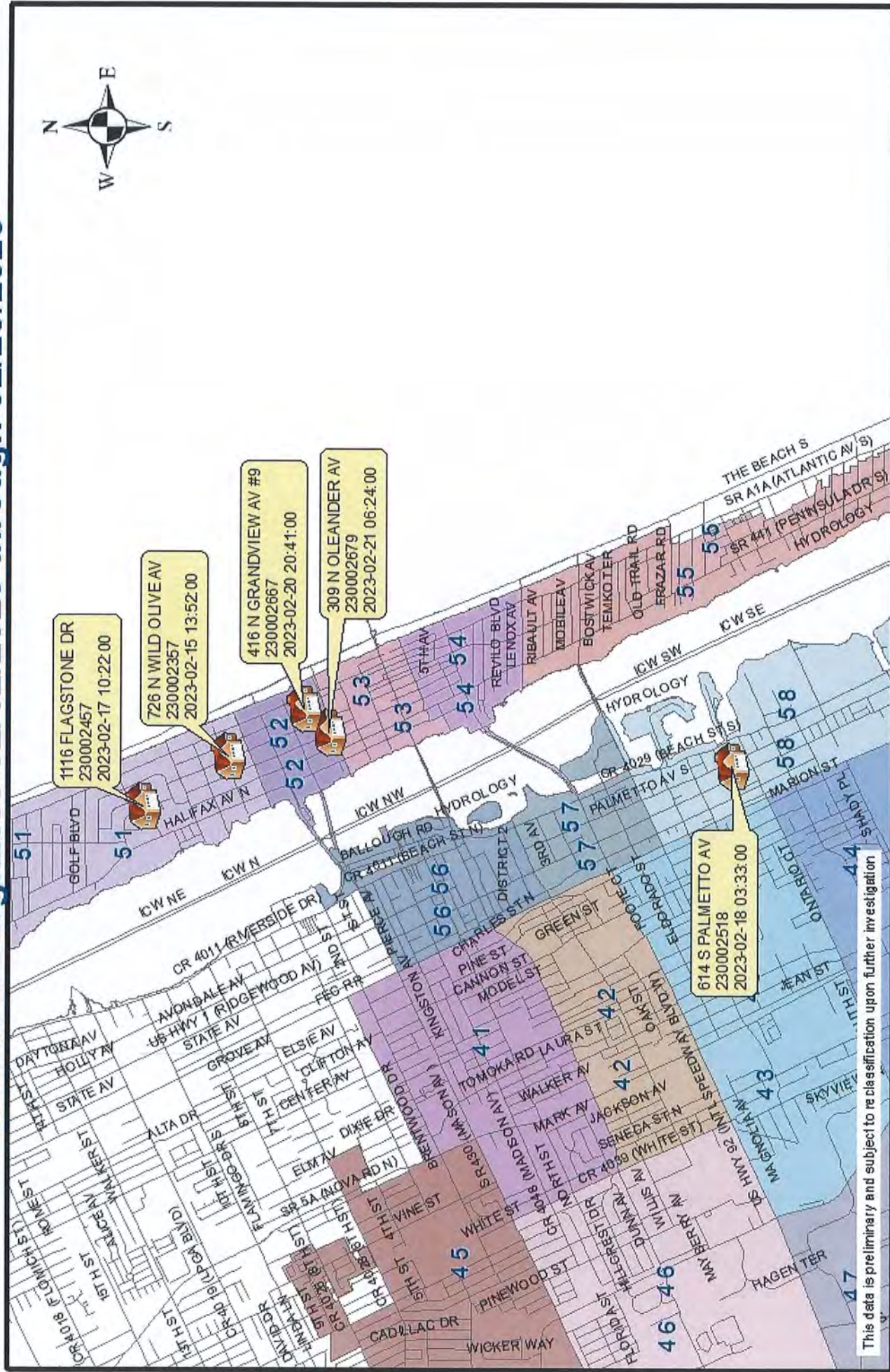
Citywide Auto Theft Recoveries 02/12/2023 through 02/25/2023



Stolen DB/Recovered DBPD

Daytona Beach Police Department
Prepared by: T.Young
Date: February 28, 2023

District 2 Burglaries 02/12/2023 through 02/25/2023



This data is preliminary and subject to reclassification upon further investigation

Legend

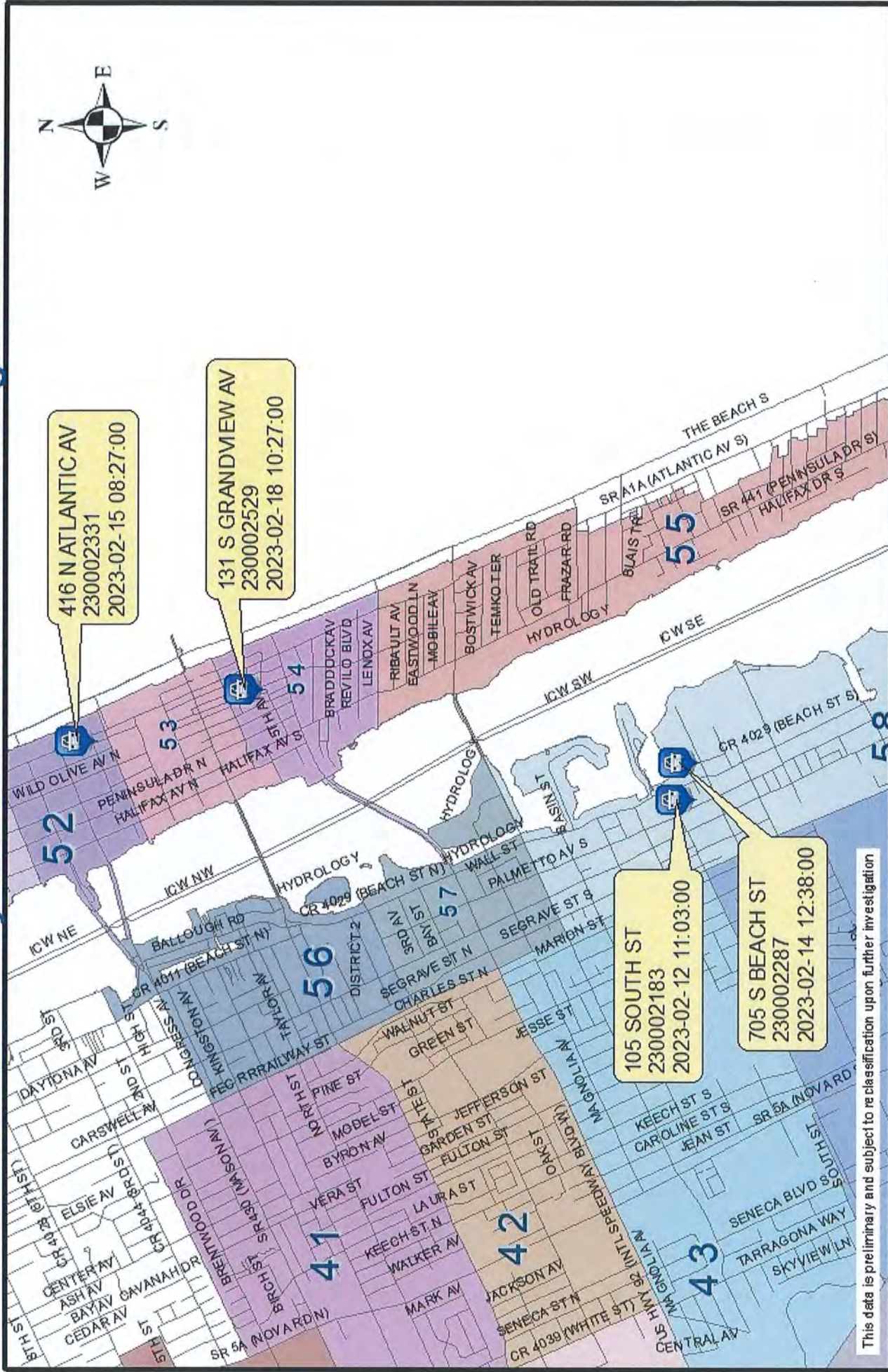


Burglary Residence



Daytona Beach Police Department
Prepared by: T.Young
Date: February 28, 2023

District 2 Larceny Carbreaks 02/12/2023 through 02/25/2023



This data is preliminary and subject to reclassification upon further investigation



Legend

Larceny Carbreak

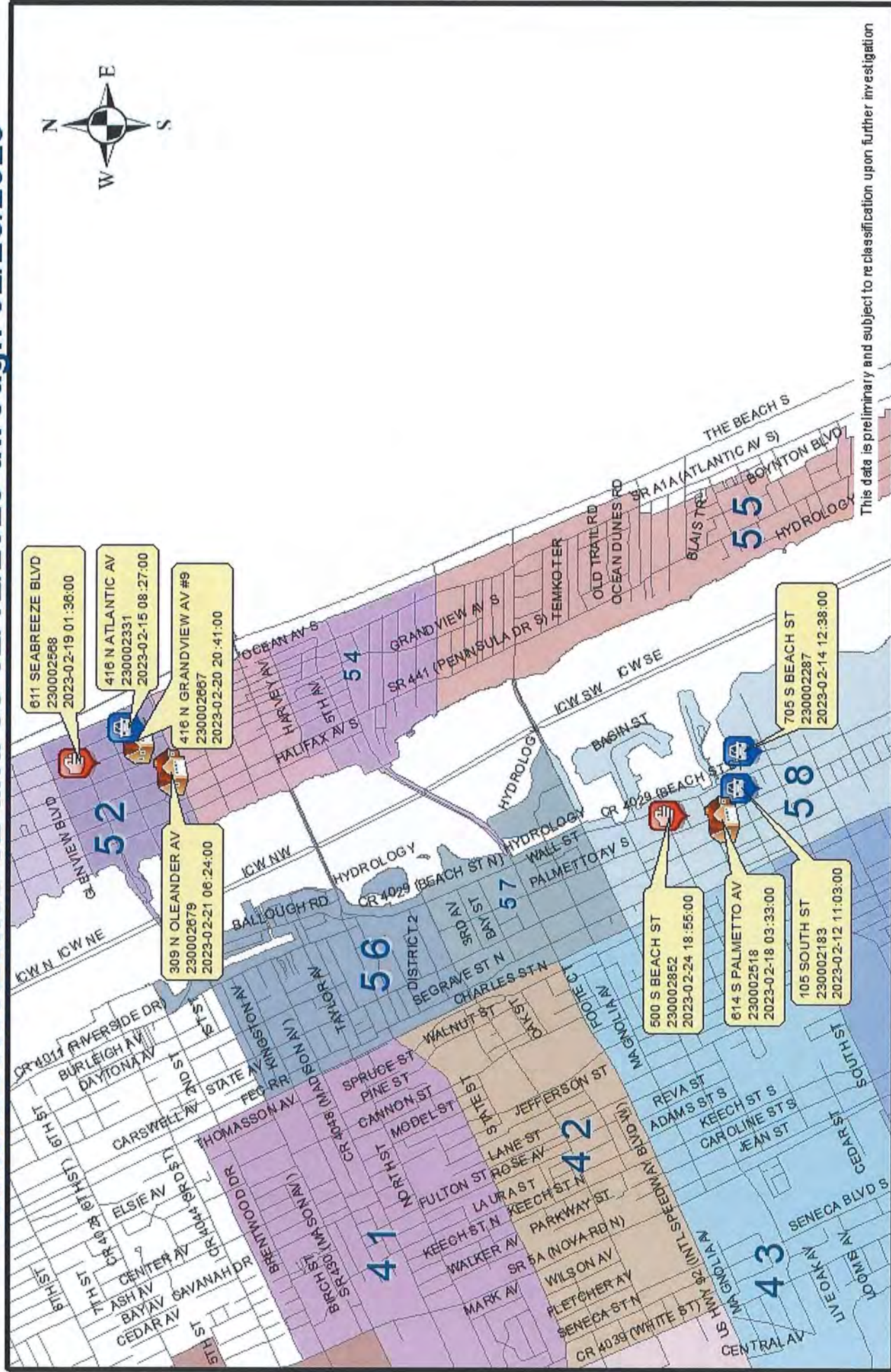
Daytona Beach Police Department

Prepared by: T.Young

Date: February 28, 2023



District 2 Hot Zones 52 and 58 02/12/2023 through 02/25/2023



This data is preliminary and subject to reclassification upon further investigation

Legend

Aggravated Assault/Battery

Larceny Carbreak

Burglary Residence

Daytona Beach Police Department

Prepared by: T.Young

Date: February 28, 2023

COMPSTAT REPORT

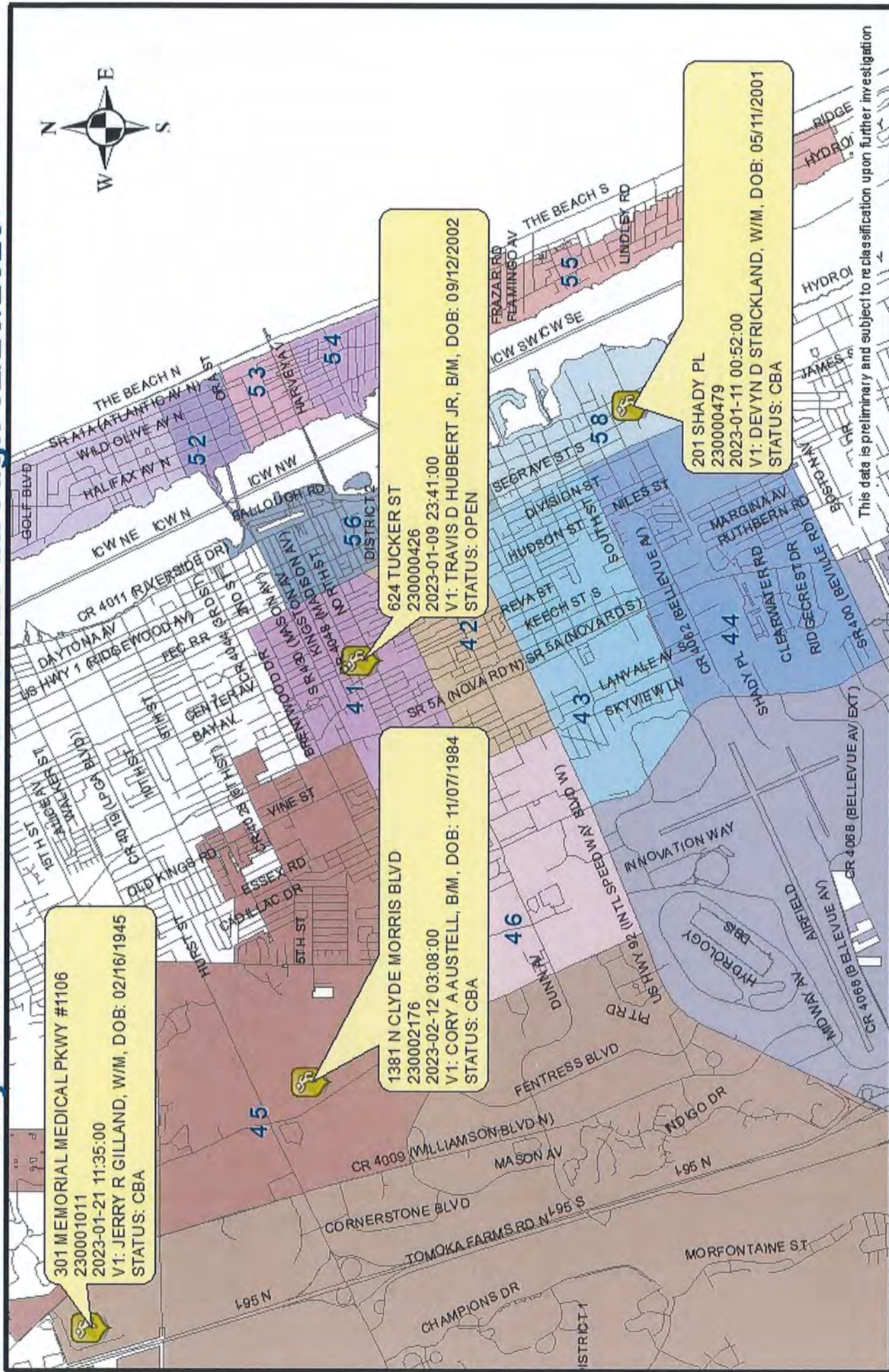


CRIME STATISTICS

Criminal Investigations Division

Captain Byron K. Williams

Citywide Homicides 01/01/2023 through 02/25/2023



This data is preliminary and subject to reclassification upon further investigation

Legend



HOMICIDE



Daytona Beach Police Department

Prepared by: T.Young

Date: February 28, 2023

COMPSTAT REPORT



Next Compstat Session:

March 16, 2023

Reporting Period: February 26, 2023 through March 11, 2023
to be held in the Compstat Room (2nd Floor Room 2001)

*Public Meeting To Be Determined*At 129 Valor Boulevard

Agenda Item 4 (Quasi-Judicial Hearing)

Major Site Plan Approval DEV2022-131 400 Beach Street Apartments

STAFF REPORT

DATE: March 10, 2023

TO: Downtown Redevelopment Board Members

FROM: Dennis Mrozek, AICP, Planning Director

PROJECT REQUEST

A request by Kristopher Rowley P.E., Zev Cohen & Associates on behalf of 400 Beach QOZB, LLC (property owner), to approve a Major Site Plan for a 294-unit apartment building and parking structure with associated site improvements on 3.5± acres of land located at the southwest corner of N. Beach Street and Michigan Avenue.

PROJECT LOCATION

The property is generally located south of Michigan Avenue, west of N. Beach Street and east of Daytona Street.



Site Location

The zoning of the property is Planned Development-Redevelopment (PD-RD), and the Future Land Use (FLU) on the property is High Intensity Mixed Use. The adjacent zoning and land use classifications are shown in the table below, and they are also reflected in the accompanying map series.

Table 1: Land Use and Zoning Table

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

PROJECT HISTORY

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

In March 2022, the City Commission approved the Framework Downtown Planned District (PD) Agreement (Ord. 22-109) and PD-RD rezoning of 3.5+/- acres of property to allow for the development a multifamily apartment complex.

PROJECT DESCRIPTION

The applicant is now requesting approval of a site plan for a multifamily apartment development, which includes 294 residential units. The six-story residential development is allowed a maximum height of 80-feet. Proposed amenities for the development include a resident clubhouse & swimming pool, public art element, and internal parking structure. The site plan for the development is included in *Attachment A*.



Proposed Building Elevation (Beach Street)

PROJECT ANALYSIS

In accordance with Section 3.4.I.3 - *Major Site Plan Procedure* of the Land Development Code (LDC), approval of a Major Site Plan is required if a development proposes 20,000 square feet or more of gross floor area (GFA). With a total building gross floor area of 385,716± square feet and a parking garage of 148,164± square feet, the site plan requires review and approval from the Downtown Redevelopment Board.

Site Plan Review Criteria

Pursuant to Article 3 – Review Procedures, Section 3.4.I.5 – *Site Plan Review Standards* of the LDC, an application for a Major 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 Future Land Use (FLU) designation on the property is High Intensity Mixed Use, which is intended to support urban residential, commercial and other uses up to a floor area ratio of 10. The proposed density (~84 du/ac) for the property is consistent with the High Intensity Mixed Use designation as well as the maximum density permitted (110 du/ac) in the Framework Downtown Planned District Agreement.

b. Complies with the applicable district, use, and intensity and dimensional standards of the LDC.

The site plan for the development (*Attachment A*) has been reviewed by the City's Technical Review Team (TRT) for compliance with the Framework Downtown PD Agreement and the City's LDC. The property owner has requested a minor modification to the minimum size of a parking space within the parking garage. For 90 degree parking spaces, the LDC requires a minimum length of a parking stall to be 19 feet. The applicant has requested a modification to allow a minimum parking stall length of 18 feet, consistent with minimum dimensional requirements set forth by the Florida Department of Transportation. Staff is in the process of approving and finalizing the minor modification request. Staff has determined the proposed site plan complies with all applicable use, intensity, and dimensional standards provided in both the PD Agreement and the LDC.

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

The proposed site plan has been reviewed by the City's Technical Review Team (TRT) for compliance with the requirements of the Framework Downtown PD Agreement and the City's LDC. The details to the site plan are identified in greater detail below.

Project Details

- *Parking Garage Design* – The architectural elevations for building and the parking garage are shown below and in *Attachment B*. Parking garages in Planned Districts are to be designed so the use cannot be viewed from external rights-of-way. The use of architectural embellishments and/or innovative design can be used to accomplish this. The applicant has proposed a powder-coated aluminum feature to screen the parking garage use while providing visual interest to the site.



Powder-coat aluminum metal screens to mimic interior screening and match the developments art deco themes.



Deco Column fins to add layering opportunities and architectural embellishments

Architectural Elements

- *Parking* – Parking is provided consistent with the approved PD Agreement, allowing for parking at a minimum rate of 1.5 spaces per residential unit. The applicant proposes to develop a total of 448 parking spaces on-site for the 294 residential units, at a ratio of 1.52 spaces per unit.
 - *Landscaping* – The landscape plan for the project is shown in *Attachment C*. The City's TRT has reviewed the proposed plan and has found it to be consistent with the Framework Downtown PD and the LDC, with the exception of the following, which will be corrected prior to final site plan approval:
 - Confirm all replacement trees/all new trees meet the required minimum caliper size of 3.5".
 - Confirm tree mitigation table matches the tree removal plan.
 - *Public Art* – As per the PD Agreement, the applicant has proposed a public art element for the development (*Attachment D*). The proposed statue will be installed at the front of the property along Beach Street at center of the vehicular access drop-off area.
- d. Complies with all other applicable standards in the LDC.**
Staff has reviewed the proposed development plan and has several remaining technical comments that would need to be resolved prior to final staff approval of the site plan and issuance of the approval letter. These include:
- Developer/applicant would need to show how the offsite utilities will be constructed, in order to demonstrate that the project can be served with required utilities. Site plan approval cannot be granted until the design of the utilities has been received, reviewed, and approved by staff.
 - Potable water calculations with fire flow calculations and hydraulic modeling evaluation must be received, reviewed, and approved by staff prior to final site plan approval.
 - Applicant must resolve how emergency access across adjacent property will occur.
 - Applicant is required to finalize outstanding staff comments on details of drainage and retention facilities.
 - Lot combination to be completed prior to site plan approval.
 - The 1st Minor Modification to the Framework PD must be approved prior to approval of this site plan application.
- 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 Framework Downtown PD Agreement and the LDC. The City's TRT has reviewed the proposed development and has found it to be acceptable provided all outstanding staff comments are resolved.
- f. Is issued a Concurrency Certificate in accordance with Section 3.4.Z.2.b, Concurrency Certificate Determination Procedure.**
Staff has reviewed the proposed development and has found it to be acceptable.

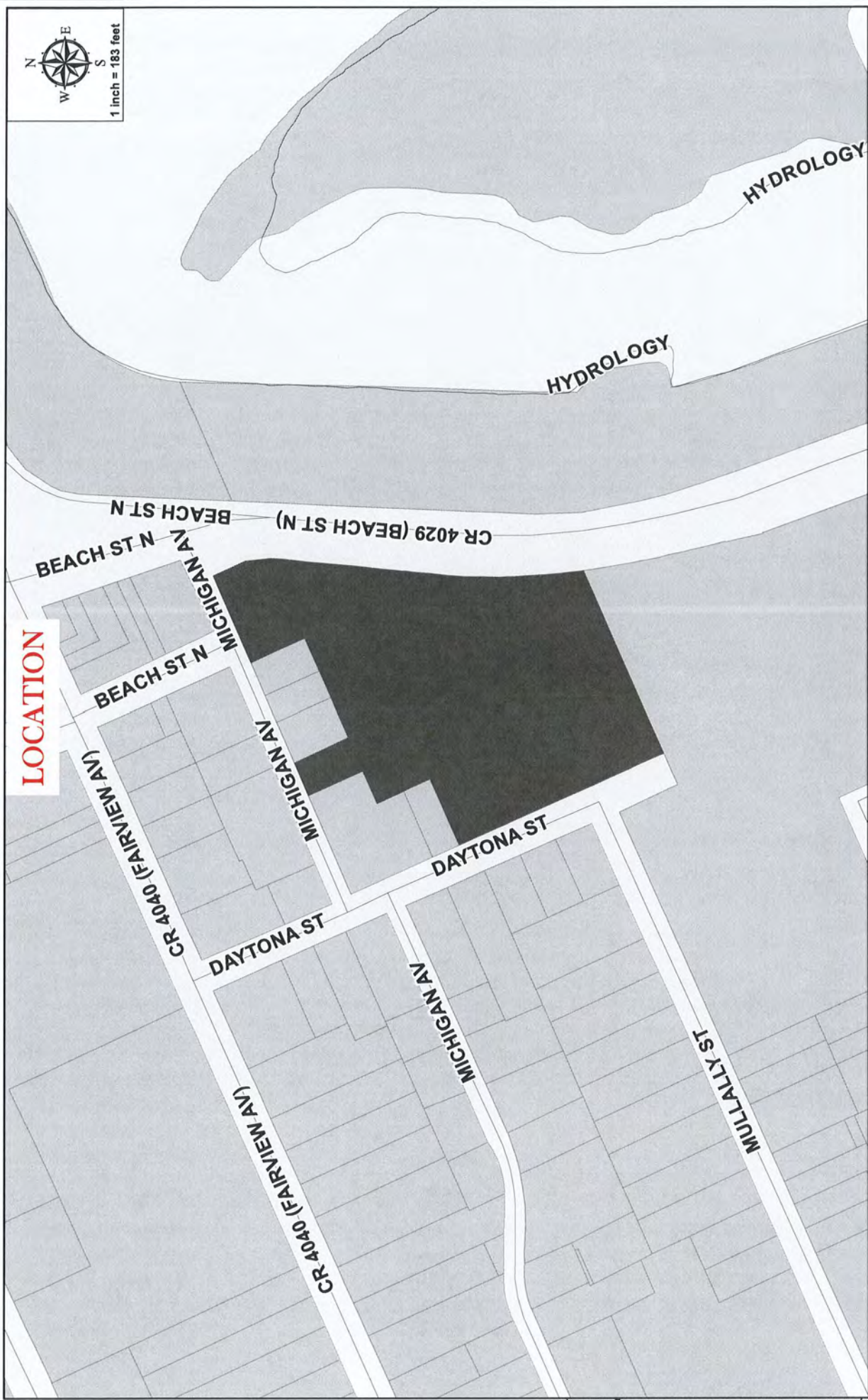
RECOMMENDATION

Provided all outstanding staff comments are resolved prior to issuance of a site plan approval letter, staff recommends Board approval of a Major Site Plan for a 294-unit apartment building and parking structure with associated site improvements on 3.5± acres of land located at the southwest corner of N. Beach Street and Michigan Avenue.

A majority of the Downtown Redevelopment Board members present and voting is required for Board approval of the site plan application.



LOCATION



City of Daytona Beach Map disclaimer:

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

DEV2022-131
400 BEACH STREET - SITE PLAN
LOCATION MAP



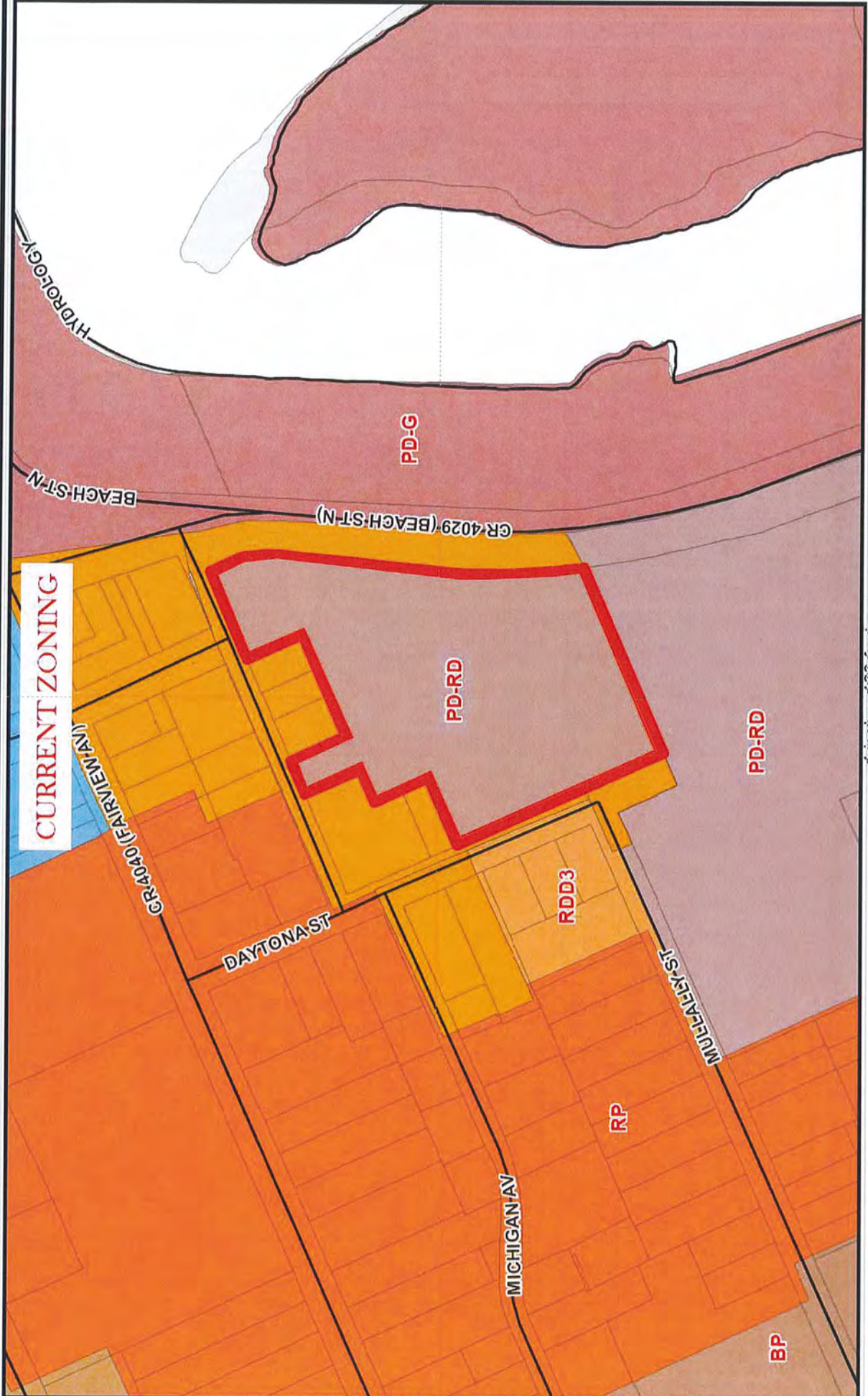


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DEV2022-131
400 BEACH STREET - SITE PLAN
AERIAL MAP





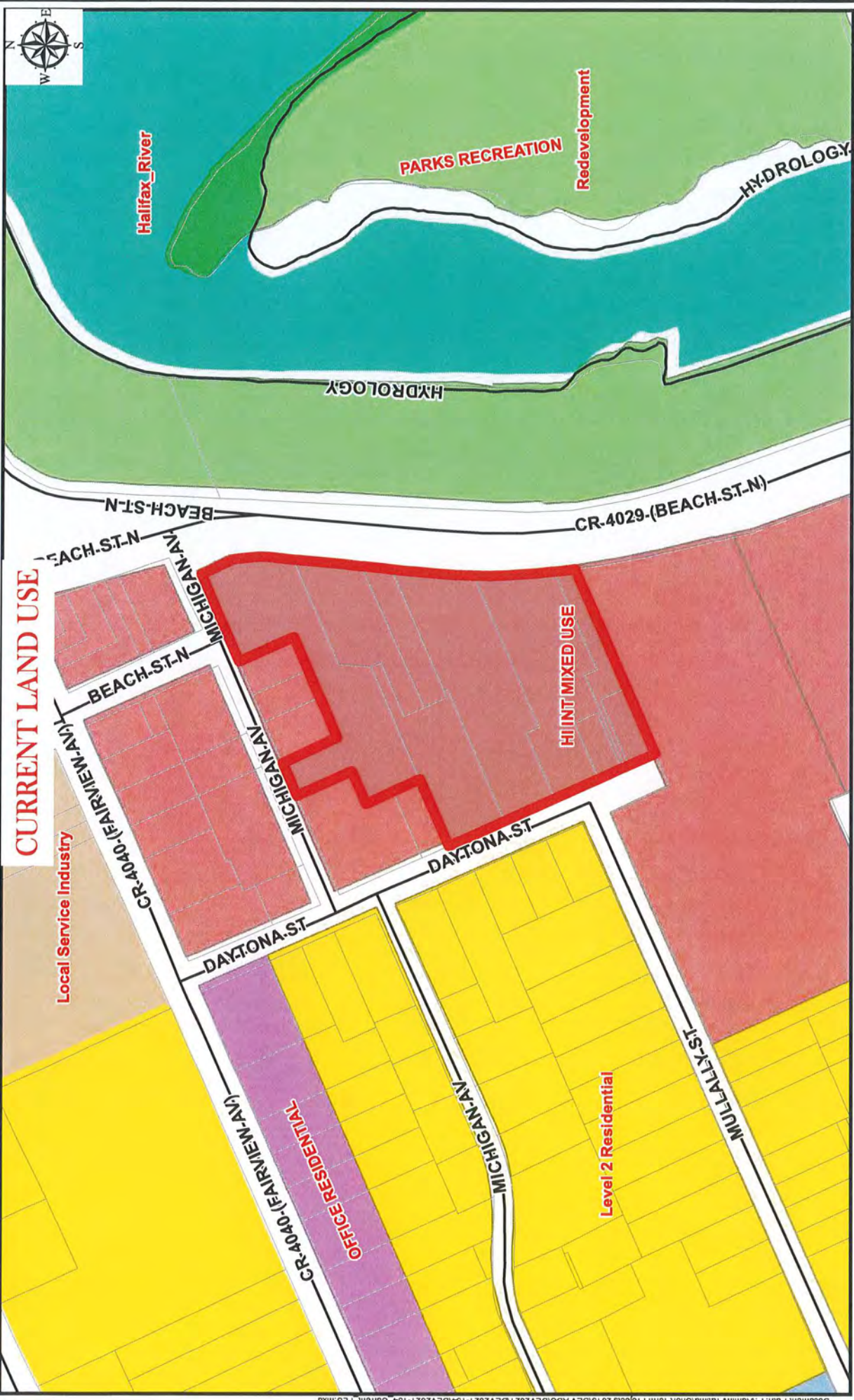
CURRENT ZONING



DEV2022-131
400 BEACH STREET - SITE PLAN
ZONING MAP

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CURRENT LAND USE

Local Service Industry

Halifax River

PARKS RECREATION

Redevelopment

HYDROLOGY

HYDROLOGY

BEACH ST-N

CR-4029-(BEACH ST-N)

BEACH ST-N

MICHIGAN AV

DAYTON ST

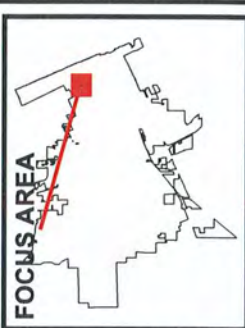
DAYTON ST

HI INT MIXED USE

OFFICE RESIDENTIAL

Level 2 Residential

MULLALY ST



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DEV2022.131
 400 BEACH STREET - SITE PLAN
 CURRENT FUTURE LAND USE

1 inch = 180 feet



400 BEACH

CITY OF DAYTONA BEACH VOLUSIA COUNTY, FL

FINAL ENGINEERING PLANS

OWNER:
FRAMEWORK GROUP, LLC
 1211 N. WEST SHORE BLVD., SUITE 802
 TAMPA, FL 33607
 PHONE NUMBER: (813) 777-6981
 FAX NUMBER:
 CONTACT PERSON: PHILLIP SMITH
 e-mail: psmith@frameworkgroup.com

CIVIL ENGINEER & PLANNER:
ZEV COHEN & ASSOCIATES, INC.
 300 INTERCHANGE BOULEVARD
 ORMOND BEACH, FL 32174
 PHONE NUMBER: (386) 677-2482
 FAX NUMBER: (386) 677-2505
 CONTACT PERSON: KRISTOPHER ROWLEY, PE
 e-mail: krowley@zevcohen.com

SURVEYOR:
ATLANTIC DRAFTING & SURVEYING, INC
 1382 N. US HWY 1, SUITE 304
 ORMOND BEACH, FL 32174
 PHONE NUMBER: (386) 264-8490
 FAX NUMBER: (386) 845-9216
 CONTACT PERSON: JOSEPH JAY WOOLDRIDGE
 e-mail: jwool@atlanticdrafting.com

GEOTECHNICAL ENGINEER:
ECS FLORIDA, LLC
 2330 SOUTH NOVA, SUITE A
 DAYTONA BEACH, FL 32119
 PHONE NUMBER: (386) 944-9588
 FAX NUMBER: (386) 944-9589
 CONTACT PERSON: VICTOR FLATES
 e-mail: vflates@ecsllc.com

LANDSCAPE ARCHITECT:
BOOTH DESIGN GROUP
 146 SECOND STREET NORTH SUITE 302
 ST. PETERSBURG, FL 33701
 PHONE NUMBER: (727) 821-5689
 FAX NUMBER
 CONTACT PERSON: HUNTER BOOTH
 e-mail: hbooth@boothdg.com

PROJECT DESCRIPTION:

THIS PROJECT INCLUDES THE REDEVELOPMENT OF 2.50 ACRES OF RESIDENTIAL SITE LOCATED ON BEACH STREET IN DAYTONA BEACH, FLORIDA. THE MULTI-FAMILY RESIDENTIAL SITE WILL INCLUDE 204 UNITS, 10,000 SQ. FT. OF OFFICE SPACE, A POOL, AND A 100,000 SQ. FT. PARKING STRUCTURE.

SITE INFORMATION:

SITE ADDRESS:	204 N. BEACH STREET, DAYTONA BEACH, FL 32115
PROJECT AREA:	2.50 AC
144 PARCELS (1/4 #)	1530000000, 1530000001, 1530000002, 1530000003, 1530000004, 1530000005, 1530000006, 1530000007, 1530000008, 1530000009, 1530000010, 1530000011, 1530000012, 1530000013, 1530000014, 1530000015, 1530000016, 1530000017, 1530000018, 1530000019, 1530000020, 1530000021, 1530000022, 1530000023, 1530000024, 1530000025, 1530000026, 1530000027, 1530000028, 1530000029, 1530000030, 1530000031, 1530000032, 1530000033, 1530000034, 1530000035, 1530000036, 1530000037, 1530000038, 1530000039, 1530000040, 1530000041, 1530000042, 1530000043, 1530000044, 1530000045, 1530000046, 1530000047, 1530000048, 1530000049, 1530000050, 1530000051, 1530000052, 1530000053, 1530000054, 1530000055, 1530000056, 1530000057, 1530000058, 1530000059, 1530000060, 1530000061, 1530000062, 1530000063, 1530000064, 1530000065, 1530000066, 1530000067, 1530000068, 1530000069, 1530000070, 1530000071, 1530000072, 1530000073, 1530000074, 1530000075, 1530000076, 1530000077, 1530000078, 1530000079, 1530000080, 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DEV2022-131

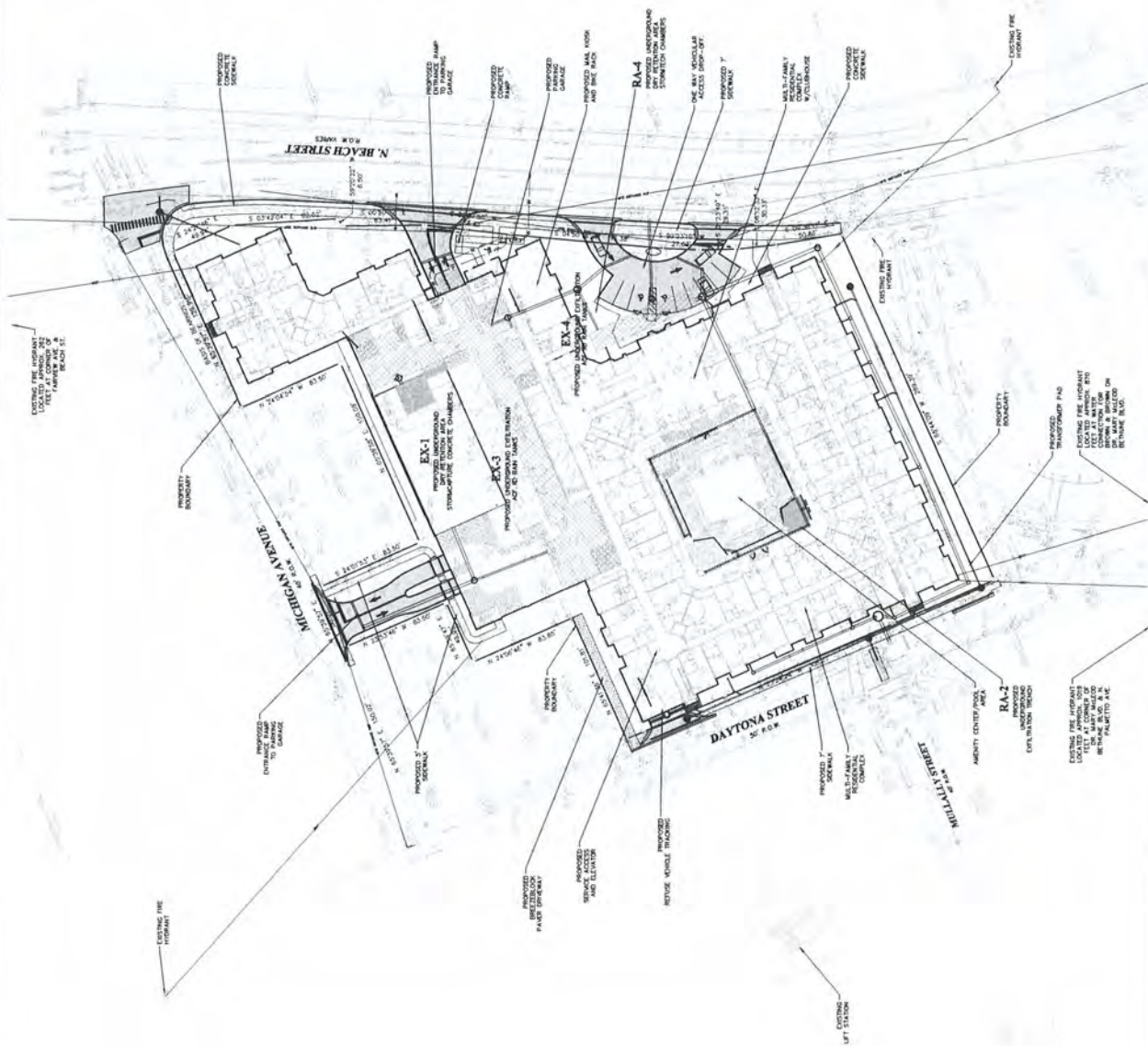


LEGEND:

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE

PROPOSED: Early TRA from
MAY 1991 thru OCTOBER 1991





DEV2022-131

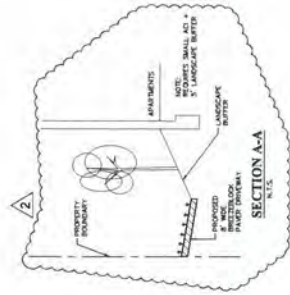
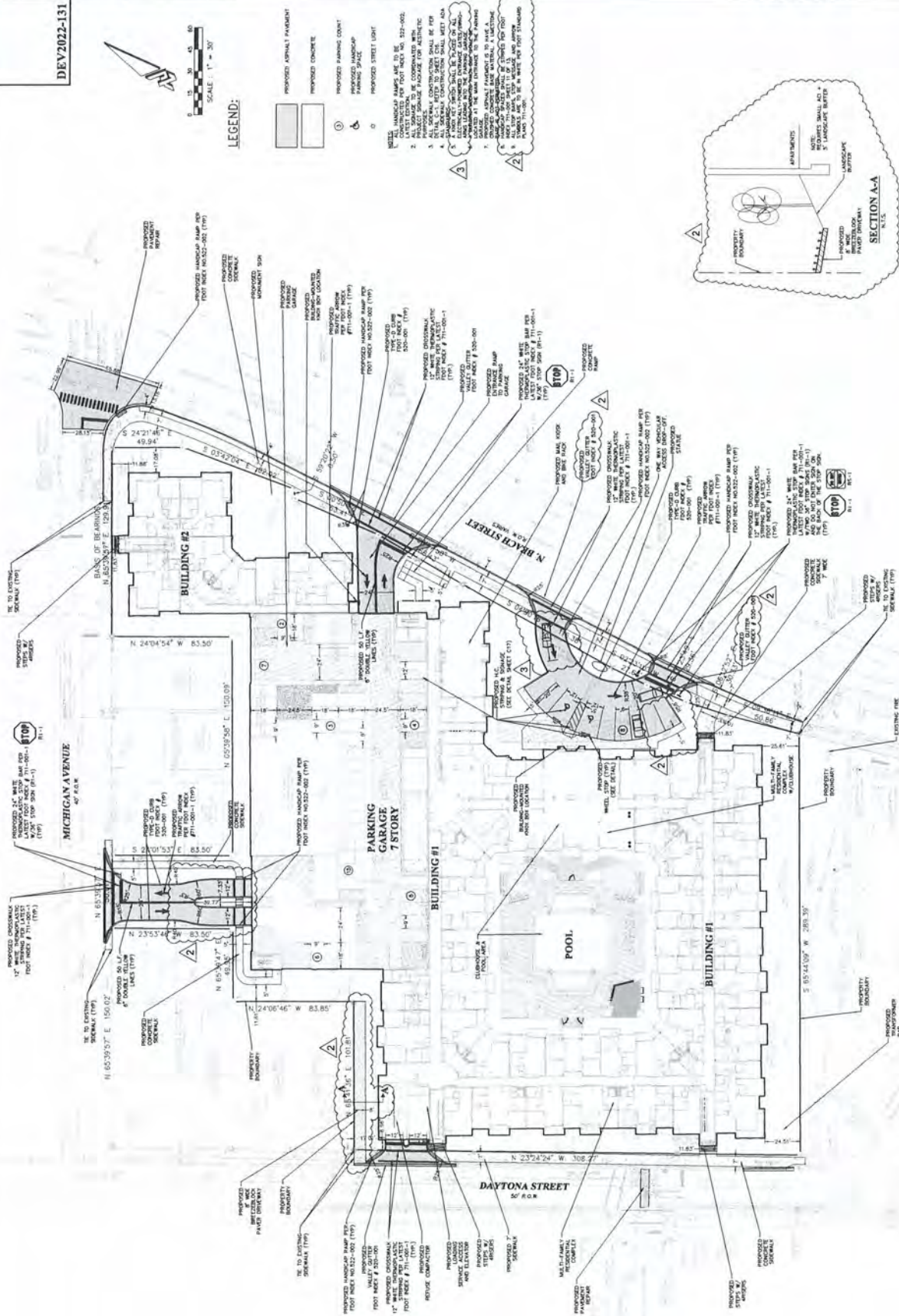
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	DESCRIPTION
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2	10/1/2021	REVISED PER CITY COMMENTS
3	10/1/2021	REVISED PER CITY COMMENTS
4	10/1/2021	REVISED PER CITY COMMENTS
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18	10/1/2021	REVISED PER CITY COMMENTS
19	10/1/2021	REVISED PER CITY COMMENTS
20	10/1/2021	REVISED PER CITY COMMENTS

400 BEACH FINAL ENGINEERING PLANS STRIPING PLAN

PROJECT NO. 2022-131
DESIGNED BY: JAC
CHECKED BY: JAC
DATE: 10/1/2021
DRAWN BY: JAC
DATE: 10/1/2021
SCALE: 1" = 20'

SHEET: C7 OF 20





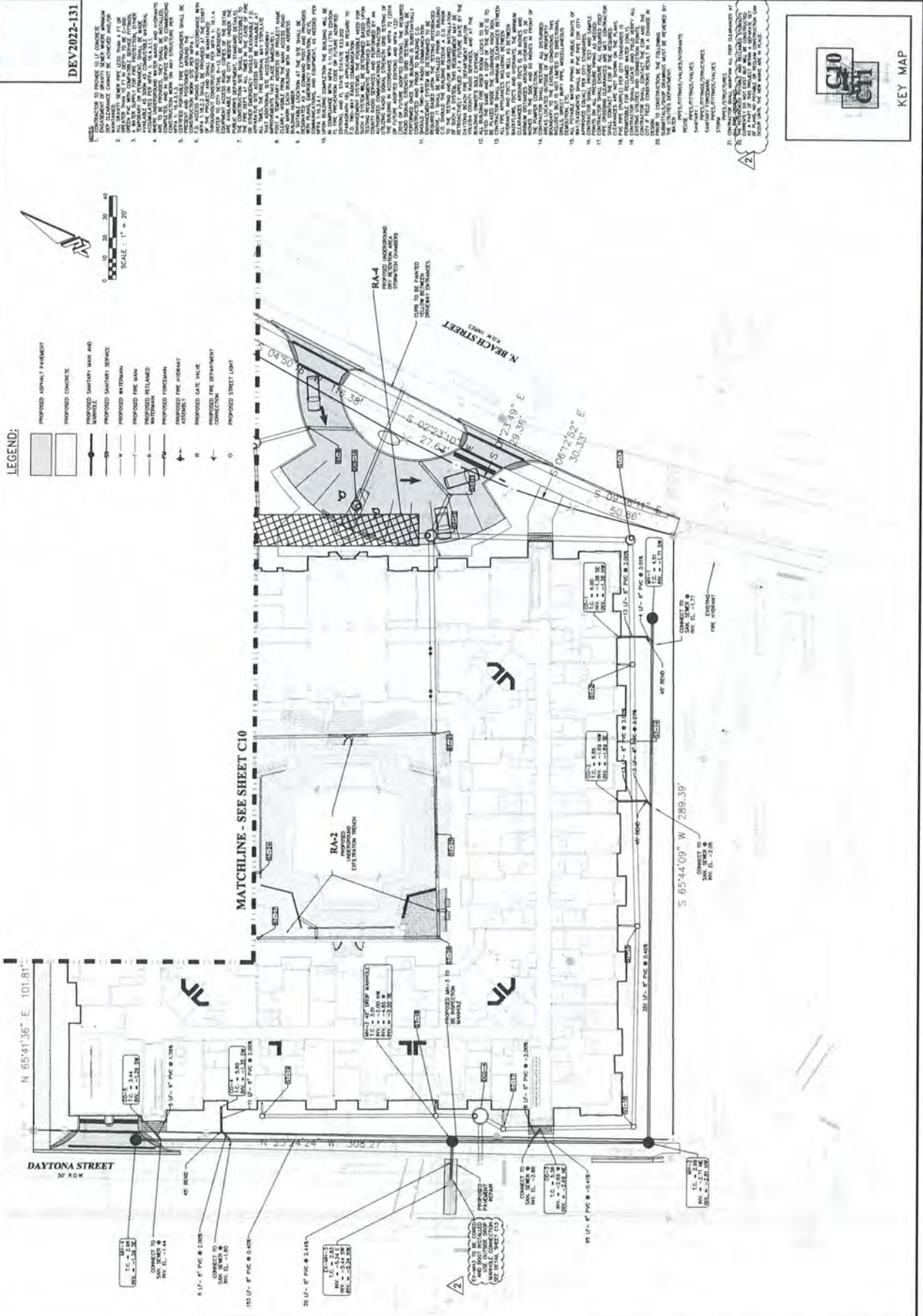


CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
TRANSPORTATION

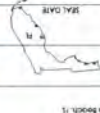
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400 BEACH
FINAL ENGINEERING PLANS
UTILITY PLAN

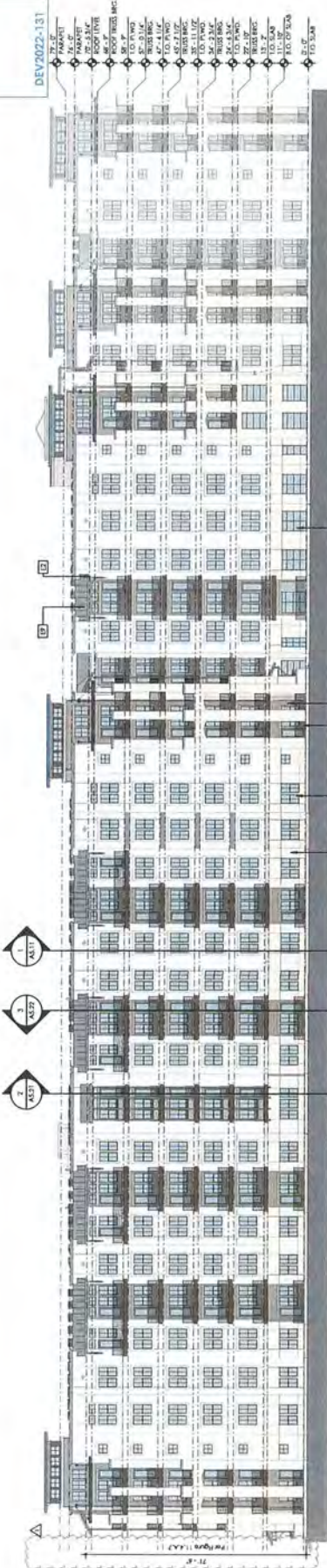
PROJECT NO. 201001
DESIGNED BY: JAC
CHECKED BY: JAC
DATE: 08/11/11
DRAWN BY: JAC
DATE: 08/11/11
SCALE: 1" = 20'



KEY MAP



DAYTONA BEACH, FLORIDA - DEV2022-131



② SOUTH ELEVATION

400 Beach Apartments
Daytona Beach, Florida - DEV2022-131
charlan • brock
associates
1211 N. WESTSHORE BLVD.
STE. 802
DAYTONA BEACH, FL 32107
phone: 386.251.7208
www.charlanbrock.com
architects • planners

job no: 1211/2022
drawn by: Author
checked by: Checker
issue history:
1 02/2023

OVERBALL
BUILDING
ELEVATIONS

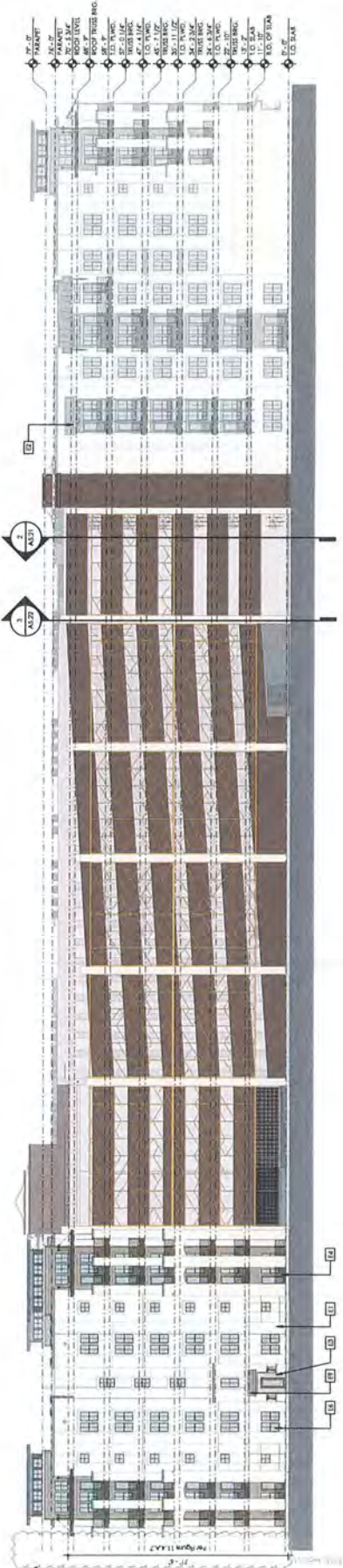
A2.02

TYPICAL ELEVATION NOTES

1. TYPICAL EXTERIOR CLADDING - SIMULATED BRICK & CONCRETE FINISHES APPLIED TO EXTERIOR WALLS. EXTERIOR WALLS SHALL BE FINISHED WITH A MINIMUM OF 1/2" THICK CONCRETE. EXTERIOR WALLS SHALL BE FINISHED WITH A MINIMUM OF 1/2" THICK CONCRETE. EXTERIOR WALLS SHALL BE FINISHED WITH A MINIMUM OF 1/2" THICK CONCRETE.
2. ALL EXTERIOR WALLS SHALL BE FINISHED WITH A MINIMUM OF 1/2" THICK CONCRETE. EXTERIOR WALLS SHALL BE FINISHED WITH A MINIMUM OF 1/2" THICK CONCRETE. EXTERIOR WALLS SHALL BE FINISHED WITH A MINIMUM OF 1/2" THICK CONCRETE.
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10. ALL EXTERIOR WALLS SHALL BE FINISHED WITH A MINIMUM OF 1/2" THICK CONCRETE. EXTERIOR WALLS SHALL BE FINISHED WITH A MINIMUM OF 1/2" THICK CONCRETE. EXTERIOR WALLS SHALL BE FINISHED WITH A MINIMUM OF 1/2" THICK CONCRETE.

ELEVATION KEY NOTES

- | | | | | | |
|----|-------------------|----|--------------------------|-----|--------------------------|
| 11 | STICCO FINISH | 12 | CLADDING | 13 | GARAGE DOOR |
| 14 | ALUMINUM CLADDING | 15 | PRE-CAST ALUMINUM FINISH | 16 | PRE-CAST ALUMINUM FINISH |
| 17 | ALUMINUM CLADDING | 18 | PRE-CAST ALUMINUM FINISH | 19 | PRE-CAST ALUMINUM FINISH |
| 20 | ALUMINUM CLADDING | 21 | PRE-CAST ALUMINUM FINISH | 22 | PRE-CAST ALUMINUM FINISH |
| 23 | ALUMINUM CLADDING | 24 | PRE-CAST ALUMINUM FINISH | 25 | PRE-CAST ALUMINUM FINISH |
| 26 | ALUMINUM CLADDING | 27 | PRE-CAST ALUMINUM FINISH | 28 | PRE-CAST ALUMINUM FINISH |
| 29 | ALUMINUM CLADDING | 30 | PRE-CAST ALUMINUM FINISH | 31 | PRE-CAST ALUMINUM FINISH |
| 32 | ALUMINUM CLADDING | 33 | PRE-CAST ALUMINUM FINISH | 34 | PRE-CAST ALUMINUM FINISH |
| 35 | ALUMINUM CLADDING | 36 | PRE-CAST ALUMINUM FINISH | 37 | PRE-CAST ALUMINUM FINISH |
| 38 | ALUMINUM CLADDING | 39 | PRE-CAST ALUMINUM FINISH | 40 | PRE-CAST ALUMINUM FINISH |
| 41 | ALUMINUM CLADDING | 42 | PRE-CAST ALUMINUM FINISH | 43 | PRE-CAST ALUMINUM FINISH |
| 44 | ALUMINUM CLADDING | 45 | PRE-CAST ALUMINUM FINISH | 46 | PRE-CAST ALUMINUM FINISH |
| 47 | ALUMINUM CLADDING | 48 | PRE-CAST ALUMINUM FINISH | 49 | PRE-CAST ALUMINUM FINISH |
| 50 | ALUMINUM CLADDING | 51 | PRE-CAST ALUMINUM FINISH | 52 | PRE-CAST ALUMINUM FINISH |
| 53 | ALUMINUM CLADDING | 54 | PRE-CAST ALUMINUM FINISH | 55 | PRE-CAST ALUMINUM FINISH |
| 56 | ALUMINUM CLADDING | 57 | PRE-CAST ALUMINUM FINISH | 58 | PRE-CAST ALUMINUM FINISH |
| 59 | ALUMINUM CLADDING | 60 | PRE-CAST ALUMINUM FINISH | 61 | PRE-CAST ALUMINUM FINISH |
| 62 | ALUMINUM CLADDING | 63 | PRE-CAST ALUMINUM FINISH | 64 | PRE-CAST ALUMINUM FINISH |
| 65 | ALUMINUM CLADDING | 66 | PRE-CAST ALUMINUM FINISH | 67 | PRE-CAST ALUMINUM FINISH |
| 68 | ALUMINUM CLADDING | 69 | PRE-CAST ALUMINUM FINISH | 70 | PRE-CAST ALUMINUM FINISH |
| 71 | ALUMINUM CLADDING | 72 | PRE-CAST ALUMINUM FINISH | 73 | PRE-CAST ALUMINUM FINISH |
| 74 | ALUMINUM CLADDING | 75 | PRE-CAST ALUMINUM FINISH | 76 | PRE-CAST ALUMINUM FINISH |
| 77 | ALUMINUM CLADDING | 78 | PRE-CAST ALUMINUM FINISH | 79 | PRE-CAST ALUMINUM FINISH |
| 80 | ALUMINUM CLADDING | 81 | PRE-CAST ALUMINUM FINISH | 82 | PRE-CAST ALUMINUM FINISH |
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| 89 | ALUMINUM CLADDING | 90 | PRE-CAST ALUMINUM FINISH | 91 | PRE-CAST ALUMINUM FINISH |
| 92 | ALUMINUM CLADDING | 93 | PRE-CAST ALUMINUM FINISH | 94 | PRE-CAST ALUMINUM FINISH |
| 95 | ALUMINUM CLADDING | 96 | PRE-CAST ALUMINUM FINISH | 97 | PRE-CAST ALUMINUM FINISH |
| 98 | ALUMINUM CLADDING | 99 | PRE-CAST ALUMINUM FINISH | 100 | PRE-CAST ALUMINUM FINISH |



① NORTH ELEVATION

Attachment B

DEV2022-131

Daytona Beach, FL
Scale Date

400 Beach Apartments
Daytona Beach, Florida - DEV2022-131

1211 N. WESTSHORE BLVD.
TAMPA, FL 33607

charlton • brock
associates
architects • planners

1770
midland beach 3221-1208
407 668 8900 407 875 9948
charltonbrock.com

Scale: 1/16" = 1'-0"

Drawn by: Author

Reviewed by: Checker

Issue History:

Δ Date

1 02/03/23

OVERALL
BUILDING
ELEVATIONS

A2.01

TYPICAL ELEVATION NOTES

1. TYPICAL EXTERIOR CLADDING - UNLESS SPECIFIED OTHERWISE, EXTERIOR CLADDING SHALL BE WHITE VINYL SIDING.
2. PROVIDE DRAINAGE AT ALL ROOF EDGES AND AT ALL CORNERS OF ROOFS. DRAINAGE SHALL BE TO THE STREET OR TO A DRAINAGE SYSTEM.
3. ALL ROOFING SHALL BE ASPH/FLT SHINGLES.
4. ALL ROOFING SHALL BE INSTALLED OVER A 1/2" MINIMUM THICKNESS OF GYP BOARD OR OTHER APPROVED SUBSTRATE.
5. PROVIDE DRAINAGE AT ALL ROOF EDGES AND AT ALL CORNERS OF ROOFS. DRAINAGE SHALL BE TO THE STREET OR TO A DRAINAGE SYSTEM.
6. PROVIDE DRAINAGE AT ALL ROOF EDGES AND AT ALL CORNERS OF ROOFS. DRAINAGE SHALL BE TO THE STREET OR TO A DRAINAGE SYSTEM.
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13. PROVIDE DRAINAGE AT ALL ROOF EDGES AND AT ALL CORNERS OF ROOFS. DRAINAGE SHALL BE TO THE STREET OR TO A DRAINAGE SYSTEM.
14. PROVIDE DRAINAGE AT ALL ROOF EDGES AND AT ALL CORNERS OF ROOFS. DRAINAGE SHALL BE TO THE STREET OR TO A DRAINAGE SYSTEM.
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ELEVATION KEY NOTES

- | | | | | | |
|----|-------------------------------------|----|---------------------------------|----|-------------------------------------|
| 11 | STICCO FINISH | 24 | GLAZING | 31 | CARAGE DOOR |
| 12 | UPPER EDGE OF ALUMINUM SHUTTERS | 25 | STIFFENING WINDOW SYSTEM | 32 | STIFFENING VENT COORDINATE WITH MEP |
| 13 | TREATED T&G ON REAR 2ND FLOOR BOARD | 26 | EXTERIOR LIGHT FIXTURE | 33 | BUILDING SIGN (IF OTHER) |
| 14 | WRAP ON EXTERIOR SHUTTERS | 27 | PRE-FABRICATED ALUMINUM RAINING | | |
| 15 | ALUMINUM GUARDRAILS | 28 | STANDING SEAM METAL ROOF | | |

WEST ELEVATION

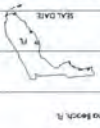
SCALE: 1/16" = 1'-0"

EAST ELEVATION

SCALE: 1/16" = 1'-0"

Attachment B

DEV2022-131

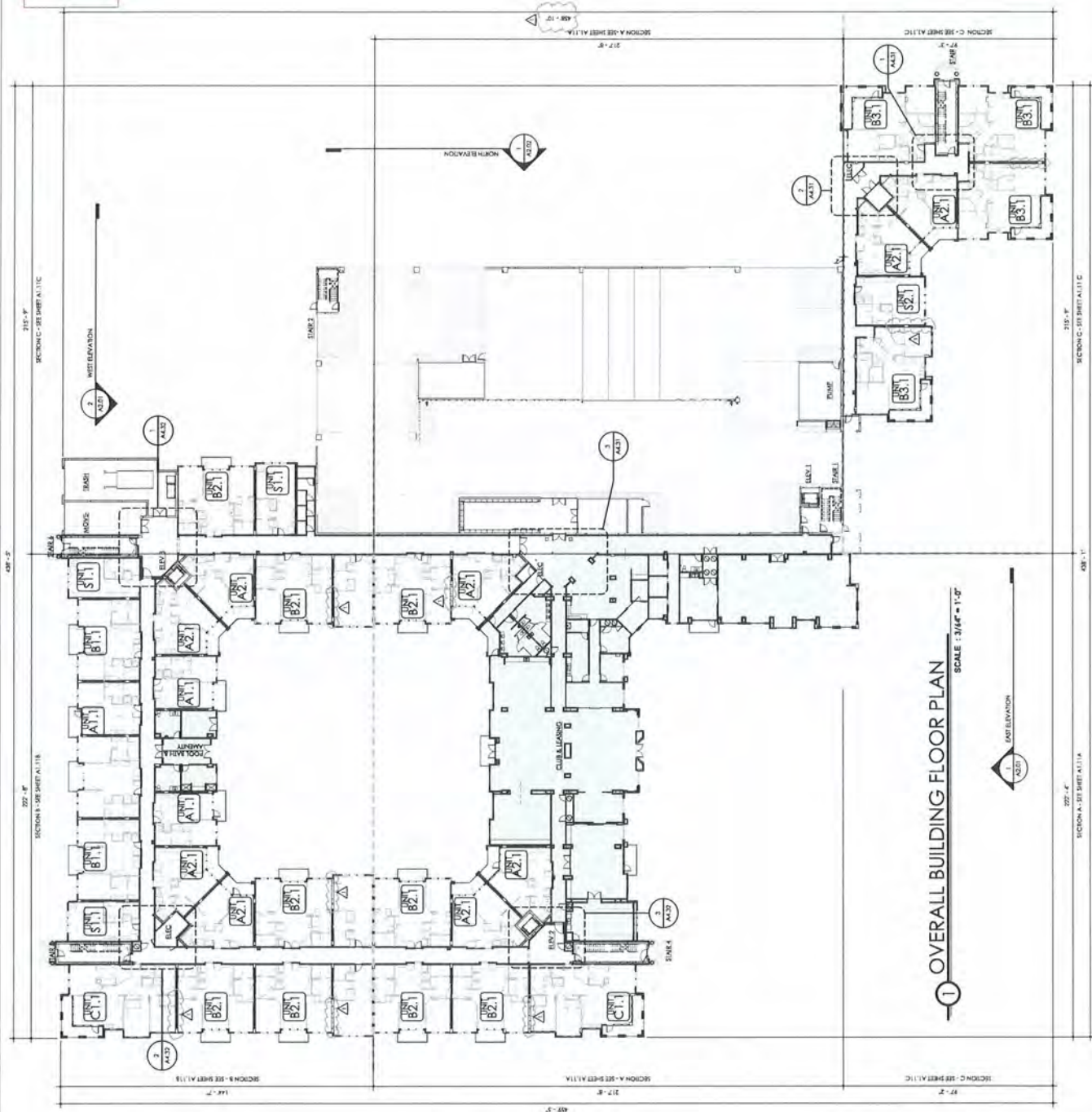


Daytona Beach, FL

400 Beach Apartments
 Daytona Beach, Florida - DEV2022-131
 Framework Group, LLC
 1311 N. WESTSHORE BLVD.
 STE. 802
 TAMPA, FL 33607
 charlie@frameworkgroup.com
 architects + planners
 1770 Terminal
 Daytona Beach, FL 32201
 www.charliebrock.com
 dated: 12/16/2022
 job no: 4411.21
 drawn by: mv
 reviewed by: Checker
 issue history:
 A. Date
 1. 02/07/23

OVERALL
 CONTROL PLAN -
 FLOOR ONE

A1.11



1 OVERALL BUILDING FLOOR PLAN
 SCALE: 3/16" = 1'-0"



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Attachment B

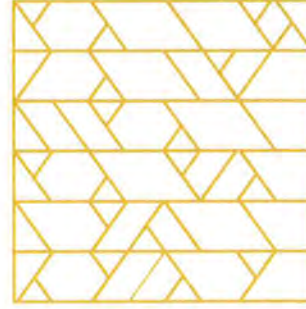
DEV2022-131



Deco Column fins to add layering opportunities and architectural embellishments



Powder-coat aluminum metal screens to mimic interior screening and match the developments art deco themes.



Attachment B



400 BEACH APARTMENTS LANDSCAPE DEVELOPMENT PLANS

400 N BEACH STREET | DAYTONA BEACH, FLORIDA

DEV2022-131

CONSULTANTS

Client	FRAMEWORK GROUP, LLC 1311 N. FENNELL STREET TAMPA, FLORIDA 33607
Architect	CHARLAN BROCK ASSOCIATES 1770 FENNELL STREET MAITLAND, FLORIDA 32751-7208
Civil Engineer	ZEV COHEN & ASSOCIATES 300 INTERCHANGE BLVD, SUITE C ORMOND BEACH, FLORIDA 32174

PROJECT SITE VICINITY MAP



INDEX OF DRAWINGS

DRAWING	DRAWING TITLE	DATE
COVER	COVER	03/06/2023
LC-L00 - LC-L01	LANDSCAPE CALCULATIONS & SCHEDULES	03/06/2023
L2-00	LANDSCAPE PLAN	03/06/2023
L2-01	SITE FURNISHING PLAN	03/06/2023
L3-00 - L3-01	LANDSCAPE DEVELOPMENT PLAN	03/06/2023
L5-00 - L5-01	LANDSCAPE ACCENT LIGHTING PLAN	03/06/2023
LP1-01 - LP1-04	AMENITY LANDSCAPE DEVELOPMENT PLANS	03/06/2023
IR1-L00 - IR1-L1	IRRIGATION DEVELOPMENT PLAN	03/06/2023
IR1-L2	IRRIGATION DETAILS	03/06/2023
LD-1 - LD1-2	LANDSCAPE DETAILS	03/06/2023
LD-2	PLANTING DETAILS	03/06/2023
LD-2.1	PLANTING DETAILS	03/06/2023
LD-3	PLANTING SPECIFICATIONS	03/06/2023





14400 E. 11th Ave, Suite 300
Tampa, FL 33610
813.287.7247
BOOTH DESIGN GROUP
CHARLIE BOOTH ASSOCIATES
14400 E. 11th Ave, Suite 300
Tampa, FL 33610
813.287.7247

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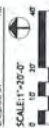
400 BEACH APARTMENTS

400 N BEACH STREET
DAYTONA | FLORIDA

DATE: 12/15/2021

PROJECT: 400 BEACH APARTMENTS

NO.	DESCRIPTION	DATE
1	REVISION	12/15/2021
2	REVISION	12/15/2021
3	REVISION	12/15/2021
4	REVISION	12/15/2021
5	REVISION	12/15/2021
6	REVISION	12/15/2021
7	REVISION	12/15/2021
8	REVISION	12/15/2021
9	REVISION	12/15/2021
10	REVISION	12/15/2021



SCALE: 1"=20'-0"

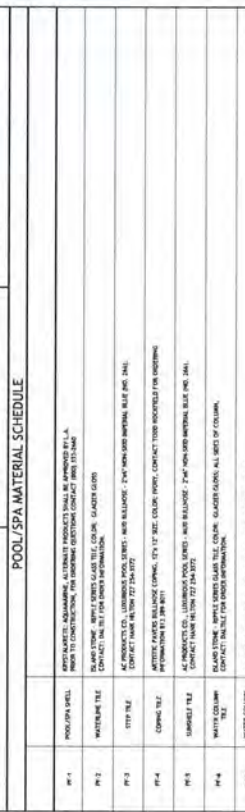
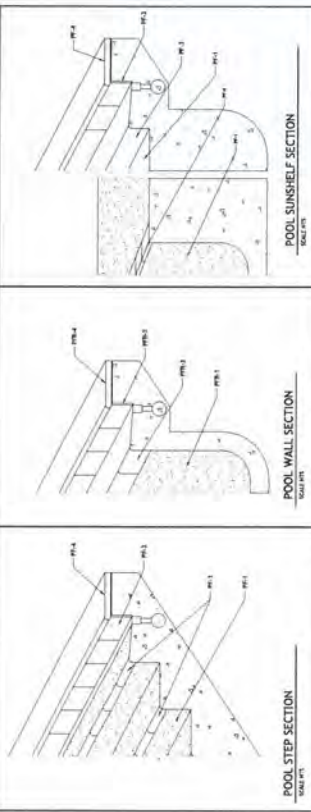
LC-1.01

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SITE FURNISHING SCHEDULE		
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SP-3	1	CONCRETE
SP-4	1	CONCRETE
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SP-6	1	CONCRETE
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SP-14	1	CONCRETE
SP-15	1	CONCRETE
SP-16	1	CONCRETE
SP-17	1	CONCRETE
SP-18	1	CONCRETE

LANDSCAPE URN SCHEDULE		
I.D.	QTY.	SYN. TYPE SPECIFICATION
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LU-3	1	CONCRETE
LU-4	1	CONCRETE
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POOL / SPA MATERIAL SCHEDULE		
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PS-18	1	CONCRETE
PS-19	1	CONCRETE
PS-20	1	CONCRETE



DESIGN GROUP
146 SECOND ST. N. STE. 302
ST. PETERSBURG, FL 33701
772.871.5499

CONSULTANTS
CHARLIE BROOK ASSOCIATES
17770 PENNELL STREET
MANTOLATO, FLORIDA 32751-7208
772.657.8900

THE ENGINEER
ZEV CHEN & ASSOCIATES
2000 INTERCHANGE BLVD. STE. C
ORLANDO BEACH, FLORIDA 32714
772.266.6742

OWNER
FRAMEWORK GROUP, LLC
3111 N. WESTSHORE BLVD., STE. 402

400 BEACH APARTMENTS
400 N BEACH STREET
DAYTONA | FLORIDA

ISSUE DATE	
1	Source review 06-07-23
2	PI/SAFE SET 06-30-23
3	PI/SAFE SET 07-12-23
4	PI/SAFE SET 08-10-23
5	PI/SAFE COMMENTS 09-14-23
6	CONSTRUCTION REVIEW 09-24-23
7	PI/SAFE COMMENTS 02-09-24
8	PI/SAFE COMMENTS 06-06-24

Specialist

	LEFT COMPONENT	RIGHT COMPONENT
1		02-04-23
2		03-04-23

DATE	CONC'D
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SHEET INFORMATION	72004
OF NUMBERS	72004

RAWN BY 15

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SCALE: 1"=10'-0"

1100

LANDSCAPE DEVELOPMENT

DEVELOPMENT
PLAN

PLAN

1100

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100 *Journal of Management Inquiry*

10

OWNER
FRAMEWORK GROUP, LLC
1311 N. WESTSHORE BLVD., STE 802
DALLAS, TX 75201-2742

LANDSCAPE DEVELOPMENT PLAN	L3.00	Copyright © 2007 by The McGraw-Hill Companies
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DEV2022-131

MATCHLINE - SEE SHEET L3.01

SEE SHEET LP1.02 FOR
COURTYARD ENLARGEMENT

6 STORY BUILDING

DAYTONA STREET

PRIVATE DRIVE

N BEACH DRIVE

ACCESSIBLE RAMP
(SEE CIVIL TYP.)

BEACHSIDE TRAIL & RAMP
SEE CIVIL TYP. & NORTH PROPERTY
DEVELOPMENT MAP ACT
PROPOSED MAP ACT
(TABLE A - 15 Sheet PL)

COURTYARD TRAIL & RAMP
SEE CIVIL TYP. & NORTH PROPERTY
DEVELOPMENT MAP ACT
PROPOSED MAP ACT
(TABLE A - 15 Sheet PL)

HOIST BARBERS (TYP.)

400 BEACH APARTMENTS
DAYTONA | FLORIDA

SIGNATURE & SEAL

FL Registration: L22400001	
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2. PROJECT SITE	06/22/22
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99. PROJECT SET	06/22/22
100. PROJECT SET	06/22/22

OWNER: FRANKLIN GROUP, LLC
1000 N. BEACH STREET, STE. 100
DAYTONA, FLORIDA 32118

CONSULTANT: BOOTH DESIGN GROUP
1000 N. BEACH STREET, STE. 100
DAYTONA, FLORIDA 32118

CONSULTANT: BOOTH DESIGN GROUP
1000 N. BEACH STREET, STE. 100
DAYTONA, FLORIDA 32118

CONSULTANT: BOOTH DESIGN GROUP
1000 N. BEACH STREET, STE. 100
DAYTONA, FLORIDA 32118

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DAYTONA, FLORIDA 32118

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DAYTONA, FLORIDA 32118

CONSULTANT: BOOTH DESIGN GROUP
1000 N. BEACH STREET, STE. 100
DAYTONA, FLORIDA 32118

DEV2022-131



1440 BROADWAY, 14TH FLOOR
NEW YORK, NY 10019
TEL: 212.675.1100
WWW.BDGBUILDING.COM

CONSULTANTS
CHURCH & DWIGHT ASSOCIATES
100 WALL STREET, 10TH FLOOR
NEW YORK, NY 10005
TEL: 212.675.1100

270 CONN & ASSOCIATES
100 WALL STREET, 10TH FLOOR
NEW YORK, NY 10005
TEL: 212.675.1100

OWNER
FRANKLIN GROUP, LLC
1111 N. WYOMING AVE., 11TH FLOOR
DAYTONA, FL 32114

400 BEACH APARTMENTS

DAYTONA | FLORIDA

SIGNATURE & SEAL

FL Registration No. 123456789

DATE	DESCRIPTION
10/1/2022	1. DESIGN REVIEW
10/1/2022	2. PRELIMINARY
10/1/2022	3. PRELIMINARY
10/1/2022	4. PRELIMINARY
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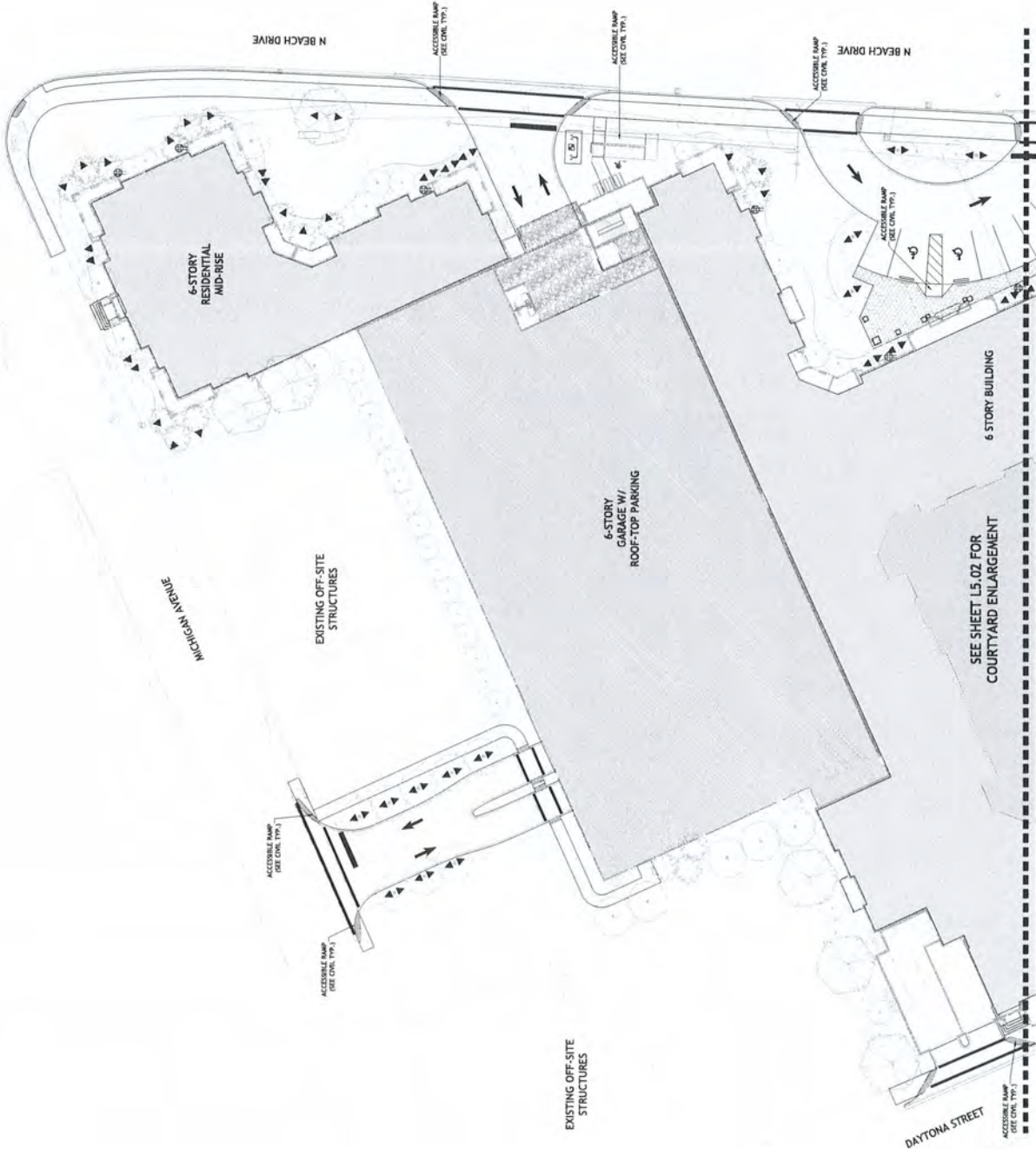
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10/1/2022	5. PRELIMINARY
10/1/2022	6. PRELIMINARY
10/1/2022	7. PRELIMINARY
10/1/2022	8. PRELIMINARY

SCALE: 1/8"=1'-0"

LANDSCAPE
ACCENT
LIGHTING PLAN

L5.00

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SEE SHEET L5.02 FOR COURTYARD ENLARGEMENT

N BEACH DRIVE

PRIVATE DRIVE

DAYTONA STREET

PROPERTY LINE / R.O.W.

PROPERTY LINE / R.O.W.

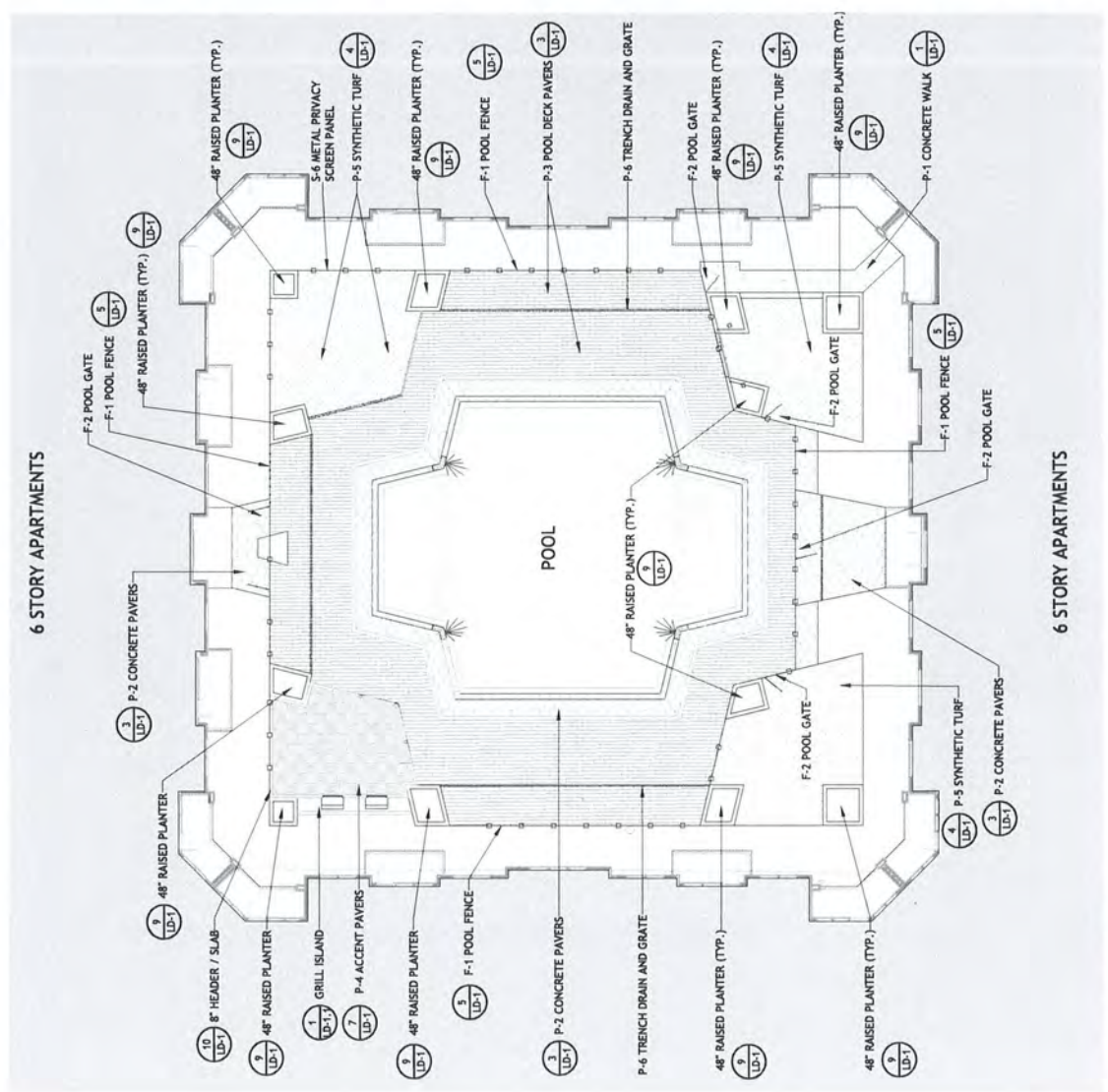
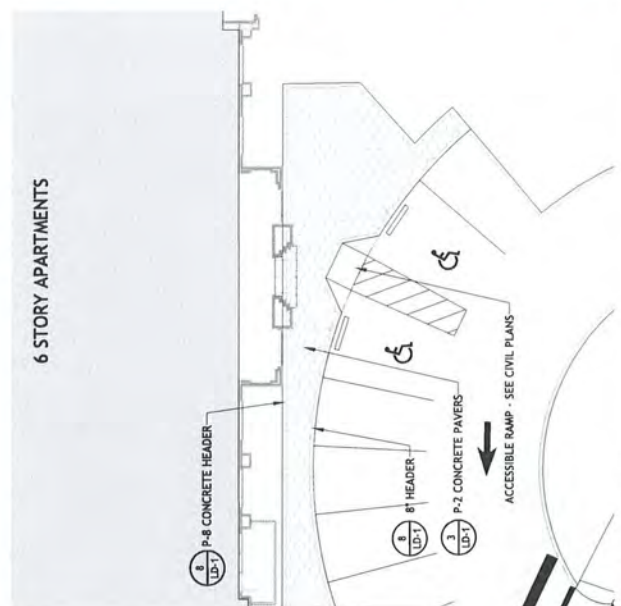
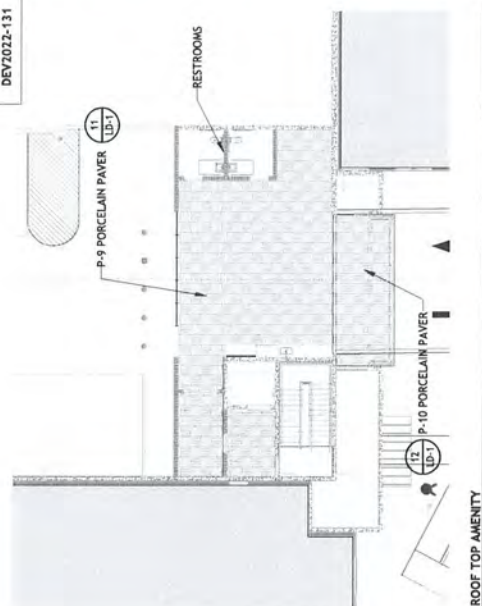
The site plan shows a large rectangular building footprint with a complex, stepped perimeter. To the north of the building is a large, irregularly shaped area labeled "SEE SHEET L5.02 FOR COURTYARD ENLARGEMENT". To the east of the building is a narrow strip of land containing a series of small, rectangular structures, possibly parking spaces or utility buildings, with arrows indicating a path or flow. To the south of the building is a larger area with several small, rectangular structures and arrows. The plan is bounded by "N BEACH DRIVE" to the north, "PRIVATE DRIVE" to the east, and "DAYTONA STREET" to the south. A dashed line indicates the "PROPERTY LINE / R.O.W." (Right of Way) along the south and east boundaries.

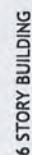
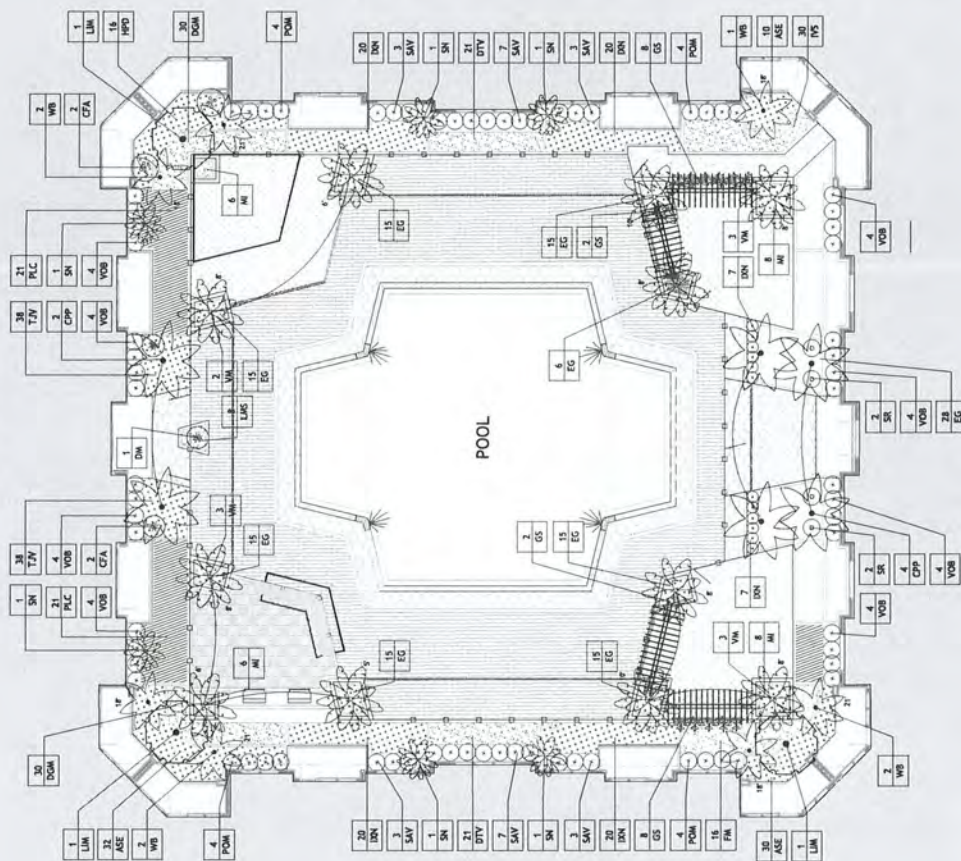
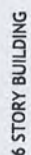
400 BEACH APARTMENTS

400 N BEACH STREET
DAYTONA | FLORIDA

SIGNATURE & SEAL

[illegible]

[illegible]



Attachment D

PA-1



concept composit:
automobile mascot-hood ornament
perched with tension on orb
bowed back imply speed-accentuate female form
facial symmetry-Josephine Baker and Ruth Negga
Misty Copland's dancer body-fluid silk over form
Ziegfeld girl posed elegance down to finger tips
modern amusement of iPhone selfie
Leyendecker to de Lempicka stylized?

DEV2022-131