



The CITY OF DAYTONA BEACH

“THE WORLD'S MOST FAMOUS BEACH”

MEMORANDUM OF ADDITIONAL INFORMATION

DATE: September 14, 2017

TO: James V. Chisholm, City Manager

FROM: Richard Walton, AICP, Planning Director *Rich For RW*

SUBJECT: City Property - Large Scale Comprehensive Plan Amendment (LSCPA) –
(DEV2017-062) & (DEV2017-065)

The Volusia Growth Management Commission (VGMC) (*Attachment A*) has submitted a letter deeming the Large Scale Comprehensive Plan Amendment (LSCPA) submitted for City Property located northwest of Interstate 4 and south of International Speedway Boulevard to be consistent with VGMC rules.

The Florida Department of Transportation (FDOT) also submitted a letter of review (*Attachment B*) for the LSCPA and has no comments or recommendations for the proposed amendment.



Volusia Growth Management Commission

September 13, 2017

Doug Gutierrez, AICP, Senior Planner
City of Daytona Beach
P.O. Box 2451
Daytona Beach, FL 32115-2451

**RE: VGMC Case #17-030, City of Daytona Beach
Large Scale Amendment – First Step Shelter, DEV2017-062 & 065
Certificate of Consistency**

Dear Mr. Gutierrez,

VGMC Case #17-030 qualifies for certification in accordance with Chapter 90, Article II. of the Volusia County Code of Ordinances, Volusia Growth Management Commission Consistency Certification Rules and Organization. Based upon the review by S&ME and lack of objection filed by another unit of local government, VGMC Case #17-030 is hereby deemed certified as consistent effective September 12, 2017 without the need for a public hearing.

The Volusia Growth Management Commission appreciates the efforts of the City of Daytona Beach to further intergovernmental cooperation and coordination in Volusia County. If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,


Debbie Connors
VGMC Chair

cc: FDEO



Florida Department of Transportation

RICK SCOTT
GOVERNOR

719 South Woodland Boulevard
DeLand, Florida 32720

MICHAEL J. DEW
SECRETARY

September 6, 2017

Richard Walton, AICP
Planning Department
City of Daytona Beach
P.O. Box 2451
Daytona Beach, FL 32115

SUBJECT: PROPOSED COMPREHENSIVE PLAN AMENDMENT
LOCAL GOVERNMENT: CITY OF DAYTONA BEACH
DEO #: 17-2ESR

Dear Mr. Walton,

The Department of Transportation has completed its review of the subject Growth Management Plan amendments as requested in your memorandum dated August 18, 2017.

There are segments of nearby State Highway System (SHS) or Strategic Intermodal System (SIS) facilities projected to exceed LOS standards. This condition is projected with or without the proposed amendment. The Low Intensity Urban FLU designation specifies a maximum of 25% of a parcel which can be used for non-residential uses; however, there is no maximum floor area ratio (FAR) included in the Comprehensive Plan. Based on conversations with City staff, the 0.3 FAR is consistent with previous Low Intensity Urban (LIU) FLU designations within the City. Previous projects with an LIU FLU have included a limit on the non-residential development to a 0.3 FAR. This limit is not included in the proposed ordinance. City staff has acknowledged this issue and the fact it needs to be addressed.

The proposed amendment does result in an increase to the trip generation potential of the subject parcel, the proposed amendment is expected to have the potential to impact State facilities. Therefore, the Department recommends the City of Daytona Beach continue to monitor impacts to State facilities, as development in the subject parcel advances beyond the amendment stage; and continue to coordinate with FDOT as development in the subject parcel advances beyond the amendment stage in order to identify appropriate mitigation strategies to address the potential impacts to State facilities.

We appreciate the opportunity to participate in this review process and if you have any questions, you may contact Steve Shams at 386-943-5421 or by e-mail at Steve.Shams@dot.state.fl.us.

Sincerely,

Jean Parlow
Growth Management Coordinator

Attachment

C: Palmer Panton, Volusia County
Melissa Winsett, Volusia County
Susan Jackson, Volusia County
Jon Cheney, Volusia County
Fred Milch, ECFRPC
Carmen Monroy, FDOT
Dana Reiding, FDOT

Jennifer Carver, FDOT
David J. Cooke, FDOT
Adam Biblo, DEO
Sherry Spiers, DEO
D. Ray Eubanks, DEO
Beth Lemke, Planning Solutions Corp

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government: City of Daytona Beach
DEO Amendment #: 17-2ESR
Date Amendment Received FDOT: 08/22/2017
Review Comments Deadline: 09/21/2017
Today's Date: 09/06/2017

GENERAL BACKGROUND INFORMATION

The City of Daytona Beach has submitted the proposed Daytona Beach 17-2ESR large scale Comprehensive Plan Amendment including a Future Land Use Map amendment and text amendments to the Future Land Use and Intergovernmental Coordination Elements to establish the Interlocal Service Boundary Agreement (ISBA) pertaining to 626± acres located northwest of Interstate 4 and south of SR 600/US 92 (International Speedway Boulevard). The future land use map amendment proposes to change the future land use designation of the subject parcel from Volusia County – Conservation (C) to City of Daytona Beach – Low Intensity Urban (LIU).

The pertinent FLUM designation and description for the future land use amendment include the following:

- **VOLUSIA COUNTY – CONSERVATION**

Includes public and private land areas that have been acquired or reserved by mutual agreement with the owner for the preservation and protection of Volusia County's natural resources. Said areas are identified on the Future Land Use Map and include portions of stream and river banks, drainageways, beaches, shorelines, wetlands, uplands, groundwater recharge areas, and flood plains. This land use may also apply to land designated Conservation or Conservation easement that was set aside for park or opens space use as a part of, or as a basis for approving the density of a residential development.

Maximum allowed density: Recreation – Not to exceed a floor area ratio (FAR) of 0.1.

- **CITY OF DAYTONA BEACH – LOW INTENSITY URBAN**

This designation provides a mechanism to protect environmental site features. Any land use considered to be urban may be permitted within this category and shall be developed in accordance with the Future Land Use Element. Up to 25% of the gross acreage may consist of nonresidential land uses including, but not limited to, commercial, office, warehouse, distribution, recreation, and amusements located in planned zoning districts. Non-residential uses including public schools shall be located in such a manner that will provide compatibility with residential uses. In addition, high traffic-generating non-residential uses shall be concentrated on major roadway corridors. Land uses considered to be urban will be serviced by central utilities and designed to protect sensitive wetlands.

Maximum allowed density: Commercial – Not to exceed 25% of the acreage.
Residential – Not to exceed a one (1) dwelling unit per acre.

FDOT Contact:	Steve Shams, MURP In-house Consultant FDOT District 5 386-943-5421	Reviewed by:	Tyler K. Johnson, AICP Vanasse Hangen Brustlin, Inc. 407-839-4006
Telephone:	386-943-5421		407-839-4008
Fax:	386-943-5713		tjohnson@vhb.com
E-mail:	Steve.Shams@dot.state.fl.us		
File:	H:\OOC\Planning\Growth Management\CPA Project Files\Daytona Beach_Volusia\Review\2017\17-2ESR\Proposed\DaytonaBeach_Proposed_17-2ESR_Review.docx		

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

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FUTURE LAND USE MAP AMENDMENT

Elements: Future Land Use Element (Future Land Use Map)
Rule Reference: Chapter 163, Florida Statutes

Background:

The City of Daytona Beach has submitted the proposed Daytona Beach 17-2ESR large scale Comprehensive Plan Amendment including a Future Land Use Map amendment to change the future land use designation of the subject parcel from Volusia County – Conservation (C) to City of Daytona Beach – Low Intensity Urban (LIU).

The Low Intensity Urban FLU designation specifies a maximum of 25% of a parcel may be used for non-residential uses; however, there is no maximum floor area ratio (FAR) included in the Comprehensive Plan. The submitted Staff Report analyzed a 0.3 FAR for the maximum development allowed. Based on conversations with City staff, the 0.3 FAR is consistent with previous Low Intensity Urban (LIU) FLU areas within the Comprehensive Plan. Previous projects with an LIU FLU have limited the non-residential development to a 0.3 FAR. This limit is not included in the proposed ordinance. City staff has acknowledged this issue and the fact it needs to be addressed. The following analysis uses the 0.3 FAR as provided by City Staff; however, the Department acknowledges this maximum is not included in the Comprehensive Plan FLU policies, nor is it included in the proposed ordinance.

Table 1 below indicates the trip generation potential for the currently adopted and proposed development allowances, and the change in trips as a result of the proposed amendment.

Table 1: State Roadway Segments Affected by FLUM Amendment

Scenario	Land Use Designation	ITE Land Use Code	Allowed Development		Daily Trips	P.M. Peak Hour Trips
Adopted	Conservation (Volusia County)	417	626	ac	2,861	125
Proposed	Low Intensity Urban (Daytona Beach)	820	2,045,142*	s.f.	48,296	4,526
		210	626	d.u.	5,677	548
Change in Trips					+51,112	+4,949

*Based on 0.3 FAR for 25% of subject parcel.
 Source: ITE Trip Generation Manual 9th Edition
 s.f. = square feet; d.u. = dwelling units

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 In-house Consultant
 FDOT District 5
 Telephone: 386-943-5421
 Fax: 386-943-5713
 E-mail: Steve.Shams@dot.state.fl.us
 File: H:\OOC\Planning\Growth Management\CPA Project Files\Daytona Beach_Volusia\Review\2017\17-2ESR\Proposed\DaytonaBeach_Proposed_17-2ESR_Review.docx

Reviewed by: Tyler K. Johnson, AICP
 Vanasse Hangen Brustlin, Inc.
 407-839-4006
 407-839-4008
tjohnson@vhb.com

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The analysis indicates the proposed amendment would increase the trip generation potential of the 626± acres by 51,112 daily trips and 4,949 P.M. peak hour trips.

The State roadway segments within three miles of the site potentially impacted by the amendment are depicted in the Table 2 with year 2017 and 2040 projected volumes.

Table 2: State Roadway Segments Affected by FLUM Amendment

Roadway(s)	Segment(s)	SHS/SIS?	2017				2040			
			LOS Std	Adjusted Service Vol at LOS Std	AADT	Meets Std?	LOS Std	Adjusted Service Vol at LOS Std	AADT	Meets Std?
SR 400	I-4 to SR 600	Y	D	74,400	5,900	Y	D	74,400	10,400	Y
SR 400/ I-4	SR 44 to Urban Boundary	Y	D	111,800	58,300	Y	D	111,800	84,200	Y
	Urban Boundary to I-4 Connector to US 92	Y	C	64,000	58,300	Y	D	64,000	84,200	N
	I-4 Connector to US 92 to Urban Boundary	Y	C	64,000	58,300	Y	C	64,000	84,200	N
	Urban Boundary to SR 9/I-95	Y	D	111,800	42,400	Y	D	111,800	60,000	Y
SR 600/ US 92	E. of Old Daytona Rd (approx. Urban Boundary) to Indian Lake Rd	Y	C	40,300	15,400	Y	C	40,300	20,700	Y
	Indian Lake Rd to I-4 Eastbound Ramp	Y	D	41,790	18,000	Y	D	41,790	23,500	Y
	I-4 Eastbound Ramp to SR 9/I-95	Y	D	41,790	27,600	Y	D	41,790	42,000	N

Source: FDOT District Five 2016 LOS_ALL Report Update

Technical Assistance:

Within three miles of the subject parcel there are two segments of SR 400/I-4 and one segment of SR 600/US 92 projected to exceed the LOS standards through the year 2040. This condition is projected with or without the proposed amendment. The proposed amendment results in a significant increase to the trip generation potential of the 626± subject parcel; therefore, there are potential impacts to the State

FDOT Contact: Steve Shams, MURP In-house Consultant FDOT District 5 386-943-5421 Telephone: 386-943-5421 Fax: 386-943-5713 E-mail: Steve.Shams@dot.state.fl.us File: H:\OOC\Planning\Growth Management\CPA Project Files\Daytona Beach_Volusia\Review\2017\17-2ESR\Proposed\DaytonaBeach_Proposed_17-2ESR_Review.docx	Reviewed by: Tyler K. Johnson, AICP Vanasse Hangen Brustlin, Inc. 407-839-4006 407-839-4008 tjohnson@vvh.com
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Highway System (SHS) or the Strategic Intermodal System (SIS) as a result of the proposed amendment. The Department recommends the following:

1. The Department recommends the City of Daytona Beach continue to monitor impacts to State facilities, as development in the subject parcel advances beyond the amendment stage.
2. The Department recommends the City of Daytona Beach continue to coordinate and work together with FDOT as development in the subject parcel advances beyond the amendment stage in order to identify appropriate mitigation strategies to address the potential impacts to State facilities.

The Department respectfully requests a copy of the adopted plan. Please provide the adopted plan within 10 working days of adoption, in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statutes (Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes).

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Telephone:	386-943-5421		Vanasse Hangen Brustlin, Inc. 407-839-4006
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TEXT AMENDMENT

Elements: Future Land Use and Intergovernmental Coordination Elements
Rule Reference: Chapter 163, Florida Statutes

Background:

In addition to the proposed FLUM amendment described above, associated text amendments to the Future Land Use and Intergovernmental Coordination Elements of the City of Daytona Beach's Comprehensive Plan are proposed to establish and implement the approved Interlocal Service Boundary Agreement (ISBA) between Volusia County and the City of Daytona Beach.

The amendments to the Future Land Use Element implements the West ISB Municipal Service Area (MSA) and allows the City to annex enclaves within the MSA, to administer codes and regulations, and to coordinate the provision of services related to future land use, public facilities, and protection of natural resources within the MSA as indicated in the approved ISBA. The West ISB MSA includes all the land within the proposed future land use amendment described above.

Technical Assistance

The proposed text amendments do not modify maximum allowable densities or intensities; therefore, there is no change in potential development programs and there are no expected impacts to State facilities. The Department does not have any comments or recommendations regarding the proposed text amendments.

The FDOT has no comments or recommendations for the proposed amendment.

The Department respectfully requests a copy of the adopted plan. Please provide the adopted plan within 10 working days of adoption, in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statutes (Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes).

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