



The CITY OF DAYTONA BEACH

“THE WORLD’S MOST FAMOUS BEACH”

MEMORANDUM

DATE: July 24, 2017
TO: James V. Chisholm, City Manager
FROM: Richard Walton, ^{rw}AICP, Planning Director
SUBJECT: First Step Shelter - Large Scale Comprehensive Plan Amendment (LSCPA) – (DEV2017-062) & (DEV2017-065)

A request by Development and Administrative Services, Planning Division, for approval of a Large Scale Comprehensive Plan Map Amendment changing the Future Land Use Map designation from Volusia County - Conservation (C) to City - Low Intensity Urban (LIU) for 626± acres of land located northwest of Interstate 4 and south of International Speedway Boulevard (ISB) and amending the Future Land Use and Intergovernmental Coordination Elements.

The City of Daytona Beach is in the process of moving forward with the First Step Shelter, a facility dedicated to providing social services to homeless persons in Volusia County. In order to construct the First Step Shelter, the City availed itself of Chapter 171, Part II, Florida Statutes, in order to annex land that is not contiguous to the current municipal boundaries. As part of that process, the City entered into an Interlocal Service Boundary Agreement (ISBA) with the County of Volusia, approved by the County Council via Ordinance 2017-13 and by the City via Ordinance 17-193, effective on July 5, 2017. The ISBA identifies a geographic area where the First Step Shelter is to be located and the City is required to plan for this area, specifically by amending its Comprehensive Plan. Additionally, in order to expedite the annexation process, the City is required to enter into a joint planning agreement (JPA) with the County. The ISBA is also serving as the JPA.

The proposed text amendment, underlined in blue, is as follows:

Future Land Use Element

GOAL 5. West ISB Municipal Service Area (MSA) to implement the Planning, Development and Administrative authority of the Interlocal Service Boundary Agreement (ISBA) between the City of Daytona Beach and the County of Volusia pursuant to Chapter 171, Part II, Florida Statutes, as amended.

Objective 5.1 West ISB MSA Planning, Development and Administrative Authority
The City shall have sole and singular authority within the boundaries of the MSA to apply the City’s Comprehensive Land Use Plan and Zoning Map categories, to administer the codes and regulations, and provide for the

enforcement codes pursuant to the Interlocal Service Boundary Agreement (ISBA) adopted by the City of Daytona Beach Commission and by the Volusia County Council effective and recorded on July 5, 2017, at Book 7419 Pages 1451 through 1464, of the Public Records of Volusia County, Florida.

Policy 5.1.1. The West ISB Municipal Service Area (MSA), consistent with its related policy 1.4.3 of the Intergovernmental Coordination Element, is hereby established between the City and Volusia County as a means to coordinate planning and delivery of services related to future land use, public facilities and services, and protection of natural resources.

Policy 5.1.2 Pursuant to the ISBA, the City may annex noncontiguous parcels and create enclaves within the MSA notwithstanding Policy 1.4.1.

Intergovernmental Coordination Element

Policy 1.4.3 Pursuant to Chapter 171, Part II, Florida Statutes, Volusia County and the City of Daytona Beach have established an Interlocal Service Boundary Agreement (ISBA) recorded and effective on July 5, 2017. The agreement allows the City to annex properties within the Joint Planning Area that would not otherwise be eligible for annexation subject to the provisions established in the ISBA. This ISBA serves as the joint planning agreement required by Section 171.204, Florida Statutes. All development requirements have been met.

At the July 27, 2017 Planning Board Meeting, the Board recommended approval 6-to-0. Staff supports the Planning Board recommendation to the City Commission.