Agenda Item 6 (Legislative Hearing)

Small Scale Comprehensive Plan Amendment

DEV2017-109

Jimmy Johns Atlantic Ave.

Staff Report

DATE: January 25, 2018

TO: Planning Board Members

FROM: Doug Gutierrez, AICP, Senior Planner

PROJECT REQUEST

A request by Steven R. Buswell, P.E., R.L.A., Parker Mynchenberg & Associates, Inc., on behalf of Brent Triebel, Triebel Family Foods, Inc., for approval of a Small Scale Comprehensive Plan Amendment (LSCPA).

PROJECT DESCRIPTION

Proposed Amendment to the Future Land Use Map. The parcel consists of 0.14± acres which the applicant proposes changing the Future Land Use Map designation from Office Residential to Commercial Mixed Use.

The applicant requests to amend the Future Land Use Map designation for the property in order to develop as a parking lot for a proposed restaurant. The site is located in the Main Street and South Atlantic redevelopment area. The parking lot use will be restricted with a Neighborhood Policy. The site consists of two lots located at 708 Butler Blvd. is currently developed with a single family structure and 315 N. Coates Street is undeveloped.

PROPOSED NEIGHBORHOOD "B" POLICY

(h) Issue: The Property located at 315 N. Atlantic Avenue (SR A1A) is being developed as a restaurant. The parcels is irregularly shaped, restricted and lacks sufficient area to provide parking. The two lots at 708 Butler Blvd. (04-15-33-04-08-0070) and 315 Coates Street (04-15-33-04-0071) will be used for parking.

(1) Policy: In order to rezone the three (3) parcels 315 N. Atlantic Avenue (SR A1A), 708 Butler Blvd. (04-15-33-04-08-0070) and 315 Coates Street (04-15-33-04-0071), parking is required to be constructed on 708 Butler Blvd. (04-15-33-04-08-0070) and 315 Coates Street (04-15-33-04-0071), which will be restricted to parking only with a Floor Area Ratio of 0.0. The subject parcels shall be rezoned PD-G'.

1) Incorporated into the Jimmy John's restaurant and included in the PD-G rezoning.
2) The three properties shall be subject to a Unity of Title
3) A six (6') foot masonry screening wall shall be constructed on the west side of 708 Butler Blvd. and 315 Coates Street.
4) The properties shall be developed pursuant to current City Landscape, lighting and screening requirements.

PROJECT ANALYSIS

The adjacent land uses and zoning classifications for the parcels are illustrated in the following table. This parcel is outlined on the attached location and aerial maps (Attachment A).

Table 1: Land Use and Zoning

	Existing Uses	Existing Future Land Use Designation	Existing Zoning Classification
Site	Single Family	Office Residential	RP – Residential/Professional
North	Single-Family	Office Residential	RP – Residential/Professional
South	Multi-Family	Office Residential	RP – Residential/Professional
East	Commercial	Commercial Mixed Use	RDB - 5
West	Single Family	Office Residential	RP – Residential/Professional

Conformance with Comprehensive Plan

The applicant has requested that the Future Land Use Element future land use designation for this property be amended from Office Residential to Commercial Mixed Use. Policy 1.1.2 describes the Commercial Mixed Use designation as shown below.

Policy 1.1.13 **Commercial Mixed Use.** An area generally containing a mixture of land uses with commercial being the principal land use. Development in this area shall not exceed a floor area ratio of 3 or a residential density of 40 dwelling units per acre.

Neighborhood Input

The neighborhood meeting was held at Jimmy Johns restaurant at 151 S. Ridgewood Avenue, Daytona Beach, FL at 6:00 PM on August 29, 2017, the applicant summary stated that the meeting had three attendees. (Neighborhood meeting summary Attachment B).

Impact Analysis

Urban services necessary to serve this site and the concurrency process requires that adequate capacity be available for new development prior to the approval of final development orders. The current Future Land Use designation of Office Residential allows floor to area ratio not to exceed 2.0 and a maximum residential density shall not exceed Twenty (20) dwelling units per acre. The proposed Future Land Use of Commercial Mixed Use allows a FAR of 3 and forty (40) dwelling units per acres residential density. However, the applicant proposes a Neighborhood policy limiting the use of the properties to parking use exclusively, resulting in zero density and FAR.

The following are results for water, waste water and traffic impacts that could be generated by the property by the most intense land use allowed under the current land use map designation and the proposed land use change. The detailed data and analysis are in the attached project analysis provided by the applicant (Attachment C).

The City's potable water treatment plant has sufficient capacity (24.0 MGD) to accommodate the proposed Future Land Use designation. The current maximum daily flow is 14.15 MGD and the proposed amendment to the Neighborhood Policy limiting the use to parking only, results in a net decrease of 914.7 GPD.

The City's waste water treatment plant servicing this site has sufficient capacity (15.0 MGD) to accommodate the proposed Future Land Use designation. The current maximum monthly annual daily flow is 8.3 MGD and the proposed amendment to the Neighborhood Policy limiting the use to parking only, results in a net decrease of 914.7 GPD.

The current future land peak hour trip generation is 220 trips. The proposed amendment to the Neighborhood Policy limiting the use to parking only, results in a net decrease of 220 daily trips from the maximum allowed by the current land use. However, in association with the proposed restaurant, which generates daily trips, the net decrease would be less than 220 daily trips.

Urban Sprawl

In general terms and as directed by Florida Statutes and rules of the Florida Administrative Code, key urban sprawl indicators include leapfrog development, premature development, and development that does not make efficient use of urban services. Local governments are responsible for ensuring that their actions do not further urban sprawl. This amendment does not represent leapfrog development. It is located in an area of general commercial and residential uses with existing urban services that are be suitable for development. This amendment does not represent premature development. Central water and sewer services have the capacity to serve the subject property and the property is accessible through the existing road network. The traffic generation calculations presented in this staff report indicates average daily trips will decrease if the proposed amendment is approved.

Consistency with the Comprehensive Plan Goals, Objectives and Policies

Objectives and Policies of the Comprehensive Plan that are relevant to this application are listed below:

Future Land Use Element

Goal 1: To achieve a future land use pattern that provides for sufficient supply of land to meet growth demands, ensures that land uses are located in a rational and efficient manner, and promotes economic development.

Policy 1.2.1 Traffic: The Land Development Code shall be maintained in a manner that will cause future major traffic generators to be located in close proximity with thoroughfares, which have the capacity to carry the additional traffic generated by such developments. All future rezoning shall be consistent with this policy.

Objective 1.3 Commercial Land: The City's supply of commercial land shall be sufficient to accommodate both local demand and the demand for regional facilities, since the City of Daytona Beach is the central city in Halifax metropolitan area.

Objective 1.4 Economic Base: Achieve a diversification of the City's economic base so that light industrial and business employment and other clear basic economic activities will have increased 10% by the year 2015.

Transportation Element

Goal 1 To promote safe and efficient traffic circulation serving existing and future land uses.

Objective 1.7 Future Land Use Controls: Maintain a land use pattern that supports and is compatible with the function of the roadway system that is designed to serve it. Higher trip generators are to be located adjacent to and at the intersections of arterial roadways with lower trip generators located adjacent to collector and local streets.

Objective 1.8 Residential Impacts: No street improvements shall adversely impact single-family areas.

Economic Element

Goal 2 Business and Employment: Retain, expand and attract industries, companies and businesses that provide high paying jobs with benefits for residents and that would create

opportunities for business spin-offs and expansions, particularly those that would establish the City of Daytona Beach as a center for high technology design.

Objective 1.1 Retain, expand and attract industries, businesses and jobs, particularly in the City's targeted industries, such that the area average annual wage increases from the previous year.

Targeted Industries include: telecommunications, environmentally clean manufacturing, information technology, medical products, treatment and technology, boating, marine production and supplies, automotive and speed related sports industry i.e. motor sports, golf, tennis, aviation and related events.

Policy 1.1.9 Facilitate and support opportunities for business spin-offs, expansions and/or recruitment particularly in Targeted Industries.

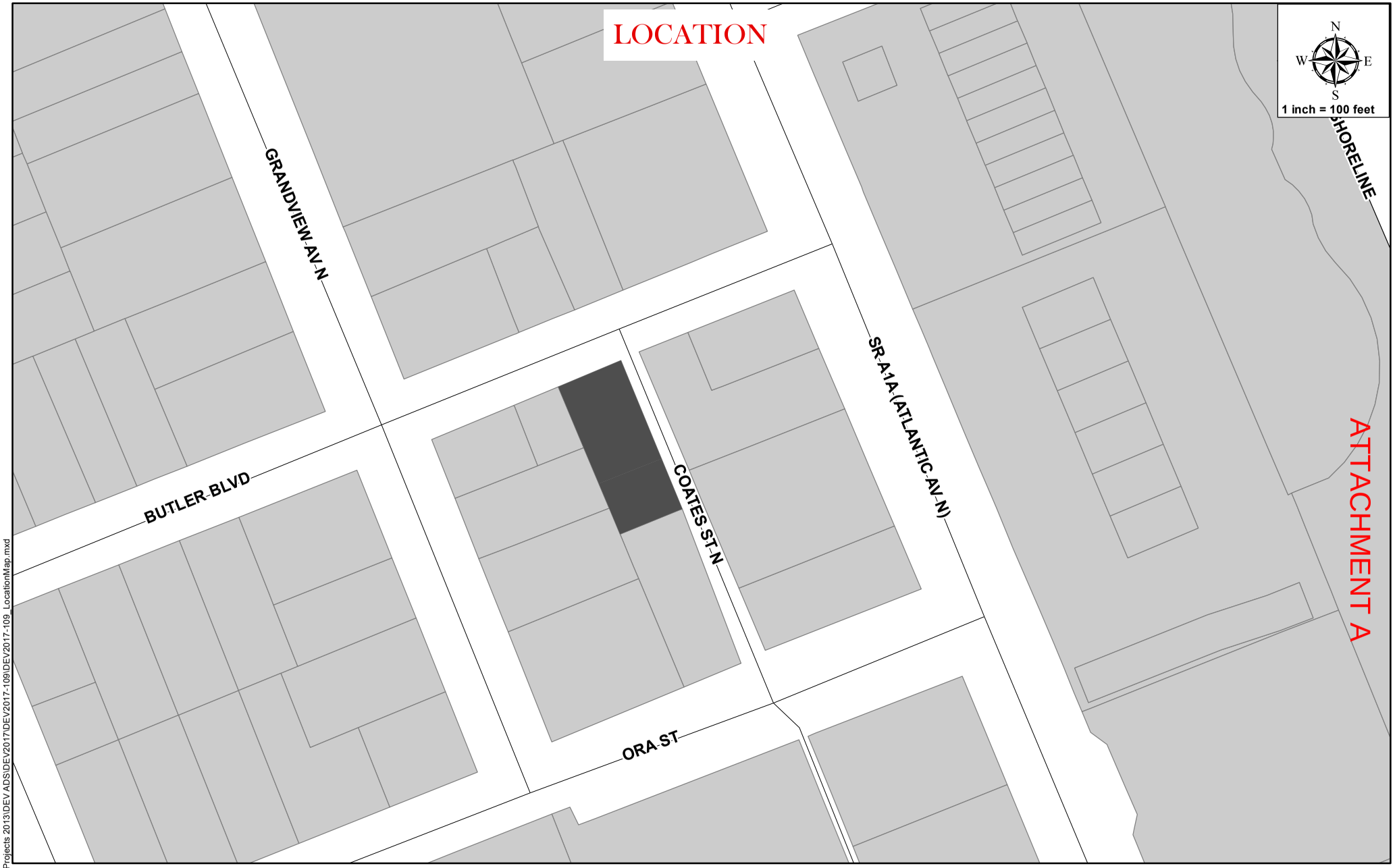
Policy 1.1.10 Encourage Volusia County and the Chamber to pursue opportunities to add targeted industries and high paying jobs in the City.

RECOMMENDATION

Staff finds that the small scale amendment is consistent with the Comprehensive Plan, does not represent urban sprawl and the City has available capacity for water and sewer.

Based on staff analysis and review, the proposed Future Land Use Map amendment from Office Residential Transition to Commercial Mixed Use appears to meet criteria for the proposed amendment.

A majority vote of the Planning Board members present and voting are required to recommend approval, approval with conditions or denial of this policy matter to the City Commission.



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DEV2017-109
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
LOCATION MAP

City of Daytona Beach Map disclaimer:

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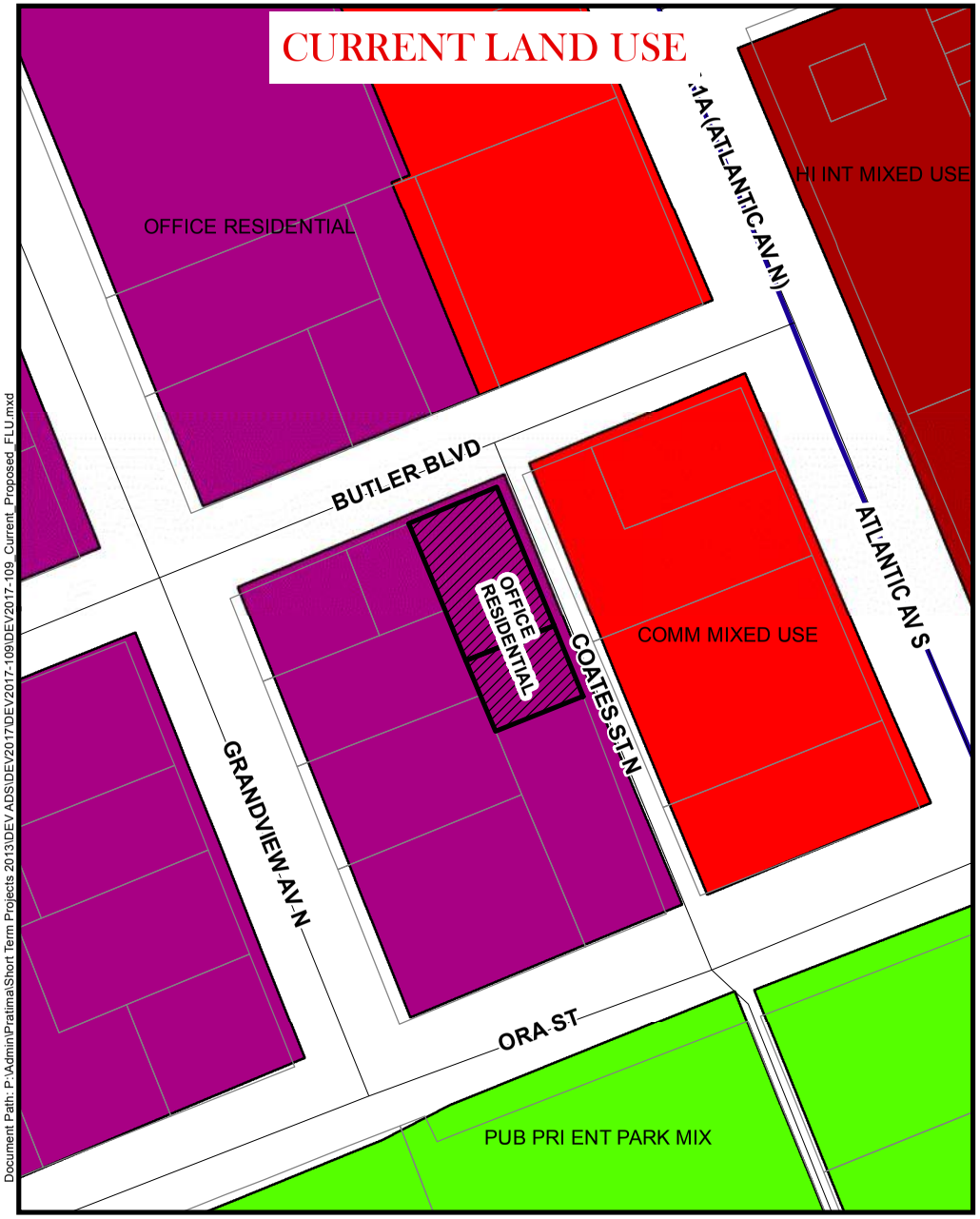

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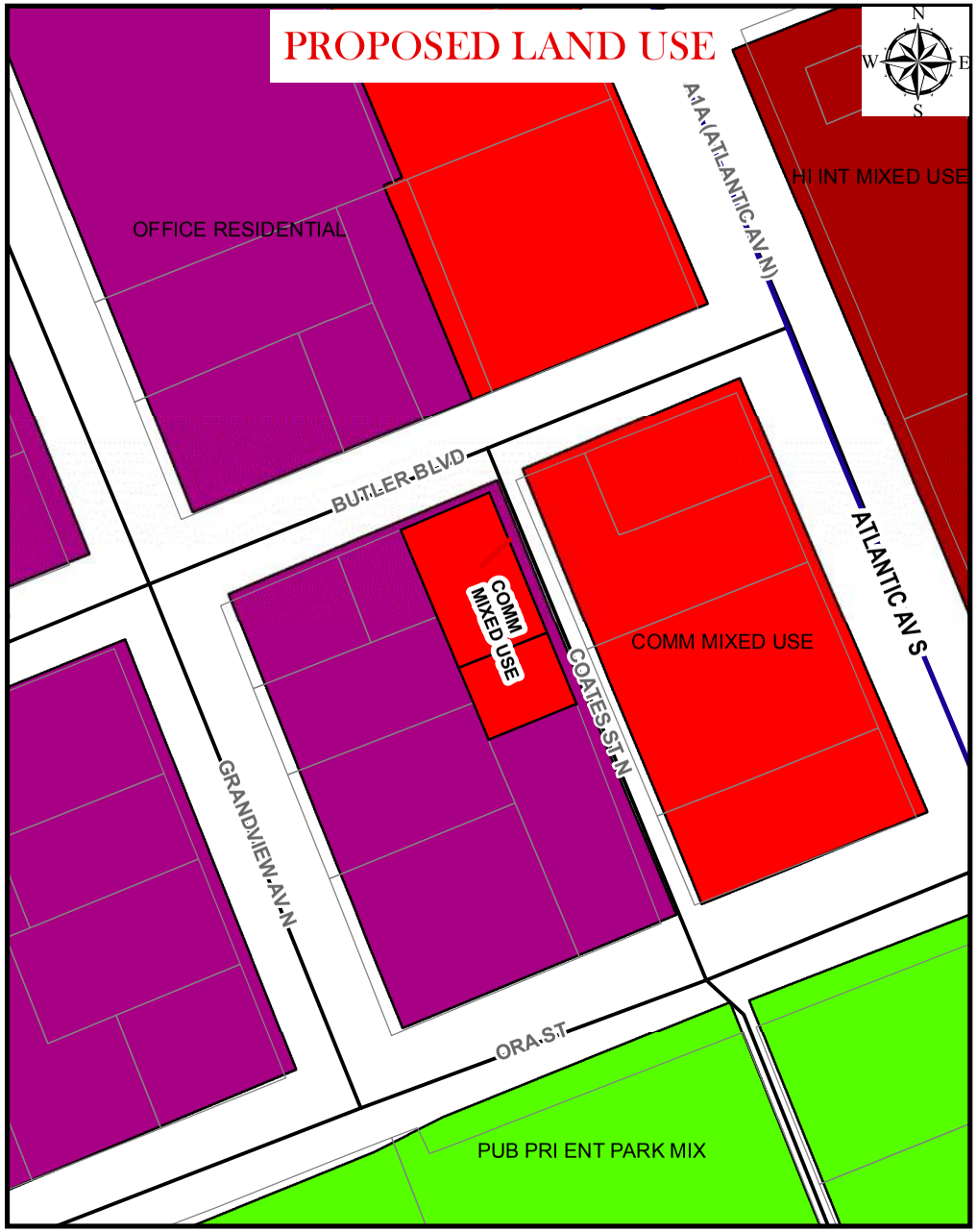

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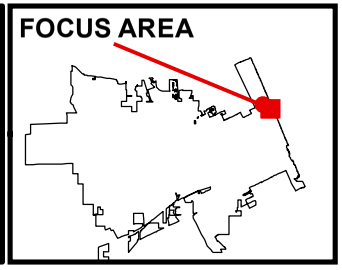
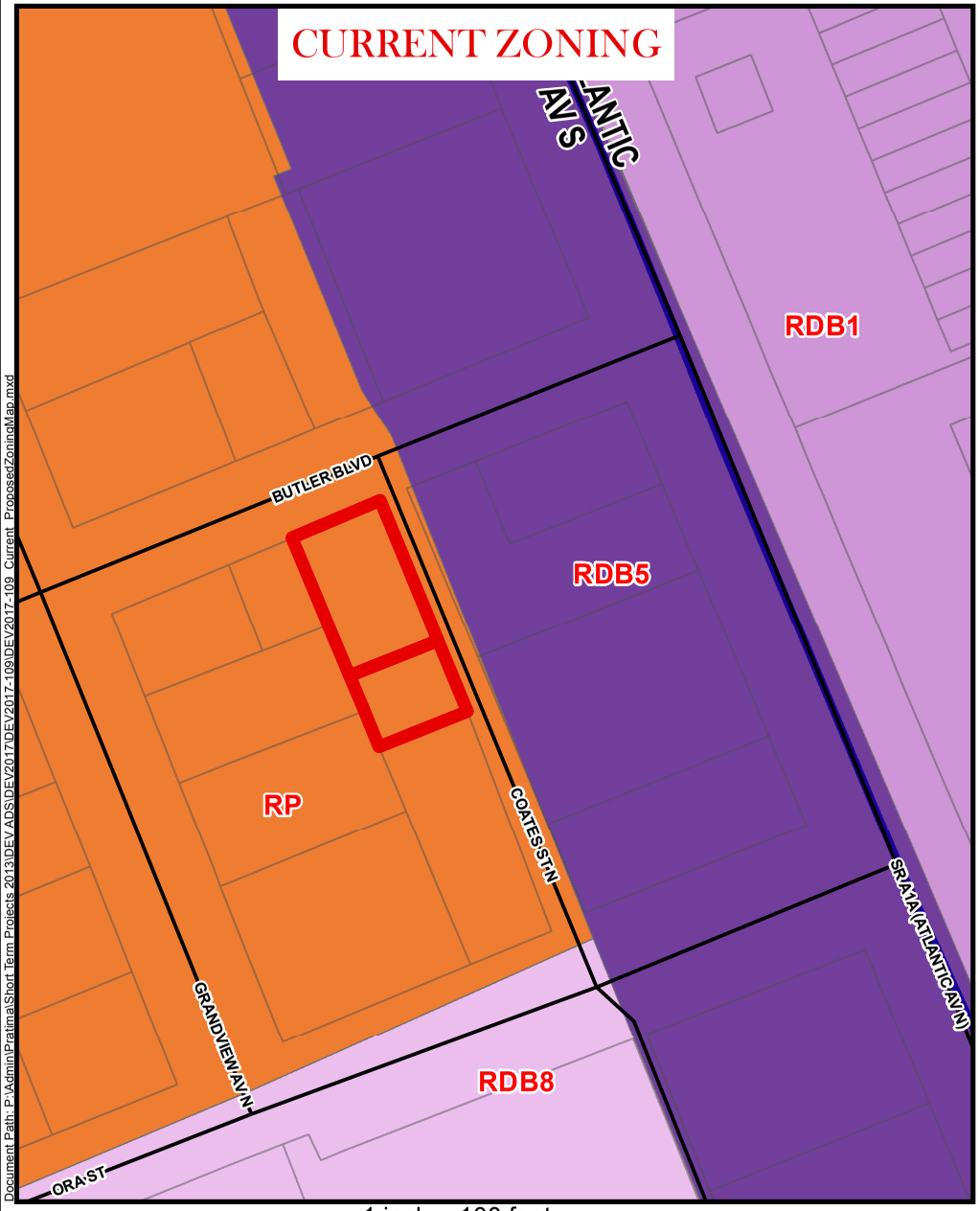
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
CURRENT AND PROPOSED FUTURE LAND USE





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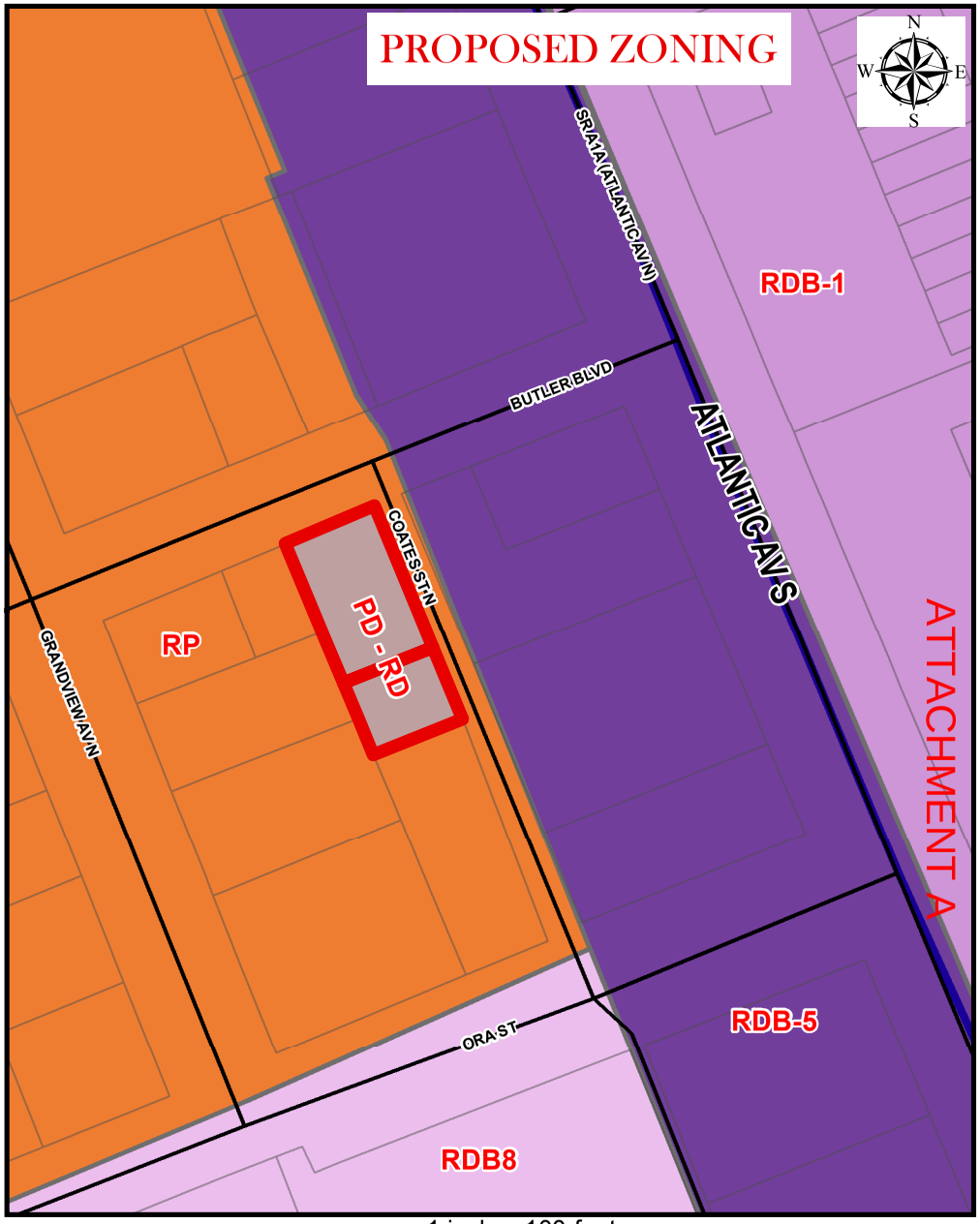

1 inch = 100 feet

ATTACHMENT A

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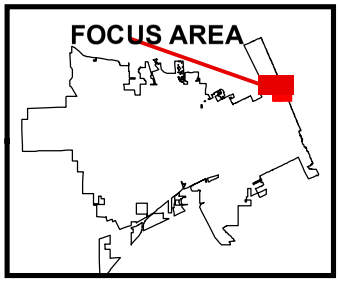
DEV2017-109
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
CURRENT & PROPOSED ZONING MAP



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DEV2017-109
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
AERIAL MAP

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ATTACHMENT B

ATTACHMENT B

ATTACHMENT B

ATTACHMENT C

JIMMY JOHN'S
708 BUTLER BOULEVARD AND
315 N. COATES STREET
DAYTONA BEACH

The City of Daytona Beach
Volusia County, Florida

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

Date: October 4, 2017
Revision #1: November 30, 2017
Revision #2: December 19, 2017

Prepared By:

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DEC 20 2017

ATTACHMENT C

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Appendix A

1 APPLICANT INFORMATION

Applicant's Name and Address

Mr. Brent Triebel, President
Triebel Family Foods, Inc.
117 Spinnaker Circle
Daytona Beach, FL 32119

Phone: 386-338-5822
Email: btriebel1@cfl.rr.com

Nature of Interest

The property is currently within the *Office/Residential Transition* Future Land Use Designation. The City's Comprehensive Plan defines *Commercial Mixed Use* as an area generally suitable for a variety of land uses including light industrial, office, tourist accommodations, retail, multi-family residential, assisted living facilities, hospitals, public school and planned amusements. The floor area ratio shall not exceed three (3) or the residential density shall not exceed 40 dwelling units per acre (DU/ac). The City's Comprehensive Plan defines *Office/Residential Transition* as an area for transitional uses that serve as a buffer between single-family residential neighborhoods and commercial uses, including single family dwellings, duplexes and duplexes subdivisions, townhouse subdivisions, and multifamily dwellings and complexes as well as small scale office development for business and professional services. It also accommodates limited group living, institutional, and open space uses, generally as special uses or public or semi-public uses with densities not exceeding 20 dwelling units per acre (DU/ac). The maximum FAR for Office/Residential Transition Redevelopment is 2.

The applicant proposes to re-categorize the parcels from *Office/Residential Transition* to *Commercial Mixed-Use* Future Land Use Designation. Note: Commercial Mixed-Use is Redevelopment Future Land Use, specific to the Main Street and South Atlantic Redevelopment Areas.

Applicant's Authorized Representative

Steven R. Buswell, P.E., R.L.A.
Parker Mynchenberg & Associates, Inc.
1729 Ridgewood Avenue
Holly Hill, Florida 32117
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Fax: 386-677-2114

2 PARCEL DATA

Size of Property and Survey

Parcel Location: 708 Butler Boulevard and 315 N. Coates Street, Daytona Beach, FL 32114

Total Property Area = 0.14 Acres
Office Residential = 0.14 Acres

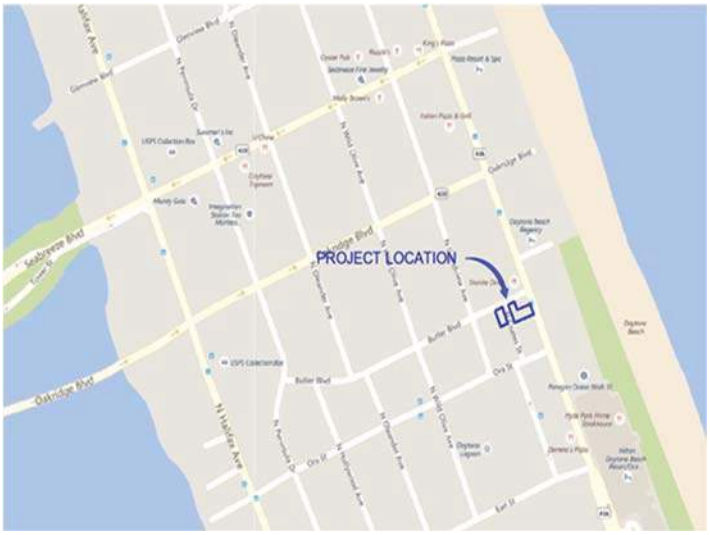

Figure 2.1

A survey containing the sketch and legal description of each individual parcel is provided in Appendix A

Figure 2.1 shows a vicinity map of the property.

Legal Description

A complete Legal Description of the property is provided on the survey in Appendix A.

Parcel Identification Number(s)

1. 04-15-33-04-08-0070
2. 04-15-33-04-08-0071

A map of the project site is provided in Figure 2.3

Figure 2.3 – Tax Parcel ID map

General Location

The site is located at 708 Butler Boulevard and 315 N. Coates Street at the Southeast corner of the intersection of Butler Boulevard and Coates Street, extending south down Coates Street.

Frontage

The subject property has frontage on Butler Boulevard and Coates Street as follows:

Butler Boulevard:	50 ft
North Coates Street:	45 ft

Access

Public access to the Parcels will be provided off of Butler Boulevard and Coates Street for 708 Butler Boulevard and 315 N. Coates Street, respectively.

Street Address

708 Butler Boulevard and 315 N. Coates Street, Daytona Beach, FL 32118

Location and Acreage of Property in Same Ownership

There are two adjacent parcels totaling 0.143 acres under the same ownership. LAND USE INFORMATION

Aerial Photograph

An aerial photograph is provided in Figure 3.1.

Figure 3.1 - Aerial

Built Features

Vacant land and vacant single-family home. The existing home is proposed to be razed.

Future Land Use Map Designation

The current Future Land Use Map (FLUM) is illustrated in Figure 3.2. The FLUM designation is *Office/Residential Transition*. The proposed FLUM is illustrated in Figure 3.3. The proposed FLUM designation is *Commercial Mixed Use*.

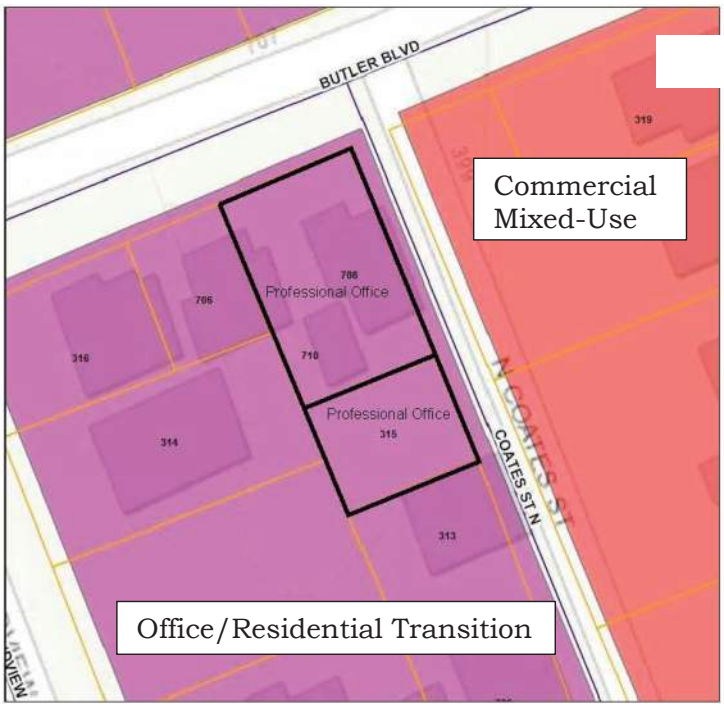

Figure 3.2 – Current FLUM

Figure 3.3 – Propsed FLUM

<u>Zoning District</u>

The current zoning designation is *Residential Professional.* (R*P).*

The proposed zoning designation is *Planned Development – Redevelopment (PD-RD).*

Prior Approval

Not applicable.

3 BASIC DATA REQUIREMENTS

Intergovernmental Coordination

Property is located within The City of Daytona Beach and is within The City of Daytona Beach utility service area.

Effects on the Number of Dwelling Units

The development potential for the property's current and proposed FLUM designation is provided in the following sections.

3.1.1 Current FLUM Designation *(Office/Residential Transition)*

The maximum permitted density under the property's current FLUM designation of *Office/Residential Transition* is twenty (20) Dwelling Units (DU) per acre.
Current DU = 20 DU/ac * 0.14 ac
Current DU = 2.8

3.1.2 Proposed FLUM Designation (*Commercial Mixed Use*)

The maximum permitted density under the property's proposed FLUM designation of *Commercial Mixed Use with the neighborhood policy* is zero (0) Dwelling Units (DU) per acre.
Proposed DU = 0 DU/ac * 0.14 ac
Proposed DU = 0

3.1.3 Change in Number of Dwelling Units

The change in the number of dwelling units is a decrease of 2.8 Dwelling Units.

Effects on Population

The maximum population for the property's current and proposed FLUM is provided in the following sections.

3.1.4 Current FLUM Designation *(Office/Residential Transition)* (0.14 Ac.)

The maximum permitted population under the property's current FLUM designation is calculated by multiplying the maximum permitted density by the size of the property and by 2.06, the average number of persons per dwelling unit in The City of Daytona Beach.

Current Maximum Population = 2.06 persons/DU * 20 DU/ac * 0.14 ac
Current Maximum Population = 5.76 persons

3.1.5 Proposed FLUM Designation (*Commercial Mixed Use*)

The maximum permitted population under the property's proposed FLUM designation of *Commercial Mixed-Use with the neighborhood policy* is the following:

Proposed Maximum Population = 2.06 persons/DU * 0 DU/ac * 0.14 ac
Proposed Maximum Population = 0 persons

3.1.6 Change in Population

The change in Population from the current FLUM designation to the proposed FLUM designation is a decrease of 5.76 persons.

Effects on Non-Residential Development Potential

The following section compares the maximum development potential for the property's current and proposed FLUM designation. The following calculations are based on the Floor Area Ratio (FAR).

3.1.7 Square Footage at the Maximum FAR

3.1.7.1 Current

Office/Residential Transition= 1 FAR

Current Maximum Square Footage = Area * Density * FAR
Current Maximum Square Footage = 0.14 ac * 43,560 SF/ac * 1 FAR
Current Maximum Square Footage = 6,098 SF

3.1.7.2 Proposed

Maximum FAR for *Commercial Mixed Use with neighborhood policy* = 0
Proposed Maximum Square Footage = 0.14 ac * 43,560 SF/ac 0 = 0 SF

3.1.7.3 Change in FAR

The Change in FAR = 0 – 6,098 = (-) 6,098 Square Feet Increase

4 CONSISTENCY AND COMPATIBILITY ANALYSIS

Consistency with Comprehensive Plan Goals, Objectives and Policies

The proposed development is consistent with the Comprehensive Plan Goals, Objective and Policies. One of the purposes of Goal #1 of the Comprehensive Plan is to ensure that land uses are located in a rational and efficient manner, as well as promoting economic development.

Abutting properties to the west (along Butler Boulevard), south (along North Coates Street.) have a current FLUM designation of *Office/Residential Transition*.

Consistency with the Urban Sprawl Rule

The following sections pertain to evaluation of the local comprehensive plan amendments for consistency with the 2014 Florida Statues Title XI s.163.3177(6)(a).9.b as it relates to Urban Sprawl.

4.1.1 Rule (I)

Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Assigning a designation of *Commercial Mixed Use* will not adversely impact any natural resources and/or ecosystems.

4.1.2 Rule (II)

Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Designating this property as *Commercial Mixed Use* will allow for a Jimmy John's restaurant with drive through services and parking to be constructed, enhancing public access to dining services.

4.1.3 Rule (III)

Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Designation as *Commercial Mixed Use* will not interfere with housing choices, multimodal transportation of other FLUMs.

4.1.4 Rule (IV)

Promotes conservation of water and energy.

Updating the property with new construction will result in more efficient use of water through improved facilities and energy saving appliances and light fixtures.

4.1.5 Rule (V)

Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Redesignating this property as *Commercial Mixed Use* would not impact farmland and/or soils.

4.1.6 Rule (VI)

Preserves open space and natural lands and provides for public open space and recreation needs.

A FLUM designation of *Commercial Mixed Use* will allow for the use of currently unused space and replenish natural lands with appropriate landscaping.

4.1.7 Rule (VII)

Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

A FLUM designation of *Commercial Mixed Use* preserves the balance of the land and helps meet the needs of the adjacent residential properties.

4.1.8 Rule (VIII)

Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in §. 163.3164.

Changing the *Commercial Mixed Use* designation will not constitute urban sprawl.

Land Use Compatibility Analysis

The proposed land use will be compatible with the existing adjacent and nearby land uses. The land use amendment to allow *Commercial Mixed Use* type uses will not adversely affect the adjacent lands with respect to intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke hazardous odors, radiation, function, and other land use conditions.

The land use to the south, east, and west of compliments the proposed land use of *Commercial Mixed Use.* The proposed land use of *Commercial Mixed Use* will not impact the surrounding areas with aesthetics, noise, vibration, odors, or other conditions, which may be possible if the proposed use was Industrial in nature.

5 CONCURRENCY ANALYSIS

Traffic Data and Analysis

The following estimations are based upon the Institute of Transportation Engineers (ITE) *Trip Generation*, 9th Edition.

5.1.1 Trip Generation for the Current FLUM Designation

Given the existing generalized FLUM designation of *Office/Residential Transition,* there are several methods of estimating the number trips given the possible array of different businesses and residential uses. The Trip Generation is estimated for the highest office use (medical office) consisting of a maximum gross floor area of 6,098 SF.

Office Residential:
Average Rate: 36.13 * maximum gross floor area /1,000
Existing Total Number of average daily trips = 220 Trips/Day

5.1.2 Trip Generation for the Proposed FLUM Designation

Given the proposed generalized FLUM designation of *Commercial Mixed Use,* there are several methods of estimating the number trips given the possible array of different businesses and residential uses. Given the neighborhood policy, the Trip Generation is zero for these two properties.

Commercial Mixed Use:
Average Rate = 36.13 * 0/1,000
Proposed Total Number of average daily trips = 0 Trips/Day

5.1.3 Change in Trip Generation

The proposed land use change will result in a reduction of 220 trips/day.

Sanitary Sewer Data and Analysis

5.1.4 Sewer Facilities

The City of Daytona Beach Waste Water Treatment Plant that will accommodate the waste from this project is located at 3651 LPGA Blvd. The plant has a capacity of 15 MGD. The current maximum monthly average annual daily flow over 12 months is 7.2 MGD

5.1.5 Sanitary Sewer Demand from the Current FLUM Designation

Given the existing FLUM designation of *Office/Residential Transition*, the sanitary sewer demand can be estimated as 0.15 gallons per day per square foot (gpd/ft^2).

Existing Sanitary Sewer Demand = Gross Floor Area * 0.15 gpd/ft^2
Existing Sanitary Sewer Demand = 6,098 ft^2 * 0.15 gpd/ft^2
Existing Sanitary Sewer Demand = 914.7 gpd

5.1.6 Sanitary Sewer Demand from the Proposed FLUM Designation

Given the proposed FLUM designation of *Commercial Mixed Use*, the sanitary sewer demand can be estimated as 0.15 gallons per day per square foot (gpd/ft²).

Proposed Sanitary Sewer Demand = Gross Floor Area * 0.15 gpd/ft²
Proposed Sanitary Sewer Demand = 0 ft² * 0.15 gpd/ft²
Proposed Sanitary Sewer Demand = 0 gpd

5.1.7 Change in Sanitary Sewer Usage

The change in Sanitary Sewer Demand from a Land Use Amendment from *Office/Residential Transition* to *Commercial Mixed Use* will be a reduction of 914.7 gpd.

5.1.8 Impact on LOS

The decrease will not impact the LOS.

Potable Water Data and Analysis

5.1.9 Potable Water Facilities

The City of Daytona Beach owns and operates a 24.0 MGD water treatment plant, Ralph E. Brennan Water Treatment Plant. The current maximum monthly average daily flow is 16.4 MGD.

5.1.10 Potable Water Demand from the Current FLUM Designation

Given the existing FLUM designation of *Office/Residential Transition*, the potable water demand can be estimated as 0.15 gallons per day per square foot (gpd/ft²).

Existing Potable Water Demand = Gross Floor Area * 0.15 gpd/ft²
Existing Potable Water Demand = 6,098 ft² * 0.15 gpd/ft²
Existing Potable Water Demand = 914.7 gpd

5.1.11 Potable Water Demand from the Proposed FLUM Designation

Given the proposed FLUM designation of *Commercial Mixed Use*, the potable water demand can be estimated as 0.15 gallons per day per square foot (gpd/ft²).

Proposed Potable Water Demand = Gross Floor Area * 0.15 gpd/ft²
Proposed Potable Water Demand = 0 ft² * 0.15 gpd/ft²
Proposed Potable Water Demand = 0 gpd

5.1.12 Change in Potable Water Usage

The change in Potable Water Demand from a Land Use Amendment from *Office/Residential Transition* to *Commercial Mixed Use* is a decrease of 914.7 gpd.

5.1.13 Impact on LOS

The decrease will not impact the LOS.

5.1.14 Stormwater Data and Analysis

All stormwater calculations will comply with the applicable rules and regulations of the St. Johns River Water Management District and The City of Daytona Beach. The project will attenuate and treat the stormwater for the mean annual and 25-year/24-hour and 100-year/24-hour rain events. The site will be developed in accordance with Local, State and Federal rules and regulations.

5.1.15 Solid Waste Data and Analysis

Solid Waste Disposal within The City of Daytona Beach is provided by Waste Management with a collection contract with Waste Pro. Waste Management has a sufficient capacity to accommodate the proposed FLUM designation.

6 ENVIRONMENTAL ANALYSIS

Surface Water and Wetlands

There are no known surface waters on the property.

Vegetative Cover

The site is currently developed.

Flood Zones

The site is located in Flood Zone X.

Listed Animal and Plant Species

There are no known Animal or Plant Species located on-site that is identified on the endangered or threaten species list

7 NEIGHBORHOOD POLICY

The applicant is creating a Neighborhood Policy to specifically reduce the FAR and density suitable for the transitional use. The subject properties (708 Butler Boulevard and 315 Coates Street) shall have a FAR of zero (0). The properties shall only be used for parking.

Issue: The property located at 315 N. S.R. A1A is being developed as a restaurant. The parcel is irregularly shaped and lacks sufficient area to provide parking.

Policy: To rezone all three (3) parcels – 315 N. S.R. A1A, 708 Butler Boulevard, and 315 Coates Street, parking is required to be constructed on 708 Butler Boulevard and 315 Coates Street. The FAR for the properties 708 Butler Boulevard and 315 Coates Street shall be zero (0). The subject parcels shall be rezoned to PD-G.

1. Incorporated into the Jimmy John's restaurant.
2. Title to all three (3) properties shall be subject to a Unity of Title.
3. A 6 ft masonry screening wall shall be constructed on the west side of 708 Butler Boulevard and 315 Coates Street.
4. The properties shall be developed pursuant to current City landscape, lighting, and screening requirements