




The CITY OF DAYTONA BEACH

“THE WORLD’S MOST FAMOUS BEACH”

MEMORANDUM

DATE: October 16, 2017
TO: James V. Chisholm, City Manager
FROM: Reed Berger, AICP, Redevelopment Director 
SUBJECT: Land Development Code Text Amendments – Amend Article 5
(DEV2017-097)

A request by Don Henderson, Boardwalk at Daytona Development LLC, to amend Section 5.4.C.13 of the Land Development Code to permit additional two-year extensions for temporary redevelopment project parking lots that are located on property that is part of an unexpired development agreement approved by the City Commission, demonstrate a need for the extension, and meet all temporary parking lot standards.

Section 5.4.C.13 of the Land Development Code, *Temporary Redevelopment Project Parking Lot*, is amended to read as follows (deletions indicated by ~~strikethrough red text~~; additions indicated by **underlined bold text**):

13. *Temporary Redevelopment Project Parking Lot*. A temporary parking lot may be allowed in conjunction with an approved redevelopment project, subject to the following standards:

- a. The applicant shall identify an **approved** redevelopment project for the site and a schedule for completion of the redevelopment project **in an approved development agreement**.
- b. The temporary or interim use of the land for a parking lot shall be authorized for a **maximum** period of two years from the date of approval of the Temporary Use Permit for the parking lot: ~~Through site plan approval;~~ City staff may authorize extensions of the two-year period for additional two-year periods, ~~up to a total of six years~~, on findings that there is a need to extend the schedule to complete the redevelopment project and that all conditions **herein** are satisfied.
- c. The parking lot surface shall be stabilized with crushed shell, crushed concrete, open-jointed pavers, pervious concrete, pervious asphalt, gravel, or sod. A crushed shell, crushed concrete, or gravel surface shall be treated with a soil stabilizer, such as Soiltec®; or DirtGlue™ to control dust and erosion on-site. Construction

- details and a maintenance plan, approved by City staff, shall be submitted with the application.
- d. A stormwater permit or a determination that a permit is not required shall be obtained from the St. John's River Water Management District. If a district permit is not required, the City will, at a minimum, require any necessary improvements to prevent erosion sediment from entering the public drainage system.
- e. A fence shall be provided along the perimeter of the parking lot—excluding permitted access points—to screen it from abutting rights-of-way. The fence shall:
- i. Be at least four feet high, measured from the top of the fence to the finish grade of the ground.
 - ii. Be located behind required landscaping
 - iii. Have an appearance that meets the design standards for fences in Redevelopment Areas.
 - iv. Be constructed of vinyl or the finest grade cypress or pressure treated pine utilizing "dog eared" or "stockade" pickets with posts of sufficient strength and depth to hold the fence plumb and erect during anticipated wind loads.
 - v. Be white on both sides.
- f. The parking lot shall be landscaped in accordance with Section 6.4.D, Vehicular Use Area Landscaping, except that:
- i. The perimeter landscaping strip may be five feet wide along public rights-of-way; and
 - ii. Parking lots with an area less than one acre are not required to have landscaped islands and areas within the vehicular use area.
- g. One ground sign along each right-of-way shall be permitted provided it has a maximum sign area of 15 square feet and meets the design standards for signs in Redevelopment Areas.
- h. The parking lot shall have lighting that is capable of providing adequate illumination for security and safety, but does not cause a nuisance to adjoining properties.
- i. Proper maintenance of all site improvements is required.
- j. Temporary parking lots ~~may~~ **shall** be used for **public** parking only and may not be used or approved for use for outside activities.
- k. Upon expiration of authorization of a temporary parking lot, the parking lot shall promptly be restored and maintained in accordance with Section 6.18.D, Site Restoration.
- l. A complete and automatic underground irrigation system shall be installed and maintained which provides 100 percent coverage to all landscaped areas. An irrigation plan shall be approved prior to construction.

At the September 28, 2017 Planning Board meeting staff noted one additional change requested by the applicant to strike the word “maximum” from paragraph b of the proposed text amendment. The Planning Board’s recommendation for approval failed 1-to-4.

Among the concerns raised by the Planning Board was the elimination of a limit on the number of extensions. The applicant submitted a request to staff that the City Commission consider the text amendment that was presented at the Planning Board meeting.