



May 10, 2024

**RE: Cambria & Emerald Shores Hotel Development Agreement**  
2601 & 2613 South Atlantic Avenue, Daytona Beach Shores, FL  
MDA #835

Dear Neighbors:

The attached letter is informing all residents of an upcoming public hearing regarding The Cambria Hotel & Emerald Shores Hotel.

Please place a copy of the attached letter in a common area so that all residents have a chance to review it. It is also suggested that each resident be emailed a copy of the attached letter. Please reach out to me if you need a copy of the attached letter in PDF format for email purposes.

Thank you for your assistance regarding the above. If you have any questions, or require additional information, please do not hesitate to give me a call.

Very truly yours,  
**MARK DOWST & ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read "Mark S. Dowst", followed by a long horizontal flourish.

Mark S. Dowst, P.E.  
President



# NOTICE OF PUBLIC HEARING

May 10, 2024 - To Property Owners Within 200 Feet Property

Owner:

The City Commission of the City of Daytona Beach Shores will meet and hold a public hearing at Daytona Beach Shores Community Center, 3000 Bellemead Drive, Daytona Beach Shores, Florida, on the following proposal:

## **Development Agreement for Cambria & Emerald Shores Hotel**

Located at 2601 & 2613 South Atlantic Avenue, Daytona Beach Shores, as further seen on the map below.

A request by Mark Dowst of Mark Dowst & Associates, Inc., on behalf of Daytona Ocean Investment Corp and Hotel Motel Inc. (property Owner), to enter into a Development Agreement with the City of Daytona Beach Shores, to allow for the development of a 101-unit, 8-story hotel with accessory uses. The owner is also seeking four deviations from the City's Land Development Code.



## **Scheduled Meeting Date:**

### **City Commission. Public Hearing**

Tuesday, May 28, 2024 at 6:00 p.m.  
City Commission 1<sup>st</sup> Reading

Tuesday, June 11, 2024 at 6:00 p.m.  
City Commission 2<sup>nd</sup> Reading

The City's Land Development Code requires that the applicant notify all property owners within a 200' radius of the site. All interested parties may appear at the hearing and be heard regarding the proposal. Anyone wishing to appeal a final decision of the City will need a record of the proceedings and may wish to ensure that a verbatim record of the proceedings is made, including any testimony or evidence presented. The City does not prepare or provide a verbatim record of the proceedings.

In accordance with the Americans with Disabilities Act (ADA), persons needing a special accommodation to participate in the City Commission proceedings should contact the City Clerk's Office no later than three days prior to the proceedings at Tel. (386) 763-5364.

Any person may review the Development Agreement by requesting it by email from Mark Dowst & Associates, Inc. ([mdowst@mdaeng.com](mailto:mdowst@mdaeng.com)). You will need the Development Agreement Number DA12024010/MDA # 835 to access the files. For more information, please contact City Planner, Gwyn Herstein, at (386) 763-5377.

A handwritten signature in blue ink, appearing to read 'Mark S. Dowst'.

Mark S. Dowst, P.E.  
President, Mark Dowst & Associates, Inc.  
Authorized Agent for Applicant  
536 N. Halifax Avenue, Suite 100  
Daytona Beach, FL 32118  
Ph: (386) 258-7999