

Agenda Item 4 (Legislative Hearing)

Large Scale Comprehensive Plan Amendment

DEV2017-148

Project Beta

Staff Report

DATE: March 22, 2018

TO: Planning Board Members

FROM: Doug Gutierrez, AICP, Senior Planner

PROJECT REQUEST

A request by Robert A. Merrell III, Esq., Cobb Cole, on behalf of John P. Albright, Consolidated-Tomoka Land Co., for approval of a Large Scale Comprehensive Plan Amendment (LSCPA).

PROJECT DESCRIPTION

Proposed Amendment to the Future Land Use Map and Neighborhood “S”. The parcel consists of 14.65± acres which the applicant proposes changing the Future Land Use Map designation from Level 3 Residential to General Industrial and limit the Floor Area Ratio (FAR) to 0.6.

The applicant requests to amend the Future Land Use Map designation for the property in order to develop as heavy industrial, light industrial, office uses and other uses permitted under general industrial and limit the FAR to 0.6. The site is generally located north of Dunn Avenue and West of Mason Avenue is currently undeveloped.

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	Undeveloped	Level 3 Residential	MFR-20
North	Undeveloped	General Industry	MFR-20
South	Indigo Lakes	Level 1 Residential	MFR-20
East	Carolina Club	Level 3 Residential	MFR-20
West	Undeveloped	Level 3 Residential General Industry	PD-G

Conformance with Comprehensive Plan

The applicant has requested that the Future Land Use Element future land use designation for this property be amended from Level 3 - Residential to General Industry. Policy 1.1.2 describes the General Industry designation as shown below.

Policy 1.1.2 General Industry. An area generally containing industrial, office, and service related activities of a larger scale and serving regional and national markets. In addition, amusements located in planned zoning districts may be permitted. Floor area ratio not to exceed 0.7.

Neighborhood “S”

(k) Issue: The undeveloped property located north of Dunn Avenue on either side of Mason Avenue, Having a Volusia County Parcel Identification Number of 5215-00-00-0063, is located in close proximity to a number of major thoroughfares.

(l) Policy: In an effort to reduce the effects of development on these roadways, development on the property shall have a maximum FAR of 0.60.

Neighborhood Input

The neighborhood meeting was held at the Holiday Inn Daytona Beach LPGA in their conference room at 137 Auto Mall Circle, Daytona Beach, FL on February 15, 2018, the applicant summary stated that the meeting was well attended and the only concern was regarding recent flooding the had experienced on their property. (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 Level 3 Residential allows for a density of 40 dwelling units per acre (DU/AC). The proposed Future Land Use of General Industry allows a FAR of 0.7 and no residential density. The proposed amendment to Neighborhood “S” will reduce the FAR to 0.6.

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 15.15 MGD and the proposed amendment results in a net decrease in demand of 175,800 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 8.8 MGD and the proposed amendment results in a net decrease in demand of 175,800 GPD.

The current future land peak hour trip generation is 248 trips. The proposed Future Land Use Map amendment and Neighborhood “S” amendment peak hour trip generation is 247 trips will result in a net decrease of 1 daily trip from the maximum allowed by the current land use.

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 industrial, conservation and residential uses with existing urban services that may 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.

Policy 1.3.2 Through site plan and plat reviews, traffic generated from future commercial and industrial development shall be directed away from residential areas.

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 1.1.1 Increase the percentage of higher paying industries and jobs such that the average annual wage increases from the previous year.

Policy 1.1.2 Increase the number of industries, business and jobs in the identified Targeted Industries such that the average annual wage increases from the previous year.

Policy 1.1.8 The EDAB shall encourage development of pre-permitted “shovel ready” building sites.

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 large scale amendment is consistent with the Comprehensive Plan, does not represent urban sprawl and the City has available capacity to serve the demand on available water and sewer.

Based on staff analysis and review, the proposed Future Land Use Map amendment from Level 3 Residential to General Industry and amendment to Neighborhood “S” adding Issue (k) and Policy (1), limiting the FAR to 0.6 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.

ATTACHMENT “A”

Map Series



**DEV2017-148
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
LOCATION MAP**

City of Daytona Beach Map disclaimer:

These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.



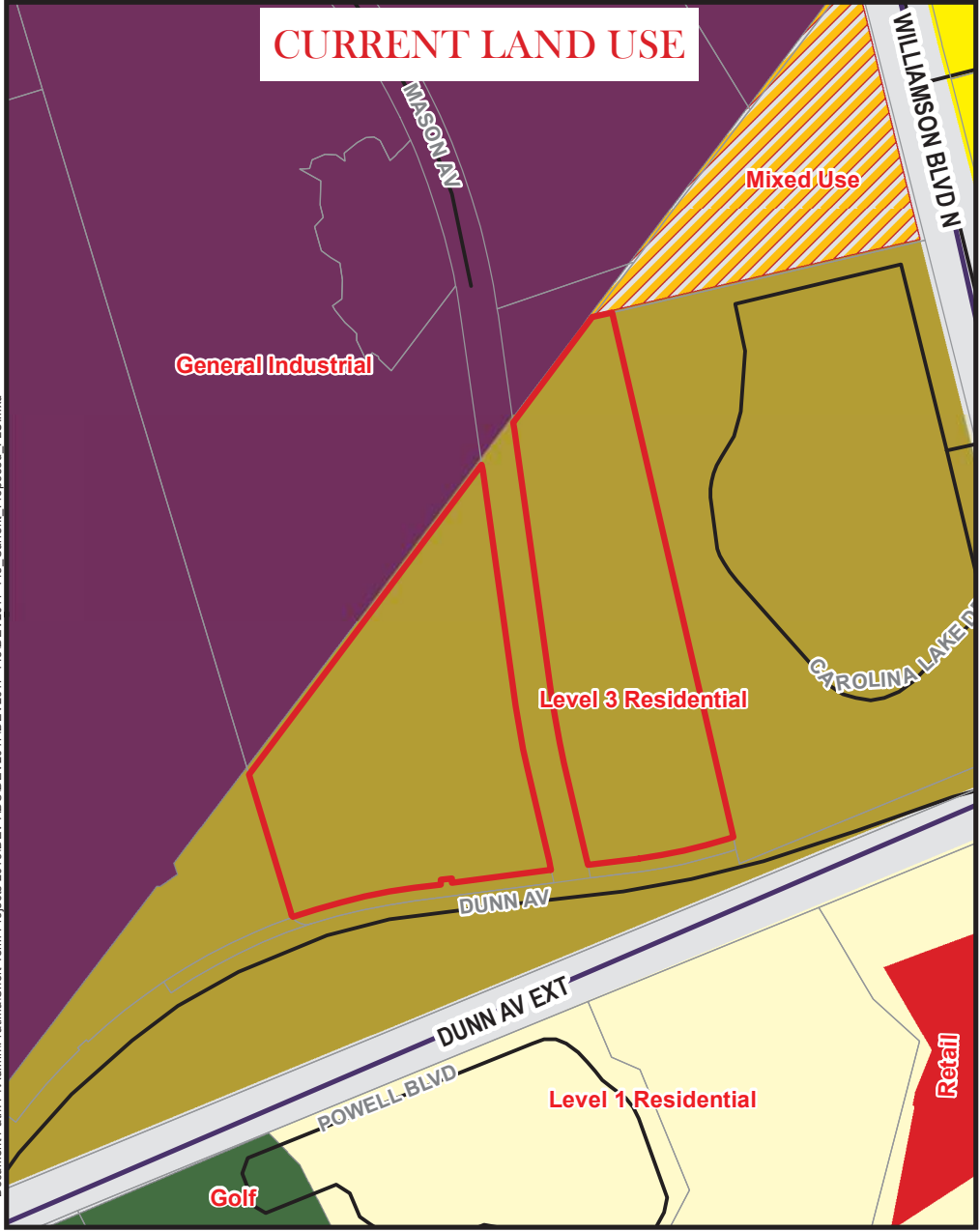
Document Path: P:\Admin\Pratt\GIS\Short Term Projects 2013\DEV ADS\DEV2017\DEV2017-148\DEV2017-148_AerialMap.mxd



DEV2017-148 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AERIAL MAP

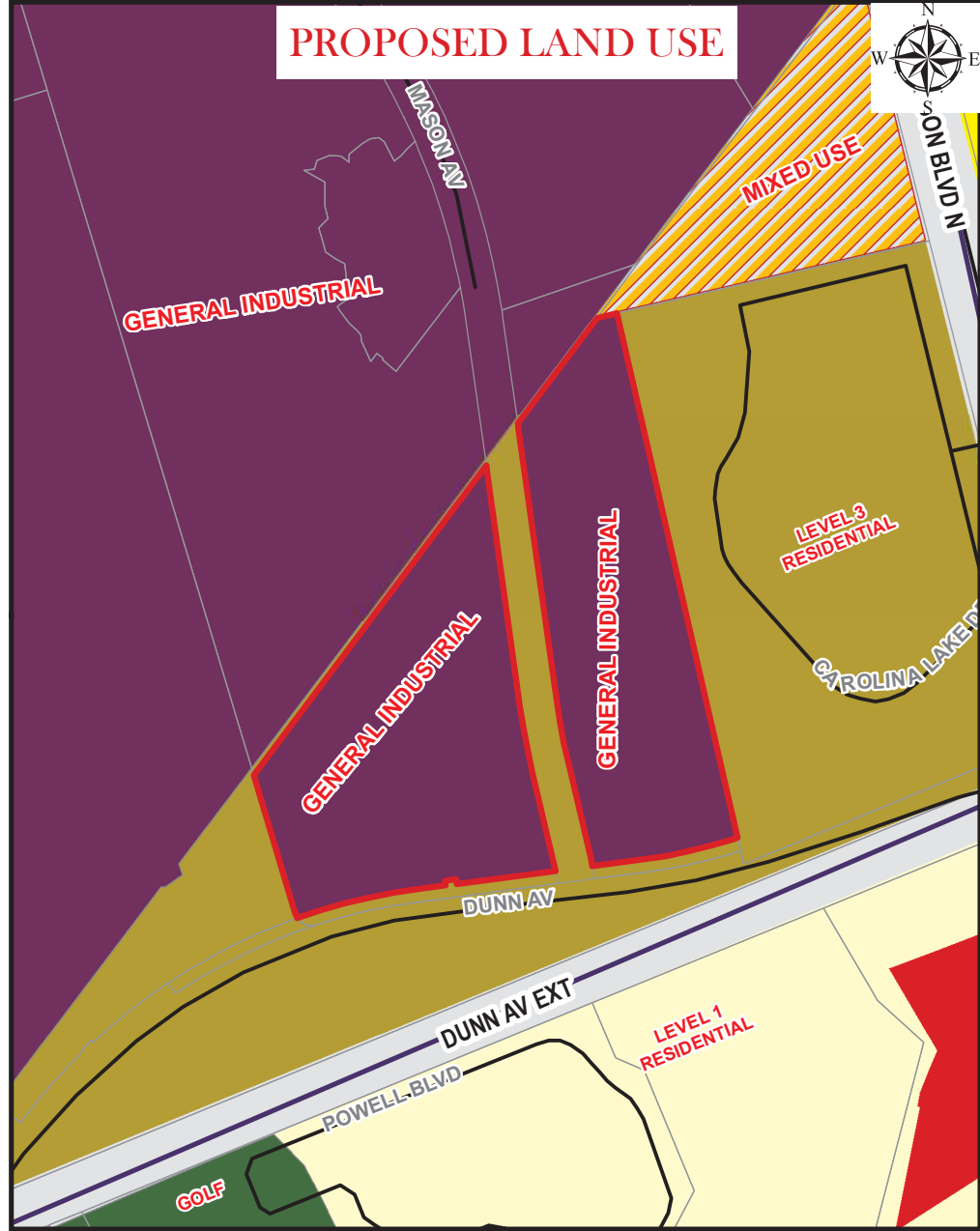
City of Daytona Beach Map disclaimer:
These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.

CURRENT LAND USE



1 inch = 400 feet

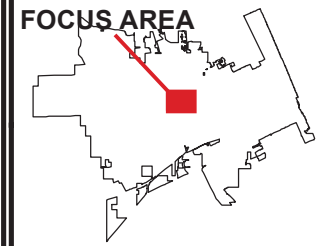
PROPOSED LAND USE



1 inch = 400 feet



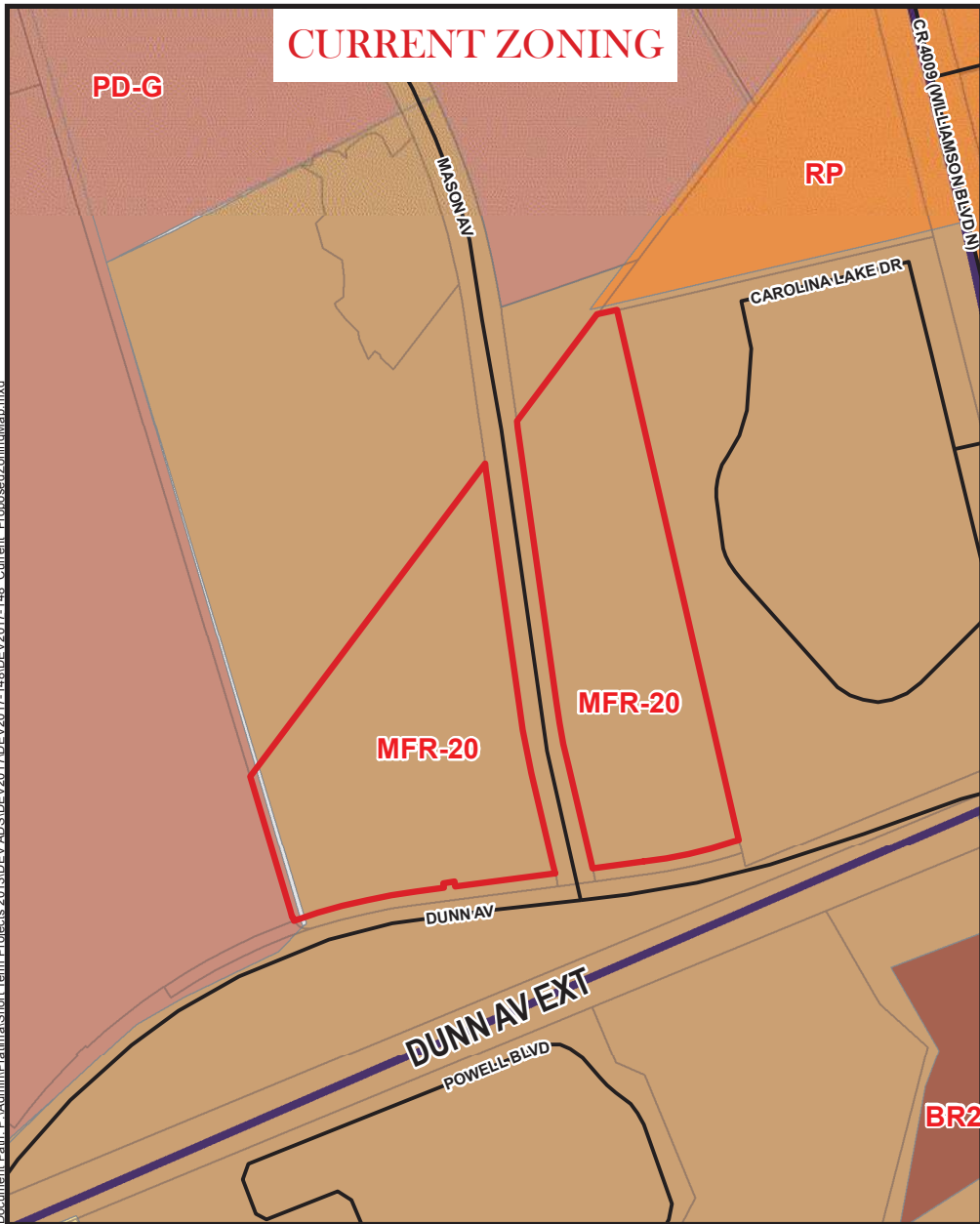
**DEV2017-148
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
CURRENT AND PROPOSED FUTURE LAND USE**



Document Path: P:\Admin\PreImat\Short Term Projects 2013\DEV ADS\DEV2017\DEV2017-148\DEV2017-148_Current_Proposed_FLU.mxd

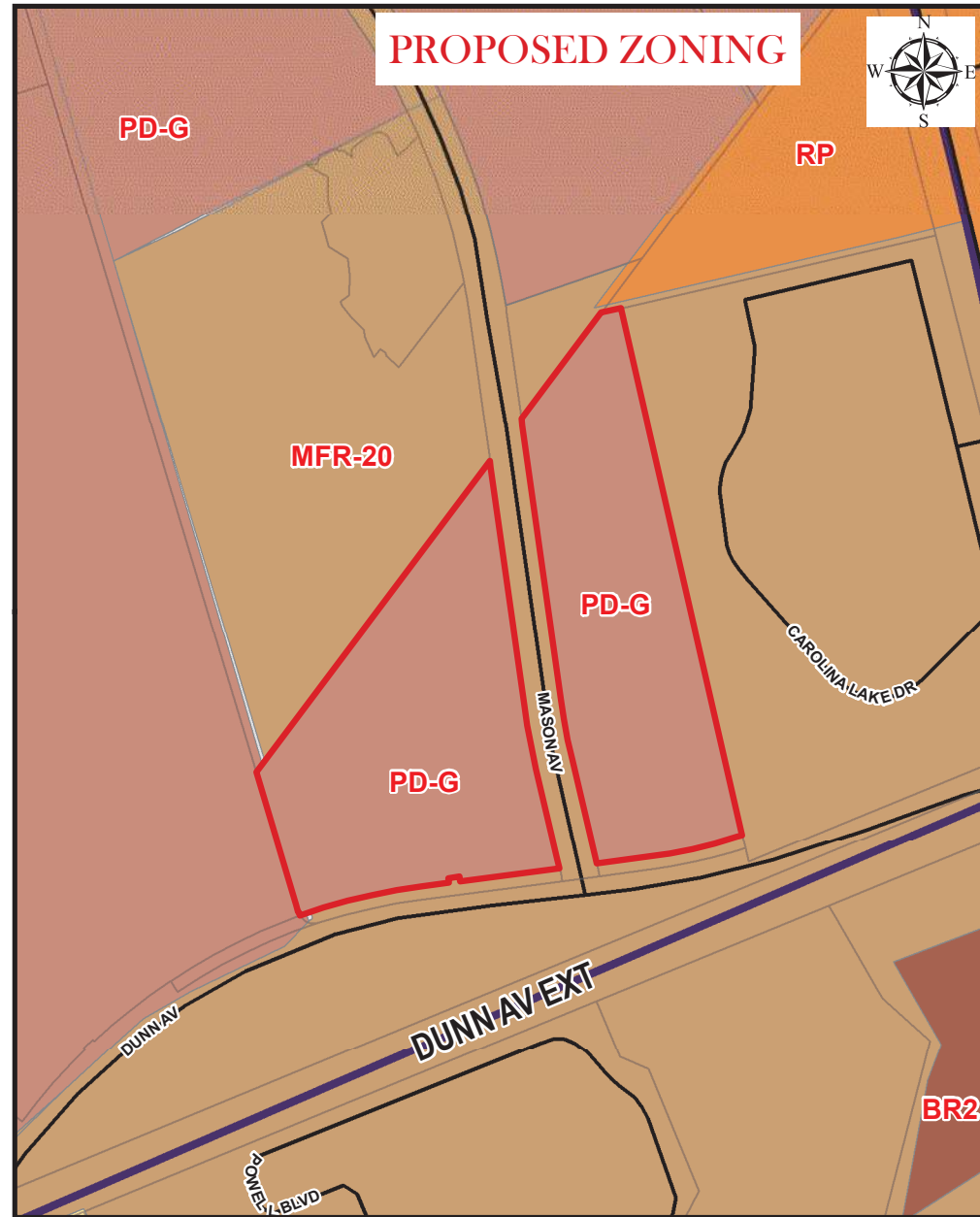
Document Path: P:\Admin\Pratima\Short Term Projects 2013\DEV ADS\DEV2017\DEV2017-148\DEV2017-148_Current_ProcessofZoningMap.mxd

CURRENT ZONING



1 inch = 400 feet

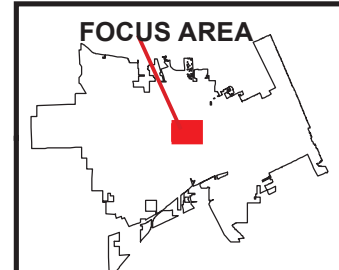
PROPOSED ZONING



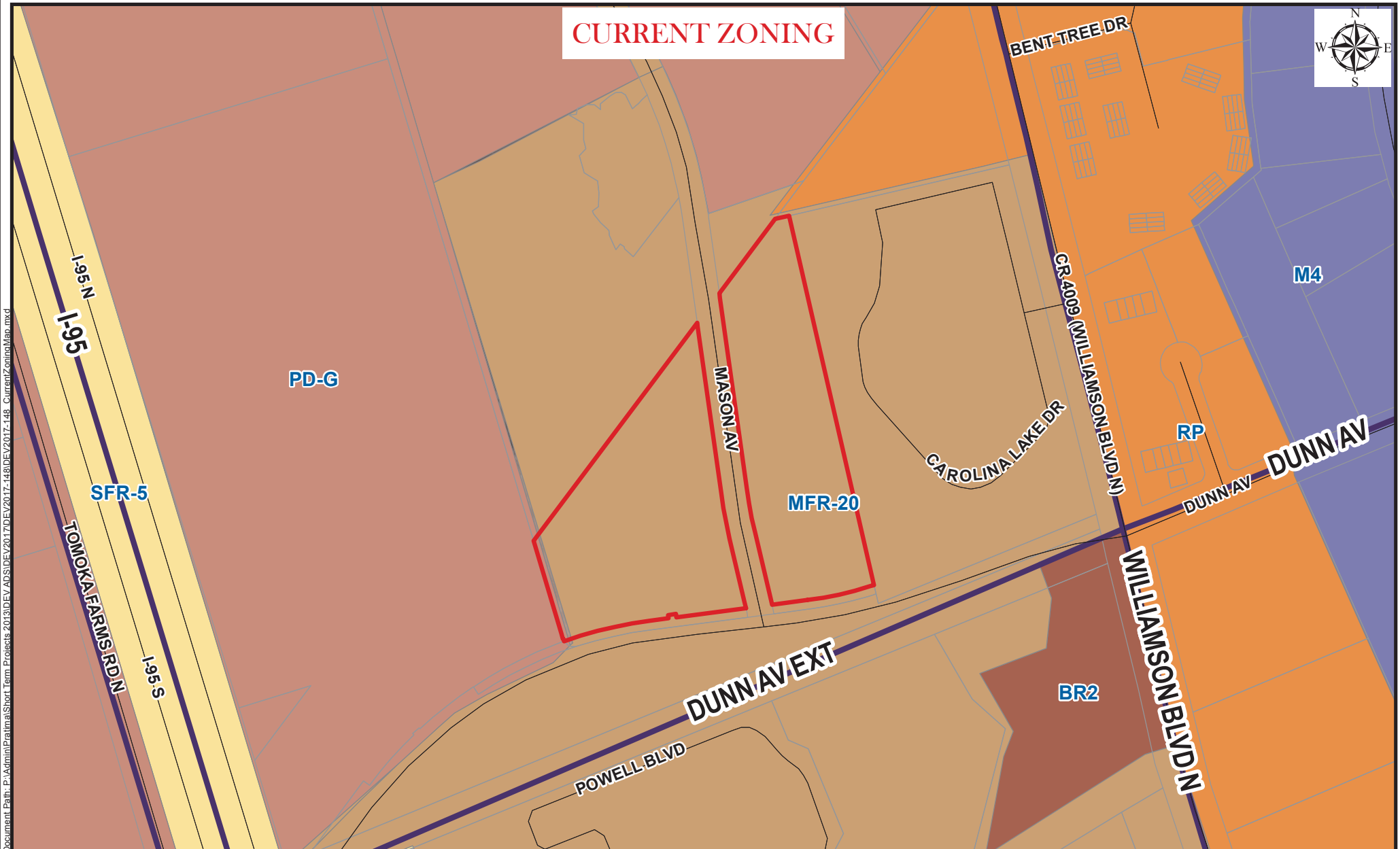
1 inch = 400 feet



DEV2017-148 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT CURRENT & PROPOSED ZONING MAP



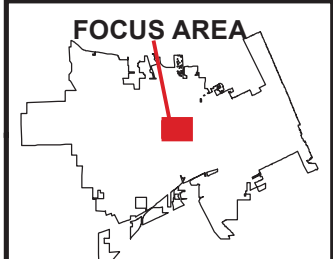
CURRENT ZONING



1 inch = 400 feet



**DEV2017-148
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
ZONING MAP**



ATTACHMENT “B”
February 15, 2018 Neighborhood Meeting Summary

Memorandum



Daytona Beach • DeLand

Post Office Box 2491
Daytona Beach, Florida 32115-2491
(386) 255-8171
CobbCole.com

To: Dennis Mrozek, Planning Manager, City of Daytona Beach
From: Deborah D. LaCroix, CLA
Date: February 19, 2018
Client/Matter #: Project Beta
Panned Development-General Rezoning and Large Scale Comprehensive
Plan Amendment
DEV2017-148 & 149
Subject: Neighborhood Meeting Summary – February 15, 2018

A neighborhood meeting was held in the conference room of the Holiday Inn Daytona Beach LPGA, at 137 AutoMall Circle, Daytona Beach, FL on February 15, 2018 at 6:30 p.m.

Rob Merrell, Parker Mynchenberg, Matthew West, and Debi LaCroix were in attendance to explain the rezoning request. Lori and Harry Thompson, nearby neighbors, were in attendance. They are supportive of the project, and were only concerned regarding recent flooding they have experienced on their property. See attached Sign-In Sheet.

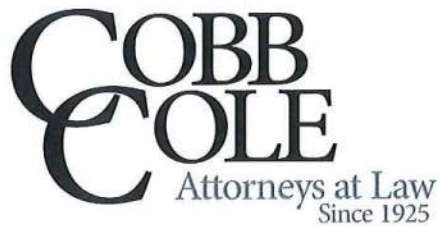
We look forward to this item being scheduled for the March 22, 2018 Planning Board and the May 2 and May 16, 2018 City Commission meetings.

Thanks.

Deb.

William M. Cobb
(1881-1939)
Thomas T. Cobb
(1916-2004)
W. Warren Cole, Jr.
(1926-2008)
Rhoda Bess Goodson
(1950-2017)

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Thomas J. Leek
Mark A. Watts
Heather Bond Vargas
Kelly Parsons Kwiatek
Kathleen L. Crotty
Andrea M. Kurak



Daytona Beach • DeLand

149 South Ridgewood Avenue, Suite 700
Daytona Beach, Florida 32114
(386) 255-8171
CobbCole.com

Matthew S. Welch
Michael J. Woods
Michael O. Sznajstajler
Pamela R. Masters
Robert E. Doan
Rachel I. Pringle
Kelsie W. Willett
Erica C. Johnson

OF COUNSEL
Harold C. Hubka
Larry D. Marsh
Maja Sander Bowler
William A. Parsons
Peter R.J. Thompson*

RETIRED
Thomas S. Hart

*Practice limited to federal
immigration matters

February 5, 2018

INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor:

The law firm of Cobb Cole has the pleasure of representing Consolidated-Tomoka Land Co. and Indigo Development LLC, the owner of 47.03+/- acres of property located on the West and East sides of Mason Avenue, just North of Dunn Avenue, as shown on the attached map. The owner intends to amend the Future Land Use Map and rezone the property for industrial and office uses.

As future neighbors to the proposed future land use amendment and rezoning, we would like to invite you to discuss these items on **Thursday, February 15, 2018 at 6:30 p.m.** in the meeting room of the Holiday Inn Daytona Beach LPGA, located at 137 AutoMall Circle, Daytona Beach, FL 32124

We look forward to seeing you at this meeting if you are interested in discussing this rezoning.

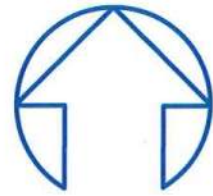
Sincerely,

A handwritten signature in blue ink, appearing to read "R. Merrell III", is written over a light blue horizontal line.

Robert A. Merrell III

Direct Dial (386) 323-9263
Email Rob.Merrell@CobbCole.com
Fax (386) 944-7955

RAM:ddl
Enclosures



AERIAL MAP

PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00503919

EXHIBIT "D"

Beta

5210-00-00-0017
Almic Daytona, LLC
3655 Ohio Avenue
St. Charles, IL 60174

5210-06-00-0010
Daytona Beverages, LLC
2275 Mason Avenue
Daytona Beach, FL 32117

5215-18-00-0010
Center Point Daytona, Ltd.
P.O. Box 10193
Daytona Beach, FL 32120-0193

5216-14-00-00-0020/0010
Trader Joes East, Inc.
800 S. Shamrock Avenue
Monrovia, CA 90106

5215-00-00-0032
Tiki Supreme, Inc.
P.O. Box 55
Valencia, PA 16059

5215-00-00-0068
Clocktower Partners, LLC
4590 Clyde Morris Blvd.
Port Orange, FL 32129

5215-00-00-0090
Carolina Club Associates, Ltd.
2100 Hollywood Blvd.
Hollywood, FL 33020

5215-00-00-0062/0077
County of Volusia Road and Bridge Public Works
123 W. Indiana Avenue
DeLand, FL 32720

5215-00-00-0069/5215-00-00-006C/5215-00-00-006D
County of Volusia
123 W. Indiana Avenue
DeLand, FL 32720

5215-00-00-0073
Hope Lutheran Church of Daytona Beach FL, Inc.
594 N. Williamson Blvd.
Daytona Beach, FL 32114

5215-00-00-0131
County of Volusia
123 W. Indiana Avenue
DeLand, FL 32720

5215-13-00-0010
Indigo Dekalb TIC, LLC
4706 18th Avenue
Brooklyn, NY 11204

NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON
2/15/18 AT 6:30 PM TO INTRODUCE THE
FOLLOWING APPLICATION FOR THIS PROPERTY:

PD-G Rezoning/LSCPA- DEV 2017-148 & 149

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Holiday Inn-LPGA, 137 Autumn Hill Circle, D.B., FL

INTERESTED PARTIES CAN CONTACT Cobb Cole

AT 386/323-9263 FOR FURTHER INFORMATION.

NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON
2/15/18 AT 6:30 P.M. TO INTRODUCE THE
FOLLOWING APPLICATION FOR THIS PROPERTY:

PD-G Rezoning/LSCPA - DEV 2017-148 + 149

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Holiday Inn-LPGA; 137 Antomall Circle; D.B., FL

INTERESTED PARTIES CAN CONTACT Cobb Cole

AT 386/323-9263 FOR FURTHER INFORMATION.

ATTACHMENT “C”
Applicant’s Project Analysis

PROJECT BETA

Large Scale Comprehensive Plan Amendment

1. APPLICANT INFORMATION

1.1 Applicants Name and Address

Indigo Development LLC
1530 Cornerstone Boulevard, Ste. 100
Daytona Beach, FL 32117

Consolidated-Tomoka Land Co.
1140 N. Williamson Boulevard, Ste. 140
Daytona Beach, FL 32114

1.2 Primary Contact for Applicants

John P. Albright
Indigo Development LLC
1530 Cornerstone Boulevard, Ste. 100
Daytona Beach, FL 32117

1.3 Applicants' Authorized Representatives

Robert A. Merrell III, Esquire
Cobb Cole
150 Magnolia Avenue
Daytona Beach, FL 32114
Office: 386/323-9263
Fax: 386/944-7955
Robert.Merrell@CobbCole.com

Parker Mynchenberg, President
Parker Mynchenberg & Associates, Inc.
1729 Ridgewood Avenue
Holly Hill, FL 32117
Office: 386/677-6891
Fax: 386/677-2114
info@parkermynchenberg.com

2. Property Information

2.1 Nature of Applicant's Interest

The Applicants, Indigo Development LLC and Consolidated-Tomoka Land Co. are requesting a Large Scale Comprehensive Plan Future Land Use Map Amendment and a text amendment to "Neighborhood S". The subject property described in Section 2.3 (the "Property") is currently located within the "Level 3 Residential" Future Land Use (FLU) Classifications. The Applicants desire to create an industrial development through a Planned Development - General (PD-G) rezoning, which is being processed concurrently with this application.

The proposed development may include uses such as heavy industrial, light industrial, office uses, and other related uses permitted under the General Industrial FLU classification. This proposed map amendment will ensure that the industrial development will not result in an increase in trips on the roadway system serving the area surrounding the Property and that the maximum allowable peak

hour water and sewer use will not exceed that currently permitted under the existing Future Land Use.

2.2 Size of Property and Survey

The size of the Property is 14.65 +/- acres. Though, it should be noted, this is a piece of a larger property (the "Overall Parcel") that totals 47.03 +/- acres. This Amendment is proposing to amend the FLU Classification of the 14.65 +/- Property and to limit the FAR of the same. See the copy of the Sketch and Description attached as Exhibit "A".

2.3 Legal Description

See Legal Description and copies of Property Appraiser Information Cards, Deeds and Certificate of Conversion attached as Exhibit "B".

2.4 Parcel Identification Numbers

5125-00-00-0063

2.5 General Location

The Property is generally located in the City of Daytona Beach North of Dunn Avenue and West of Mason Avenue. See Location Map attached as Exhibit "C".

2.6 Frontage

The Overall parcel has approximately 577.84 feet of frontage along Dunn Avenue and approximately 863.88 feet of frontage along Mason Avenue.

2.7 Access

Street access and vehicular circulation will be provided via public and/or private rights of way within the Property. The Overall Parcel has frontage on Dunn Avenue and Mason Avenue.

2.8 Street Address

N/A

3. Land Use Information

3.1 Aerial Photography

See Exhibit "D", attached.

3.2 Existing Development

The Property is currently undeveloped. The northernmost boundary of the Property abuts vacant land. The easternmost boundary of the Property abuts property developed with the Carolina Club Apartments. Though it should be noted that the apartment complex is separated from the Property by a sizable landscape buffer. The southernmost boundary abuts Dunn Avenue and the westernmost boundary of the Property abuts the entrance drive to the Trader Joe's Distribution Center.

3.3 Current Zoning

The current zoning designation of the Property is MFR-20 "Multifamily Residential 20." See Existing Zoning Map attached as Exhibit "E". Applicant submitted an application to rezone the Property to PD-G concurrently with this application, which is consistent with the City's Comprehensive Plan, as amended herein.

3.4 Existing Future Land Use Map Designation

The current FLU designation is "Level 3 Residential". See Existing Future Land Use Map attached as Exhibit "F". There is a proposed change to the FLUM designation.

3.5 Proposed Future Land Use Map Designation

The proposed FLUM designation is "General Industrial".

3.6 Future Land Use Element Text Amendment

The proposed Future Land Use Element Text Amendment for Neighborhood S section of the Daytona Beach Comprehensive Plan will limit the Floor Area Ratio to be developed on the property to 0.60. The text amendment will add Issue (k) to Neighborhood S. The text amendment will provide the ability to develop the property consistent with the intended use but will limit any impact to the nearby multifamily uses, ensure fewer trips on the roadway system serving the area surrounding the Property, and reduce potential peak hour water and sewer use.

Neighborhood S

(k) Issue: The undeveloped property located north of Dunn Avenue on either side of Mason Avenue, having a Volusia County Parcel Identification Number of 5215-00-00-0063, is located in close proximity to a number of major thoroughfares.

(1) Policy: In an effort to reduce the effects of development on these roadways, development on the property shall have a maximum FAR of 0.60.

4. Consistency and Compatibility

4.1 Consistency with Plan Goals, Policies and Objectives of the Daytona Beach Comprehensive Plan

The proposed amendment is consistent with several of the Goals, Policies and Objectives of the Comprehensive Plan, as outlined below. This amendment will allow development with uses that are consistent and compatible with the surrounding area and will allow for uniform planning, development and management of the Property. In addition to these factors, the amendment is also consistent with the following provisions of the Daytona Beach Comprehensive Plan:

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.

Goal 1 of the Future Land Use Element is to locate land use activities in a rational and efficient manner. This parcel is located within close proximity to the I-95/LPGA Boulevard and I-95/International Speedway Boulevard interchanges. These are major transportation nodes and an appropriate location for a development with opportunities for industrial uses and office uses. This Amendment will ensure an efficient land use pattern through the location of these uses in close proximity to this major transportation node where substantial investments have been made to the transportation infrastructure.

Policy 1.2.1 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.

The Amendment will locate the developments within close proximity of the I-95/LPGA Boulevard and I-95/International Speedway Boulevard interchanges, providing an adequate capacity to carry traffic to be generated by the new industrial development. As discussed more particularly in Section 5 below, traffic impacts will result in a reduction in the traffic impacts of the Property's entitlements under the existing "Neighborhood S" policies and FLU.

Policy 1.3.2 Through site plan and plat reviews, traffic generated from future commercial and industrial development shall be directed away from residential areas.

This Amendment will locate industrial development near the I-95/LPGA Boulevard and I-95/International Speedway Boulevard interchanges. The development lies in an area largely developed with industrial uses but with some nearby residential uses. Due to the layout of the surrounding roadway system, traffic will be directed to either the interstate or a City arterial roadway. Thus, any traffic generated from the development will not adversely impact residential areas.

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.

The proposed Amendment will help Daytona Beach achieve and continue this objective by providing a development that has the opportunity for job creating industrial and office uses which will promote economic development and increase the city tax base substantially. The Applicant intends to establish this project as a prime location for businesses operating light industrial or office uses by providing a development with easy access to I-95.

Transportation Element (Traffic Section)

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.

The Amendment will locate industrial development near arterial roadways and the I-95/LPGA Boulevard and I-95/International Speedway Boulevard interchanges, that support and are compatible with the function of the roadway system serving the industrial development. Additionally, the Amendment is consistent with Objective 1.7. as more particularly described in Section 5 below.

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

This Amendment will locate industrial development near the I-95/LPGA Boulevard and I-95/International Speedway Boulevard interchanges. The development is in a largely industrial area, away from single-family areas. Thus, any street improvements that may be constructed as part of the development will not adversely impact single-family areas.

Policy 1.8.2 New commercial and industrial districts shall be located in accordance with the Future Land Use Map and be in such a manner that traffic which serves these districts is not forced through adjacent or nearby residential neighborhoods.

As explained in the response above, this proposed Amendment will locate industrial development away from residential neighborhoods. Traffic associated with the industrial development will remain on the nearby arterial roadways and interstate. Therefore, traffic serving the development will remain on the nearby major City thoroughfares and will not be forced through residential neighborhoods.

Economic Element

Goal 1 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.

The development proposed by the Amendment will provide Daytona Beach with industrial development in which new industrial companies may establish a presence in Daytona Beach. The Applicant intends to develop an industrial project with significant job opportunities for light industrial, heavy industrial, and office uses, which will attract businesses to this premium location.

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.

This Amendment will allow an industrial development which may attract new industries and businesses to relocate or expand to Daytona Beach. The industrial development will provide the opportunity for location of companies participating in the City's Targeted Industries.

Policy 1.1.8 The EDAB shall encourage development of pre-permitted "shovel ready" building sites.

The proposed Amendment will entitle the Property for development of an industrial project. These entitlements, along with the rezoning being processed concurrently with this Amendment, will result in "shovel ready" building sites that the Applicant may sell to end users or a developer specializing in industrial uses.

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

The development proposed by the Amendment will provide Daytona Beach with industrial development which may attract business spin-offs, expansions, and recruitment, including in the City's Targeted Industries.

4.2 Consistency with the Urban Sprawl Rule

Section 163.3177(6)(a)(9)(b), Florida Statutes, provides that a plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

- (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.

Response: *The proposed amendment will allow industrial development which will direct economic growth and the associated land development to an area that will complement the existing industrial and commercial developments in the vicinity of the Property.*

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

Response: *The Property is located in an area where public infrastructure and services are available, thereby promoting the efficient and cost-effective provision of such infrastructure and services.*

- (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.

Response: *N/A*

- (IV) Promotes conservation of water and energy.

Response. *The proximity of the Property to existing development will provide for an efficient integration of infrastructure and services to the new industrial development that will require less water and energy than developments in wholly undeveloped areas. Additionally, the Amendment will comply with this requirement as further discussed in Section 5 below.*

- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Response: *N/A*

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Response: *The proposed amendment will allow responsible industrial development on the Property. The development will incorporate open spaces and natural lands in a*

manner that complements both the existing nearby industrial and commercial, as well as mitigating any impacts to multifamily facilities.

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

Response: *The industrial development on the Property will direct economic growth to an area that will complement the existing industrial and commercial uses in the vicinity of the Property, as well as mitigating any impact to multifamily facilities, thereby promoting a comprehensive mix of uses for existing facilities and future development. Further, this will lead to job growth in the area.*

- (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 s. 163.3164.

Response: *N/A*

The proposed amendment promotes a development pattern and urban form that achieves five of the preceding eight general policies. Accordingly, the proposed amendment exceeds the urban sprawl standards set forth in Section 163.3177(6)(a)(9)(b), Florida Statutes.

4.3 Land Use Compatibility Analysis

The proposed amendment seeks to amend certain issues presented by the current Future Land Use Map designation. The proposed amendment will not negatively alter the character that exists in the area at the present time. The amendment is intended to allow for improved planning and coordination for development of the Property. The primary uses of the Property will be consistent with the existing uses in the surrounding area, including but not limited to: light industrial, heavy industrial, and office uses.

The uses contemplated by this amendment and permitted through the rezoning of the Property to PD-G are consistent with the existing industrial and commercial development in the vicinity of the Property and will mitigate any potential impacts to nearby multifamily facilities. As noted in Section 3.5 above and further detailed in Section 5 below, the proposed amendment allows the development of the Property in a manner consistent with the Comprehensive Plan. The amendment to change the existing FLU and limit the FAR on the Property is consistent with the existing FLU on the rest of the parcel and will allow for efficient integration of planning and management of the Property. For an overview of the existing FLU, please refer to the existing FLU map attached as Exhibit "F."

5. Concurrency Analysis

5.1 Traffic Data and Analysis

The data and analysis is based on the trip generation results of the existing versus the proposed FLUM and the provision in the Florida Department of Transportation's procedures that state that no analysis is required if the impacts of the proposed FLUM's traffic generation is less than that of the existing FLU. The attached table included in Exhibit "G" indicates that the proposed FAR and densities result in land uses that generate traffic volumes that will not increase the traffic impacts of the existing FLU. The trip generation equations and rates are based on the Institute of Transportation Engineers Trip Generation report, 9th Edition.

5.1.1 Trip Generation for the Current FLU

The trip generation for the current land uses are provided in the attached table included in Exhibit "G". Using the adopted FARs and densities, the gross external p.m. peak-hour trip generation is 258 trips.

5.1.2 Trip Generation for the Proposed FLU

The trip generation for the Proposed FLUM land uses are provided in the attached table included in Exhibit "G". The net new external trip generation is 257 trips.

5.1.3 Change in Trip Generation

As indicated in the attached table included in Exhibit "G", the trip generation of the proposed FLU is less than the trip generation of the existing FLU.

5.1.4 Trip Distribution

This work product is not required as the trip generation of the proposed FLU is less than the trip Generation of the existing FLU.

5.1.5 Impacts on the 5 Year Level of Service (LOS)

This work product is not required as the trip generation of the proposed FLU is less than the trip Generation of the existing FLU.

5.1.6 Impacts on 2025 Level of Service (LOS)

This work product is not required as the trip generation of the proposed FLU is less than the trip Generation of the existing FLU.

5.2 Sanitary Sewer Data and Analysis

5.2.1 Sewer Facilities

The City of Daytona Beach Waste Water Treatment Plant that will accommodate the waste from this project is located at 3651 LPGA Boulevard. This plant has a capacity of 15.0 MGD. The current maximum monthly average annual daily flow is 8.8 MGD.

5.2.2 Sanitary Sewer Demand from the Current FLU

The current sanitary sewer demand is calculated as follows using the Florida Administrative Code, Chapter 64E-6.008 and the City of Daytona Beach recommended standards:

Table 5.2.2 - Current FLU Sanitary Sewer Demand

Land Use	Area (ac)	Land Use	Proposed Bld. Area	Proposed Units	Type of Use	Per Capita Flow (gal/day)	Average Daily Flow (gal/day)	Peak Daily Flow (gal/day) (Average x 3)
Level 3 Residential	14.65	Level 3 Residential		586	Residential	300	175,800	413,400
Maximum Flow							175,800	413,400

5.2.3 Sanitary Sewer Demand from the Proposed FLU

Table 5.2.3A - Proposed FLU Sanitary Sewer Demand

Land Use	Area (ac)	Land Use	Proposed Bld. Area	Proposed Units	Type of Use	Per Capita Flow (gal/day)	Average Daily Flow (gal/day)	Peak Daily Flow (gal/day) (Average x 3)
General Industrial	14.65	Gen. Ind.	382,892 sf	N/A	General Industrial	0.10 gpd/sf	38,000	114,000
Maximum Flow							38,000	114,000

1. Flow estimates per Florida Administrative Code 64E-6.008

5.2.4 Change in Sanitary Sewer Usage

The proposed FLU decreases the possible peak sewer requirements of the site by approximately 175,800 GPD

5.2.5 Impacts on LOS

Combining the current flow to the plant of 8.8 MGD with the proposed maximum peak rate of 0.114 MGD results in a total of 8.91 MGD of flow to the plant. The available capacity of the

plant is 15.0 MGD, with outstanding flow commitments of 8.8 MGD, therefore the plant has an excess of 6.2 MGD in the estimated daily peak flow maximum. Therefore, there will be no significant impact to the current level of service.

5.3 Potable Water Data and Analysis

5.3.1 Potable Water Facilities

The City of Daytona Beach’s Water Treatment Plant is located at 3651 LPGA Boulevard. The capacity of the plant is 24.0 MGD. The current maximum monthly average daily flow is 15.15 MGD.

5.3.2 Potable Water Demand from the Current FLU

The current potable water demand is calculated as follows utilizing the Florida Administrative Code 64E-6.008 (Standard Engineering Practice utilizes sewer flows to represent estimated water demands) and the City of Daytona Beach recommended standards.

Table 5.3.2 - Current FLU Potable Water Demand

Land Use	Area (ac)	Zoning Categories	Proposed Bld. Area	Proposed Units	Type of Use	Per Capita Flow (gal/day)	Average Daily Flow (gal/day)	Peak Daily Flow (gal/day) (Average x 3)
Urban Transition	14.65	Land Use		586	Residential	300	175,800	413,400
Maximum Flow							175,800	413,400

5.3.3 Potable Water Demand from the Proposed FLU

Table 5.3.3A - Proposed FLUM Potable Water Demand

Land Use	Area (ac)	Land Use	Proposed Bld. Area	Proposed Units	Type of Use	Per Capita Flow (gal/day)	Average Daily Flow (gal/day)	Peak Daily Flow (gal/day) (Average x 3)
General Industrial	14.65	Gen. Ind.	382,892 sf	N/A	General Industrial	0.10 gpd/sf	38,000	114,000
Maximum Flow							38,000	114,000

1. Flow estimates per Florida Administrative Code 64E-6.008

5.3.4 Change in Potable Water Usage

The proposed FLU decreases the possible peak potable water requirements of the site by approximately 175,800.GPD

5.3.5 Impacts on LOS

Combining the current flow to the plant of 15.15 MGD with the proposed maximum peak rate of 0.144 MGD results in a total of 15.29 MGD of flow to the plant. The available capacity of the plant is 24.0 MGD, with outstanding flow commitments of 15.15 MGD, therefore, the plant has an excess of 8.85 MGD in the estimated daily peak flow maximum. Therefore, there will be no significant impact to the current level of service.

5.4 Stormwater Data and Analysis

The proposed use is industrial. Existing drainage patterns will be maintained, and all calculations will comply with the current rules specified by the St. Johns River Water Management District and the City of Daytona Beach. This project will attenuate and treat the stormwater for the mean annual and 25 year 24 hour rain event. The site will be developed in accordance with all local, State and Federal regulations. Post development stormwater discharge rates will not exceed pre-development discharge rates.

5.5 Solid Waste Data and Analysis

The nearest solid waste landfill (Tomoka Landfill operated by Volusia County) is 3,400 acres and will not reach capacity until the year 2052. The Tomoka Landfill has sufficient capacity to accommodate the proposed FLUM designation.

5.6 Wellfield Protection Zones

The site does not lay within any wellfield protection zones.

5.7 Reclaimed Water

Reclaimed water is currently available at the subject site.

6. **Environmental Analysis**

6.1 Surface Water and Wetlands

See attached Exhibit "H", USDA-NRCS Soils Map.

6.2 Vegetative Cover

See attached Exhibit “T”, FLUCFCS Map.

6.3 Flood Zone

See attached Exhibit “J”, FEMA Flood Map.

6.4 Listed Animal and Plant Species

See attached Exhibit “K”, Wildlife Survey Map and Data Tables.


7. Conclusion

The proposed amendment is consistent with the City of Daytona Comprehensive Plan and Section 163.3177, Florida Statutes, as detailed herein. The amendment will permit the efficient integration of planning and management of the Property. The proposed amendment will ensure that the subsequent rezoning of the Property will not include any inconsistent uses with those currently anticipated throughout this area. The amendment will allow an industrial development in an appropriate location where it will be consistent with surrounding uses. Additionally, the concurrent rezoning of the Property to PD-G will ensure development is consistent with the Comprehensive Plan.

EXHIBIT "A"
SKETCH & DESCRIPTION

EXHIBIT "B"

PROPERTY APPRAISER CARD/DEED



Volusia County Property Appraiser

Larry Bartlett, J.D.

[Home](#) | [Search](#) | [Downloads](#) | [Exemptions](#) | [Agriculture](#) | [Maps](#) | [Tangible](#) | [Links](#) | [Contact](#)

Home Search Choices Search By Parcel Number Property Information

Parcel Information: 5215-00-00-0063 **2019 Working Tax Roll** Last Updated: 10-29-2017

Owner Name and Address

Alternate Key	3245857	Parcel Status	Active Parcel (Real Estate)
Short Parcel ID	5215-00-00-0063	Mill Group	204 Daytona Beach
Full Parcel ID	15-15-32-00-00-0063	2017 Final Mill Rate	21.20760
Created Date	27 DEC 1981		
Property Class	53 Cropland Soil Capability Class III		
Ownership Type	Fee Simple	Ownership Percent	100
Owner Name	INDIGO DEVELOPMENT LLC		
Owner Name/Address 1			
Owner Address 2	PO BOX 10809		
Owner Address 3	DAYTONA BEACH FL		
Owner Zip/Postal Code	32120-0809		
Situs Address	MASON AV DAYTONA BEACH 32114		

Legal Description

15 15 32 ALL W OF WILLIAMSON BLVD & S OF FPL R/W & N OF 100 FT DITCH EASEMENT EXC N 599.01 FT AS MEAS ON W/L WILLIAMSON & EXC N 1155 FT MEAS ON WILLIAMSON OF THE E 744 FT MEAS ON S/L PER PARCEL 12 PER 3208 PG 0334 PER OR 4784 PGS 0839-0855 INC & EXC IRREG PARCEL PER OR 7022 PG 1561 MEAS 25 FT ON S/L & MEAS 884.35 FT ON W/L & EXC NEW R/W FOR MASON AVE & EXC PARCEL PER OR 7089 PG 1497 MEAS 28.14 FT ON W/L MASON AVE & 541.31 FT ON S/L & EXC PARCEL PER OR 7089 PG 1497 MEAS 28.14 FT ON E/L MASON AVE & 308.30 FT ON S/L PER OR 5963 PGS 1245-1246 INC & EXC NEW R/W FOR DUNN AVE EXT PER OR 6314 PG 1563

Sales History

Book Page	Sale Date	Sale Instrument	Qualified Unqualified	Improved	Sale Price
6314 1563	01/2009	Corporation Deed	Multi parcel sale	No	100
5963 1245	08/2006	Warranty Deed	Unqualified Sale	No	100
4784 0639	11/2001	Warranty Deed	Multi parcel sale	No	10
3208 0334	10/1988	Warranty Deed	Multi parcel sale	No	100

History of Values

Year	Land	Bldg(s)	Misc. Impr.	Just Value	School Assessed	Non-School Assessed	School Exemption	School Taxable	Non-School Exemption	Non-School Taxable
2016	292,400	0	0	292,400	292,400	292,400	0	292,400	0	292,400
2015	292,400	0	0	292,400	292,400	292,400	0	292,400	0	292,400

[Display Value History](#)

Land Data

Code	Land Use Type	Frontage	Depth	No. Units	Unit Type	Rate	Depth	Loc	Shp	Phy	Just Value	
5305	CRPLND SPEC -15 TO 19.99		0.0	0.0	7.62	ACREAGE	40000.00	100	100	100	304,800	
5806	TMBRLND#3 NAT-15 TO 19.99		0.0	0.0	7.00	ACREAGE	40000.00	100	100	100	280,000	
Neighborhood 2310 LPGA BLVD & I-95												
											Total Land Classified	4,720
											Total Land Just	584,800

Parcel Notes (Click button below to display Parcel Notes)

[Display Notes](#)

Planning and Building

Permit Number	Permit Amount	Date Issued	Date Complete	Construction Description	Occupancy Number	Occupancy Bldg
20010111003		01-10-2002	01-10-2002	IMPACT CITY		0
20010111004		01-10-2002	01-10-2002	IMPACT CITY		0

[Display Permits](#)

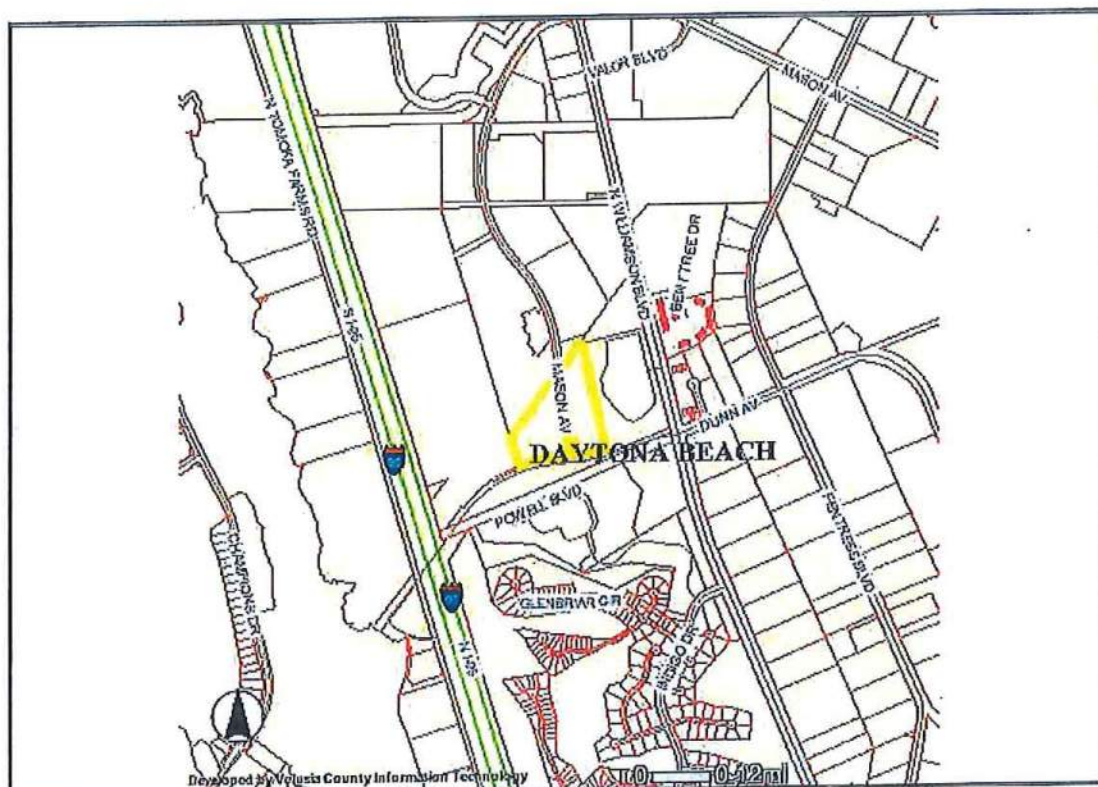
Total Values

Land Value	584,800	New Construction Value	0
Building Value	0	City Econ Dev/Historic	0
Miscellaneous	0		

Just Value	584,800	Previous Just Value	0
School Assessed	4,720	Previous School Assessed	0
Non-School Assessed	4,720	Previous Non-School Assessed	0
Exemption Value	0	Previous Exemption Value	0
Additional Exemption Value	0	Previous Additional Exemption Value	0
School Taxable	4,720	Previous School Taxable	0
Non-School Taxable	4,720	Previous Non-School Taxable	0

MapIT: Your basic parcel record search including lot dimensions.
PALMS: Basic parcel record searches with enhanced features.
Map Kiosk: More advanced tools for custom searches on several layers including parcels.





Developed by Volusia County Information Technology

Volusia County Property Appraiser
123 W. Indiana Ave.
DeLand, Florida 32720
www.volusia.org/property/

-  Highlighted Feature
- HIGHWAYS**
-  Interstate
-  U.S. Highway
-  PARCELS

01/20/2009 02:26 PM
Instrument# 2009-009696 # 1
Book: 6314
Page: 1563

State of Florida



Department of State

I certify the attached is a true and correct copy of the Certificate of Conversion and Articles of Organization, filed on January 13, 2009, with an organizational date deemed effective March 31, 1988, for INDIGO DEVELOPMENT LLC, the resulting Florida Limited Liability Company, as shown by the records of this office.

The document number of this entity is [REDACTED]

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Thirteenth day of January, 2009



[Signature]
Kurt S. Browning
Secretary of State

FILED
09 JAN 13 PM 12:45
TALLAHASSEE, FLORIDA

CERTIFICATE OF CONVERSION
For
"OTHER BUSINESS ENTITY"
Into
"FLORIDA LIMITED LIABILITY COMPANY"

This Certificate of Conversion and attached Articles of Organization are submitted to convert the following "Other Business Entity" into a Florida Limited Liability Company in accordance with ██████████ Florida Statutes.

1) The name of the "Other Business Entity" immediately prior to the filing of this Certificate of Conversion is:

INDIGO DEVELOPMENT INC.

2) The "Other Business Entity" is a **CORPORATION** first organized, formed or incorporated under the laws of **FLORIDA** on **March 31, 1988**.

3) If the jurisdiction of the "Other Business Entity" was changed, the state or country under the laws of which it is now organized, formed or incorporated:

N/A

4) The name of the Florida Limited Liability Company as set forth in the attached Articles of Organization:

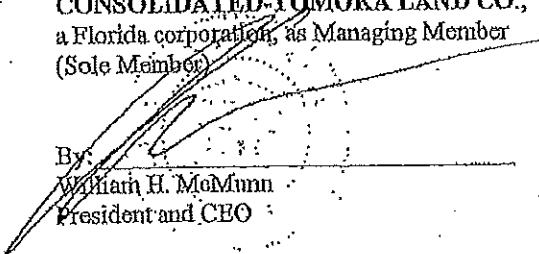
INDIGO DEVELOPMENT LLC

5) If not effective on the date of filing, enter the effective date: **THE EFFECTIVE DATE IS THE DATE OF FILING THIS CERTIFICATE OF CONVERSION.**

Signed this 13th day of January, 2009.

Signature of Member or Authorized Representative of the Limited Liability Company:

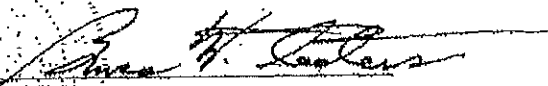
CONSOLIDATED TOMOKA LAND CO.,
a Florida corporation, as Managing Member
(Sole Member)

By: 
William H. McMinn
President and CEO

Instrument# 2009-009696:# 3
Book: 6314
Page: 1565

Signature on behalf of "Other Business Entity"

INDIGO DEVELOPMENT INC.,
a Florida corporation

By: 
Bruce W. Teeters
Senior Vice President

F:\CORPORATE\Indigo Development - LLC Conversion\CERTIFICATE OF CONVERSION v2.doc

FILED
09 JAN 13 PM 12:45
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION
FOR
INDIGO DEVELOPMENT LLC,
A FLORIDA LIMITED LIABILITY COMPANY**

The undersigned, pursuant to the provisions of Chapter 608 of the Florida Statutes, does hereby set forth the following for the purpose of forming a Limited Liability Company under the laws of the State of Florida:

ARTICLE I

NAME OF COMPANY

The name of the Limited Liability Company (the "Company") is INDIGO DEVELOPMENT LLC.

ARTICLE II

PRINCIPAL OFFICE AND MAILING ADDRESS

The street address of the principal office of the Company is 1530 Cornerstone Boulevard, Suite 100, Daytona Beach, Florida 32117.

The mailing address of the principal office of the Company is Post Office Box 10809, Daytona Beach, Florida 32120-0809.

ARTICLE III

REGISTERED AGENT AND REGISTERED OFFICE

The street address of the initial registered office of the Company in the State of Florida is 1530 Cornerstone Boulevard, Suite 100, Daytona Beach, Florida 32117. The name of the Registered Agent of the Company at that address is Robert F. Apgar.

Instrument# 2009-009696 # 5
Book : 6314
Page : 1567
Diane H. Watousek
Volusia County, Clerk of Court

ARTICLE IV

MANAGER OR MANAGING MEMBER

The name and address of each Manager or Managing Member is as follows:

Title:

Name and Address:

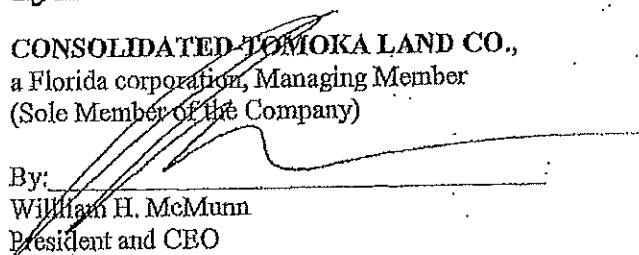
"MGRM" = Managing Member

Consolidated-Tomoka Land Co.,
a Florida corporation
Post Office Box 10809
Daytona Beach, Florida 32120-0809

IN WITNESS WHEREOF, the undersigned Member has made and subscribed to these Articles of Organization this 21 day of January, 2009.

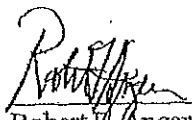
CONSOLIDATED-TOMOKA LAND CO.,
a Florida corporation, Managing Member
(Sole Member of the Company)

By:


William H. McMunn
President and CEO

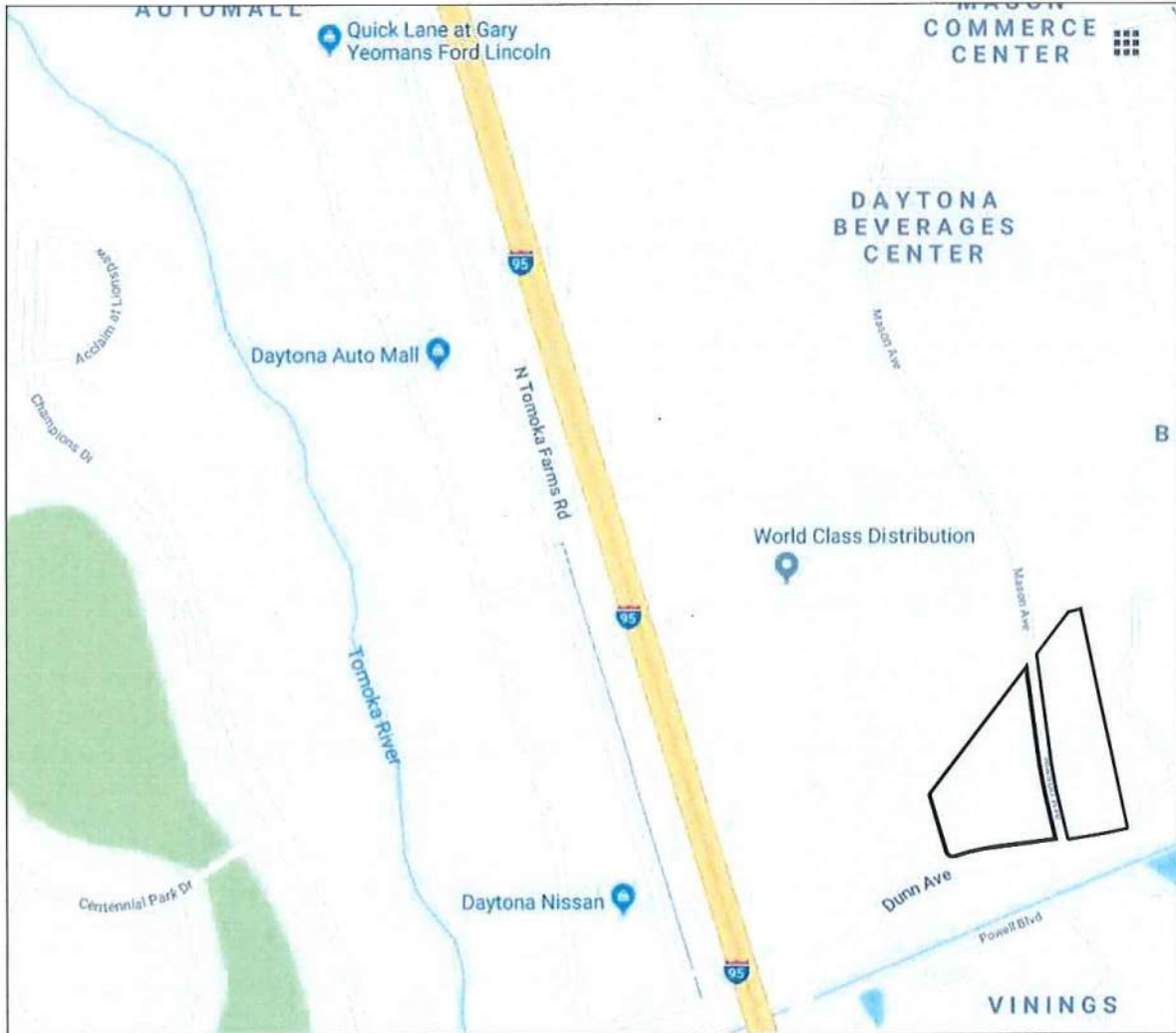
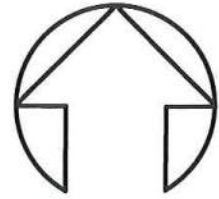
ACCEPTANCE BY REGISTERED AGENT

Having been named as the Registered Agent for the above-mentioned Company at the place designated in the foregoing Articles of Organization, I hereby accept such designation and agree to act in such capacity, and I further agree to comply with provisions of all statutes relative to the proper and complete performance of my duties as Registered Agent. I am familiar with, and accept the duties and obligations of, Section 608.415 of the Florida Statutes.


Robert F. Apgar

Date: January 21, 2009

EXHIBIT "C"
LOCATION MAP



LOCATION MAP

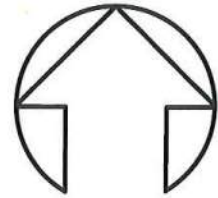
PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-8891 FAX (386) 677-2114 E-MAIL: info@parkermychenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT "C"

EXHIBIT "D"

AERIAL MAP



AERIAL MAP

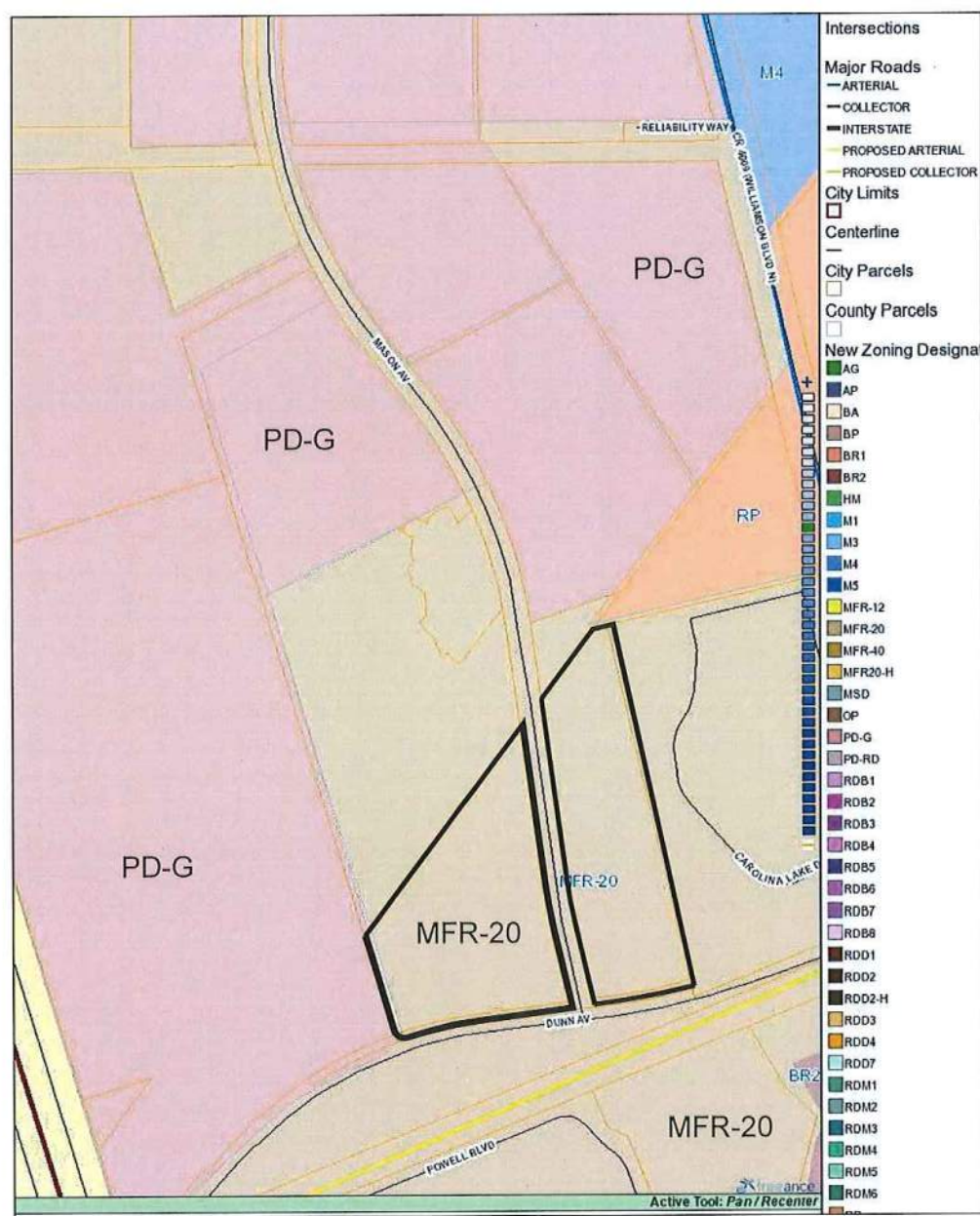
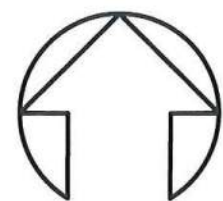
PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT "D"

EXHIBIT "E"

EXISTING AND PROPOSED ZONING MAPS

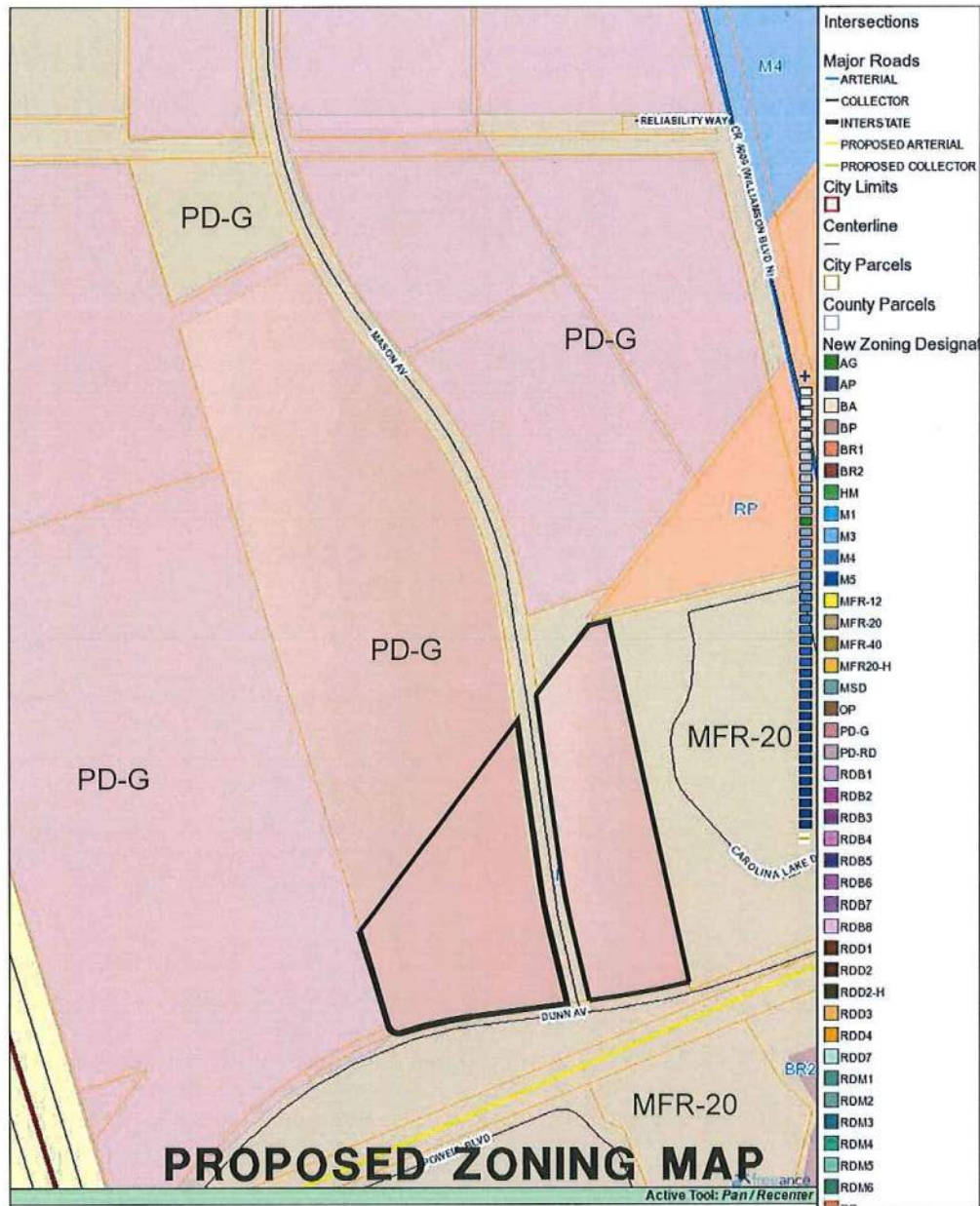
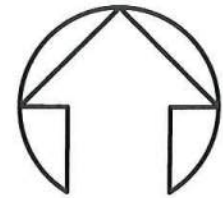


EXISTING ZONING MAP

PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
 (386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
 CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT "E"



PROPOSED ZONING MAP

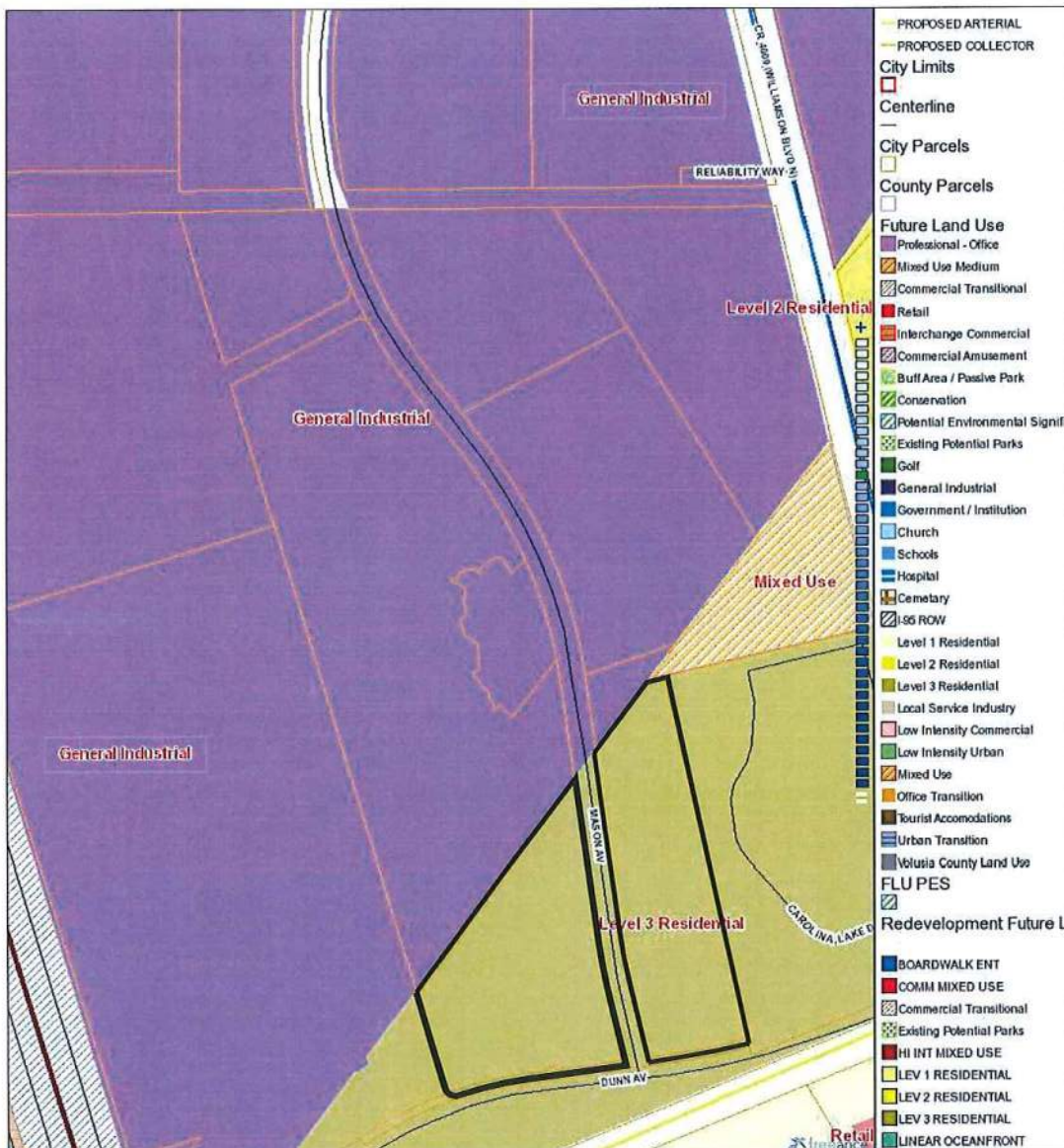
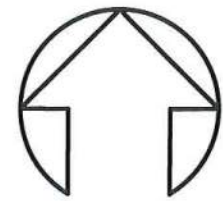
PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
 (386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
 CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT "E"

EXHIBIT "F"

EXISTING AND PROPOSED FUTURE LAND USE MAPS

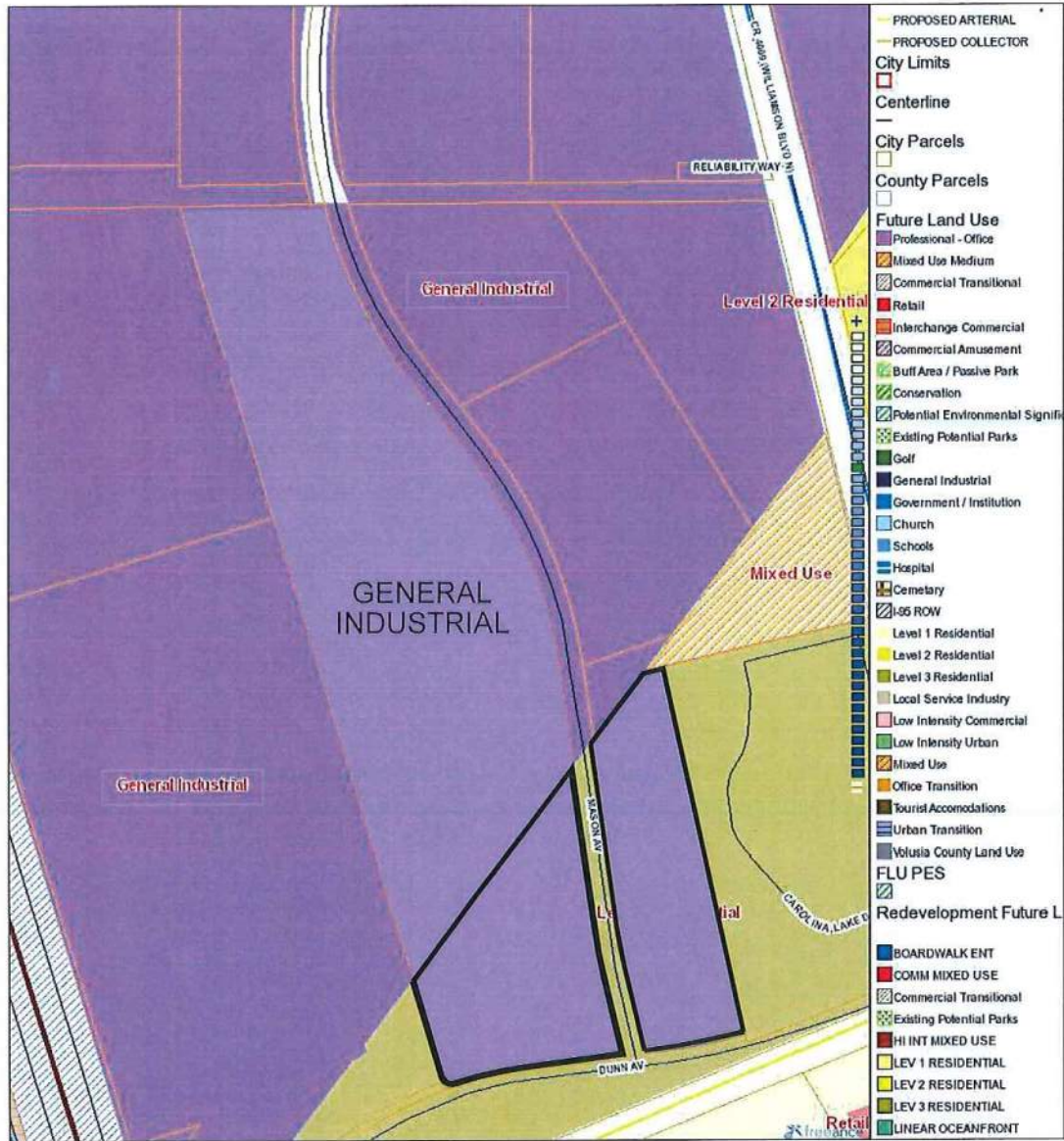
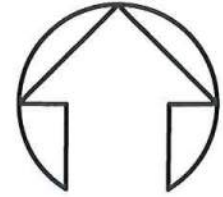


EXISTING FUTURE LAND USE MAP

PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
 (386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
 CERTIFICATE OF AUTHORIZATION NUMBER 06003910

EXHIBIT "F"



PROPOSED FUTURE LAND USE MAP

PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
 (386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
 CERTIFICATE OF AUTHORIZATION NUMBER 06003910

EXHIBIT "F"

EXHIBIT "G"

TRANSPORTATION TECHNICAL MEMORANDUM

Ref: 4472.01

TECHNICAL MEMORANDUM

To: Robert A. Merrell III, Cobb Cole

From: Matthew West, AICP

Subject: Project Beta – Comprehensive Plan Amendment @ Mason and Dunn Avenues – Daytona Beach

Date: December 8, 2017

INTRODUCTION

LTG, Inc. (LTG) has been retained by Vantrust Real Estate, LLC. to prepare a traffic analysis in support of a future land use amendment to the City of Daytona Beach's Comprehensive Plan. The proposed amendment will change the Future Land Use Map Designation of approximately 14.65 acres from Level 3 Residential to Industrial (General Industry) with a neighborhood policy that restricts the maximum floor area ratio (FAR) to 0.6. The subject property is located at the northeast and northwest corners of Mason Avenue and Dunn Avenue.

The methodology and procedures used in this analysis are consistent with the guidelines for the City of Daytona Beach, the Florida Department of Transportation (FDOT) and the Department of Economic Opportunity (DEO).

TRIP GENERATION FOR THE EXISTING VS PROPOSED FLUM DESIGNATION

The trip generation for the maximum development scenarios for both the existing Future Land Use Map (FLUM) designation and the proposed FLUM designation with the associated FAR restriction of 0.6 were calculated using the nationally accepted trip generation software, *TripGen* (10th Edition), prepared by the Institute of Transportation Engineers (ITE).

The existing analysis is based on the existing FLUM designation of Level 3 Residential as outlined in the Future Land Use Element (FLUE) of the City's Comprehensive Plan. According to the FLUE of the City's Comprehensive Plan Level 3 Residential has a maximum density of forty (40) dwelling units per acre. Based on the City's Comprehensive Plan policies, the maximum development scenario under the existing FLUM designation is 586 multifamily dwelling units. As indicated in Table 1, maximum development of the property under the existing land use would generate 258 p.m. peak-hour trips.

Next, the maximum development potential of the requested future land use designation was calculated. Industrial permits a maximum FAR of 0.7, but the comprehensive plan amendment application includes a neighborhood policy which will restrict the property to a maximum FAR of 0.6. Based on this information, the maximum development potential of the proposed future land use amendment is 382,892 square feet of industrial/manufacturing uses. As indicated in Table 1, the proposed development program produces an estimated 257 p.m. peak-hour trips.

Table 1
P.M. Peak-Hour Trip Generation Comparison
Project Beta – Comprehensive Plan Amendment

Time Period	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
PM Peak-Hour	Level 3 Residential	221	$T = 0.44(X)$	586.00	DU	61%	39%	157	101	258
	General Industrial	140	$T = 0.67(X)$	382.89	KSF	31%	69%	80	177	257

Source: ITE TripGen software, 10th Edition

The net change between the proposed future land use designation (Industrial) and the existing future land use designation (Level 3 Residential) are determined as the trips generated by the Existing FLUM subtracted from the trips generated by the proposed FLUM and text amendment. The proposed development program will reduce the potential p.m. peak-hour trips by 1 when compared to the existing FLUM impacts.

CONCLUSION

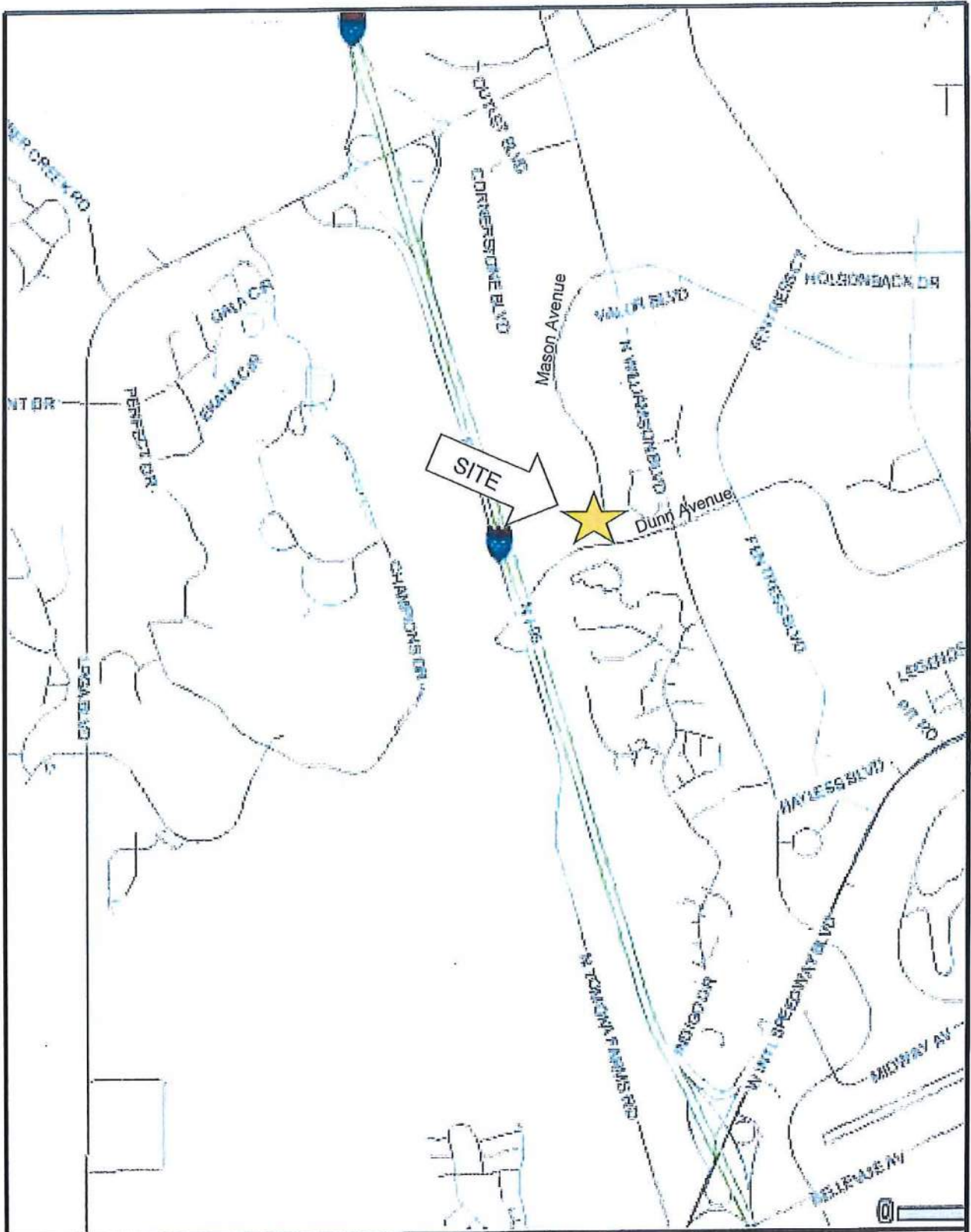
The study was conducted to evaluate the impact the proposed Comprehensive Plan Amendment would have on area roadways. Since the proposed comprehensive plan amendment reduces the potential p.m. peak-hour generation, there will be no net increase in traffic over what is currently allowed by the City's Comprehensive Plan. Therefore, this Comprehensive Plan Amendment is recommended for adoption. Concurrency and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process.

I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Matthew West, AICP

Signature: 

Date: December 8, 2017



Project Beta
Comprehensive Plan
Amendment



Location Map

Project No.: 4472.01	Figure: 1
----------------------	-----------

LTG Engineering & Planning

1450 W. Granada Blvd., Suite 2, Ormond Beach, Florida 32174
 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227


EXHIBIT "H"


USDA-NRCS SOILS MAP


Legend

 Project Beta

Volusia County Soils

 8- Basinger fine sand, depressional, 0 to 1 percent slopes

 49- Pomona fine sand

 51- Pomona-St. Johns complex

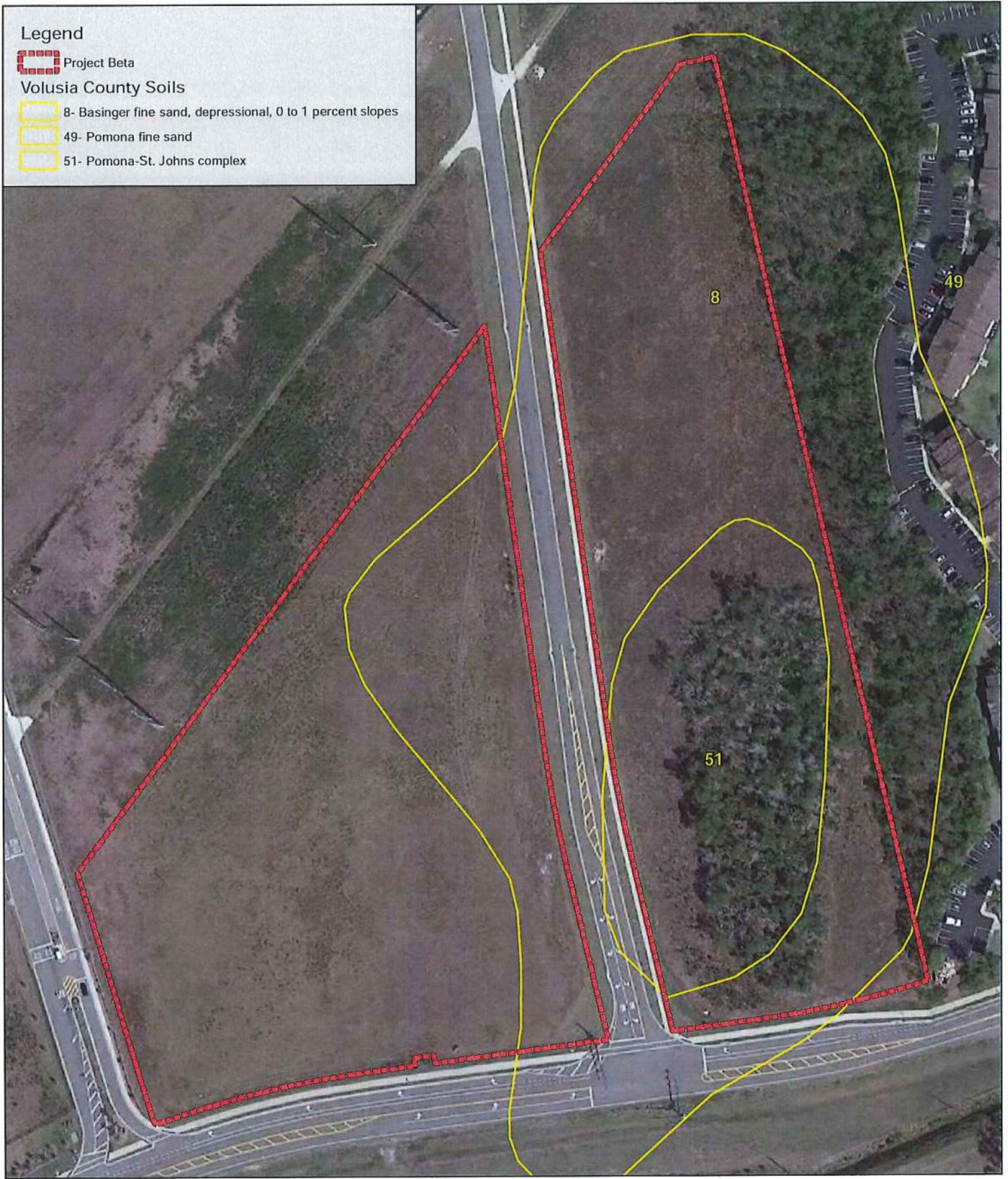



EXHIBIT "I"

FLUCFCS VEGETATIVE COVER MAP

Legend

 Project Beta

FLUCFCS

 190, Open Land


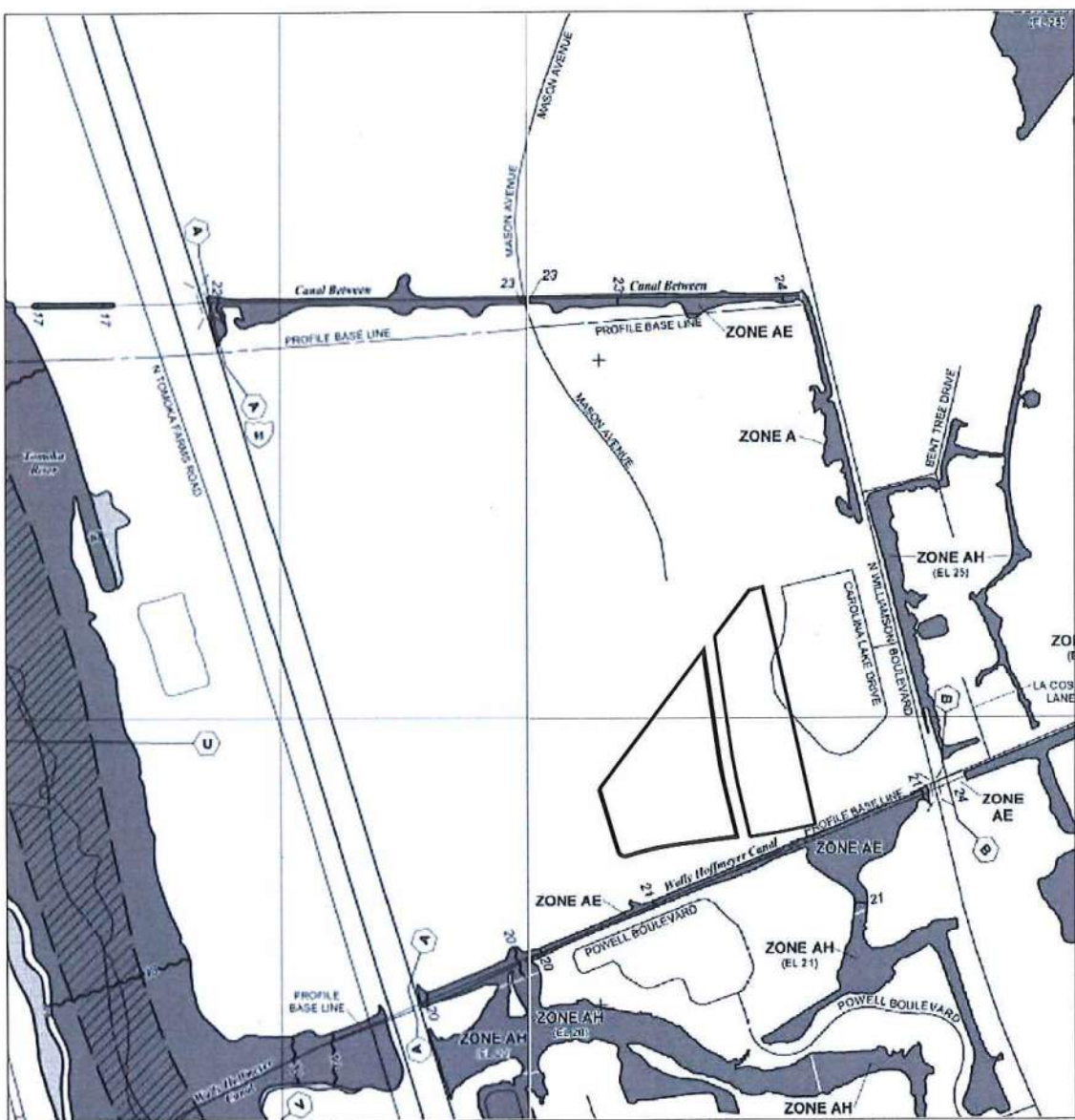
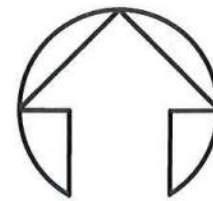
 630, Wetland Forested Mixed



EXHIBIT "J"

FEMA FLOOD MAP



FEMA FLOOD ZONE MAP

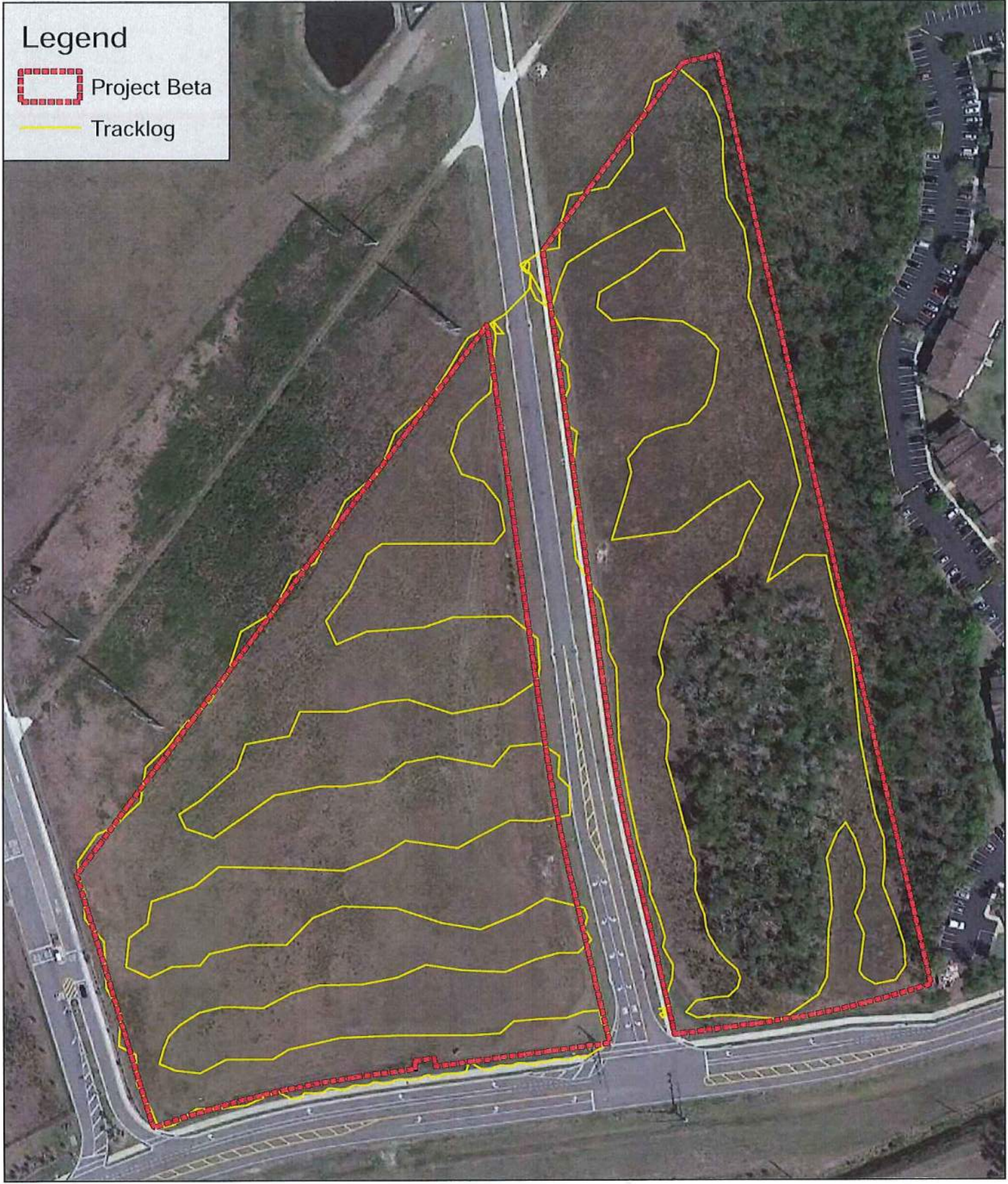
PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 06003910

EXHIBIT "X"

EXHIBIT "K"

WILDLIFE SURVEY MAP AND DATA TABLE



Legend

-  Project Beta
-  Tracklog

 **Bio-Tech Consulting Inc.**
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Project Beta
Volusia County, Florida
Figure 6
Wildlife Survey Map



0 85 170 Feet

Project #:
Produced By: JDH
Date: 12/21/2017