



THE CITY OF DAYTONA BEACH

Redevelopment & Neighborhood Services Division

P.O. Box 2451

Daytona Beach, FL 32115-2451

PHONE: 386-971-8180

AGENDA

Midtown Redevelopment Board Meeting

6:00 PM - Tuesday, April 9, 2024

City Commission Chambers

1. CALL TO ORDER
2. ROLL CALL
3. INVOCATION
4. PLEDGE OF ALLEGIANCE TO THE FLAG
5. APPROVAL OF AGENDA
6. APPROVAL OF MINUTES
 - 6.A. March 12, 2024 Regular Board Meeting
[MRB Minutes 03122024](#)
7. Daytona Center - Rezoning - Planned Development - Redevelopment, First Amendment - DEV2022-189 (Quasi-Judicial Hearing)
 - 7.A. 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) use to Planned Development - Redevelopment (PD-RD), additional uses, and site improvements.
[Daytona Ctr PD 1st Amendment Staff Report](#)
8. STAFF REPORTS
 - 8.A. Police Department - Captain Conde
 - 8.B. Code Compliance - Ms. Kirk
 - 8.C. Redevelopment Projects - Ms. Toliver
9. PRESENTATION - SPOTLIGHT ON MIDTOWN

9.A.

Ms. Cynthia Johnson
Soul Foods Restaurant, 854 Orange Avenue, Daytona Beach, FL

9.B.

Ms. Camille R. Martin
Camille R. Martin, P.A., 847 Orange Avenue, Daytona Beach, FL

10. OLD BUSINESS
11. NEW BUSINESS
12. PUBLIC COMMENTS
13. BOARD COMMENTS
14. MEETING RECAP/FOLLOW-UPS FOR THE NEXT BOARD MEETING
15. ADJOURNMENT

NOTICES - Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the City Commission at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not prepare or provide such a record. For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023 Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.



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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the City Commission meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Telephone: 386-671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 7-1-1 or 1-800-955-8771.

MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE REGULAR MEETING
Tuesday, March 12, 2024

The regular meeting of the Midtown Redevelopment Board was held Tuesday, March 12, 2024, at 6:00 p.m. in the City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present

Ms. Renee Richardson, Chair
Ms. Davita Bonner, Vice Chair
Ms. Joan Sheppard
Mrs. Tangela Hardy
Ms. Cathy Washington (Ex-Officio)

Board Members Absent

Mr. Lynn Thompson (Excused)

Staff Members Present

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

1. Call to Order

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

2. Roll Call

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

3. Invocation

Ms. Washington gave the invocation.

4. Pledge of Allegiance

The Pledge of Allegiance was stated.

5. Approval of Agenda

A motion was made to approve the agenda by Mrs. Hardy, seconded by Ms. Sheppard. The motion was carried 4-0.

6. Approval of Minutes

6A. MRB Minutes December 12, 2023

A motion was made to approve the minutes from December 12, 2023, by Mrs. Hardy, seconded by Ms. Bonner. The motion was carried 4-0.

6B. MRB Minutes February 13, 2024

A motion was made to approve the minutes from February 13, 2024, by Ms. Sheppard, seconded by Mrs. Hardy. The motion was carried 4-0.

7. U-Haul Daytona Planned District- Planned Development -Redevelopment DEV2021-071 (Quasi-Judicial Hearing)

Ms. Toliver presented the U-Haul Daytona Planned Development-Redevelopment (PD-RD) Rezoning project to change the zoning from Redevelopment Midtown-University Transition to PD-RD. The rezoning would allow for the rental of light and heavy vehicles for moving purposes, as well as the addition of self-storage and a propane filling station, with necessary site improvements. The applicant requested waivers on various requirements, such as setbacks for self-storage, outdoor storage limitations, parking regulations, building appearance standards, and signage rules.

Rob Merrell from Cobb Cole highlights the importance of PD-RD rezoning, the plan for the project, and PD-RD agreement.

Public Comments

John Nicholson, 413 N Grandview Avenue, urged the Board to consider limiting the size of propane filling station tank to mitigate future safety issues. He suggested amending the PUD to restrict the size of propane filling station tanks to prevent any catastrophic events within the vicinity.

Pierre Louis, 130 S Franklin Street, supports the project, citing the convenience it offered to students in need of storage units between semester or over the summer.

Mrs. Hardy and Ms. Richardson expressed concern about the size of the propane filling station tank and it may increase in size if the current property is sold.

Mr. Merrell stated that the Board's concern to maintain the current size of the propane filling station will be communicated to the Planning Board and City Commission.

A motion to recommend approval of all the Land Development Code (LDC) modifications and waivers to rezone the property to allow for the current rental of light and heavy vehicles for moving of personal property; and to add self-storage facility and propane tank filling station and maintain the same size tank for future property owners, with all associated site improvements made by Ms. Sheppard and seconded by Ms. Bonner. The motion was carried 4-0.

8. Staff Reports

8a. Police Department- Captain Conde

Captain Conde provided an update on the statistics from February 13, 2024 to March 12, 2024. Dr. Mary McLeod Bethune Blvd. experienced high activity during the Bike Week event.

8b. Code Compliance – Ms. Kirk

Ms. Kirk presented the code compliance cases for the month of February 2024.

Ms. Sheppard raised concerns about cleaning up vacant lots near her home on Fulton Street.

Ms. Kirk responded that she would inform Inspector Bosswick about the vacant lot. Ms. Kirk suggested that Ms. Sheppard contact the Solid Waste Department or Sandra Vancleef, for future vacant lot issues.

8c. Redevelopment Projects- Ms. Toliver

Ms. Toliver presented the public works project list. She mentioned an upcoming manufacturing and technology job fair at the Brannon Center in New Smyrna on April 10, 2024, from 3-7 pm.

She mentioned another job fair for teens, showcasing career, summer employment, and post-secondary education opportunities. The event at University High School is on April 16, 2024, and at Mainland High School on April 18, 2024, from 5-7 pm.

Ms. Toliver mentioned that Daisy Stocking Park is scheduled to re-open, tentatively, April 20th at 5pm. She mentioned that City staff attended the ribbon-cutting at the Daytona Aquarium on February 29

Ms. Toliver asked the Board members if they preferred the printed Agenda Packet and they all prefer the printed version.

Ms. Richardson inquired about the progress of Transform 386 with the county.

Ms. Toliver explained that City staff met the Volusia County, Charles Puckett. The City staff has plans invite the homeowner to Cherry Center to complete online application for assistance for Transform386 in April for four or five consecutive Thursdays from 2-6pm. Additionally, they've extended invitations to Volusia County staff to join them.

Ms. Richardson then asked if any Daytona Beach residents have utilized the program.

Ms. Toliver stated that approximately 200 Daytona Beach residents completed online applications. Only one property owner in Deltona has benefited financially. The County staff hired contractors for repairs and site visits are planned to inspect the work.

9. Presentation- Spotlight on Midtown

9.A. Ms. Victoria Gibides & Mr. Jay Snyder Dazzle Divas Cleaning Service, 563 Live Oak Ave, DB, FL

Mr. Snyder and Ms. Gibides shared their journey to start the cleaning company. They specialize in cleaning residential, commercial, and vacation rental properties. Their goal is to hire six or more full-time employees by the year's end, using social media to connect with clients and potential hires.

Mr. Snyder mentioned his software development skills and the scarcity of local companies with on-line presence.

Ms. Richardson commented that the cleaning service is suitability for elderly family members.

Ms. Toliver noted the city has a new focus on supporting small businesses with available business development programs and suggested that they talk with Ms. Fuqua.

9.B. Ms. Condessa Matos- Condessa Nail Spa, 145 S. Nova Rd, DB, FL

Ms. Matos shared her journey from Puerto Rico to the United States and Mrs. Angela Armstrong interpreted from Spanish to English. She mentioned that she pursued her passion as a nail technician. He moved to Daytona about three years ago with her husband. Pedicures are \$45 and manicures are \$35. Her salon is open Wednesday through Saturday from 9:30 am to 5:30 pm.

10. Old Business

No old business.

11. New Business

No new business.

12. Public Comments

Anne Ruby, 137 park avenue, asks about the status of the Midtown business database and when it will be completed. Ms. Toliver explains they're working on organizing the database structure since it was received without a clear format. While the technical work is finished, they're still figuring out how to present it effectively on their website.

Steve Miller, 383 Walnut Street, shared that observed that the Midtown area looks beauty and safe. He praised the community's diversity and low crime rate compared to other areas in Daytona Beach. He expressed gratitude to the Board for their efforts to support small businesses in the area.

13. Board Comments

Mrs. Hardy inquired about the progress of The Stompdwn event.

Ms. Toliver stated that The Stompdwn received sponsorship support and flyers are needed for the April event.

Ms. Bonner stated that the event will not be held at Bethune Cookman University's Performing Arts Center.

Ms. Toliver stated that she will contact the organizer and request an update on the event.

Ms. Sheppard asked about any progress on a company that builds container homes.

Ms. Toliver mentioned staff has met with Chad Walton of Snap Space but no projects have materialized yet. Staff preferred container home subdivision instead of infill lots.

Meeting Recap/Follow-Ups For the Next Board Meeting

None.

14. Adjournment

The meeting was adjourned at 7:03 p.m.

Renee Richardson, Chair

Chernecia Campbell, Board Secretary

Agenda Item 7 (Quasi-Judicial Hearing)
Rezoning - Planned Development-Redevelopment
First Amendment
DEV2022-189
Daytona Center

STAFF REPORT

DATE: March 25, 2024

TO: Midtown Redevelopment Board Members

FROM: Michele Toliver, Redevelopment Project Manager

PROJECT REQUEST

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.

PROJECT LOCATION

The subject property is located at 1008 W. International Speedway Boulevard (Parcel #533902570131) (*Attachment A: Map Series*). The existing uses, future land uses, and zoning classifications for the subject site and adjacent parcels are illustrated in the following table.

Table 1: Land Use and Zoning

	Existing Uses	Future Land Use Designation	Existing Zoning Classification
Site	1008 W. International Speedway Blvd.	Retail	Planned Development – General (PD-G)
North	Daytona Center	Retail	Planned Development – Redevelopment (PD-RD)
South	Tuscawillia Park	Existing Potential Parks	Single-Family Residential-5 (SFR-5)
East	Auto Parts Stores	Retail	Redevelopment Midtown - Activity Center Mixed Use (RDM-3)
West	Office Buildings Retention Pond Single Family	Office Transition Retail	Redevelopment Midtown - Activity Center Mixed Use (RDM-3) Residential/Professional (RP)

PROJECT DESCRIPTION & BACKGROUND

The Daytona Center PD Agreement was approved by the City Commission on January 6, 2021 (Ordinance No. 2021-20). The applicant is now requesting approval of the First Amendment to the Daytona Center Planned District PD Agreement to expand the boundaries to add property, rezone 7.73± acres located at 1008 W. International Speedway Boulevard from Planned Development – General (PD-G) to Planned Development – Redevelopment (PD-RD), additional uses and site improvements.



Picture of 1008 W. ISB Property



Aerial View of the Existing & Additional Properties

PROJECT ANALYSIS

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

GENERAL PLANNED DEVELOPMENT DISTRICT PURPOSES

The Planned Development (PD) districts are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals and objectives by:

- a. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;*
- b. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;*
- c. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;*
- d. Providing for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and*
- e. Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, wetlands, surface waters, floodplains, and historic features.*

D. Planned Development - Redevelopment (PD-RD).

1. Purpose. The Planned Development - Redevelopment (PD-RD) District is established and intended to provide the planning and design flexibility needed to accommodate urban infill and high-intensity mixed-use development and encourage the use of innovative and creative design that will achieve high quality urban design and a high level of energy efficiency and environmental sensitivity, and otherwise contribute to the City's goals and objectives for its Redevelopment Areas.

Site-Specific Zoning District Map Amendment Review Standards

In determining whether to adopt or deny a proposed Site-Specific Zoning District Map Amendment, the City shall consider the following:

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

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

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

5.6 Land Use Objective

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

City's Comprehensive Plan

GOAL 1 – To encourage public and private cooperative efforts that result in: the creation of environmentally and economically sound and aesthetically pleasing new development and rehabilitated projects; the stimulation and attraction of private investment in redevelopment areas; increased employment opportunities, better service to residents and tourists; and improvements in the tax base consistent with the adopted Redevelopment Area Plans.

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

The development standards for a PD District must comply with the development standards of Article 6: Development Standards, and Article 7: Subdivision Standards, or any modifications of those standards established in the PD Plan/Agreement. The applicant is proposing the several modifications to these standards (*Attachment B: Modifications and Benefits Letter*).

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

- ✓ Section 4.7.W.3 – RDM-3 Intensity and Dimensional Standards
- ✓ Section 4.9.D.3 – Scenic Thoroughfare Overlay (STO) District
- ✓ Section 5.2.B.27.b – Truck or Freight Terminal; Warehouse, Storage and Distribution
- ✓ Section 5.3.C.30 – Vending Machine Standards
- ✓ Section 6.2 – Off-Street Parking and Loading
- ✓ Section 6.4.C – Property and Building Perimeters
- ✓ Section 6.4.D – Vehicular Use Area Landscaping
- ✓ Section 6.10.E – Prohibited Signs
- ✓ Section 6.15.A – Tree Preservation

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

iii. Addresses a demonstrated community need;

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

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

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

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

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

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

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

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

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

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

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

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

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

Planned Development Zoning Districts Review Standards

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

1. PD Plan/Agreement

The PD Plan/Agreement includes a site plan (*Attachment D: PD Plan*) for development of the subject site.

Signage: Signage for Property shall be allowed in accordance with signage inventory illustrated on Exhibit B (*Attachment D: PD Plan*) – where a signage standard, such as height, is not illustrated on such Exhibit, existing signage may remain in place – however, new signage shall meet all requirements of the LDC, so long as the sign area called out on Exhibit B is not exceeded. Wall Signage shall typically be permitted for the site at a ratio of 2 square feet per linear foot of tenant frontage, up to 500 square feet per parcel, or 3,200 square feet total for the overall Planned District.

Landscaping: Landscaping shall be provided in accordance with the attached Landscape Plan included as part of Exhibit B (*Attachment E: Landscape Plan*), and in compliance with the City's Scenic Thoroughfare Overlay (STO) District requirements applicable to Nova Road, where they do not conflict with the landscaping identified on Exhibit B. Landscaping along International Speedway Boulevard shall not be required to meet the STO District requirements, so long as existing landscaping remains in place as shown on Exhibit B. The applicant shall utilize landscaping to soften hard lines of structures abutting public areas provides the following minimum perimeter landscape buffer:

Nova Road:	32 feet
Dr. Mary McCleod Bethune Boulevard:	11 feet
Frederick Avenue:	8 feet
International Speedway Boulevard:	8 feet (comprised of a minimum of 3.5 trees per 100 LF of frontage, and 4 shrubs per 100 LF of frontage)

Development of the Property shall comply with the LDC's tree preservation requirements, except as modified herein. Specifically, the Property shall not be required to preserve six (6) diameter inches of trees for every 2,500 sq. ft. of development area, but shall provide a minimum coverage of trees, comprising shade trees and palms, as illustrated on Exhibit B. The Property shall also not be required to comply with the minimum required tree canopy coverage of 15%, due to existing conditions on-site, but shall provide a minimum of 10% canopy coverage.

Traffic & Parking: The development of the Property will be limited to a maximum of 9,066 daily trips and 866 gross p.m. peak hour trips.

2. Consistency with City Plans

If adopted by the City Commission, the PD zoning district designation and the PD Plan/Agreement will be consistent with the comprehensive plan and generally consistent with the Midtown Redevelopment Plan and Midtown Master Plan if the requested LDC modifications are granted.

3. Compatibility with Surrounding Areas

The proposed development plan improves compatibility standards as stated earlier in this report including provisions in the PD Agreement as follows:

No outside display or storage shall be permitted, except in connection with an open and operating light manufacturing business, or a business of similar kind, with appropriate screening through fencing or landscaping.

4. Development Phasing Plan

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

5. Conversion Schedule

Not applicable.

6. On-Site Public Facilities

Not applicable.

7. Uses

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

Residential Uses

Upper story dwelling (above nonresidential use)

Communication Uses

Newspaper or magazine publishing

Radio or television studio

Telecommunications facility, collocated on existing structure other than telecommunications tower

Telecommunications facility, collocated on existing telecommunications tower

Telecommunications tower, monopole up to 90 feet high

Telecommunications tower, monopole more than 90 but no more than 180 feet high

Telecommunications tower, other than above

Community Service Uses

Community Center

Library

Senior Center

Youth Center

Day Care Uses

Adult day care center

Child care facility, not to exceed 50,000 sq. ft. within development.

Education Uses

- College or University
- Private school with fewer than 20 students
- Private school with 20 or more students
- Public school
- Vocational or trade school

Health Care Uses

- Medical or dental clinic/office
- Medical or dental lab
- Nursing home facility

Utility Uses

- Utility Use, Minor

Other Institutional Uses

- Civic Center
- Club or lodge
- Place of worship

Animal Care Uses

- Animal shelter
- Animal kennel (limited to the interior of the structure)
- Animal grooming
- Veterinary hospital or clinic

Boat and Marine Sales and Service Uses

- Boat or marine parts sales and installation
- Boat or marine repair and servicing
- Boat or marine sales or rental

Business Support Service Uses

- Business service center
- Conference or training center
- Employment agency
- Parcel services
- Telephone call center
- Travel agency

Eating and Drinking Establishments**Nightclub (subject to the following:**

1. Must comply with all standards set forth in LDC Section 5.2.B.18.a.,
2. Limited to one Nightclub within the Planned District,
3. Located to the north rear side of the property,
4. Located 500 ft. from any other use selling or serving alcoholic beverages as a principal use, and
5. Must maintain an on-site security personnel at all times patrons are on the nightclub premises.

Restaurant with drive-through service

Restaurant without drive-in or drive-through service

Specialty eating or drinking establishment

Alcoholic beverage sales and services (limited to one use from this category within the Property)

- Bar or Lounge
- Boutique Bar
- Craft Distillery
- Micro-brewery
- Micro-winery
- Brewery, winery, or distillery

Office Uses

- Business services office
- Contractor's office
- Professional services offices
- Probation/Parole Office (Defined as a facility serving as an office location for law enforcement officials who supervises criminals who have been released from incarceration but who are still under the control of the criminal justice system. This use shall be limited to the Western portion of the Property facing away from Nova Road.)
- Other office facility

Retail Sales and Service Uses

- Antique store
- Art gallery
- Art, crafts, music, dance, photography, or martial arts studio/school
- Bank or financial institution with drive-through service
- Bank or financial institution without drive-through service
- Book or media shop
- Cigar lounge
- Convenience store
- Drug store or pharmacy with drive-through service
- Drug store of pharmacy without drive-through service
- Dry cleaning or laundry drop-off establishment
- Dry cleaning or laundry establishment
- Florist shop
- Furniture or appliance store
- Gift shop or stationary store
- Grocery store
- Home and building supply center
- Ice machine/Ice sales, defined as a standalone structure providing ice for retail sale to the public on an automated basis. Such use shall be limited to one (1) structure within the Planned District.
- Jewelry store
- Laundromat
- Large retail sales establishment
- Lawn care, pool, or pest control service
- Liquor or package store, if associated with a Grocery store.
- Meat, poultry, or seafood market
- Personal and household good repair establishment
- Personal services establishment
- Secondhand retail shop
- Shopping center

- Tattoo establishment
- Other retail sales establishment

Recreation and Entertainment Uses

- Auditorium or theater
- Cinema (including alcohol sales and service)
- Entertainment and amusement center
- Other indoor recreation/entertainment use (if an Aquarium is developed within the Property, such use may include the use of the space for events, and may be permitted to serve alcoholic beverages as an accessory use, with or without food service.)
- Other outdoor recreation/entertainment use
- Outdoor facility for field sports, swimming, or court games

Manufacturing and Production Uses

- Bakery
- Educational, scientific, or industrial research
- Motion Picture Studio
- Printing Facility
- Warehouse storage/distribution
- Showroom, wholesale
- Other wholesale use

Motor Vehicle Sales and Service Uses

- Automotive parts sales and installation
- Car wash or auto detailing

Gas station

- Sales or rental of light vehicles
- Sales, rental, or servicing of recreational vehicle, light
- Tire sales and mounting
- Vehicle repair and servicing

Self-Storage Uses

- Self-Storage/mini-warehouse (limited to interior of building in the Western portion of the Property facing away from Nova Road.)

Visitor Accommodation Uses

- Hotel or motel

Special Event and Temporary Uses (subject to LDC standards for review and approval)

- Christmas tree sales
- Farmer's market

Temporary Overnight Parking (RVs only), subject to the standards set forth in Section 5.4.C.15., except that such use may occur on the Property, which is more than one mile from the Daytona International Speedway PD-G district boundary.

8. Densities/Intensities

Not applicable.

9. Dimensional Standards

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

- 1) Maximum building height: 4 stories (50 feet (ft));
- 2) Minimum Building Setbacks:
 - Front: 32 ft.
 - Street Side: 20 ft.
 - Interior Side: 10 ft.
 - Rear: 15 ft.
 - Nova Road: 25 ft.
 - International Speedway Boulevard: 40 ft.
- 3) Maximum building setbacks: N/A
- 3) Maximum building coverage: 45%;
- 4) Maximum floor area ratio (FAR): of 3.0

10. Development Standards

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

Proposed LDC Modifications:

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

Parking Standards

Section 6.2. of the LDC sets forth the standards for off-street parking spaces within a development. The LDC requires a minimum number of parking stalls for the property, based on the gross floor area of the retail area. The Applicant is requesting a waiver from this requirement to allow for a minimum number of 920 parking spaces to support the existing retail on the property. The Applicant is requesting this waiver to allow for the introduction of additional landscaping materials on the property perimeter while allowing existing parking to remain in place. In the event that new construction occurs on the property, parking shall be required to meet LDC requirements.

RDM-3 Standards:

Section 4.7 of the LDC sets forth certain development criteria within the RDM-3 zoning district, including a maximum front yard setback of 35 feet. The Applicant is requesting a waiver from this requirement in its entirety to allow for the existing buildings to remain in place on the property.

Landscaping:

Section 6.4. and 4.9 of the LDC sets forth minimum perimeter landscaping requirements, in addition to the required buffer between incompatible uses. The applicant has discussed the built-out nature of the property and the inability to meet the minimum landscaping requirements set forth in the LDC with City Staff and requests a waiver from these requirements to the extent they conflict with the landscaping illustrated within the proposed development plan. In the alternative, the Applicant proposes to use the existing of landscaping materials around the building and development to ensure an aesthetically pleasing development that protects the survivability of the landscaping materials, with additional areas of supplemented landscaping in and around parking areas, as illustrated on the PD Plan included within the PD Agreement. Specific modifications include the following:

1. 4.9.D.3 – Landscape standards under STO Overlay district for Nova Road and International Speedway are being modified to the widths outlined in the PD Agreement text reflect existing site conditions.
2. 6.4.C – Perimeter buffers – the Applicant is requesting that these standards are modified to show compliance with the proposed landscape plan, including modifying the standards for landscape buffers adjacent to vehicular use areas.
3. 6.4.D – Vehicular Use Area Landscaping – the Applicant is requesting that a modification be granted for the required number, spacing, and configuration of planning within the vehicular use area to allow the existing parking areas to remain in their current condition within the property.

Signage:

Section 6.10 of the LDC sets forth signage regulations for certain use types. The Applicant requests that in lieu of applying a standard sign schedule, signage shall be limited to the quantity of existing signage within the site as it exists today, which has been added to the PD Plan (Exhibit B) for the site. The Applicant requests that where a signage standard, such as height, is not illustrated on such Exhibit, existing signage may remain in place – however, new signage shall meet all requirements of the LDC, so long as the existing sign area called out on Exhibit B is not exceeded. Wall signage shall typically be permitted for the site at a ratio of 2 square feet per 1 linear foot of tenant frontage. This request includes the provision for retention of existing pole signs within the site, which are not permitted with redevelopment districts.

Use-Specific Standards:

Section 5.25.B.27.b of the LDC states that "Warehouse, storage and distribution" uses are required to be located at least 500' from any residential district or existing residential use, school, or child care facility. Based on the residential uses located adjacent to the site, the Applicant is requesting a waiver from this requirement in its entirety. The requested modification will allow for the expansion of use types within the property and allow for the economic revitalization of the existing retail center.

Section 5.3.C.30 of the LDC sets forth certain requirements for the operation of a vending machine use on the Property. The Applicant is proposing for the inclusion of a Ice Machine Use on the site, which is not currently governed by the LDC, although it is most similar in use to a vending machine. The Applicant is requesting a waiver from requirement that vending machines are fully screened on all sides using a wooden or cyclone slat fence, stone, concrete or shrubbery and otherwise shall not be visible from the public right-of-way. The Ice Machine Use is proposed to include a five foot landscape buffer on all sides that are not facing Nova Road. The area of the machine facing Nova Road is available for customer access to the machine and will be located behind the increased landscape buffer along Nova Road for the project, which will be a minimum of 32 feet wide and will meet the landscaping requirements for the Scenic Thoroughfare Overlay District planting requirements.

PD Agreement Schedule

The applicant proposes to apply for site plan approval or required permit approvals for the required improvements within 60 days after the effective date of the PD Agreement and substantially complete all required improvements within one year from the PD agreement's effective date. A 12-month extension of the scheduled application or completion dates may be permitted as a minor modification to the PD Agreement. If the applicant fails to comply with this schedule then the development rights granted by the Agreement will lapse, and the zoning would revert to the original PD-RD.

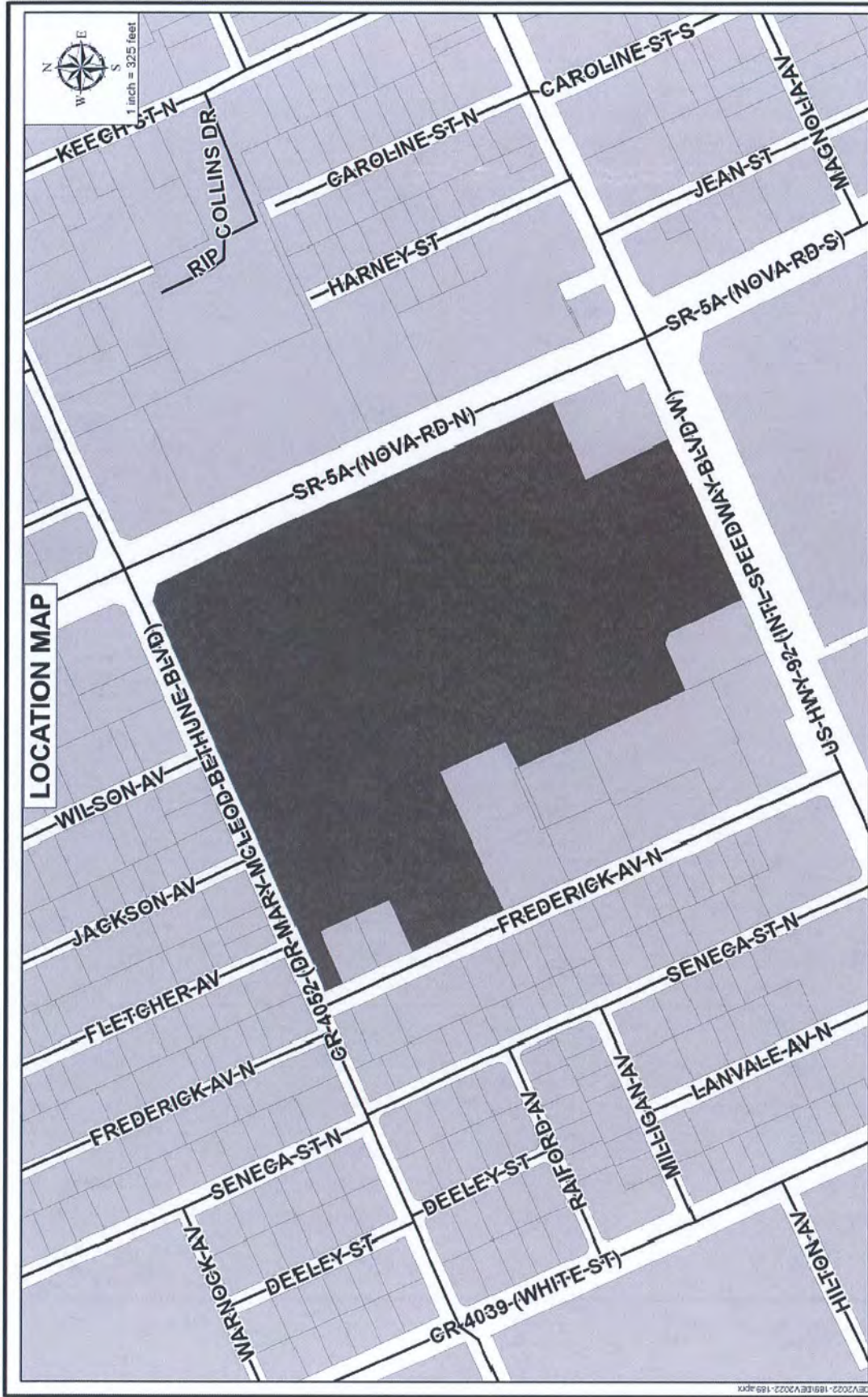
RECOMMENDATION

Provided all LDC modifications are accepted, Staff recommends approval to expand the boundaries to add property and 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), to also include additional uses and site improvements.

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

The item is tentatively scheduled to be heard by the Planning Board on April 25, 2024, and by the City Commission for first reading on May 1, 2024 and for second reading (public hearing) on May 15, 2024.

ATTACHMENT A



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.

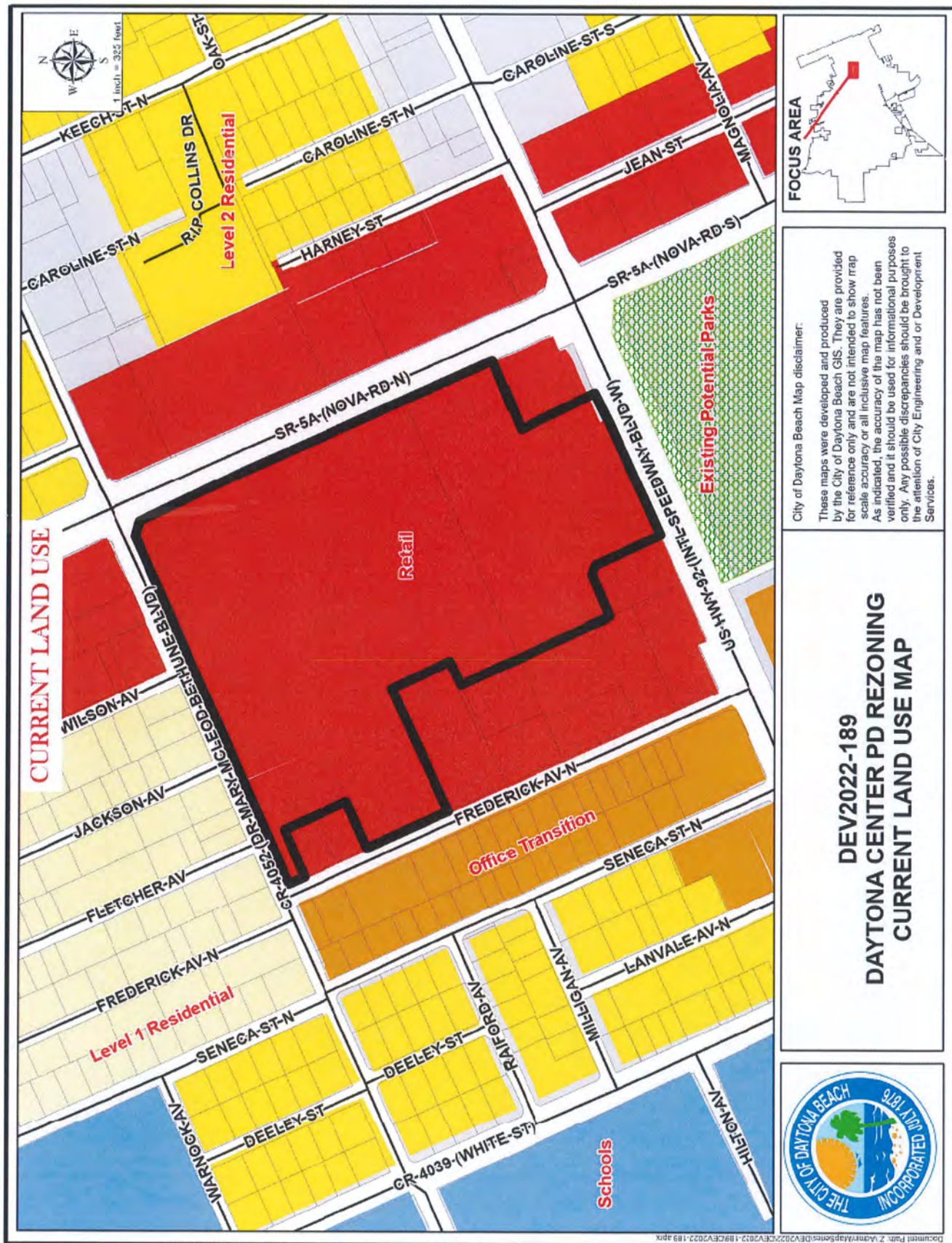
DEV2022-189
DAYTONA CENTER PD REZONING
LOCATION MAP



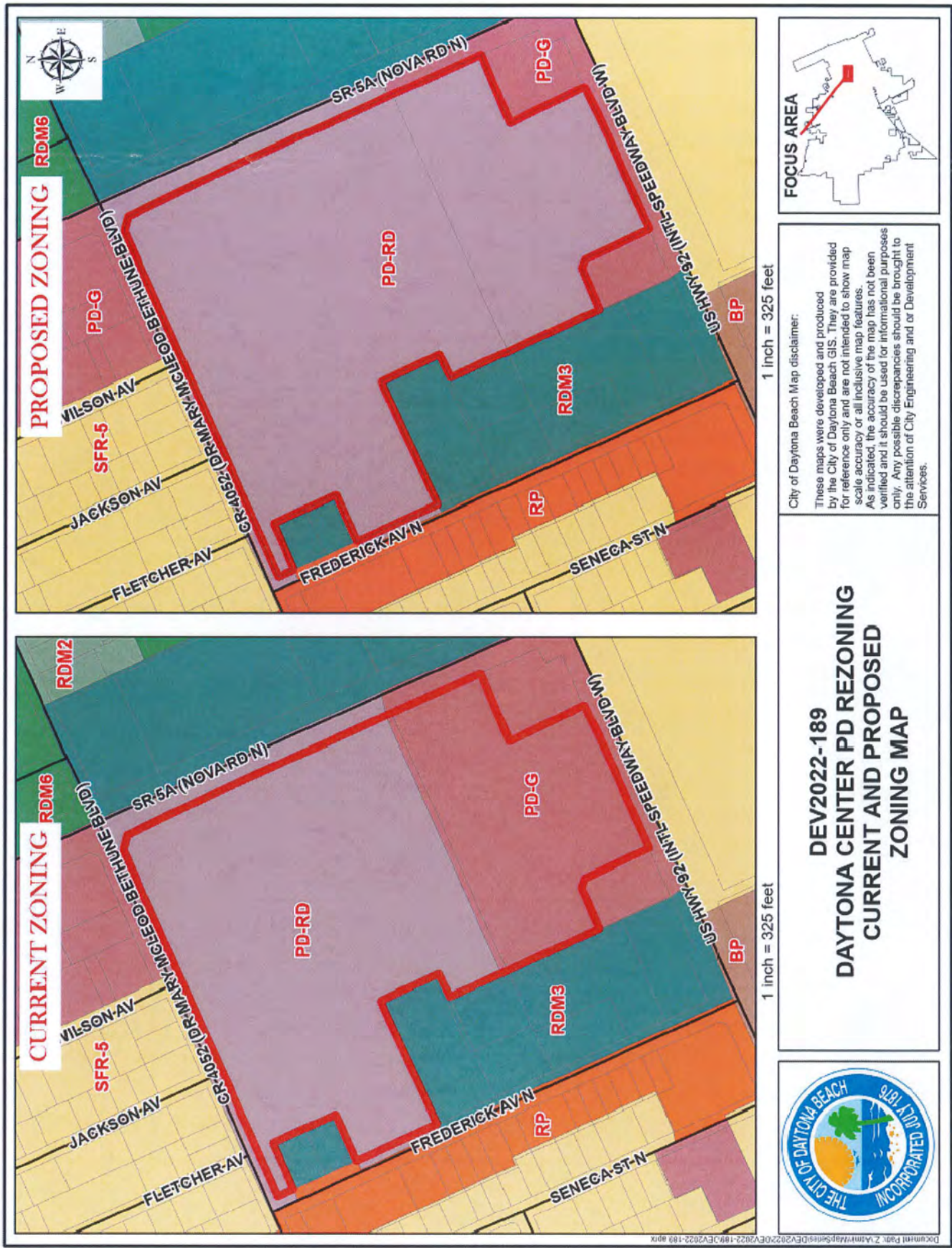
ATTACHMENT A



ATTACHMENT A

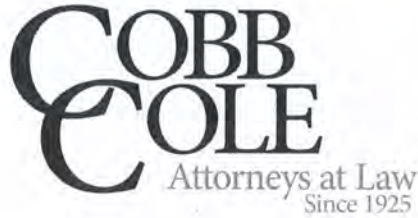


ATTACHMENT A



ATTACHMENT B

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznapstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka
Jessica L. Gow
Nika K. Hosseini
Sydney V. Cichon
Brandon T. Byers
Baylee D. Bunyard
Anne M. Kehrli
James P. Love III



Daytona Beach • DeLand

149 South Ridgewood Avenue, Suite 700

Daytona Beach, Florida 32114

(386) 255-8171

CobbCole.com

OF COUNSEL
Larry D. Marsh

RETIRED

William M. Cobb

(1881-1939)

Thomas T. Cobb

(1916-2004)

W. Warren Cole, Jr.

(1926-2008)

March 14, 2024

VIA HAND DELIVERY

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

Re: Amended and Restated Daytona Center PD-RD Rezoning – Modifications and Benefits Letter – DEV2022- 189

Dear Dennis:

As you know, it is the Firm's pleasure to represent Daytona Center, LLC in connection with their application for Planned Development-Redevelopment Rezoning of property located at 100 North Nova Road, Daytona Beach, Florida (the "Property"). The Applicant intends to promote additional uses for the existing retail center on the property. The Daytona Beach Land Development Code (LDC) requires Planned Development rezoning applicants to provide a letter detailing any and all code waivers needed to construct their project, as well as the public benefits of the project which are proposed to compensate for the needed waivers.

The proposed improvements to the site associated with the rezoning request will allow for the revitalization of an existing retail shopping center and provide for beautification of a major City thoroughfare. We recognize the importance of the standards contained in the City's LDC and have made every commercial reasonable effort to bring forward a project consistent with the LDC. However, in this case, the project requires certain minor LDC waivers which are balanced against many significant public benefits.

Public Benefit

The proposed redevelopment of the existing retail space will provide multiple benefits to the City of Daytona Beach. It will provide the opportunity to create numerous jobs associated with the additional uses for the property. It will also increase the tax revenue opportunity for the City.

ATTACHMENT B

City of Daytona Beach
DEV2022-189

Further, the landscaping improvements associated with the rezoning request will allow for the beautification of an area within our City's redevelopment area and promote a highly landscaped area along Nova Road, a major City thoroughfare. The proposed additional uses will help attract new businesses to the area, providing an increased benefit to the City as a whole. Overall the proposed development will provide new local economic activity and tax revenue for the City.

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

Parking Standards:

Section 6.2. of the LDC sets forth the standards for off-street parking spaces within a development. The LDC requires a minimum number of parking stalls for the property, based on the gross floor area of the retail area. The Applicant is requesting a waiver from the typical requirement to allow for a minimum number of 920 parking spaces to support the existing retail on the property. The Applicant is requesting this waiver to allow for the introduction of additional landscaping materials on the property perimeter while allowing existing parking to remain in place, along with limited supplemented planting materials in parking areas as illustrated on the conceptual development plan. In the event that new construction occurs on the property, parking shall be required to meet LDC requirements.

RDM-3 Standards:

Section 4.7 of the LDC sets forth certain development criteria within the RDM-3 zoning district, including a maximum front yard setback of 35 feet. The Applicant is requesting a waiver from this requirement in its entirety to allow for the existing buildings to remain in place on the property.

Landscaping:

Section 6.4. and Section 4.9 of the LDC sets forth minimum perimeter landscaping requirements, in addition to the required buffer between incompatible uses. The applicant has discussed the built-out nature of the property and the inability to meet the minimum landscaping requirements set forth in the LDC with City Staff and requests a waiver from these requirements to the extent they conflict with the landscaping illustrated within the proposed development plan. In the alternative, the Applicant proposes to use the existing landscaping materials around the building and development to ensure an aesthetically pleasing development that protects the survivability of the landscaping materials, with additional areas of supplemented landscaping in and around parking areas, as illustrated on the PD Plan included within the PD Agreement. Specific modifications include the following:

1. 4.9.D.3 – Landscape standards under the STO Overlay district for Nova Road and International Speedway Boulevard are being modified to the widths outlined in the PD Agreement text to reflect existing site conditions.

ATTACHMENT B

City of Daytona Beach
DEV2022-189

2. 6.4.C. – Perimeter buffers – the Applicant is requesting that these standards are modified to show compliance with the proposed landscape plan, including modifying the standards for landscape buffers adjacent to vehicular use areas.
3. 6.4.D – Vehicular Use Area Landscaping – the Applicant is requesting that a modification be granted for the required number, spacing, and configuration of planting within vehicular use areas to allow the existing parking areas to remain in their current condition within the property.

Section 6.15.A of the LDC sets forth certain tree preservation requirements for the site. The Applicant is requesting a waiver from this requirement to allow for tree preservation as illustrated on the landscaping plan attached as an exhibit to the PD Agreement. Specifically, the Applicant is requesting a waiver from the requirement that 6 diameter inches of trees for every 2500 sf of development area are provided on site, and instead propose to landscaping as illustrated on the PD Plan for the site. The Applicant is also requesting a waiver from the minimum required tree canopy of 15% for the site, as the open space on the site is only 10% in its current condition. This waiver will allow for the upgrade of existing site landscaping in appropriate numbers and locations while allowing the existing landscaping to remain. Applicant intends to comply with all specimen and historic tree preservation standards set forth in the LDC.

Signage:

Section 6.10 of the LDC sets forth signage regulations for certain use types. The Applicant is requesting that in lieu of applying a standard sign schedule, signage shall be limited to the quantity of existing signage within the site as it exists today, which has been added to the PD Plan for the site. The Applicant is requesting that where a signage standard, such as height, is not illustrated on such Exhibit, existing signage may remain in place – however, new signage shall meet all requirements of the LDC, so long as the existing sign area is not exceeded. This request includes the provision for retention of existing pole signs within the site, which are not permitted within redevelopment districts.

Use-Specific Standards:

Section 5.25.B.27.b of the LDC states that "Warehouse, storage and distribution" uses are required to be located at least 500' from any residential district or existing residential use, school, or child care facility. Based on the residential uses located adjacent to the site, the Applicant is requesting a waiver from this requirement in its entirety. The requested modification will allow for the expansion of use types within the property and allow for the economic revitalization of the existing retail center.

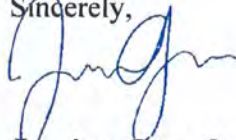
Section 5.3.C.30 of the LDC sets forth certain requirements for the operation of a vending machine use on the Property. The Applicant is proposing for the inclusion of a Ice Machine Use on the site, which is not currently governed by the LDC, although it is most similar in use to a vending machine. The Applicant is requesting a waiver from requirement that vending machines are fully screened on all sides using a wooden or cyclone slat fence, stone, concrete or shrubbery and otherwise shall not be visible from the public right-of-way. The Ice Machine Use is proposed

ATTACHMENT B

City of Daytona Beach
DEV2022-189

to include a five foot landscape buffer on all sides that are not facing Nova Road. The area of the machine facing Nova Road is available for customer access to the machine and will be located behind the increased landscape buffer along Nova Road for the project, which will be a minimum of 32 feet wide and will meet the landscaping requirements for the Scenic Thoroughfare Overlay District planting requirements.

Sincerely,



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

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

RAM:JLG/ddl

Enclosures

cc: Daytona Center, LLC
Zev Cohen & Associates, Inc.

Memorandum



Daytona Beach • DeLand

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

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

From: Deborah D. LaCroix, CLA

Date: July 12, 2023

Client/Matter #: Amended and Restated Daytona Center Planned District Agreement
DEV2022-189

Subject: Neighborhood Meeting Summary – July 10, 2023

A neighborhood meeting was held onsite in Unit 108, 100 N. Nova Road, Daytona Beach, FL on July 10, 2023 at 6:00 p.m.

Rob Merrell, Jake Stehr and Debi LaCroix were in attendance to explain the request. Several interested citizens attended the meeting. See the attached sign-in sheet.

Mr. Merrell gave an overview of the request to the interested neighbors by explaining that additional property and additional uses are being requested to be added to the current Planned District on the property.

Ms. Ruby asked whether the nightclub use was being proposed. Ms. LaCroix responded that yes it was included in the requested list of permitted uses. Mr. Merrell asked Ms. LaCroix to read to the neighbors the current list of proposed permitted uses and she did.

Mr. Merrell explained that some of the uses were included in the long term view of the development of the property, but that the developer was interested in increasing the uses to allow for more tenants in the center.

Mr. Guerria asked regarding the short term vs. long term development potential. Mr. Merrell explained that currently the center needed more tenants.

Mr. Brown indicated that he had several concerns including utilities, stormwater, existing parking lot conditions, vegetation, landscaping plan, flooding and the possibility for solar energy. Mr. Stehr explained regarding the proposed landscaping and stormwater system. Mr. Merrell responded that certain improvements will be required for the development.

Mr. Brown indicated that he would like to see the website for the owner and asked regarding his commitment to the community. Ms. LaCroix indicated she would email Mr. Brown with the website information and she did that on July 11, 2023.

Professor Whitney asked that Ms. LaCroix give the owner her business card, which she did on July 11, 2023.

The neighbors generally supported the request.

Mr. Merrell thanked the neighbors for their attendance and indicated that the project was still in Technical Review Team Review and would continue on to Redevelopment Board, Planning Board and City Commission.

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

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

Thanks.

Deb.

ATTACHMENT C

AMENDED AND RESTATED DAYTONA CENTER

PLANNED DISTRICT AGREEEMNT

DEV2022-189

NEIGHBORHOOD MEETING

100 N. NOVA, UNIT 108, DAYTONA BEACH

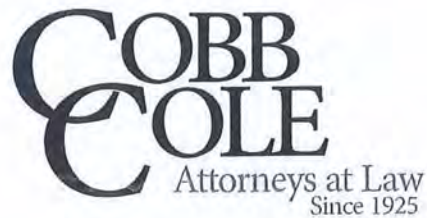
JULY 10, 2023

6:00 P.M.

SIGN IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE OR EMAIL</u>
Debi Laddix	Cobb Cole	386/323-9244
Charles I. Levaris	Hometown News	386 230 0708
R Smith	Isen	407 5086315
Next Door neighbor		—
RICK BROWN	1508 CRESCENT RIDGE RD.	407-592-8754
JAKE STEHR	300 Interchange BLVD	
WM KRUG	1119 DR M D ETHEL E	buddykrug@hotmail.com
DEA Etlinger	Prop. Mac BSI	727 424-1670
Valerie Whiting	BCH	386-341-4311
Anne Ruby	137 Park Ave	617-223-1094
Sandy Moxley	136 Park Ave	717 203 4765
Rob merrell	Cobb Cole	386/323-9263

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



Daytona Beach • DeLand

149 South Ridgewood Avenue, Suite 700

Daytona Beach, Florida 32114

(386) 255-8171

CobbCole.com

OF COUNSEL
Larry D. Marsh

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

June 29, 2023

INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor:

The law firm of Cobb Cole has the pleasure of representing Daytona Center, LLC, the owner of the property located at 100 N. Nova Road and 1002 W. International Speedway Boulevard in Daytona Beach (Daytona Mall), as shown on the attached map. The property consists of an existing building that is currently partially leased. To help facilitate the revitalization of the center, the Applicant intends to include additional property and additional proposed uses in the existing Planned District.

As future neighbors to the redevelopment, we would like to invite you to discuss the project at the neighborhood meeting on **Monday, July 10, 2023 at 6:00 p.m.** at the project property site located at 100 N. Nova Road, Unit 108, Daytona Beach, FL 32114.

You may provide written comments or questions regarding this request by email to Debi.LaCroix@CobbCole.com or by letter to Debi LaCroix, CLA, Cobb Cole, 149 S. Ridgewood Avenue, Suite 700, Daytona Beach, FL 32114. Please include your name, address and contact information in your correspondence.

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

Sincerely,

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

Robert A. Merrell III

Direct Dial (386) 323-9263

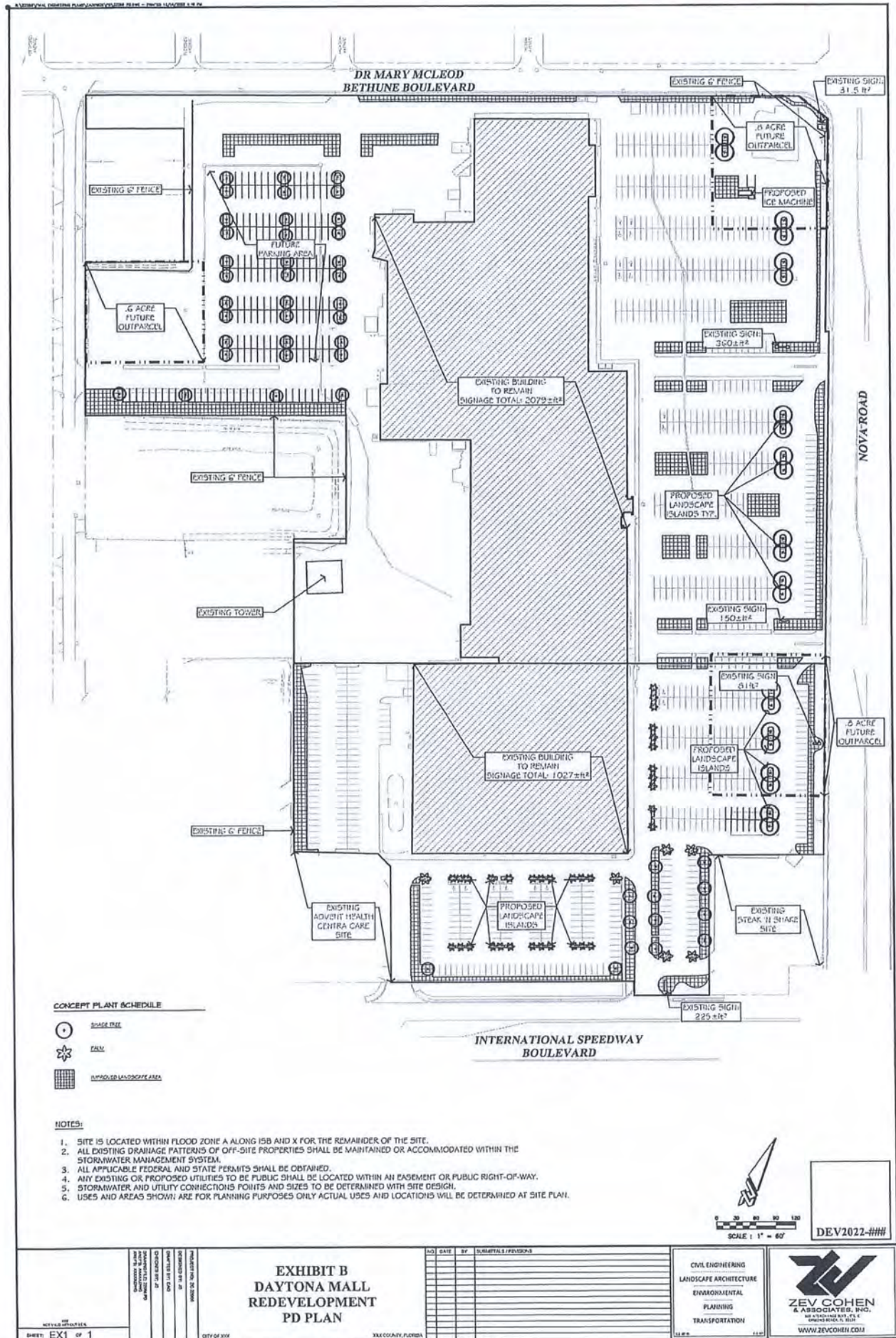
Email Rob.Merrell@CobbCole.com

Fax (386) 323-9207

RAM:JLG/ddl

Enclosures

ATTACHMENT C



ATTACHMENT C

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

SCOFIELD KELLY E ETALS
1686 N STONE ST
DELAND, FL 32720

CANTY HATTIE
318 FLETCHER AVE
DAYTONA BEACH, FL 32114

KENNEDY DEBORAH W
31125 CHATTERLY DR
WESLEY CHAPEL, FL 33543

FRANKLIN BECKY
226 N NOVA RD BOX 192
ORMOND BEACH, FL 32174

NICHOLS GEORGE MONTE
1014 DR MARY M BETHUNE BLVD
DAYTONA BEACH, FL 32114

BLACK EVELYN & BRENDA BLACK
311 FREDERICK AVE
DAYTONA BEACH, FL 32114

JONES ARDRIENNE B ETAL
320 JACKSON AVE
DAYTONA BEACH, FL 32114

AQUINO KEVIN M
4527 N WOLCOTT AVE APT BB
CHICAGO, IL 60640

PATRICK JOHN Q
311 FLETCHER AVE
DAYTONA BEACH, FL 32114

DIAMOND HEIGHTS LLC
670 MESA GRANDE DR
PALM DESERT, CA 92211

US BANK NATL ASSOC TR % NATIONSTAR MORTG...
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

ROBINSON CARL L
1004 DR MARY BETHUNE BLVD
DAYTONA BEACH, FL 32114

CITY OF DAYTONA BEACH
PO BOX 551
DAYTONA BEACH, FL 32114

BROOKS WILLIE F
1002 DR MARY MCLEOD BTHN BLVD
DAYTONA BEACH, FL 32114

POMPEY MARQUIS L
301 FLETCHER AVE
DAYTONA BEACH, FL 32114

WASHINGTON LYNETTE E
304 WILSON AVE
DAYTONA BEACH, FL 32114

PACE LARRY
304 FLETCHER AVE
DAYTONA BEACH, FL 32114

HENSON DENISE I
316 WILSON AVE
DAYTONA BEACH, FL 32114

CHANEY MELISSA A
316 FLETCHER AVE
DAYTONA BEACH, FL 32114

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

ATTACHMENT C

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

TT OF NOVA INC
505 S FLAGLER DR STE 700
WEST PALM BEACH, FL 33401

ZALAI JOHN SR
7 CLOVERLEAF ROAD
LAKE PLACID, FL 33852

TT OF NOVA INC
505 S FLAGLER DR STE 700
WEST PALM BEACH, FL 33401

TOMOAH NALEAH N
83B LYNNBROOK DR
PALM COAST, FL 32137

BARTLEY MURIEL J TR
300 BARTLEY RD
DAYTONA BEACH, FL 32114

OUTREACH COMMUNITY CARE
240 N FREDERICK AVE
DAYTONA BEACH, FL 32114

TROUTMAN H B & MATTIE P W
316 BARTLEY RD
DAYTONA BEACH, FL 32114

QUARTERMAN ROBBIN J
244 N FREDERICK AVE
DAYTONA BEACH, FL 32114

FURLINI DESTINY N
145 N SENECA ST
DAYTONA BEACH, FL 32114

LYONS CHARLES N TR
1808 N INDIAN RIVER RD
NEW SMYRNA BEACH, FL 32169

DAYTONA STATE COLLEGE INC
PO BOX 2811
DAYTONA BEACH, FL 32120

WASHINGTON JOHN
301 WHITE ST
DAYTONA BEACH, FL 32114

GARCIA JOSEPH JR
204 N FREDERICK AVE
DAYTONA BEACH, FL 32114

WASHINGTON JOHN
301 WHITE ST
DAYTONA BEACH, FL 32124

STAR CHARIOT ENTERPISE LLC
361 FLETCHER AVE
DAYTONA BEACH, FL 32114

DAYTONA STATE COLLEGE INC
PO BOX 2811
DAYTONA BEACH, FL 32120

TRAULSON STEVEN E
PO BOX 148
DE LEON SPRINGS, FL 32130

PANORA LUIS
215 SLADE LN
LONGWOOD, FL 32750

RCLAN LLC
249 LANDMARK CIR
ORMOND BEACH, FL 32176

DAYTONA STATE COLLEGE INC
PO BOX 2811
DAYTONA BEACH, FL 32120

ATTACHMENT C

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FRASER SANDRA
12 TIMBER TRL
ORMOND BEACH, FL 32174

OREILLY AUTOMOTIVE STORES INC
PO BOX 9167
SPRINGFIELD, MO 65801

HATCHER HELEN APRIL
2162 W POINSETTIA DR
DAYTONA BEACH, FL 32124

TT OF NOVA INC
505 S FLAGLER DR STE 700
WEST PALM BEACH, FL 33401

JOHNSON PAUL BRADFORD
223 N SENECA ST
DAYTONA BEACH, FL 32114

TT OF NOVA INC
505 S FLAGLER DR STE 700
WEST PALM BEACH, FL 33401

MOORE GEORGE
233 SENECA ST
DAYTONA BEACH, FL 32114

235 NOVA DAYTONA LLC
PO DRAWER 2140
DAYTONA BEACH, FL 32115

TORRENCE JOHNNY L
237 N SENECA ST
DAYTONA BEACH, FL 32114

DAYTONA CENTER LLC
800 NORTH RD
BOYNTON BEACH, FL 33435

HELGEMO RONALD TR
534 N RIDGEWOOD AVE
DAYTONA BEACH, FL 32114

HALIFAX PROFESSIONAL BUILDING
905 BISCAYNE BLVD NO 1
DELAND, FL 32724

KRUG WILLIAM K
67 NICHOLAS CT
ORMOND BEACH, FL 32176

DAYTONA CENTER LLC
800 NORTH RD
BOYNTON BEACH, FL 33435

DAYTONA STATE COLLEGE INC
PO BOX 2811
DAYTONA BEACH, FL 32120

DAYTONA CENTER LLC
800 NORTH RD
BOYNTON BEACH, FL 33435

TAYLOR JAMES LLOYD JR
301 N SENECA ST
DAYTONA BEACH, FL 32114

MARTIN MICHAEL
361 FLETCHER AVE
DAYTONA BEACH, FL 32114

DAYTONA BR-GD INC
451 N NOVA RD
DAYTONA BEACH, FL 32114

TRAULSON STEVE
PO BOX 148
DE LEON SPRINGS, FL 32130

ATTACHMENT C

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STATE OF FLORIDA DOT
719 S WOODLAND BLVD
DELAND, FL 32720

STATE OF FLORIDA DOT
719 S WOODLAND BLVD
DELAND, FL 32720

1000 ISB LLC
2901 CLINT MOORE RD SUITE #2
PMB 108
BOCA RATON, FL 33496

GERSTNER RALPH
4032 S PENINSULA DR
PORT ORANGE, FL 32127

HALIFAX PROFESSIONAL BUILDING
905 BISCAYNE BLVD NO 1
DELAND, FL 32724

FREDERICK ST PRO BUILDING LLC
905 BISCAYNE BLVD #1
DELAND, FL 32724

DB 420 HOLDINGS LLC
451 N NOVA RD
DAYTONA BEACH, FL 32114

TT OF NOVA INC
505 S FLAGLER DR STE 700
WEST PALM BEACH, FL 33401

URGENT CARE DEVELOPERS
255 S ORANGE AVE 720
ORLANDO, FL 32801

ATTACHMENT C

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FLORIDA FAMILY HOLDINGS LLC
C/O DUCHARME MCMILLEN & ASSC
PO BOX 80615
INDIANAPOLIS, IN 46280

STATE OF FLORIDA DOT
719 S WOODLAND BLVD
DELAND, FL 32720

DAYTONA BR-GD INC
451 N NOVA RD
DAYTONA BEACH, FL 32114

STATE OF FLORIDA DOT
719 S WOODLAND BLVD
DELAND, FL 32720

OREILLY AUTOMOTIVE STORES INC
PO BOX 9167
SPRINGFIELD, MO 65801

1000 ISB LLC
2901 CLINT MOORE RD SUITE #2
PMB 108
BOCA RATON, FL 33496

ISB INVESTORS LLC
PO BOX 730086
ORMOND BEACH, FL 32173

HALIFAX PROFESSIONAL BUILDING
905 BISCAYNE BLVD NO 1
DELAND, FL 32724

CITY OF DAYTONA BEACH
PO BOX 2451
DAYTONA BEACH, FL 32114

FREDERICK ST PRO BUILDING LLC
905 BISCAYNE BLVD #1
DELAND, FL 32724

DAYTONA CENTER LLC
800 NORTH RD
BOYNTON BEACH, FL 33435

URGENT CARE DEVELOPERS
255 S ORANGE AVE 720
ORLANDO, FL 32801

HALIFAX PROFESSIONAL BUILDING
905 BISCAYNE BLVD NO 1
DELAND, FL 32724

DB 420 HOLDINGS LLC
451 N NOVA RD
DAYTONA BEACH, FL 32114

DAYTONA CENTER LLC
800 NORTH RD
BOYNTON BEACH, FL 33435

DB 420 HOLDINGS LLC
451 N NOVA RD
DAYTONA BEACH, FL 32114

DAYTONA CENTER LLC
800 NORTH RD
BOYNTON BEACH, FL 33435

1020 DORAN BUILDING LLC C/O THEODORE R DO...
PO BOX 1231
DAYTONA BEACH, FL 32115

NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON

7/10/23 AT 6:00 PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD Rezoning DEV 2022-189

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

On Site, Unit 108, DB Fr

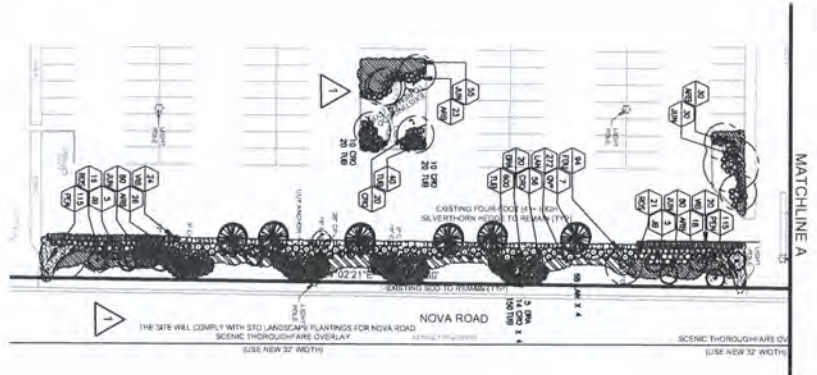
INTERESTED PARTIES CAN CONTACT Curtis Cole

AT 386/323-9244 FOR FURTHER INFORMATION.



IMPROVED LANDSCAPE AREA

**ZEV COHEN
& ASSOCIATES, INC.**
390 INTERCHANGE BLVD., #101
DANBURG, MD. 21534
WWW.ZEVCOHEN.COM



NOTE:
THE LOCATION OF ALL REQUIRED ELECTRIC TRANSFORMERS, SIGNAGE, HVAC EQUIPMENT, OR ANY OTHER TYPE OF UNITS WILL NOT CONFLICT WITH ANY PROPOSED LANDSCAPE MATERIAL. IF NECESSARY, TO SCREEN THESE ITEMS.

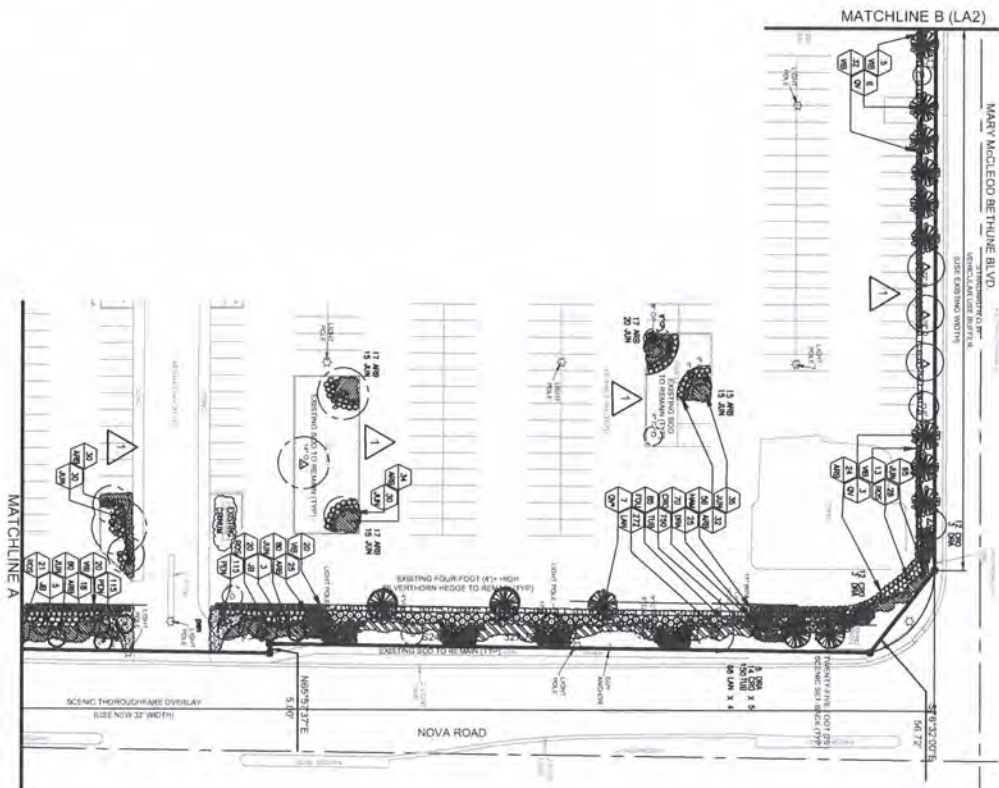
CONTRACTOR IS TO PROVIDE MINIMUM CLEARANCE OF SIX-FEET (6') TO THE SIDES OF ALL FIRE HYDRANTS. PROVIDE A MINIMUM CLEARANCE OF SEVEN AND ONE-HALF FEET (7 1/2') IN FRONT OF AND TO THE SIDES OF THE FIRE DEPARTMENT CONNECTION.

EXISTING TREES AND SHRUBS THAT MEET THE REQUIREMENTS OF THE CITY OF DAYTONA BEACH LDC, THAT ARE FOUND IN THIS BUFFER, CAN BE CREDITED TOWARD THE TOTAL PLANT COUNT REQUIRED FOR THIS BUFFER.

THERE ARE NO SPECIMEN OR HISTORIC TREES TO BE REMOVED FROM THIS SITE.

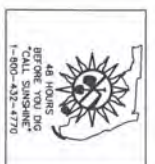
CITY OF DAYTONA BEACH LAND DEVELOPMENT CODE BUFFER LANDSCAPE CALCULATIONS

BUFFER TYPE	MINIMUM STANDARDS PER 100 LF	LINEAR FEET	REQUIRED SHADE TREE	REQUIRED SMALL TREE	PROVIDED SHADE TREE	PROVIDED SMALL TREE	REQUIRED SHRUB	PROVIDED SHRUB
R.O.W. (12'+ WIDTH) EXISTING	FIVE (5) SHADE TREES CONTINUOUS VISUAL OPAQUE HEDGE	292.33 LF (LESS 16.73 LF) 276 LF	14 TOTAL 5 EXISTING	NONE	(5) EXISTING TREES (9) PROPOSED (14) TOTAL	(0) PROPOSED	276 LF	276 LF TOTAL 115 LF EXISTING 161 LF PROPOSED (88) SHRUBS



THE SITE WILL COMPLY WITH STO LANDSCAPE PLANTINGS FOR NOVA ROAD.
SCENIC THOROUGHFARE OVERLAY (STO)
MIN 25' LANDSCAPE YARD DEPTH (ALL NOVA ROAD)
838.32 LF (LESS 92 LF DRIVEWAYS) 746.32 LF
3.5 SHADE TREES / 40 LF (19) (SEVEN EXISTING)
4" CAL SHADE TREES MIN 16' HT.
3.5 SMALL TREES / 80 LF (9)
3" CAL SMALL TREES MIN 12' HT.
ONE-THIRD (1/3) OF AREA TO BE PRESERVED VEGETATION OR SHRUBS
18,658 S.F. (6,157 S.F. TO BE PLANTED)

EXISTING TREES AND SHRUBS THAT MEET THE REQUIREMENTS OF THE CITY OF DAYTONA BEACH LDC, THAT ARE FOUND IN THIS BUFFER, CAN BE CREDITED TOWARD THE TOTAL PLANT COUNT REQUIRED FOR THIS BUFFER.



LANDSCAPE PLAN

DAYTONA CENTER

NOT RELEASED FOR CONSTRUCTION

THE PERFORMANCE GROUP

LANDSCAPE ARCHITECTS

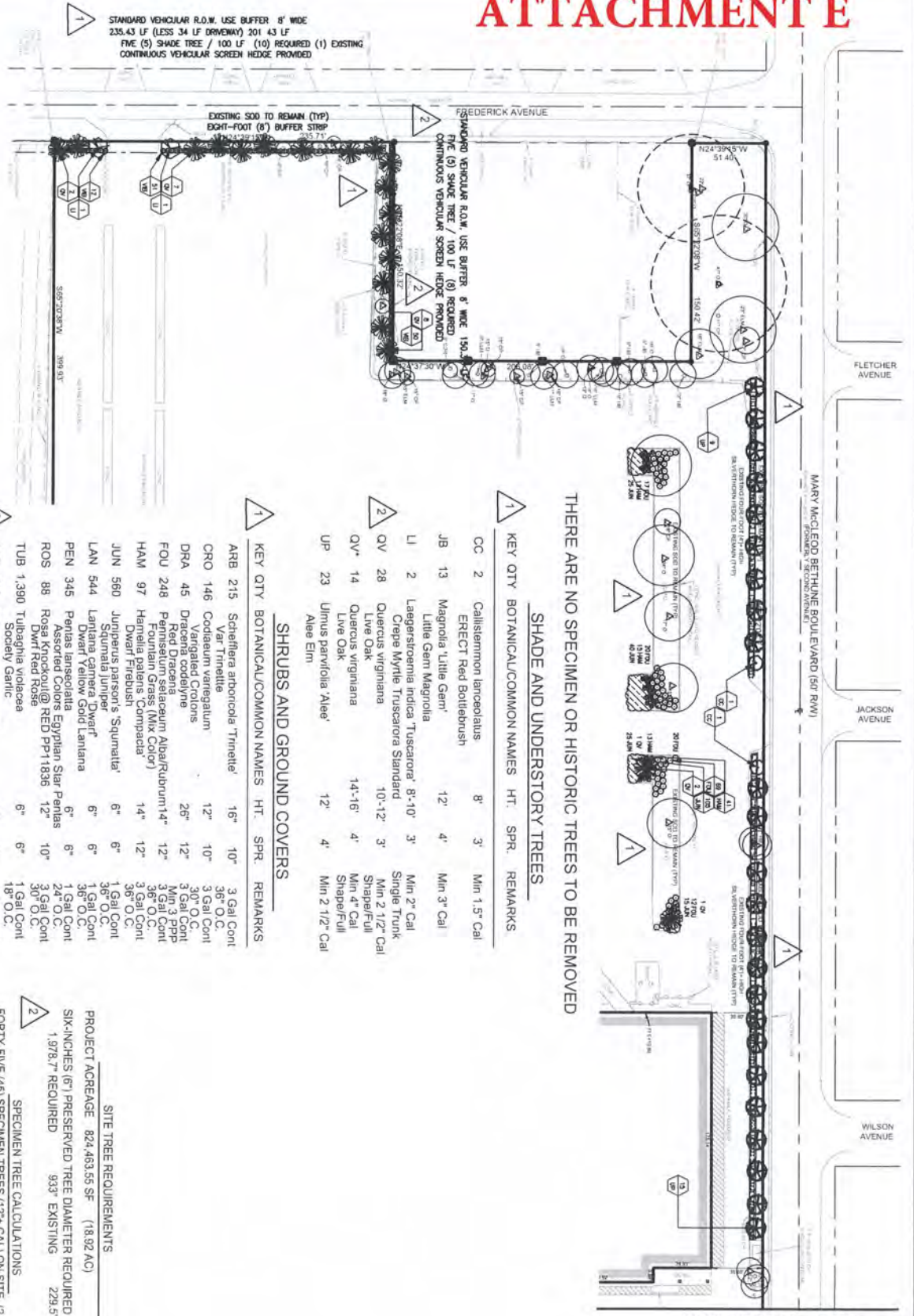
1000 N. W. 10TH AVE., SUITE 100
FORT LAUDERDALE, FL 33304
TEL: 954-575-1100
WWW.PERFORMANCEGROUPFLA.COM

REV	DATE	APPROV	DESCRIPTION
1	08/14/2020	JL	REV PER CITY COMMENTS ON 08/14/2020
2	08/14/2020	JL	REV PER CITY COMMENTS ON 08/14/2020
3	08/14/2020	JL	REV PER CITY COMMENTS ON 08/14/2020



DATE	08/14/2020
DESIGNED BY	JL
DRAWN BY	JL
CHECKED BY	JL
PROJECT NO.	886
DATE	08/14/2020
BY	JL

ATTACHMENT E



THERE ARE NO SPECIMEN OR HISTORIC TREES TO BE REMOVED

SHADE AND UNDERSTORY TREES

KEY QTY	BOTANICAL/COMMON NAMES	HT.	SPR.	REMARKS
1	CC 2 Callistemon lanceolatus	8'	3'	Min 1.5' Cal
	ERECT Red Bottlebrush			
13	JB Magnolia 'Little Gem'	12'	4'	Min 3' Cal
	Little Gem Magnolia			
2	LI 2 Lagerstroemia indica 'Tuscarora'	8'-10'	3'	Min 2' Cal
	Crape Myrtle 'Tuscarora Standard'			
28	QV Quercus virginiana	10'-12'	3'	Min 2 1/2" Cal
	Live Oak			
14	QV Quercus virginiana	14'-16'	4'	Min 4" Cal
	Live Oak			
23	UP Ulmus parvifolia 'Alee'	12'	4'	Min 2 1/2" Cal
	Alee Elm			

SHRUBS AND GROUND COVERS

KEY QTY	BOTANICAL/COMMON NAMES	HT.	SPR.	REMARKS
215	ARB Schefflera arboricola 'Trinitie'	16"	10"	3 Gal Cont
	Var Trinitie			
146	CRO Codiaeum variegatum	12"	10"	36" O.C.
	Variegated Crotons			
45	DRA 45 Diplazium codifolium	26"	12"	30" O.C.
	Red Dragon Fern			
248	FOU 248 Pennisetum setaceum 'Alba/Rubrum'	14"	12"	3 Gal Cont
	Fountain Grass (Mix Color)			
97	HAM 97 Hameelia patens 'Compacta'	14"	12"	3 Gal Cont
	Dwarf Firebush			
560	JUN 560 Juniperus parson's 'Savannah'	6"	6"	1 Gal Cont
	Savannah Juniper			
544	LAN 544 Lantana camara 'Dwarf'	6"	6"	36" O.C.
	Dwarf Yellow Gold Lantana			
345	PEN 345 Pentas lanceolata	6"	6"	1 Gal Cont
	Assorted Colors Egyptian Star Pentas			
88	ROS 88 Rosa 'Red Double P' P1836	12"	10"	24" O.C.
	Red Double Rose			
1,390	TUB 1,390 Tubegia velutacea	6"	6"	3 Gal Cont
	Society Garlic			
227	VIB 227 Viburnum suspensum	30"	18"	18" O.C.
	Sandankwa Viburnum			

SITE TREE REQUIREMENTS
 PROJECT ACREAGE 824,463.65 SF (18.92 AC)
 SIX-INCHES (6") PRESERVED TREE DIAMETER REQUIRED PER 2,500 SF
 1,978.7" REQUIRED 933" EXISTING 229.5" PROVIDED
SPECIMEN TREE CALCULATIONS
 FORTY-FIVE (45) SPECIMEN TREES (12" CAL) ON SITE (2.38 TREES / ACRE)
 NO SPECIMEN TREES TO BE REMOVED

BUFFER TYPE	MINIMUM STANDARDS PER 100 LF	LINEAR FEET	REQUIRED SHADE TREE	REQUIRED SMALL TREE	PROVIDED SHADE TREE	PROVIDED SMALL TREE	REQUIRED SHRUB	PROVIDED SHRUB
R.O.W. (10'-+ WIDTH) EXISTING	FIVE (5) SHADE TREES CONTINUOUS VISUAL OPAQUE HEDGE	631.81 LF (LESS 96.13 LF) 535.68 LF	27 TOTAL 3 EXISTING	NONE	(24) EXISTING TREES (24) PROPOSED	(2) PROPOSED	535 LF	FULL EXISTING HEDGE

CITY OF DAYTONA BEACH LAND DEVELOPMENT CODE BUFFER LANDSCAPE CALCULATIONS

LANDSCAPE PLAN

DAYTONA CENTER

NOT RELEASED FOR CONSTRUCTION

THE PERFORMANCE GROUP

LANDSCAPE ARCHITECTS / PLANNING / DEVELOPMENT

2023 P.E. - COUNCIL P.E. NO. 4008
 LANDSCAPE ARCHITECT CERTIFICATION NO. 11-15
 100 W. MAIN ST. SUITE 200 DAYTONA, FL 32101
 PHONE: (386) 251-1111 FAX: (386) 251-1112

NO.	DATE	APPROVAL	REVISION
1	05/15/2023	AP	REVISED CITY COMMENTS OF 05/15/2023
2	05/15/2023	AP	REVISED CITY COMMENTS OF 05/15/2023
3	05/15/2023	AP	REVISED CITY COMMENTS OF 05/15/2023



TOTAL	886
EXISTING	886
PROPOSED	0
REMOVED	0
NET	886

DATE: 05/15/23
 DRAWN: LA2
 CHECKED: 2

Midtown Redevelopment Area

Public Works Projects

Dickerson Center ADA Restroom Upgrades

- Commission District/Description:
 - Remodel of existing non-compliant ADA single occupant restrooms in both the Dickerson Center and the Mickel Brown Activity Building.
 - Zone 3 (Quantity May)
 - Redevelopment Area: Midtown
- Progress
 - As-builts for Dickerson Center obtained, site visit measurements are complete.
 - Tile currently being installed week of March 22, 2024.
- Schedule
 - Mickel Brown restrooms to be completed after Dickerson restrooms are completed.
- Risks/Challenges:
 - None at this time
- Project Cost:
 - Estimated cost of each restroom is \$50,000. There are 4 total restrooms to be remodeled.
- Summary
 - A complete gut and replacement of all necessary systems (finishes, casework, electrical, mechanical, plumbing, to provide compliant ADA restroom solution for both facilities. Code dictates one unisex ADA restroom required per facility.

Division Street Improvements

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

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

- Reached out to the Redevelopment Director on March 8th for potential funding of the project, currently awaiting a meeting invite to discuss further. Redevelopment is also checking on funding availability. After permitting is complete, the Redevelopment Dept will be approached for funding. If no funding is available, the project will be shovel ready and shelved for a later date.
- March 14, 2024 Consultant advised they are trying to get a preapplication meeting scheduled, SJRWMD has not confirmed availability.
- After permitting, Project will be on hold pending funding.

Daisy Stocking Park Improvements

- **Description/Commission District:**

- Project involves a redesign of the Park in order to expand on the Park programming, enhance the overall function and improve the visual aesthetics as the Park has become more in demand and is used as an event venue. Project will include improvements to sidewalks, hardscape, landscaping, lighting, playground and providing shade structure over event seating.
- Zone 6
- Midtown Redevelopment CRA

- **Progress**

- 100% Design Completed
- Funding is secured
- Project was advertised for Bids on Sept 1, 2022
- Pre-Bid meeting was held Sept 8, 2022
- Bids were opened on October 17, 2022
- Final negotiated bid (excluding playground) has been received from Contractor
- Meeting held with Kompan on Alternative Playground Equipment proposal. City has decided to go with Kompan proposal for playground component.
- State has approved Construction Contract language.
- City Commission approval was April 19th.
- City Commission approval of Kompan playground purchase was April 19th.
- Preconstruction Conference held May 12, 2023.
- Notice to Proceed (NTP) set for July 10, 2023.
- Contractor has completed demo and erosion control and temporary fencing
- Contractor has completed Drainage pipe and water pipe installation
- Support Steel for Shade Structure has been erected.
- PreCon Meeting for KOMPAN playground was held.
- Shade sail structure is complete
- Concrete work is 95% complete
- Parking lot is paved
- FPL lighting is installed.
- Painting of bandshell and restroom is complete
- Concrete work on site is 98% complete
- Irrigation system is installed
- Landscaping is complete.
- Concrete curbing is installed
- Parking lot striping is complete

- Larger water meter has been installed by City Utilities.
- Change Order for decorative fencing on Park perimeter was approved by City Commission on 2/21/2024

- Upcoming Work

- Installation of stone (coquina) veneers of walls will continue.
- Picnic Table installation.
- Punch-list items.

- Risks/Challenges

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

- Schedule

- Pre-Bid Meeting Sept 7, 2022
- Bid Date: October 17, 2022
- City Commission award April 19, 2023
- Preconstruction Conference May 12, 2023
- Notice to Proceed (NTP) July 10, 2023.
- Substantial Completion walk-through to be scheduled.

- Project Costs

- Negotiated Bid Costs: \$2,200,000 Base Bid, \$91,000 for Additive Alternate
- KOMPAN proposal Playground Equipment costs, \$143,500
- Adjusted Contract Price with Approval of Change Orders Nos. 1 through 7 is \$2,597,288

- Summary

- On schedule Contract awarded to Paul Culver Construction on April 19, 2023
- Contract was awarded to KOMPAN for Playground equipment and installation on April 19, 2023.
- Notice to Proceed (NTP) set for July 10, 2023.

Electric Vehicle Chargers

- Commission District/Description:

- Various City Locations
- Purchase and install a new EV Chargers at 5 city facilities.

- Progress

- Reviews completed with several suppliers and utility programs.
- Locations identified at Breakers Park, Beach St. (Magnolia), City Hall, Mid-Town (Cypress Park/Midtown Center) , and Florida Tennis Center.
- City will direct buy EV Chargers from SemaConnect as a Source Well partner.
- City's Property maintenance will provide power and install chargers.
- Contract issues are being addressed with SemaConnect.
- SemaConnect was acquired by Blink Charging Co. and an updated contract and quote have been received. The City Purchasing staff is working on the final contract revisions.
- TEAMS call with CODB Legal, Purchasing and Blink staff held. Contract in final negotiations.
- Contract executed by City Manager, Purchase Order to Blink for five (5) chargers is pending final contract revisions.

- Project Costs

- \$90,000.00 estimated
- Summary
 - Public Works evaluated the request from the City Manager to install EV Chargers at 5 City facilities. Several vendor options were reviewed. SemaConnect was selected to provide the chargers and software that will give the City a return on investment opportunity.

523.525 Magnolia Ave. – Generator Installation

- Commission District/Description:
 - Zone 3
 - Midtown CRA
 - Install a generator system at the Utilities facilities.
- Progress
 - Proposals received from ACF Standby for the generator, and from Economy Electric for the installation.
 - Request made to TECO Gas for service, availability has been confirmed.
 - Project on March 20, 2024 City Commission Agenda for approval.
- Project Costs
 - \$80,000.00
- Summary
 - Utilities requested a new generator to be installed that will supply emergency power to 523 and 525 Magnolia Ave. Public Works received proposals through Piggy-Back and Continuing Services Contracts with our vendors. A single generator will provide power to two transfer switches, one on each building. Expected completion will be July/Aug. of 2024.

Former Police Station-990 Orange Avenue

- Commission District/Description:
 - Zone 6
 - Midtown Redevelopment Area
 - Remediate site for redevelopment purposes.
- Schedule
 - Baseline Groundwater Sampling – December 2023
 - Excavate Contaminate Soils (Remediation) – February 2024
 - Install monitoring wells – March 2024
 - 1st Quarterly Groundwater Sampling – May 2024
- Project Cost
 - Cost for sampling, remediation activities, and four quarters of groundwater sampling and monitoring \$150,000.
- Summary
 - This underutilized former Police Station parcel is in a key location for redevelopment. The Redevelopment Department has been diligently working to get private partnerships to invest in the property. This parcel is in a prime location within the Midtown CRA with lots of potential. To get the best return on investment and remove any FDEP constraints associated with redevelopment, City staff believes remediating the site is the best option in moving forward.
 - Prepare agenda item for the approval of the remediation, sampling, and reporting work authorization. CRA provided necessary funding.
 - City Commission approved the work on November 1st. The Purchase Order was issued on Nov 14, 2023 for the Consultant to complete a groundwater sampling event and based on those results will begin the remedial action activities at the site. Groundwater sampling tentatively scheduled for the week of December 18th.

- Contractor and Consultant on site completing the soil excavation activities and collecting samples. Excavation completed the week of January 12th, and site restoration should be completed the week of January 19th. Note, due to encountering hot spots during the excavation, additional materials were removed.
- Monitoring well installation and first quarterly groundwater sampling event completed the week of March 4th. If all four quarters have analytical results below FDEP Cleanup Target Levels, the site will be considered for a Site Rehabilitation Completion Order.
- Note, an additional well had to be installed, so a change order is needed to address the additional cost. Change Order (CO) No 2 is within City Manager authorization. Prepared the CO for City Manager authorization on May 21st, the is being routed for signatures.
- The Legal Department and the Public Works Department prepared a Brownfield Site Rehabilitation Agreement Application for FDEP review and consideration, the draft BSRA was submitted on February 27th. If approved, the City will be considered for tax credits based on expended funds (50%) on assessment and remedial activities completed this year. The tax credits can be sold to offset the City's financial burden of the remediation.
- Developer to apply for a grant in August 2024, by then project will be in the monitoring phase with the goal of receiving a Site Rehabilitation Completion Order from the FDEP prior to potential grant award.

Road Resurfacing Program

Current/upcoming phase outside of CRA this month.