

Agenda Item 15 (Quasi-Judicial Hearing)
Rezoning - Planned Development-General
DEV2018-032
DME PD

STAFF REPORT

DATE: June 18, 2018
TO: Planning Board Members
FROM: Hannah Ward, Planner

PROJECT REQUEST

A request by Joseph H. Hopkins, P.E., The Performance Group, Inc., on behalf of Michael Panaggio, DME Sports, LLC, to rezone 13.67+/- acres of property from “County” Planned Unit Development (PUD) and “County” Light Industrial (I-1) to “City” Planned Development-General (PD-G) to allow for the continued operation and future expansion of the DME Sports Academy and additional industrial, medical, and office uses.

PROJECT LOCATION

The property subject to the rezoning request includes two noncontiguous parcels, as shown below. The parcels are located on the South side of Bellevue Avenue / CR 4068, across from the Daytona Beach International Airport. They are separated by a parcel that is currently used by the Daytona Beach Kennel Club.



Aerial View of the Property

The parent tract includes approximately 9.98+/- acres and is currently developed as the main campus for DME’s operations, as shown in *Attachment A: PD Plan* and *Attachment B: Existing Building Elevations*. The main campus includes the DME Sports Academy and industrial, medical, and office-related uses associated with DME’s additional operations. The satellite tract includes approximately 3.69+/- acres and is currently developed as a sports training field for the DME Sports Academy. The adjacent zoning and land use classifications for both properties are illustrated in the tables below, and they are also illustrated in the accompanying map series.

Table 1: Parent Tract, Land Use and Zoning

	Existing Uses	Existing FLU Designation	Existing Zoning Classification
Site	DME Sports Academy & Additional Industrial, Medical, and Office Uses	“County” Activity Center (AC)	“County” Planned Unit Development (PUD)
North	Daytona Beach International Airport	“County” Public/Semi-Public (PSP)	“County” Airport Property (AP)
South	Southeastern Hay & Nursery Inc.	“County” Activity Center (AC)	“City” General Industrial (M-3)
East	Florida Door & Supply, Mid-Florida Sportswear & Daytona Trophy	“County” Activity Center (AC)	“County” Light Industrial
West	Daytona Beach Kennel Club	“County” Activity Center (AC)	“County” Rural Agriculture

Table 2: Satellite Tract, Land Use and Zoning

	Existing Uses	Existing FLU Designation	Existing Zoning Classification
Site	DME Practice Field	“County” Activity Center (AC)	“County” Light Industrial
North	Daytona Beach International Airport	“County” Public/Semi-Public (PSP)	“County” Airport Property (AP)
South	Southeastern Hay & Nursery Inc.	“County” Activity Center (AC)	“City” General Industrial (M-3)
East	Daytona Beach Kennel Club	“County” Activity Center (AC)	“County” Rural Agriculture
West	RA Scott Construction	“County” Activity Center (AC)	“County” Light Industrial & “County” Rural Agriculture

PROJECT DESCRIPTION

The proposed Planned Development (PD) is comprised of approximately 13.67+/- acres. The two properties subject to the rezoning request are currently located within unincorporated Volusia County. The applicant has proposed to annex the properties into the City. Concurrent applications have also been submitted to rezone the property to a Planned Development (PD) and assign a “City” Mixed Use Future Land Use (FLU) designation on the property. As part of the proposed Planned Development (PD) rezoning application, the applicant proposes to operate a private school that will be associated with the DME Sports Academy. The rezoning also contemplates the expansion of the existing facilities and paving of the overflow parking on the Parent Tract, and the development of a field house and student housing complex for the DME Sports Academy on the Satellite Tract.

Following a final decision on the annexation, large-scale comprehensive plan amendment, and rezoning applications, the applicant will be required to submit site plan applications for any future development to demonstrate compliance with the LDC and the PD Agreement, in addition to meeting all concurrency requirements for the development.

GENERAL PLANNED DEVELOPMENT DISTRICT PURPOSES

The Planned Development (PD) districts are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals and objectives by:

- a. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;*
- b. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;*
- c. Allowing greater freedom in providing a well-integrated mix of residential and non-residential land uses in the same development, including a mix of housing types, lot sizes, and densities;*
- d. Providing for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and*
- e. Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site’s natural and man-made features, such as trees, wetlands, surface waters, floodplains, and historic features.*

PROJECT ANALYSIS

Review of and decision on a Planned Development (PD) rezoning application shall be based on compliance with the proposed zoning reclassification and the PD Plan/Agreement’s compliance with the review standards in Section 3.4.D.3 of the Land Development Code (LDC), *Site-Specific Zoning District Map Amendment Review Standards*, and Section 4.8.B of the Land Development Code (LDC), *General Standards for All Planned Development Zoning Districts*.

Site-Specific Zoning District Map Amendment Review Standards

In determining whether to adopt or deny a proposed Site-Specific Zoning District Map Amendment, the City shall consider the following:

a. Whether the applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:

i. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable City-adopted plans;

The two parcels subject to the rezoning request are currently located in unincorporated Volusia County, within the County's Activity Center FLU designation. The applicant has submitted applications to annex the property into the City and assign a "City" Mixed Use FLU designation to the properties, in conjunction with the proposed Planned Development (PD) rezoning application.

As part of the existing DME Sports Academy, the applicant proposes to open a private school for the 2018-2019 academic year. Due to the timeline for review and approval of large-scale comprehensive plan amendments by the Volusia Growth Management Commission (VGMC) and the Florida Department of Economic Opportunity (DEO), the tentative City Commission public hearing date for the LSCPA is later than the proposed start date for the private school.

The City allows a property to retain a "County" land use with a "City" zoning designation, provided the land use is consistent with the existing and proposed uses on the subject property. The applicant has requested a letter from the County to reflect that the proposed "City" Planned Development (PD) rezoning application is consistent with the existing "County" Activity Center FLU designation on the subject property. If the annexation and rezoning applications are approved by the City Commission, the applicant intends to open the private school use, with the condition that the County confirms the proposed "City" Planned Development (PD) is consistent with the existing "County" Activity Center land use.

Note: The proposed LSCPA is tentatively scheduled to be transmitted to the City Commission for first reading on July 18, 2018, and for second reading (public hearing) on September 5, 2018, while the proposed annexation and rezoning applications are tentatively scheduled to be heard by the City Commission for first reading on July 18, 2018, and for second reading (public hearing) on August 1, 2018.

ii. Is not in conflict with any portion of this Code;

The development standards for a PD District must comply with Article 6: Development Standards and Article 7: Subdivision Standards in the Land Development Code (LDC) or any modifications of those standards established in the PD Plan (*Attachment A*) and the PD Agreement. The applicant has proposed modifications to these standards, as detailed below, in order to accommodate the continued operation and expansion of the DME Sports Academy and DME's ancillary operations, including industrial, medical, and office-related uses. If the requested modifications are granted, approval of the proposed PD agreement will not be in conflict with the LDC.

Principal Use Standards – Warehouse Storage and Distribution (Section 5.2.B.27.b)

The Land Development Code (LDC) requires warehouse storage and distribution uses to be located at least 500 feet from any residential district or existing residential use, school, or child care facility. The applicant has requested to develop a private school to support the existing DME Sports Academy alongside the warehouse storage and distribution uses that currently exist on the property.

Landscaping

- *Building Perimeter Landscaping (Section 6.4.C)* – The applicant has requested to waive the requirement that a continuous landscape area be located adjacent to all building perimeters on the Parent Tract, due to the fact that the parcel is fully developed and does not have sufficient area to accommodate additional landscaping around the buildings. ***The applicant has stated that any new development or additions on the Parent Tract and Satellite Tract will conform to the requirements in Section 6.4.C of the LDC.***
- *Vehicular Use Area Landscaping (Section 6.4.D)* – The applicant has requested to waive the required landscape materials for a vehicular use area located within 50 feet of a street right-of-way, due to the fact that the parent tract is fully developed and is also encumbered by a drainage ditch, as shown in *Attachment A* and below, that prevents the installation of additional landscape materials. The site provides a 25' landscape buffer between the vehicular use area and the adjacent right-of-way, despite the fact that the buffer cannot be planted with the required materials. ***The applicant proposes to comply with the applicable provisions of Section 6.4.D on the Satellite Tract.***



Drainage Ditch along Bellevue Avenue

- *Perimeter Buffers (Section 6.6)* – A Type C buffer is required between all proposed institutional uses (such as schools) and mixed uses and existing industrial uses located on adjacent lands. The applicant has requested to waive the perimeter landscape buffer requirements in the LDC, due to the fact that the Parent Tract is fully developed and has existing perimeter buffers and an existing drainage ditch that limits the applicant’s ability to comply with the requirements in the LDC, as shown below. The applicant has requested that the uses and compatibility of the uses on future additions to the Planned Development be evaluated on a case-by-case basis.



East Perimeter Buffer

Signage

The applicant has shown the proposed design and location of the monument signs for the development in *Attachment C*. All other signs shall be evaluated based on the requirements of the Land Development Code (LDC), except as provided below. The proposed signs for the development have been evaluated based on the District Sign Schedule for the M-3 zoning district, as provided in Table 6.10.K.3 of the Land Development Code (LDC). The M-3 zoning district allows for a maximum of four signs per use, including one ground sign per use. While the applicant will comply with the quantity of signs permitted by the Land Development Code (LDC), the applicant has proposed additional modifications to accommodate the requested monument signs and wall signs for the development, as shown below. ***Note: the applicant has also requested to incorporate wall graphics into the design of the development. Pursuant to Section 6.10.J.13.c of the Land Development Code (LDC), wall graphics are subject to review and approval by the Planning Board.***

- *Sign Area (Table 6.10.K.3)* -The applicant has requested to increase the total sign area for the proposed monument signs, as shown in *Attachment C*, from 120 square feet to 320 square feet. In addition, the applicant has also requested to increase the total sign area for the wall signs on the property from 200 square feet to 600 square feet.

- *Maximum Sign Height for Monument Signs (Section 6.10.J.7)* – The applicant has requested to increase the maximum height for the proposed monument signs on the property from 8’ to 10’, also as shown in *Attachment C*

Parking

- *Off-Street Parking and Loading Design Standards (Section 6.2)* – The existing parking on the Parent Tract is not in compliance with all of the parking design standards outlined in Section 6.2 of the LDC. The applicant has requested to retain the existing parking until such time that the Parent Tract is subject to redevelopment or expansion. ***The applicant has stated that any new development or redevelopment within the PD property will be required to comply with the provisions of Section 6.2 of the LDC, with the exception of the minimum required parking, as detailed below.***
- *Minimum Number of Off-Street Parking Spaces (Section 6.2.C.1)* – The subject property was previously developed as part of a “County” Planned Unit Development (PUD). At that time, a parking matrix was created for the development and its unique combination of uses. Consistent with Section 6.2.C.3.c of the LDC, the applicant has proposed to establish the minimum off-street parking space requirement based on a parking demand study that includes relevant data collected from uses or combinations of uses, the applicant has proposed the following parking matrix, based on the existing function of the day-to-day activities on the campus. ***Note: while I have included this information for your review, it is not considered a modification to the LDC.***
 - 1) *Rehabilitation facility and health club: 3 spaces/1000 sf GFA (gross floor area)*
 - 2) *Private sports training: 1 space/employer + 1 space/athlete on the largest shift*
 - 3) *Call center: 1 space/employee on largest shift*
 - 4) *Office, warehouse, and production: 1 space/employee on the largest shift*
 - 5) *School: 1 space/employee + 1 space/10 students*
 - 6) *Student housing and field house: 1 space/employee + 1 space/10 units*

iii. Addresses a demonstrated community need;

The applicant has provided a Modification/Benefit letter (*Attachment D*) that details public benefits and addresses the standard for a demonstrated community need.

iv. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

All of the properties adjacent to the proposed Planned Development (PD) rezoning are located within the “County” Activity Center (AC) Future Land Use designation. The Activity Center FLU designation is intended to accommodate a range of activities including employment-based office, mixed use, and industrial activities and ancillary uses such as commercial services, recreational facilities, and housing. The proposed “City” Mixed Use FLU designation is compatible with the “County” Activity Center FLU Designation, as it is intended to accommodate a variety of land uses including light industrial, office, tourist accommodations, retail, multi-family residential, assisted living facilities, hospitals, public schools, and planned amusements.

The subject property is also located within a “County” Planned Unit Development (PUD). The proposed “City” Planned Development (PD) is consistent with the existing Planned Development zoning designation on the property. The applicant is proposing to retain all of the existing uses on the property, with the addition of the private school use that will be associated with the DME Sports Academy. The uses proposed as part of the Planned Development (PD) are consistent with the uses approved as part of the existing “County” Planned Unit Development (PUD), with the exception of the private school.

v. Would result in a logical and orderly development pattern;

Standards established in the PD Agreement and the LDC would result in a logical and orderly development pattern for the subject property.

vi. Would not adversely affect the property values in the area;

Staff does not have any indication that the proposed development will have an adverse impact on the property values in the area.

vii. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and

The City’s TRT has reviewed the proposed Planned Development (PD) and found it to be acceptable.

viii. Would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

The City’s TRT has reviewed the proposed Planned Development (PD) and found it to be acceptable.

b. If the applicant demonstrates that the proposed amendment meets the criteria in subparagraph [a] above, whether the current zoning district designation accomplishes a legitimate public purpose.

The site is currently located within a “County” Planned Unit Development (PUD). In conjunction with the requested annexation and Large-Scale Comprehensive Plan Amendment (LSCPA), the applicant has requested to rezone the property to a “City” Planned Development (PD). Therefore, the proposed Planned Development-General (PD-G) rezoning application is consistent with the existing “County” Planned Unit Development (PUD) zoning designation on the property.

Planned Development Zoning Districts Review Standards

Before approving a PD zoning district classification, the City Commission shall find the application for the PD zoning district, as well as the PD Plan/Agreement included as part of the application, comply with the following standards:

1. PD Plan/Agreement

The PD Plan/Agreement includes a development plan for the subject site. This includes identification of potential vehicle access points, development area, parking areas, common areas, site improvements, and landscaping, as shown in *Attachment A: PD Plan*. The existing elevations of the buildings within the development are shown in *Attachment B*. The applicant has requested modifications to the LDC

due to the existing site conditions and the proposed development plan for the property, as detailed earlier in this report.

2. Consistency with City Plans

If adopted by the City Commission, the PD zoning district designation and the PD Plan/Agreement will be consistent with the existing “County” Activity Center (AC) FLU designation and the proposed “City” Mixed Use FLU designation for the property.

3. Compatibility with Surrounding Areas

Aside from the requested modifications to the required perimeter landscape buffers between proposed institutional uses and existing industrial uses and the LDC separation requirements for warehouse storage and distribution uses and school uses, the proposed development plan meets compatibility standards for the property perimeters. The applicant has conducted a neighborhood meeting, as required by the LDC. A summary of the neighborhood meeting prepared by the applicant is attached (*Attachment E*).

4. Development Phasing Plan

The applicant has proposed the following completion schedule for the proposed expansion to the Parent Tract and Satellite Tract:

Application shall be submitted for construction permits for the development, or for the first phase of a phased development, within 24 months of the approval of this Agreement by the City Commission. The filing of an appeal of the land development order by an applicant shall toll the time for permitting until final resolution of the appeal. If development is phased, application for construction permits for subsequent phases shall be submitted within 36 months from the date of the initial approval.

Construction of phase one shall be substantially complete within 5 years of the approval of this Agreement. Construction of any other phase must be substantially complete within 6 years of the initial approval of this Agreement.

5. Conversion Schedule

Not applicable.

6. On-Site Public Facilities

The Property is within the City’s Utility Service Area. The City currently provides water, fire, and sewer service to the Parent Tract, as depicted in *Attachment F*. Utility service will be expanded to the Parent Tract as needed to support future development. The Satellite Tract will also receive utility service from the City. The sewer service connection of the Satellite Tract will be limited since the City discourages individual service connection to the existing transmission main. The sewer service from the Satellite Tract will be required to interconnect (manifold) to the existing sewer force main lateral on the Parent Tract. The route of the force main from the Satellite Tract to the Parent Tract may require a private utility easement over the adjacent parcel or a utility easement over a portion of the County’s Bellevue Avenue right of way.

7. Uses

The PD Agreement identifies the following permitted uses for the subject property:

- *Business Services Office*
- *Professional Services Office*
- *Warehouse, Storage*
- *Warehouse, Distribution*
- *Manufacturing, Assembly or Fabrication, Light*
- *Call Center*
- *Medical Office*
- *Other Indoor Recreation/Entertainment Use*
- *Outdoor Facility for Field Sports, Swimming, or Court Games*
- *Motion Picture Studio*
- *Private School*
- *Printing or Other Similar Reproduction Facility*

8. Densities/Intensities

The PD proposes a maximum Floor Area Ratio (FAR) of 3, consistent with the proposed “City” Mixed Use Future Land Use (FLU) designation for the property.

9. Dimensional Standards

The PD Agreement identifies the following lot development criteria for the subject property:

- *Maximum building height: 45 feet*
- *Minimum building setbacks: side 10 feet; front 30 feet; rear 20 feet*
- *Maximum building coverage: 35%*
- *Minimum perimeter landscaping strips: front, 25 feet; rear, 10 feet; side, 10 feet*
- *Maximum impervious surface area: 80%*
- *Maximum Intensity (FAR): 3*
- *Slopes within any dry retention pond(s) shall be 4:1 without a fence; and*
- *Dry retention pond(s) shall count towards open space requirements.*

10. Development Standards

All development in a PD district shall comply with the development standards of Article 6: Development Standards, and Article 7: Subdivision Standards, or any modifications of those standards established in the PD Plan/Agreement as consistent with City plans, the objective of the particular type of development standard, the purpose of the particular PD district, and any additional limitations or requirements set forth in Sections 4.8.C and 4.8.D for the particular type of PD district.

The applicant has requested the following modifications to the LDC, as detailed above, and as summarized below.

Use-Specific Standards

Warehouse Storage and Distribution (Section 5.2.B.27.b) – Modification to allow warehouse storage and distribution uses within 500 feet of a school use.

Landscaping

- *Building Perimeter Landscaping* (Section 6.4.C) – Waiver from requirement that a continuous landscape area shall be located adjacent to all building perimeters.
- *Vehicular Use Area Landscaping* (Section 6.4.D) – Waiver from required landscape materials for a vehicular use located within 50 feet of a street right-of-way.

- *Perimeter Buffers* (Section 6.6) – Waiver to retain existing non-conforming perimeter buffers.

Signage

- *Sign Area* (Table 6.10.K.3) – 1) Modification to increase the total sign area for the proposed monument signs 20 square feet to 320 square feet. 2) Modification increase the total sign area for the wall signs on the property from 200 square feet to 600 square feet.
- *Maximum Sign Height for Monument Signs* (Section 6.10.J.7) – Modification to increase the maximum height for the proposed monument signs from 8' to 10'.

Parking

- *Off-Street Parking and Loading Design Standards* (Section 6.2) – Modification to retain the existing parking until such time that the Parent Tract is subject to redevelopment or expansion.
- *Off-Street Parking Requirements* (Section 6.2.C) – Provision of unique parking matrix. **Note: this is not considered a modification to the Land Development Code (LDC).**

RECOMMENDATION

Provided the annexation application and all requested LDC modifications are approved, and provided the County accepts the proposed “City” Planned Development (PD), Staff recommends approval of the DME Planned District (PD) Agreement to rezone 13.67+/- acres of land from “County” Planned Unit Development (PUD) and “County” Light Industrial to “City” Planned Development-General (PD-G) to allow for the continued operation and future expansion of the DME Sports Academy and additional industrial, medical, and office uses.

A majority vote of the Planning Board members present and voting are required to recommend approval to the City Commission.

The item is tentatively scheduled to be heard by the City Commission for first reading on July 18, 2018, and for second reading (public hearing) on August 1, 2018.

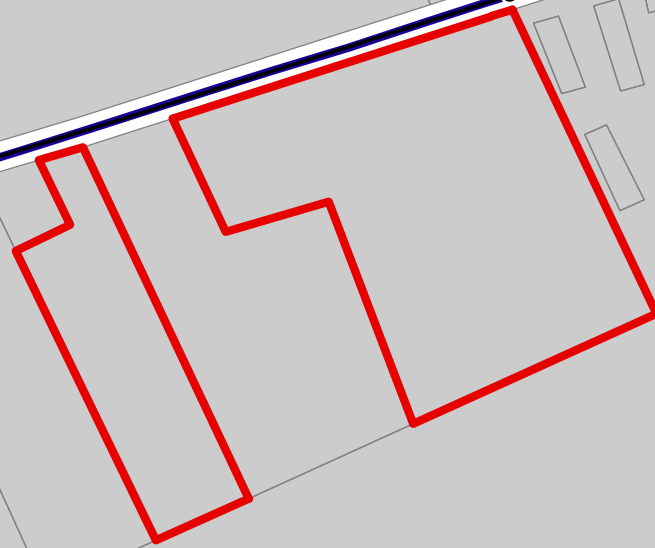
LOCATION MAP



1 inch = 400 feet

AIRFIELD

GR-4068 (BELLEVUE AV)



Document Path: P:\Admin\Pratt\Short Term Projects 2018\DEV AD\DEV2018\DEV2108-037\DEV18-037 LocationMap.mxd



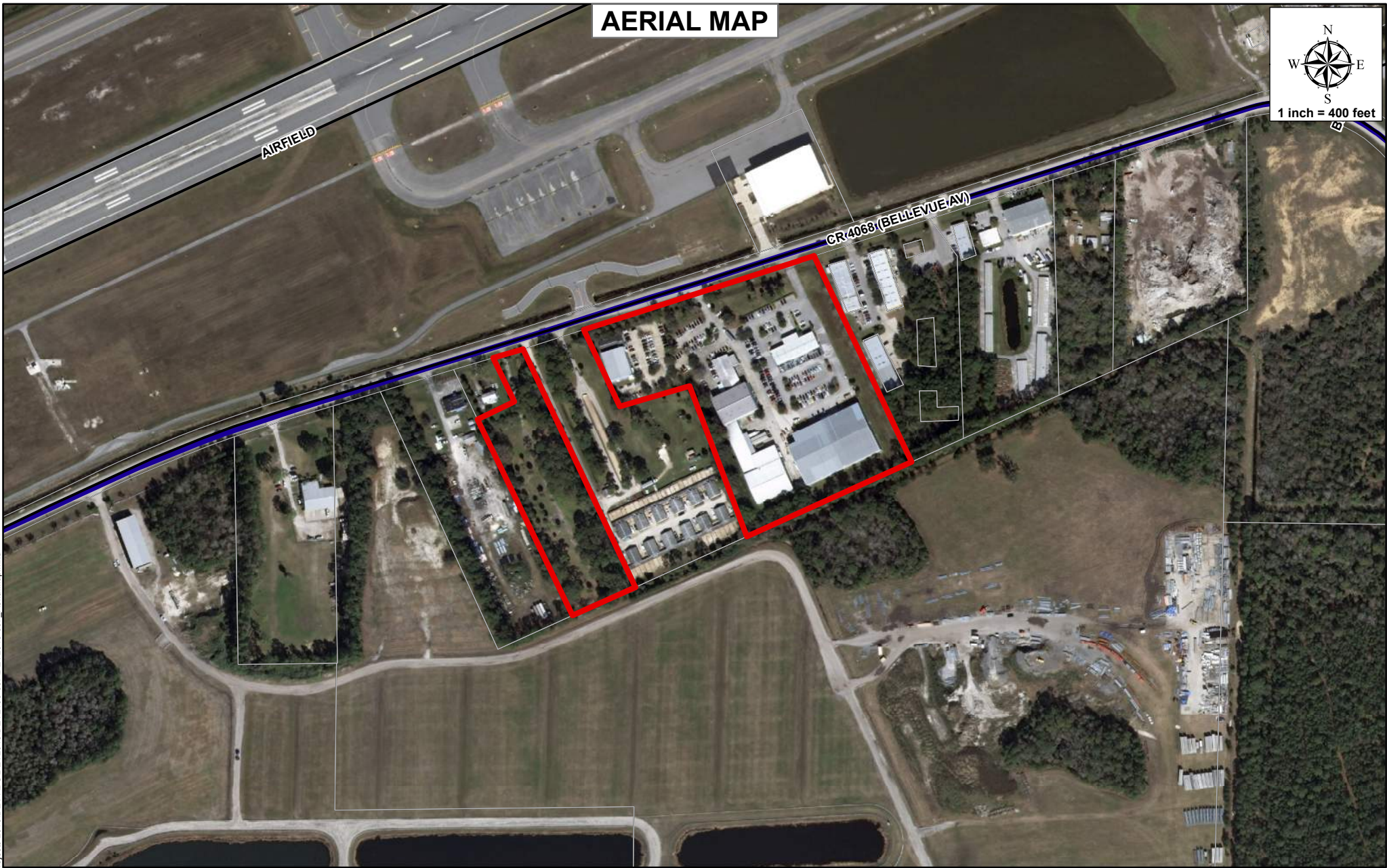
DEV2018-032 - DME PD REZONING TO PLANNED DEVELOPMENT-GENERAL (PD-G) LOCATION MAP

The 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.

AERIAL MAP



1 inch = 400 feet



Document Path: P:\Admin\Pratt\Short Term Projects 2018\DEV AD\DEV2018\DEV218\DEV218-08-037\DEV2018-037_AerialMap.mxd

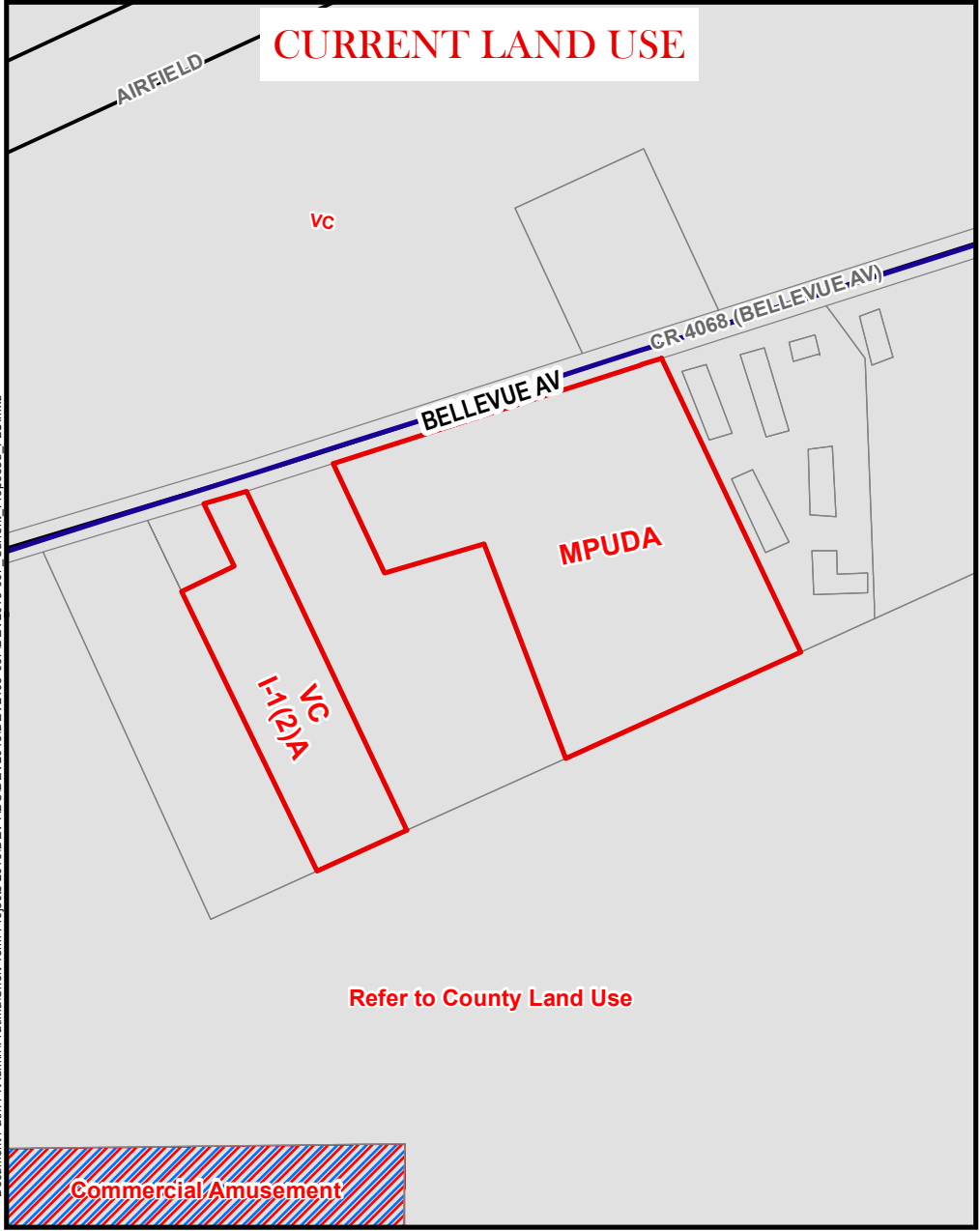


DEV2018-032 - DME PD REZONING TO PLANNED DEVELOPMENT-GENERAL (PD-G) AERIAL MAP

The 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

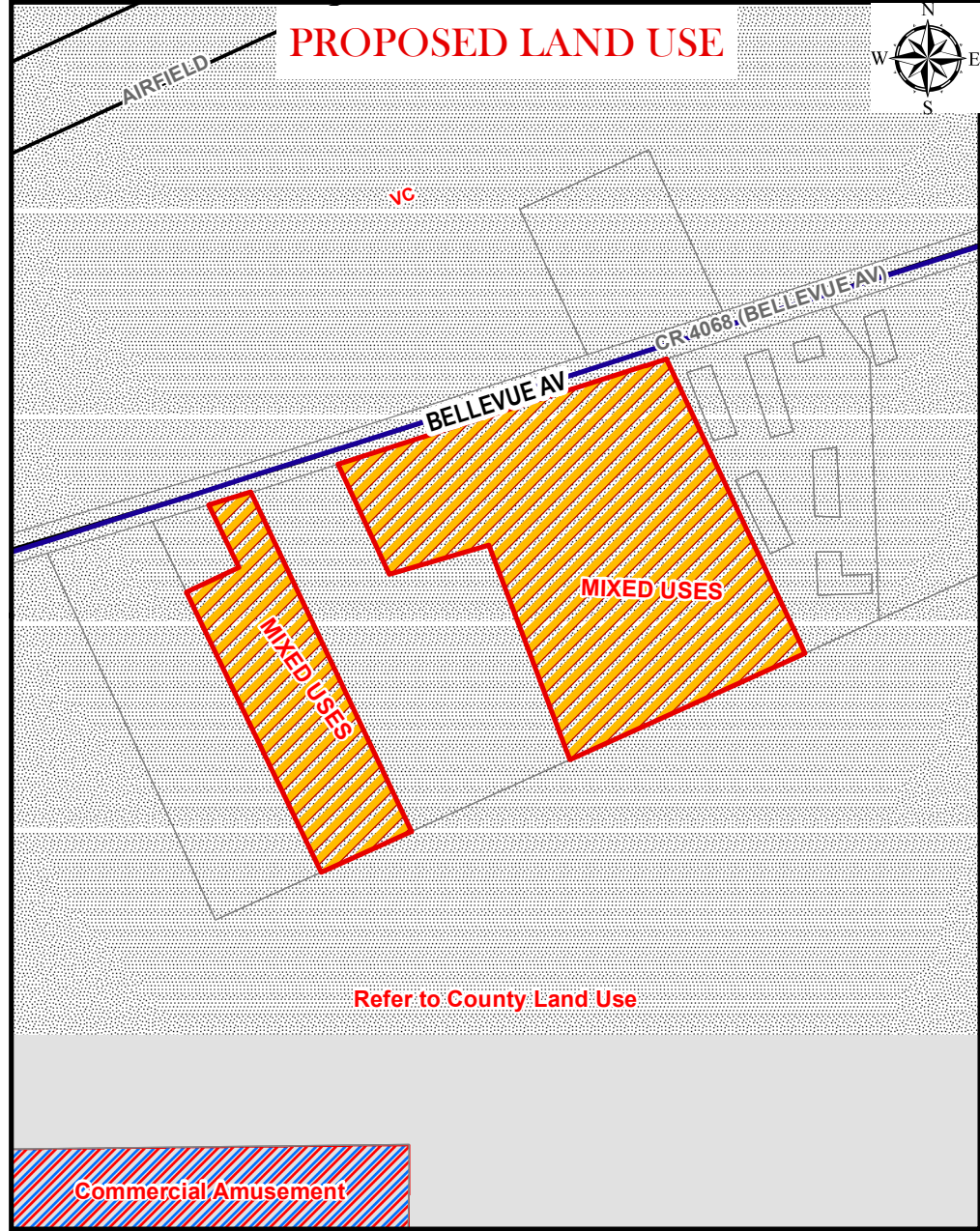


Refer to County Land Use

Commercial Amusement

1 inch = 400 feet

PROPOSED LAND USE



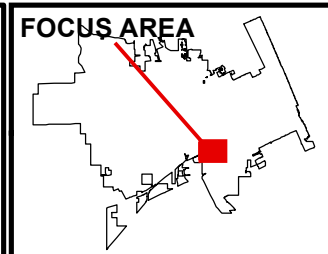
Refer to County Land Use

Commercial Amusement

1 inch = 400 feet

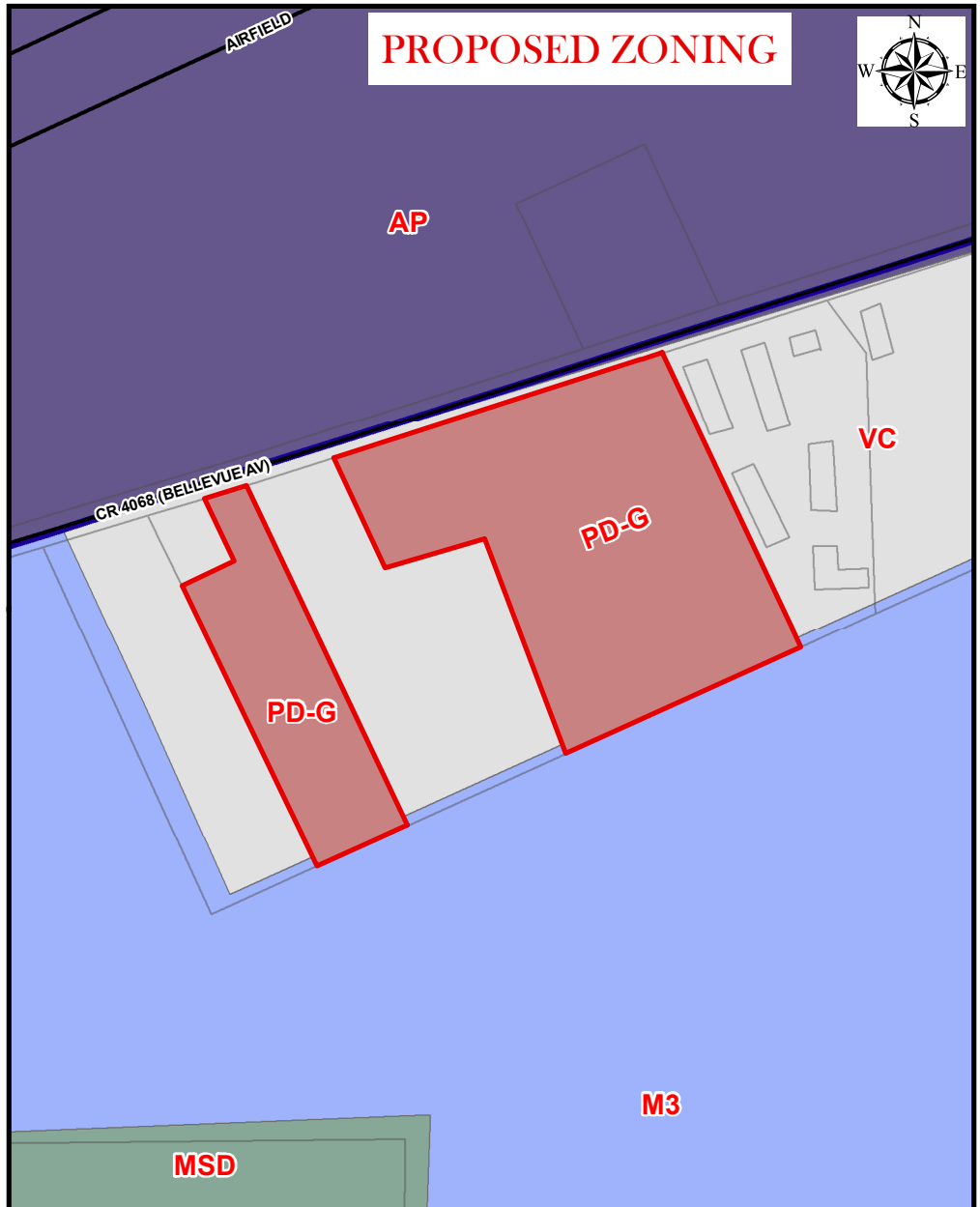
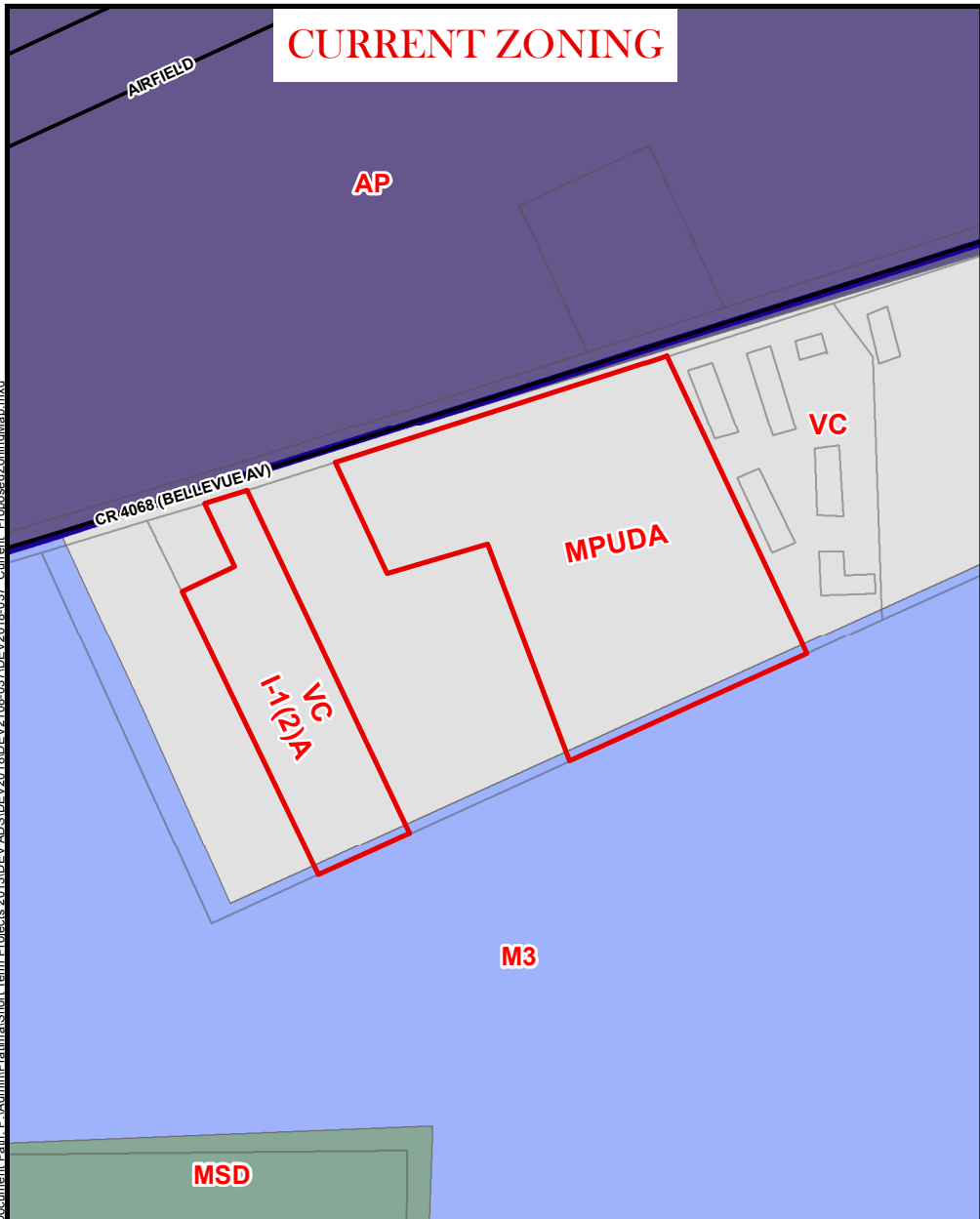


**DEV2018-032 - DME PD
 REZONING TO PLANNED DEVELOPMENT-GENERAL (PD-G)
 FUTURE LAND USE (FLU) MAP**

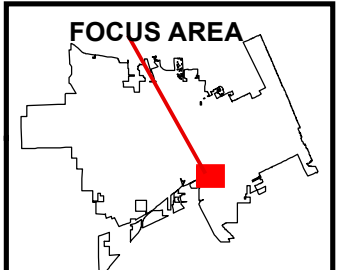


Document Path: P:\Admin\Primal\Short Term Projects 2013\DEV ADS\DEV2018\DEV2108-037\DEV2018-037 - Current, Proposed, FLU.mxd

Document Path: P:\Admin\Pratt\Short Term Projects\2018\DEV\2018-032\DEV\2018-032 - Current - Process\ZoningMap.mxd



**DEV2018-032 - DME PD
REZONING TO PLANNED DEVELOPMENT-GENERAL (PD-G)
ZONING MAP**



SITE DATA:

ZONING (EXISTING): COUNTY: MIXED USE PLANNED UNIT DEVELOPMENT (MPUD)
 ZONING (PROPOSED): CODB: PLANNED DEVELOPMENT GENERAL (PD-G)
 FUTURE LAND USE (EXISTING): COUNTY: ACTIVITY CENTER (AC)
 FUTURE LAND USE (PROPOSED): CODB: MIXED USE
 FLUCCS: 100 - URBAN AND BUILT-UP:
 147 - MIXED COMMERCIAL & SERVICES
 150 - INDUSTRIAL

OWNER:	MICHAEL PINAGGIO, PRESIDENT DIRECT MAIL EXPRESS 2421 BELLEVUE AVENUE DAYTONA BEACH, FL. 32114 386-257-2500	TELEPHONE:	BELLSOUTH 900 N. NOVA ROAD DAYTONA BEACH, FL 32117 386-254-8003
WATER SEWER:	CITY OF DAYTONA BEACH 301 S. RIDGEWOOD AVENUE DAYTONA BEACH, FL. 32114 386-671-8000	GAS:	TECO PEOPLES GAS 1722 RIDGEWOOD AVE. HOLLY HILL, FL. 32117 386-671-2220
ELECTRIC:	FLORIDA POWER & LIGHT CO. 3000 SPRUCE CREEK ROAD PORT ORANGE, FL 32127 386-322-3414	CABLE:	BRIGHT HOUSE NETWORK 209 DUNLAWTON AVE. PORT ORANGE, FL. 32127 386-760-9950

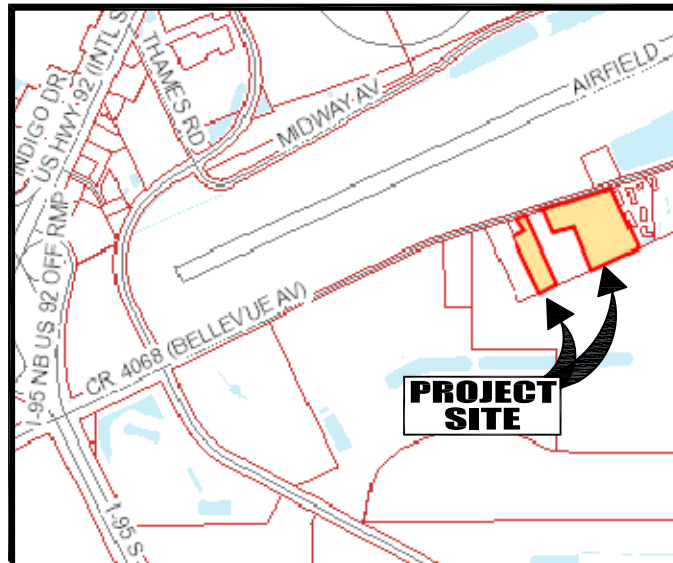
NOTES:

1. USDA NRCS SOIL TYPE: 08 BASINGER FINE SAND, HYDROLOGIC GROUP A/D
USDA SOIL CONSERVATION SERVICE, VOLUSIA COUNTY
2. PARCEL LOCATED IN FLOOD ZONE "A" (AREAS INUNDATED BY 100 YR FLOOD, NO BASE ELEV. DETERMINED) AND ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SCALED FROM FLOOD INSURANCE RATE MAP, VOLUSIA COUNTY, FL. PANEL#362 OF 930 MAP# 12127C0362H, DATED SEPTEMBER 19, 2017.
3. TAX PARCEL NUMBER(S): 5239-00-00-0630; 5239-00-00-0610
4. SITE ADDRESS: 2421 BELLEVUE AVE., DAYTONA BEACH, FL 32114

LOCATION MAP:



SCALE: 1" = 2,000'



SHEET 1 OF 8

EXHIBIT B - SITE DATA & LOCATION MAP

THE PERFORMANCE GROUP
 CIVIL ENGINEERING / PLANNING / DEVELOPMENT



JOSEPH H. HOPKINS, P.E. NO. 48059
 100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
 TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

PROJECT: DME PD AGREEMENT

SCALE: AS NOTED

FILE: REV PD AGREEMENT\250-REV PD 4

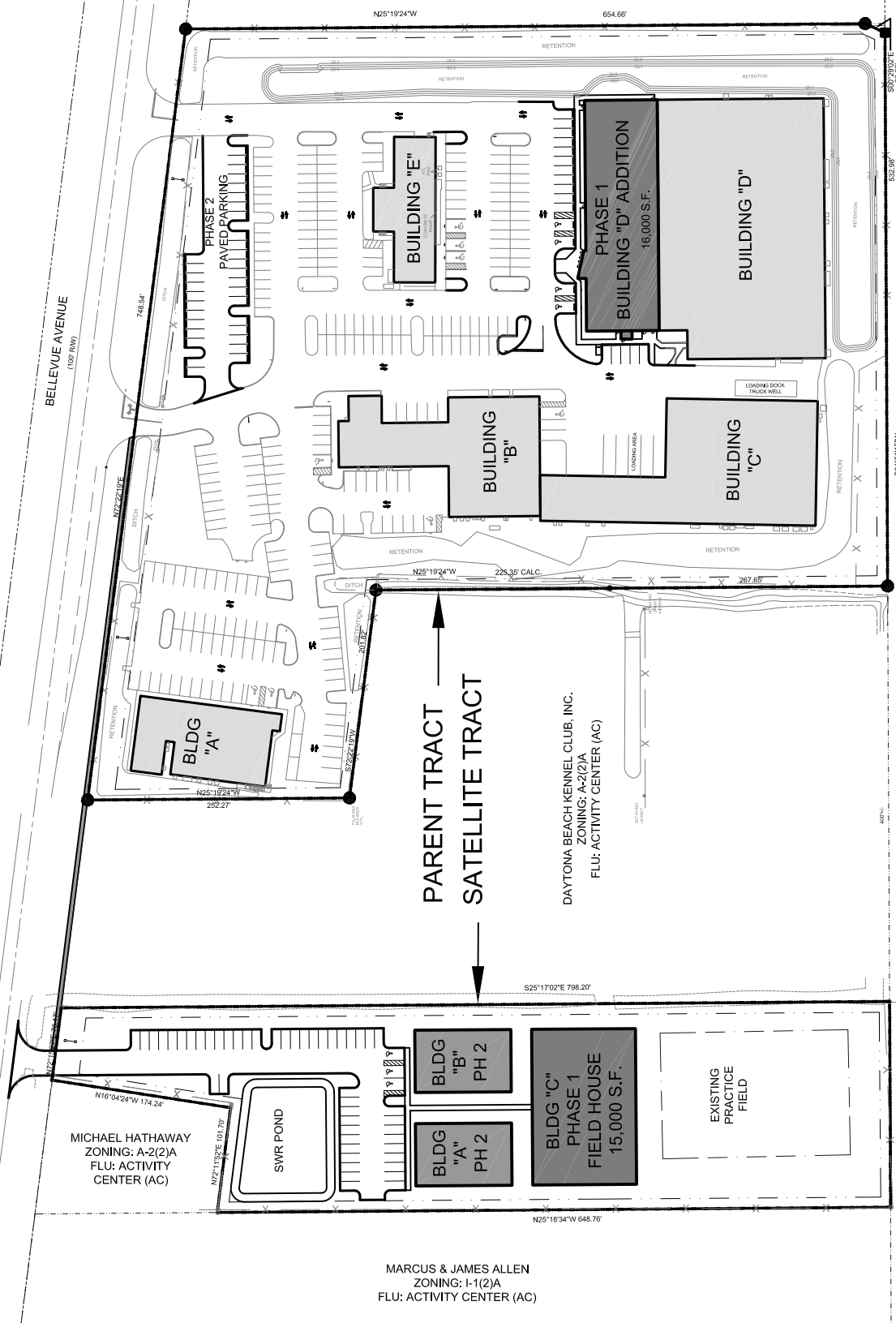
DATE: 3/7/18; 5/9/18; 5/31/18
 6/19/18; 6/21/18



BELLEVUE BUSINESS PARK
 ZONING: I-1(2)A
 FLU: ACTIVITY CENTER (AC)

DAYTONA BEACH INTERNATIONAL AIRPORT
 ZONING: APA
 FLU: PUBLIC/SEMI-PUBLIC (PSP)

SOUTHEASTERN HAY & NURSERY, INC.
 ZONING: M3
 FLU: INDUSTRIAL (AC)



SHEET 2 OF 8

EXHIBIT B - OVERALL DEVELOPMENT PLAN

THE PERFORMANCE GROUP
 CIVIL ENGINEERING / PLANNING / DEVELOPMENT

PROJECT: DME PD AGREEMENT

SCALE: 1"=150'

FILE: REV PD AGREEMENT\250-REV PD 4

DATE: 3/7/18; 5/9/18; 5/31/18
 6/19/18; 6/21/18



JOSEPH H. HOPKINS, P.E. NO. 48059
 100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
 TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

SITE DATA:

ZONING (EXISTING): COUNTY: MIXED USE PLANNED UNIT DEVELOPMENT (MPUD)
 ZONING (PROPOSED): CODB: PLANNED DEVELOPMENT GENERAL (PD-G)
 FUTURE LAND USE (EXISTING): COUNTY: ACTIVITY CENTER (AC)
 FUTURE LAND USE (PROPOSED): CODB: MIXED USE
 FLUCCS: 100 - URBAN AND BUILT-UP:
 147 - MIXED COMMERCIAL & SERVICES
 150 - INDUSTRIAL

OWNER:	MICHAEL PINAGGIO, PRESIDENT DIRECT MAIL EXPRESS 2421 BELLEVUE AVENUE DAYTONA BEACH, FL. 32114 386-257-2500	TELEPHONE:	BELLSOUTH 900 N. NOVA ROAD DAYTONA BEACH, FL 32117 386-254-8003
WATER SEWER:	CITY OF DAYTONA BEACH 301 S. RIDGEWOOD AVENUE DAYTONA BEACH, FL. 32114 386-671-8000	GAS:	TECO PEOPLES GAS 1722 RIDGEWOOD AVE. HOLLY HILL, FL. 32117 386-671-2220
ELECTRIC:	FLORIDA POWER & LIGHT CO. 3000 SPRUCE CREEK ROAD PORT ORANGE, FL 32127 386-322-3414	CABLE:	BRIGHT HOUSE NETWORK 209 DUNLAWTON AVE. PORT ORANGE, FL. 32127 386-760-9950

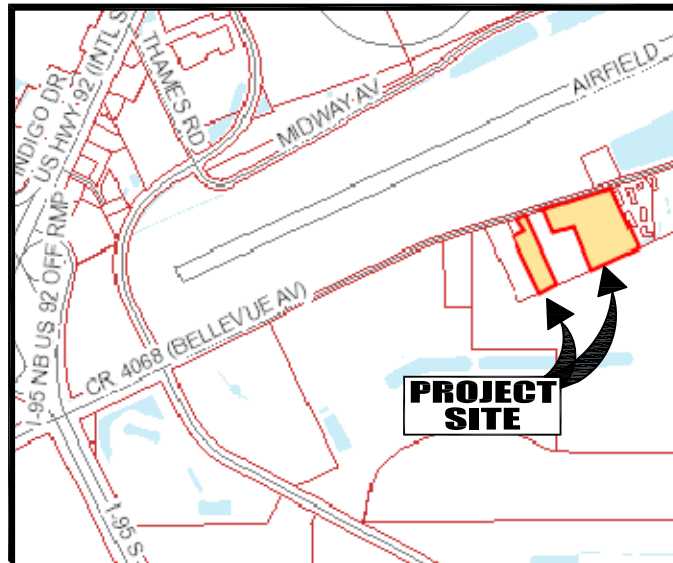
NOTES:

1. USDA NRCS SOIL TYPE: 08 BASINGER FINE SAND, HYDROLOGIC GROUP A/D
USDA SOIL CONSERVATION SERVICE, VOLUSIA COUNTY
2. PARCEL LOCATED IN FLOOD ZONE "A" (AREAS INUNDATED BY 100 YR FLOOD,
NO BASE ELEV. DETERMINED) AND ZONE "X" (AREA OF MINIMAL FLOOD
HAZARD) AS SCALED FROM FLOOD INSURANCE RATE MAP, VOLUSIA COUNTY,
FL. PANEL#362 OF 930 MAP# 12127C0362H, DATED SEPTEMBER 19, 2017.
3. TAX PARCEL NUMBER(S): 5239-00-00-0630; 5239-00-00-0610
4. SITE ADDRESS: 2421 BELLEVUE AVE., DAYTONA BEACH, FL 32114

LOCATION MAP:



SCALE: 1" = 2,000'



SHEET 1 OF 8

EXHIBIT B - SITE DATA & LOCATION MAP

THE PERFORMANCE GROUP
 CIVIL ENGINEERING / PLANNING / DEVELOPMENT



JOSEPH H. HOPKINS, P.E. NO. 48059
 100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
 TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

PROJECT: DME PD AGREEMENT

SCALE: AS NOTED

FILE: REV PD AGREEMENT\250-REV PD 4

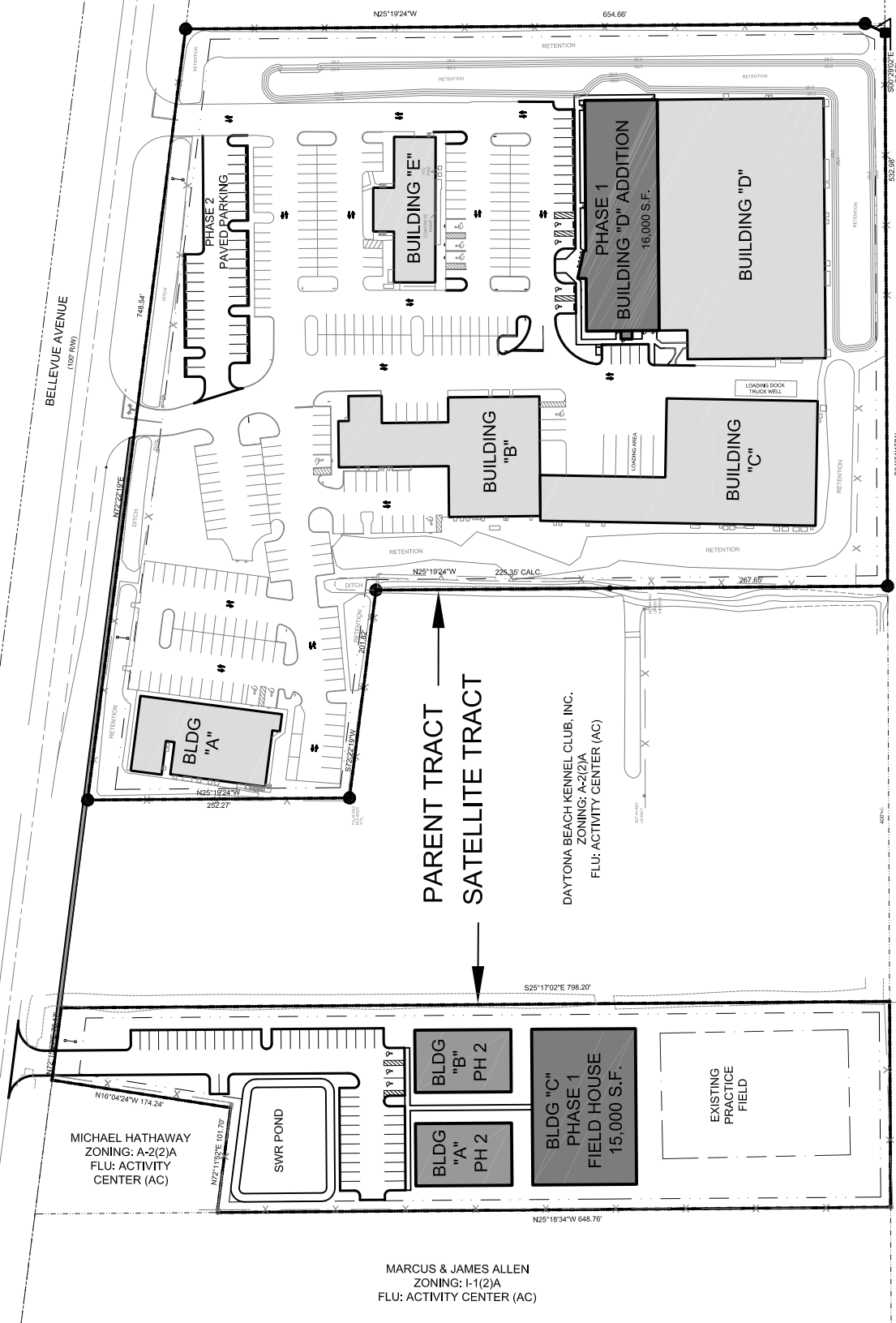
DATE: 3/7/18; 5/9/18; 5/31/18
 6/19/18; 6/21/18



BELLEVUE BUSINESS PARK
 ZONING: I-1(2)A
 FLU: ACTIVITY CENTER (AC)

DAYTONA BEACH INTERNATIONAL AIRPORT
 ZONING: APA
 FLU: PUBLIC/SEMI-PUBLIC (PSP)

SOUTHEASTERN HAY & NURSERY, INC.
 ZONING: M3
 FLU: INDUSTRIAL (AC)



PARENT TRACT
 SATELLITE TRACT

DAYTONA BEACH KENNEL CLUB, INC.
 ZONING: A-2(2)A
 FLU: ACTIVITY CENTER (AC)

MICHAEL HATHAWAY
 ZONING: A-2(2)A
 FLU: ACTIVITY CENTER (AC)

MARCUS & JAMES ALLEN
 ZONING: I-1(2)A
 FLU: ACTIVITY CENTER (AC)

SHEET 2 OF 8

EXHIBIT B - OVERALL DEVELOPMENT PLAN

THE PERFORMANCE GROUP
 CIVIL ENGINEERING / PLANNING / DEVELOPMENT



PROJECT: DME PD AGREEMENT
 FILE: REV PD AGREEMENT\250-REV PD 4

SCALE: 1"=150'
 DATE: 3/7/18; 5/9/18; 5/31/18
 6/19/18; 6/21/18

JOSEPH H. HOPKINS, P.E. NO. 48059
 100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
 TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

LOT SUMMARY: (EXISTING)

BUILDING	GROSS LOT AREA	BUILDING AREA (GFA)	BUILDING AREA (FOOT PRINT)	COVERAGE AREA (%)
A	-	15,881 S.F.	9,193 S.F.	2.1%
B	-	25,604 S.F.	15,469 S.F.	3.5%
C	-	22,746 S.F.	22,746 S.F.	5.2%
D	-	39,559 S.F.	39,559 S.F.	9.1%
E	-	6,441 S.F.	6,441 S.F.	1.5%
TRACT	434,777 S.F.	-	-	-
TOTAL	434,777 S.F.	110,231 S.F.	93,408 S.F.	21.4%

PARKING SUMMARY (EXISTING)

PARKING REQ'D	PARKING PROV'D
170	348

LOT SUMMARY: (PROPOSED)

BUILDING	GROSS LOT AREA	BUILDING AREA (GFA)	BUILDING AREA (FOOT PRINT)	COVERAGE AREA (%)
A	-	15,881 S.F.	9,193 S.F.	2.1%
B	-	25,604 S.F.	15,469 S.F.	3.5%
C	-	22,746 S.F.	22,746 S.F.	5.2%
D	-	55,559 S.F.	55,559 S.F.	12.8%
E	-	6,441 S.F.	6,441 S.F.	1.5%
TRACT	434,777 S.F.	-	-	-
TOTAL	434,777 S.F.	126,231 S.F.	109,408 S.F.	25.1%

PARKING SUMMARY (PROPOSED)

PARKING REQ'D	PARKING PROV'D
199	316

SHEET 3 OF 8

EXHIBIT B - PARENT TRACT

THE PERFORMANCE GROUP

CIVIL ENGINEERING / PLANNING / DEVELOPMENT



JOSEPH H. HOPKINS, P.E. NO. 48059

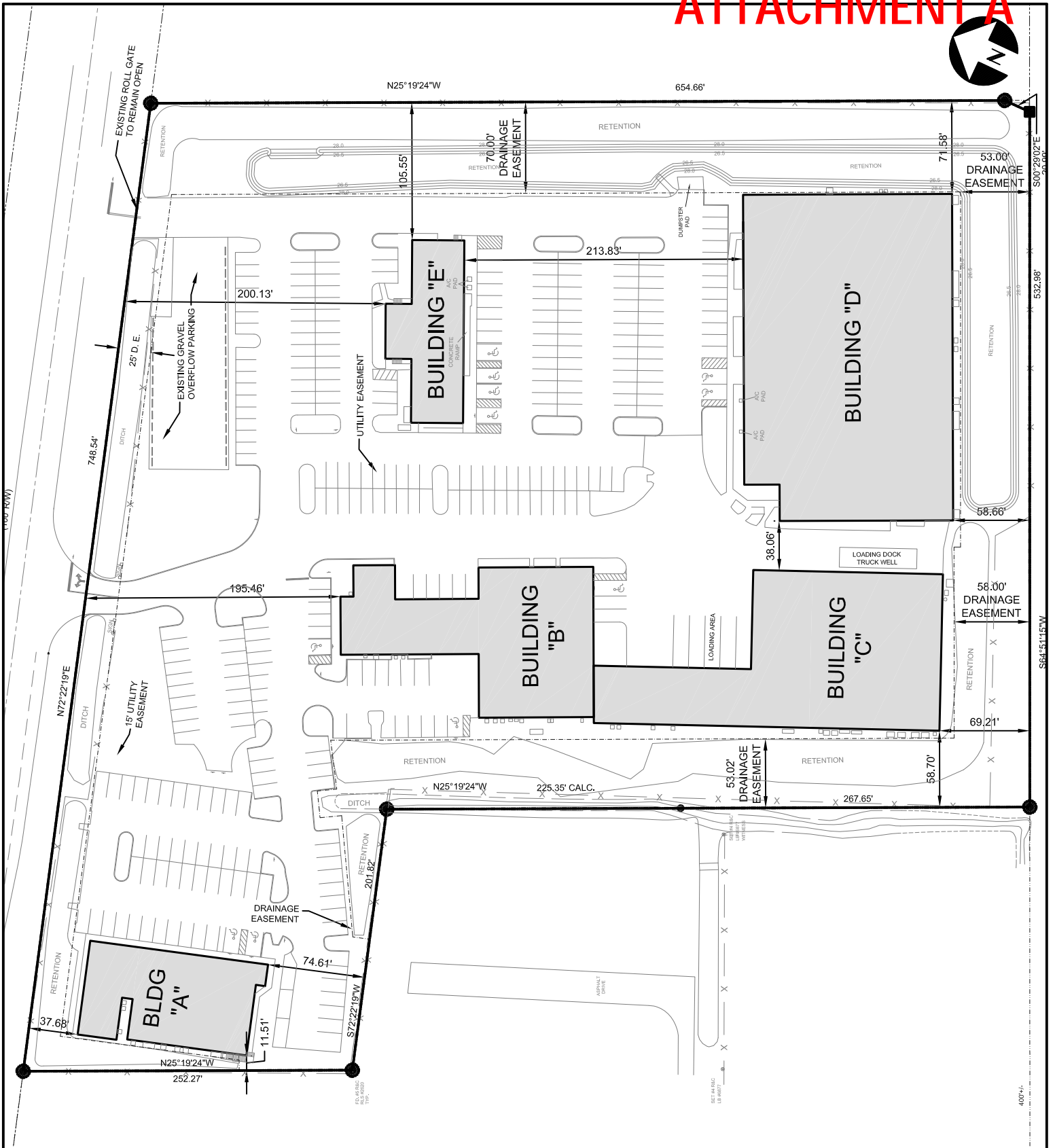
100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

PROJECT: DME PD AGREEMENT

SCALE: NONE

FILE: REV PD AGREEMENT\250-REV PD 4

DATE: 3/7/18; 5/9/18; 5/31/18
6/19/18; 6/21/18



SHEET 4 OF 8

EXHIBIT B - EXISTING CONDITIONS PARENT TRACT

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT

PROJECT: DME PD AGREEMENT

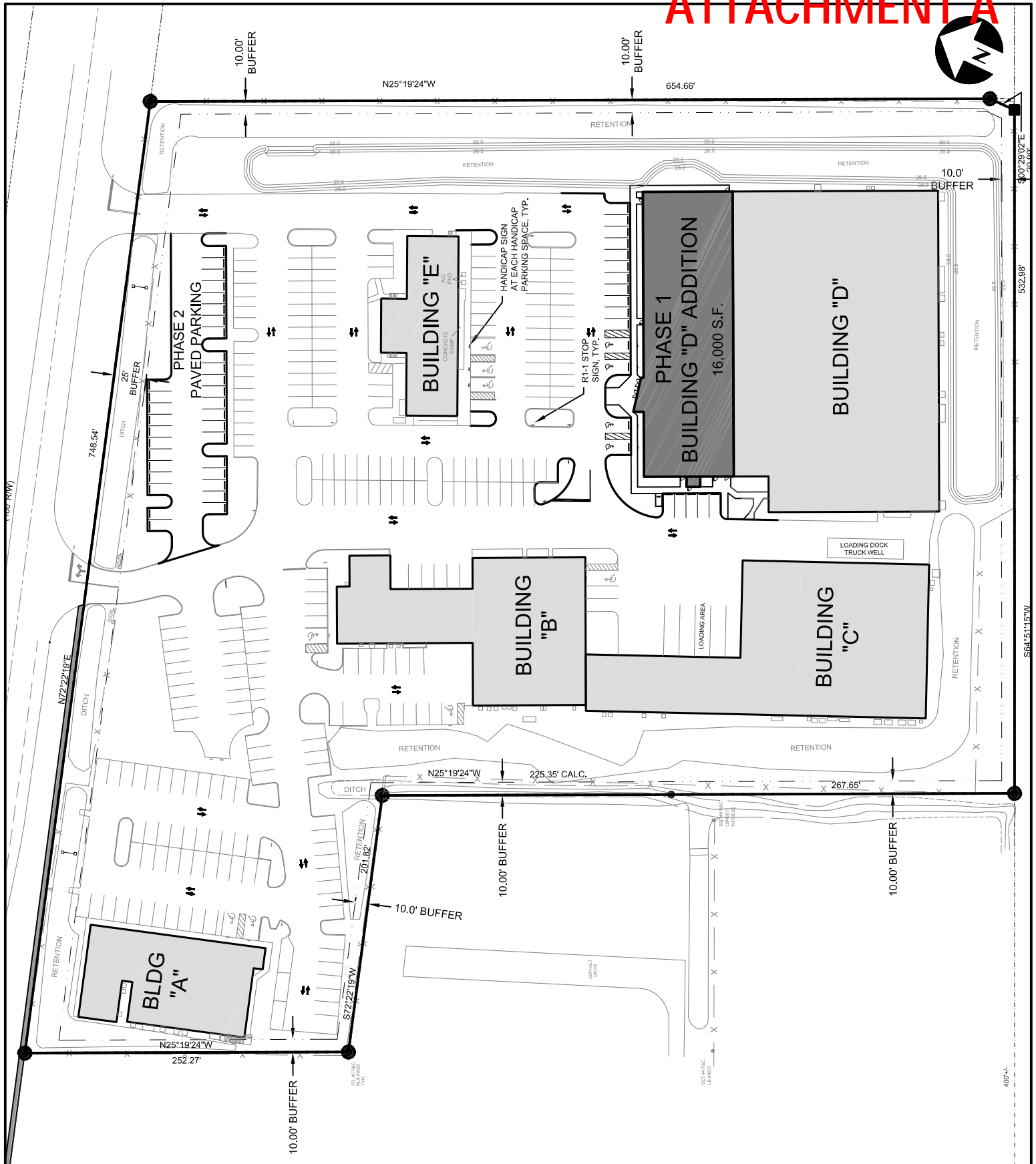
SCALE: 1"=100'

FILE: REV PD AGREEMENT\250-REV PD 4

DATE: 3/7/18; 5/9/18; 5/31/18
6/19/18; 6/21/18



JOSEPH H. HOPKINS, P.E. NO. 48059
100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
TELEPHONE: (386) 239-7166 FAX: (386) 239-7120



SHEET 5 OF 8

EXHIBIT B - PROPOSED PARENT TRACT

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT

PROJECT: DME PD AGREEMENT

SCALE: 1"=100'

FILE: REV PD AGREEMENT\250-REV PD 4

DATE: 3/7/18; 5/9/18; 5/31/18
6/19/18; 6/21/18



JOSEPH H. HOPKINS, P.E. NO. 48059
100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

LOT SUMMARY: (EXISTING)

BUILDING	GROSS LOT AREA	BUILDING AREA (GFA)	BUILDING AREA (FOOT PRINT)	COVERAGE AREA (%)
TRACT	140,583 S.F.	-	-	-
TOTAL	140,583 S.F.	-	-	-

PARKING SUMMARY (EXISTING)

PARKING REQ'D	PARKING PROV'D
-	-

LOT SUMMARY: (PROPOSED)

BUILDING	GROSS LOT AREA	BUILDING AREA (GFA)	BUILDING AREA (FOOT PRINT)	COVERAGE AREA (%)
A	-	12,000 S.F.	6,000 S.F.	4.3%
B	-	12,000 S.F.	6,000 S.F.	4.3%
C	-	15,000 S.F.	15,000 S.F.	10.6%
TRACT	140,583 S.F.	-	-	-
TOTAL	140,583 S.F.	39,000 S.F.	27,000 S.F.	19.2%

PARKING SUMMARY (PROPOSED)

PARKING REQ'D	PARKING PROV'D
12	51

SHEET 6 OF 8

EXHIBIT B - SATELLITE TRACT

THE PERFORMANCE GROUP

CIVIL ENGINEERING / PLANNING / DEVELOPMENT



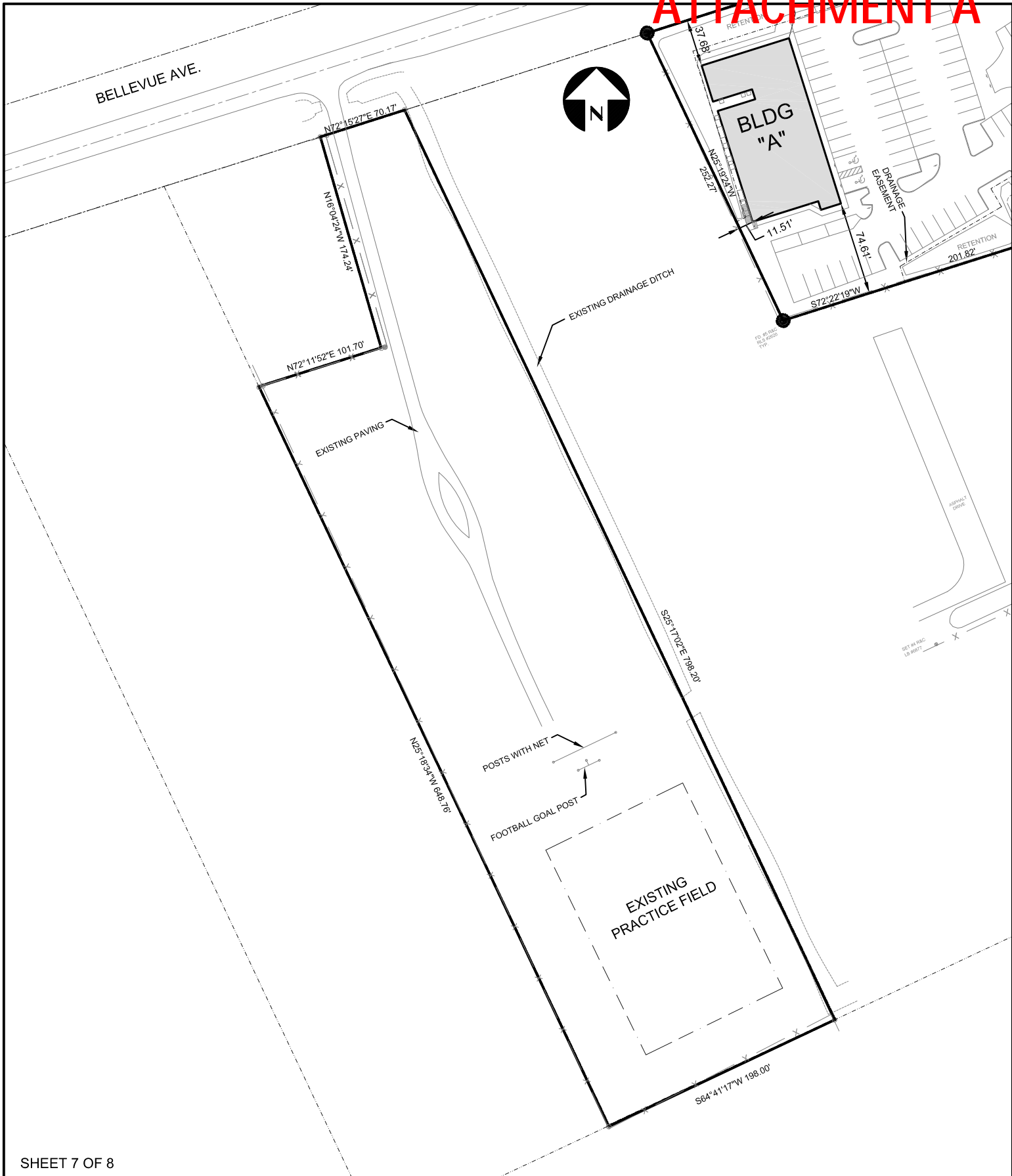
JOSEPH H. HOPKINS, P.E. NO. 48059
 100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
 TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

PROJECT: DME PD AGREEMENT

SCALE: NONE

FILE: REV PD AGREEMENT\250-REV PD 4

DATE: 3/7/18; 5/9/18; 5/31/18
 6/19/18; 6/21/18



SHEET 7 OF 8

EXHIBIT B - EXISTING CONDITIONS SATELLITE TRACT

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT

PROJECT: DME PD AGREEMENT

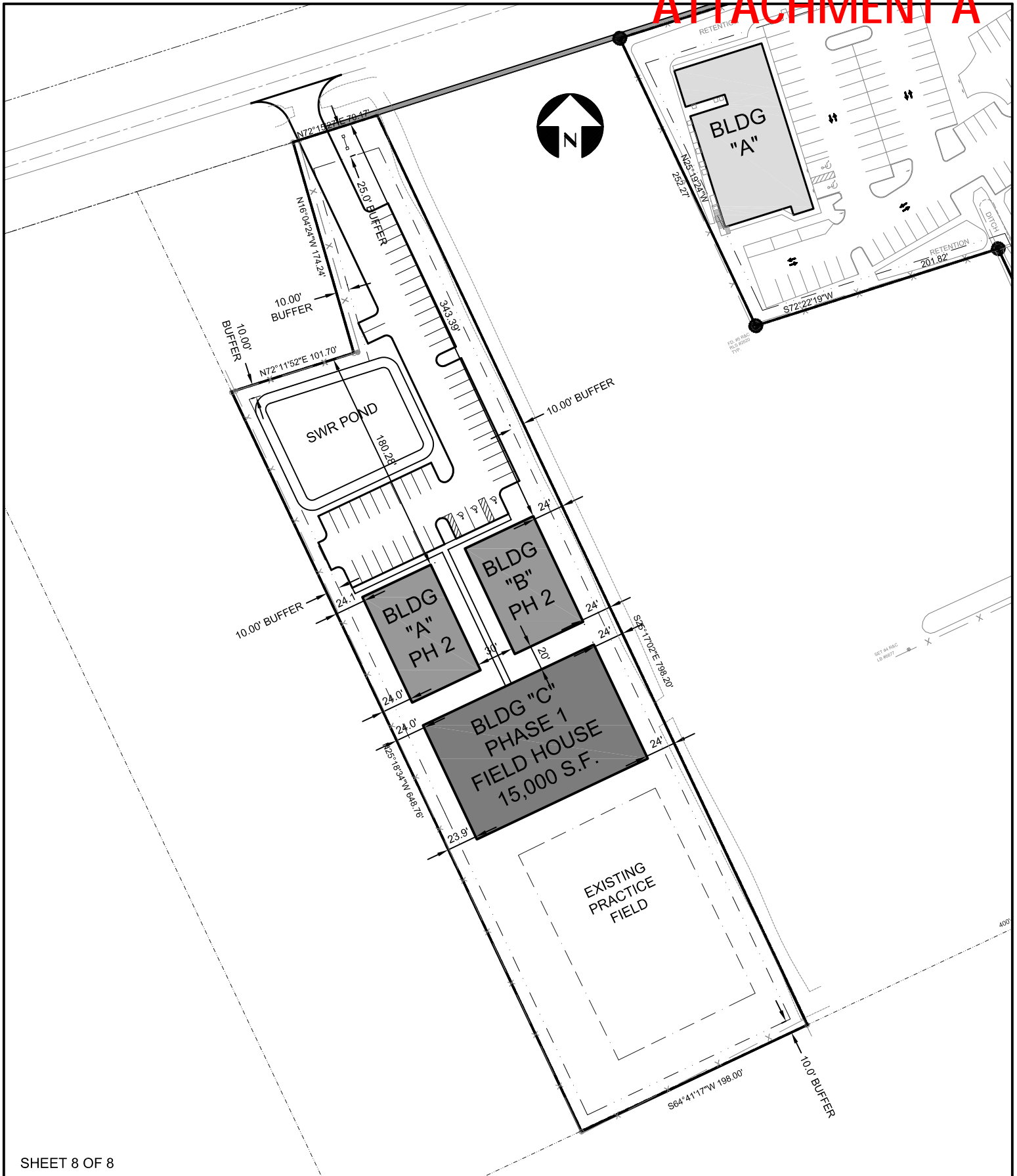
SCALE: 1"=100'

FILE: REV PD AGREEMENT\250-REV PD 4

DATE: 3/7/18; 5/9/18; 5/31/18
6/19/18; 6/21/18



JOSEPH H. HOPKINS, P.E. NO. 48059
100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
TELEPHONE: (386) 239-7166 FAX: (386) 239-7120



SHEET 8 OF 8

EXHIBIT B - PROPOSED SATELLITE TRACT

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT



JOSEPH H. HOPKINS, P.E. NO. 48059
100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

PROJECT: DME PD AGREEMENT

SCALE: 1"=100'

FILE: REV PD AGREEMENT\250-REV PD 4

DATE: 3/7/18; 5/9/18; 5/31/18
6/19/18; 6/21/18



BUILDING A

SHEET 1 OF 4

EXHIBIT D - BUILDING ELEVATION PHOTOS

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT

PROJECT: DME PD AGREEMENT

SCALE: NONE

FILE: REV PD AGREEMENT\250-REV PD 4

DATE: 3/7/18; 5/9/18; 5/31/18
6/19/18; 6/21/18



JOSEPH H. HOPKINS, P.E. NO. 48059
100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
TELEPHONE: (386) 239-7166 FAX: (386) 239-7120



BUILDINGS B & C

SHEET 2 OF 4

EXHIBIT D - BUILDING ELEVATION PHOTOS

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT



JOSEPH H. HOPKINS, P.E. NO. 48059
100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

PROJECT: DME PD AGREEMENT

SCALE: NONE

FILE: REV PD AGREEMENT\250-REV PD 4

DATE: 3/7/18; 5/9/18; 5/31/18
6/19/18; 6/21/18



BUILDING D

SHEET 3 OF 4

EXHIBIT D - BUILDING ELEVATION PHOTOS

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT



JOSEPH H. HOPKINS, P.E. NO. 48059
100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

PROJECT: DME PD AGREEMENT

SCALE: NONE

FILE: REV PD AGREEMENT\250-REV PD 4

DATE: 3/7/18; 5/9/18; 5/31/18
6/19/18; 6/21/18



BUILDING E

SHEET 4 OF 4

EXHIBIT D - BUILDING ELEVATION PHOTOS

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT



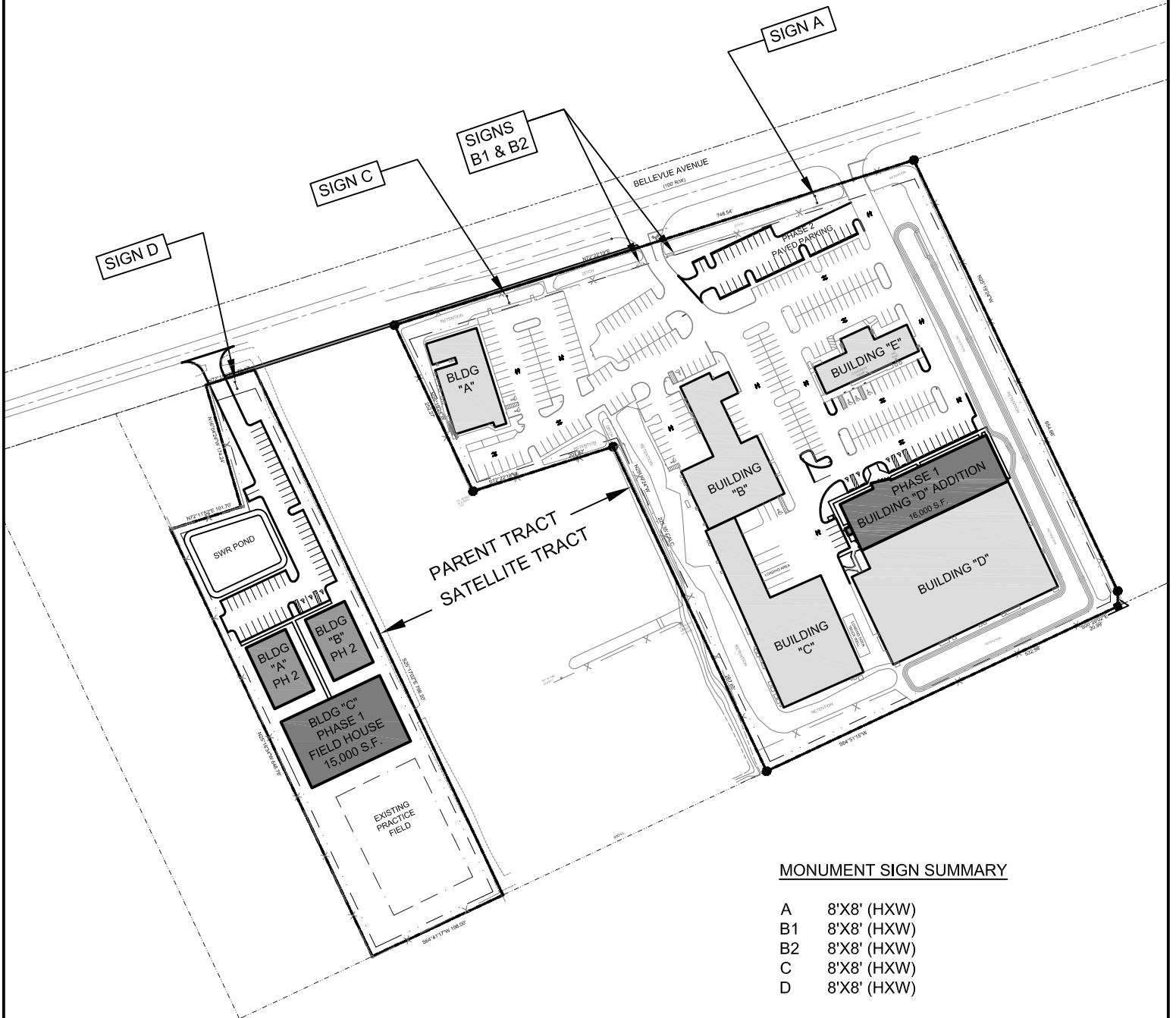
JOSEPH H. HOPKINS, P.E. NO. 48059
100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

PROJECT: DME PD AGREEMENT

SCALE: NONE

FILE: REV PD AGREEMENT\250-REV PD 4

DATE: 3/7/18; 5/9/18; 5/31/18
6/19/18; 6/21/18



MONUMENT SIGN SUMMARY

- A 8'X8' (HXW)
- B1 8'X8' (HXW)
- B2 8'X8' (HXW)
- C 8'X8' (HXW)
- D 8'X8' (HXW)

NOTE: FINAL PLACEMENT OF SIGNS MAY VARY BASED ON FINAL DESIGN AND PERMITTING.

SHEET 1 OF 2

EXHIBIT C - OVERALL SIGN PLAN

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT



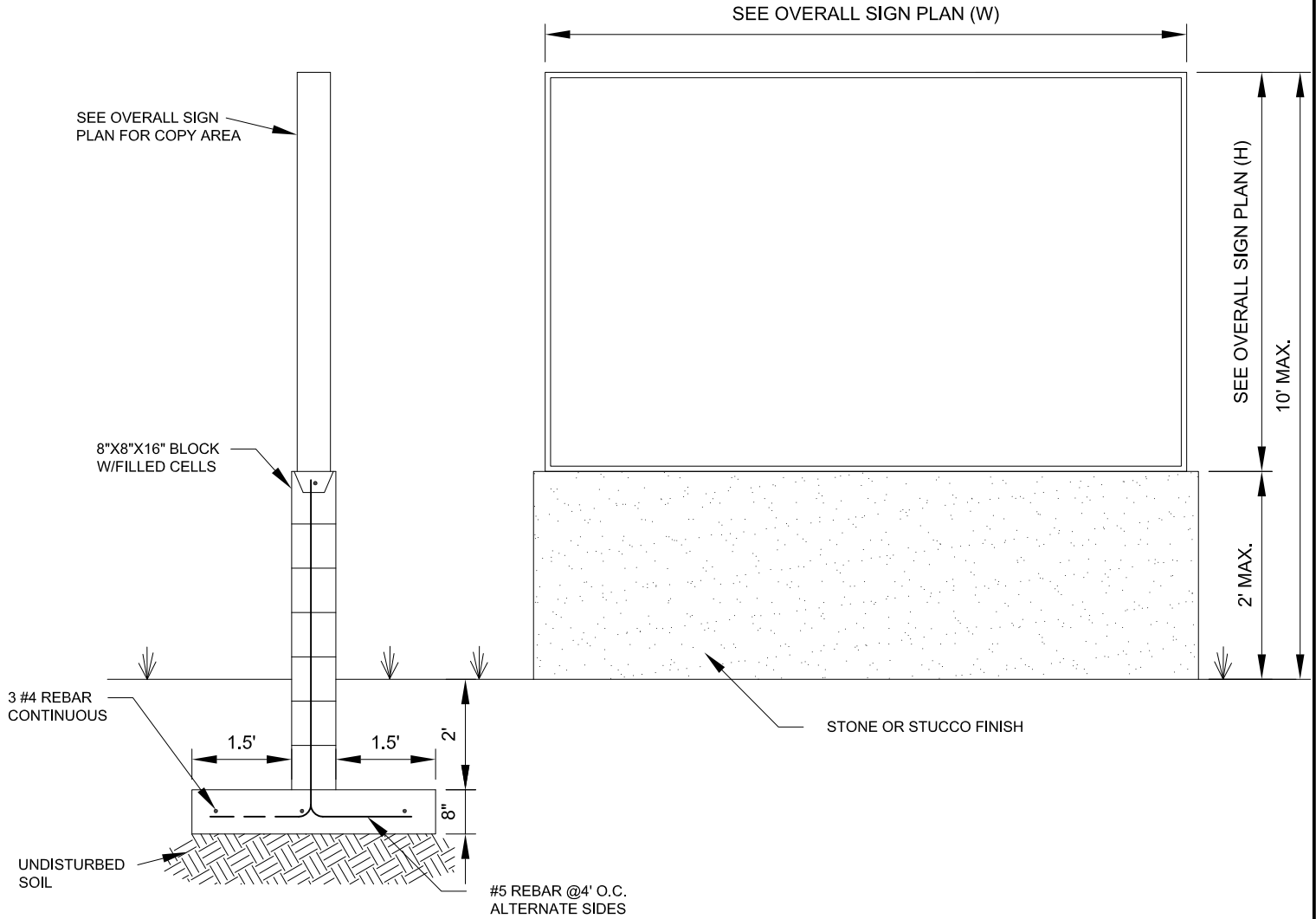
JOSEPH H. HOPKINS, P.E. NO. 48059
100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

PROJECT: DME PD AGREEMENT

SCALE: 1"=200'

FILE: REV PD AGREEMENT\250-REV PD 4

DATE: 3/7/18; 5/9/18; 5/31/18
6/19/18; 6/21/18



NOTE: FINAL PLACEMENT OF SIGNS MAY VARY BASED ON FINAL DESIGN AND PERMITTING.

SHEET 2 OF 2

EXHIBIT C - MONUMENT SIGN DETAIL

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT



JOSEPH H. HOPKINS, P.E. NO. 48059
100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

PROJECT: DME PD AGREEMENT

SCALE: NONE

FILE: REV PD AGREEMENT\250-REV PD 4

DATE: 3/7/18; 5/9/18; 5/31/18
6/19/18; 6/21/18



June 21, 2018

Mr. Dennis Mrozek, AICP
City of Daytona Beach
301 S. Ridgewood Avenue
Daytona Beach, Florida 32114

Ref: Waiver and Benefits Summary
DME Sports – Planned Development - General
City ID No. DEV2018-032

Dear Mr. Mrozek:

With regard to the referenced rezoning application, we are seeking seven (7) waivers from the Land Development Code requirements. In conjunction with a description of the waivers, we have outlined below the benefits that will be achieved through the approval of the waiver:

1. LDC Section 6.4.C – Landscaping - Property and Building Perimeters

Waiver – Building Perimeter: A continuous landscape areas shall be located adjacent to all building perimeters. For parking garages and decks, the minimum landscape depth shall be ten feet. For all other buildings the minimum depth shall be five feet.

Portions of Building A, B, C, D and E do not provide the required perimeter buffer. Given that the site is already developed, there is not additional area on site to provide or create the required buffers around “non-compliant portions” of the existing buildings.

Benefit: The site is located in un-incorporated Volusia County, in an industrial area adjacent to the airport. As a benefit, the City will gain the additional ad valorem tax as a result of the annexation. Any new development or additions within the PD will conform to the requirements of Section 6.4.C. Any development on the Satellite Tract will conform to Section 6.4.C.

CIVIL ENGINEERING
PLANNING
DEVELOPMENT

Mr. Dennis Mrozek, AICP

June 21, 2018

Page 2 of 5

2. LDC Section 6.4.D – Vehicular Use Area Landscaping

Waiver: For parking areas located with 50-ft. of a street right of way, the buffer shall be a minimum of 8-ft. in width. The Parent Tract provides a right of way buffer that averages approximately 25-ft. in width. The buffer on the Parent Tract is encumbered by a drainage ditch which precludes the installation of landscape material besides grass.

Benefit: The site of the parent tract is already developed, but provides a buffer nearly 3-times the minimum required width. Additional buffer plantings currently exist adjacent to the drainage ditch on site of the Parent Tract. The Satellite Tract will comply with the provisions of Section 6.4.D – Vehicular Use Area Landscaping

3. LDC Section 6.6 – Perimeter Buffers

Waiver: Based on the use type of the subject property as compared to the existing use type of the abutting land, a perimeter buffer shall be established based on the Buffer Type Application Table in the LDC.

The abutting type uses are currently comprised of industrial and agricultural uses. Based on the Buffer Type Application Table, a Buffer Type “C” would be required based on the institutional uses proposed on the Parent Tract and on the Satellite Tract.

Benefit: The Parent Tract is currently developed and has established perimeter buffers as shown on the PD Plan, Exhibit B. The buffers were established when the property was developed under the County’s jurisdiction, which did not require the width, intensity or diversity of planting as required by City’s Buffer Type “C”. The PD agreement proposes that the existing buffers remain on the Parent Tract as outlined in the PD Agreement and also as specified on the Satellite Tract. Although the property has existing and proposed institutional uses, compatibility to the surrounding area has not been an issue. As other parcels are annexed into the City, the uses and compatibility should be evaluated on a case by case basis.

4. LDC Section 6.10.K.3. – Industrial District Sign Schedule

Waiver: It was determined that the property is best acclimated to the M-3 zoning district standards. The standard includes a maximum of 1 monument sign and an unlimited number of wall signs, provided the total sign area does not exceed 120sf.

Mr. Dennis Mrozek, AICP

June 21, 2018

Page 3 of 5

The LDC limits the total sign area to the maximum of each sign type:

- Monument Sign (maximum total area) = 120sf
- Wall Sign (maximum total area) = 200sf
- Total Sign Area for Each Use = 120sf

We are requesting a waiver to increase the total allowable sign area for each use:

- Monument Sign (maximum sign area) = 64sf
- Wall Sign (maximum sign area) = 120sf
- Total Sign Area for Each Use = 184sf

The maximum allowable sign area for each type of sign for the overall Property will be:

- Total Monument Sign Area = 320 square feet
- Total Wall Sign Area = 600 square feet

Benefit: The site contains multiple uses, multiple buildings, three access points and a combined total street frontage of 818 linear feet. The PD Agreement provides a total sign area for both monument and wall signage above the minimum allowed by code. Given the nature of the development, the front of Buildings A, B, D, E, & Satellite A/B average +/- 250ft. from the right of way. Therefore sign visibility will be key, which warrants the increased area in sign area for this development. In addition, the site is located in un-incorporated Volusia County, in an industrial area adjacent to the airport. As a benefit, the City will gain the additional ad valorem tax as a result of the annexations.

5. LDC Section 6.10.J.7.a.i – Monument Sign Height

Waiver – Monument Sign Height: A monument sign is a sign that is erected directly upon the existing or artificially created grade and supported by a constructed finished base or two or more posts, with a maximum height of eight feet, as measured from the natural grade, and has a maximum open area below the base of the sign of two feet.

We propose that the base not be included in the total sign height in order to gain visibility along the corridor for each of the various uses on the property.

Benefit: The total height of the monument sign would be limited to 10 feet, which would include the 2-foot base. The copy area would be 8 ft. by 8 ft. (64 square feet) which is below the maximum area of 120 square feet that is allowed by code. Given the overall right of way frontage of 818 linear feet for the Property and the building average setback of +/-250 linear feet, monument sign visibility will be key, which warrants the increased height for this development. In addition, the site is located in un-incorporated Volusia County, in an industrial area adjacent to the airport. As a benefit, the City will gain the additional ad valorem tax as a result of the annexations.

Mr. Dennis Mrozek, AICP

June 21, 2018

Page 4 of 5

6. LDC Section 6.2. – Off Street Parking and Loading Design Standards

Waiver: The existing parking lot on the Parent Tract is not in compliance with all of the parking design standards outlined in Section 6.2 of the LDC. The existing parking lot shall be allowed to remain existing non-conforming until such time that the Parent Tract is subject to redevelopment or expansion.

Benefit: Any new development or redevelopment within the PD Development will be required to comply with the provisions of Section 6.2 of the LDC.

7. LDC Section 6.2.C – Off Street Parking

Waiver: The property was previously permitted as a Planned Development in the County and provided a parking matrix that was unique to the specific development and its uses. The City requires that we evaluate the required parking based in the City's LDC standards. In an attempt to match the unique combination of uses to the Off Street Parking Standards in the City's LDC, we encountered some deficiencies which resulted in the following parking requirements:

Required Parking per LDC Section 6.2.C

• Existing Conditions - Parent Tract	493 spaces
• Existing Conditions – <u>Satellite Tract</u>	<u>-0- spaces</u>
TOTAL =	493 spaces
• Proposed Conditions – Parent Tract	512 spaces
• Proposed Condition – <u>Satellite Tract</u>	<u>59 spaces</u>
TOTAL =	571 spaces

The LDC does not recognize the shared uses, limitations and operations of the various uses on the DME Campus which results in a parking demand that greatly exceed the required amount. Exhibit B of the PD Agreement outlines the required parking based on a personalized matrix that addresses each of the individual uses, resulting in the following parking requirements:

Required Parking per PD Agreement

• Existing Conditions - Parent Tract	348 spaces
• Existing Conditions – <u>Satellite Tract</u>	<u>-0- spaces</u>
TOTAL =	348 spaces
• Proposed Conditions – Parent Tract	316 spaces
• Proposed Condition – <u>Satellite Tract</u>	<u>51 spaces</u>
TOTAL =	367 spaces

Mr. Dennis Mrozek, AICP
June 21, 2018
Page 5 of 5

Benefit: The PD process allows for modifications from the code requirements. Given the unique character of the development and its particular uses, the parking matrix developed for the PD Agreement has been tested and has already proved to be sufficient for the day to day activities on the campus. The LDC, Section 6.2.C.3.c specifically allows parking to be based on a demand study relative to the actual uses and performance standards of the property. We have demonstrated that the parking required under the LDC is 156% more than the PD needs for its day to day operations. As a result, the site requires less impervious area and results in less environmental impacts to the community.


8. LDC Section 5.2.B – Principal Uses

Waive: The LDC requires that schools be located a minimum of 500 feet away from a warehouse, storage or distribution facility. DME still currently conducts some warehousing, storage and distribution on campus. These activities are non-intrusive and conducted solely in an enclosed area of Building C. These activities currently coexist on campus but are not in conflict with the school which is conducted in Building D. In addition, the proposed student housing on the Satellite Tract would require the same 500ft. separation from warehouse, storage or distribution facility. The separation from these existing warehouse, storage or distribution facilities would be approximately 400ft.

Benefit: The DME campus with its variety of existing uses has demonstrated that the combination of uses can coexist without conflict or incompatibility. The warehouse, storage or distribution uses are a minor component of the day to day activities conducted on campus, and with the separation of uses there is no potential for conflict in the future. The benefit of the annexation is to bring this corporate entity into the corporate limits of the City and gain the benefit of a dynamically diverse group of uses, in addition to the added ad valorem tax.

If in your review of this summary you have questions or need any additional information, please feel free to give me a call.

Sincerely,



Joseph H. Hopkins, P.E.
President



April 11, 2018

Mr. Dennis Mrozek, AICP
City of Daytona Beach
301 S. Ridgewood Avenue
Daytona Beach, Florida 32114

Ref: 2nd Neighborhood Meeting
DME – Annexation, Rezoning and Comp Plan Amendment
City ID No. DEV 2018-037(annex), DEV2018-032(rezone), DEV 2018-041(comp)

Dear Mr. Mrozek:

Please find attached the following information relative to the 2nd Neighborhood Meeting held on April 10th for the above referenced project:

1. Meeting Minutes
2. Sign in sheet
3. Notice of Meeting
4. Photo of Sign Posting
5. Certified list of adjoining property owners
6. CD

If in your review of the attached materials you have questions or need any additional information, please feel free to give me a call.

Sincerely,

Joseph H. Hopkins, P.E.
President

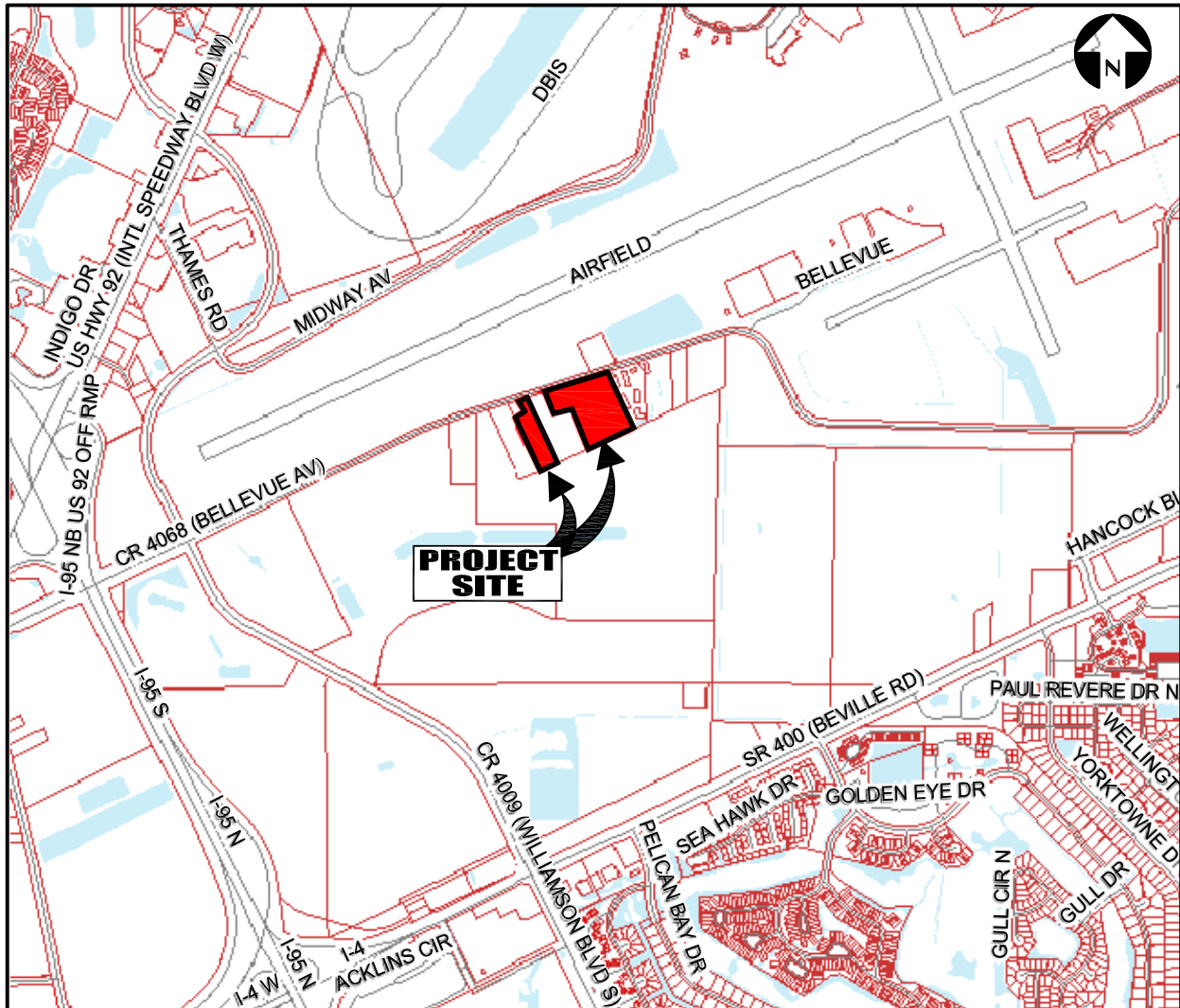
CIVIL ENGINEERING
PLANNING
DEVELOPMENT

Neighborhood Meeting

April 10, 2018 @ 6:00 pm
Conference Room on the DME Campus 2421 Bellevue Ave.
Daytona Beach, FL 32114
386.239.7166

Dear Sir/Madam:

You are invited to a neighborhood meeting regarding a request by Joseph Hopkins, P.E., on behalf of DIRECT MAIL EXPRESS, INC., to Annex the subject Property (13.67 ac.) into the City of Daytona Beach, Amend the City's Comprehensive Land Use Plan and Rezone the Property to a Planned Development - General.



The meeting is being held to allow interested persons to listen to an overview of the project and ask questions. The Neighborhood Meeting will be held in the Conference Room (see page 2 for location map) on the DME Campus located at 2421 Bellevue Avenue, Daytona Beach, FL 32114 on April 10, 2018 @ 6:00 pm.

Please feel free to contact Joseph Hopkins, P.E.; by phone at 386.239.7166 or email at TPGDaytona@aol.com should you have any questions. Thank You.

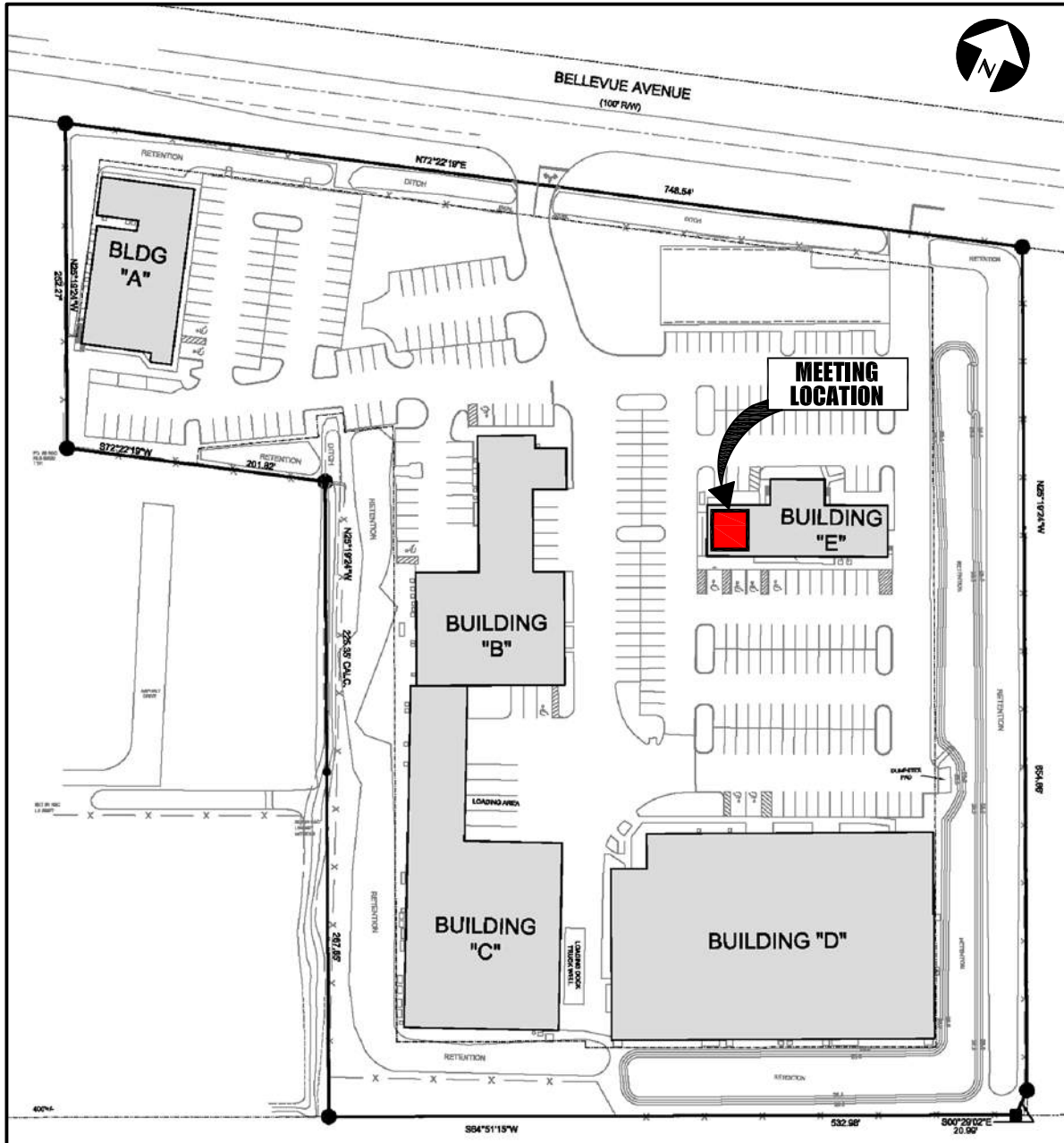
Neighborhood Meeting

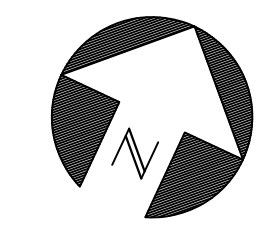
April 10, 2018 @ 6:00 pm

Conference Room on the DME Campus

2421 Bellevue Avenue, Daytona Beach, FL 32114

386.239.7166





NO.	DATE	APPR.	REVISION

OVERALL DEVELOPMENT PLAN

DIRECT MAIL EXPRESS, INC.

NOT RELEASED FOR CONSTRUCTION

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT

JOSEPH H. HOPKINS, P.E. NO. 48059
 LICENSED BUSINESS CERTIFICATION NO. 7175
 100 MARINA POINT DR. DAYTONA BEACH, FL 32114
 PHONE: (386)239-7166 FAX: (386)239-7120

SCALE:	1"=50'
DESIGNED:	JHH
DRAWN:	KMP
DATE:	3/20/18
PROJECT NO.	250
	250-REV PD 3
P.E. LIC. 48059 BUS. CERT. LIC. 7175	
SHEET	1 OF 1

ATTACHMENT E



Main Campus



Satellite Tract



Property Appraiser Larry Bartlett

DISCLAIMER: Surrounding Owners Request Prepared by Volusia County Property Appraisers Office

\$180'16

The Volusia County Property Appraiser and staff are constantly working to provide and publish the most current and accurate information possible. No warranties, expressed or implied are provided for the data herein, its use, or its interpretation.

Additionally, the Appraiser's data is not as current as the Clerk of the Court data causing mismatches - which are beyond our control

Again, one must remember that the primary use of the assessment data contained is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors. Please govern yourself accordingly.

STATE OF FLORIDA, VOLUSIA COUNTY
I HEREBY CERTIFY the following is a true
copy of the records of this office. This
2 day of February A.D. 20 18
Larry Bartlett, Property Appraiser

By: *[Signature]*
Chief Deputy Property Appraiser

Parcel Number of Subject Property: 5239-00-00-0630 & 0610 - 300' Radius - Joseph H. Hopkins, P. E. - 2/2/2018									
PID	OWNER_NAME	OWNER_ADDR_1	OWNER_ADDR_2	OWNER_ADDR_3	ZIPCODE				
522600000150	SOUTHEASTERN HAY & NURSERY INC	<Null>	1801 W INTL SPEEDWAY BLVD	DAYTONA BEACH FL	32114-1243				
523900000600	ALLEN MARCUS TERRY	C/O JAMES ALLEN	2010 HORRY RD	AYNOR SC	29511				
523900000610	2501 BELLEVUE LLC	<Null>	2441 BELLEVUE AVE	DAYTONA BEACH FL	32114				
523900000611	HATHAWAY MICHAEL	<Null>	P O BOX 350040	PALM COAST FL	32135-0040				
523900000620	DAYTONA BEACH KENNEL CLUB INC	<Null>	960 S WILLIAMSON BLVD	DAYTONA BEACH FL	32114				
523900000630	DIRECT MAIL EXPRESS INC	<Null>	2421 BELLEVUE AVE	DAYTONA BEACH FL	32114				
523900000651	LYONS STUART	<Null>	2393 BELLEVUE AVE EXT	DAYTONA BEACH FL	32114				
523953010010	COUNTY OF VOLUSIA	<Null>	123 W INDIANA AVE	DELAND FL	32720-4253				
523953000540	COUNTY OF VOLUSIA LSD TO	BROWN & BROWN INC	220 S RIDGEWOOD AVE	DAYTONA BEACH FL	32115				
5239540000B0	MID FL ELECTRICAL & TRAINING	COMMITTEE GNJ	PO BOX 292012	PORT ORANGE FL	32129-2012				
5239540000C0	PATERNITI SHIRLEY J TR	SHIRLEY J PATERNITI TRUST	3728 CARDINAL BLVD	DAYTONA BEACH FL	32118				
5239540000D0	MID-FLA SPORTS WEAR INC	<Null>	2415 BELLEVUE AVE	DAYTONA BEACH FL	32114-5615				
5239540000E0	SARJEANT STUART A & RACHEL L	<Null>	2413 BELLEVUE AVE	DAYTONA BEACH FL	32114-5615				
5239540000F0	LYONS STUART	<Null>	2393 BELLEVUE AVE EXT	DAYTONA BEACH FL	32114				
5239540000G0	LYONS STUART	<Null>	2393 BELLEVUE AVE EXT	DAYTONA BEACH FL	32114				

DIRECT MAIL EXPRESS, INC.

Neighborhood Meeting
April 10, 2018 at 6:00 PM
Conference Room on the DME Campus
2421 Bellevue Ave.
Daytona Beach, FL 32114

ATTENDEES PLEASE
SIGN-IN

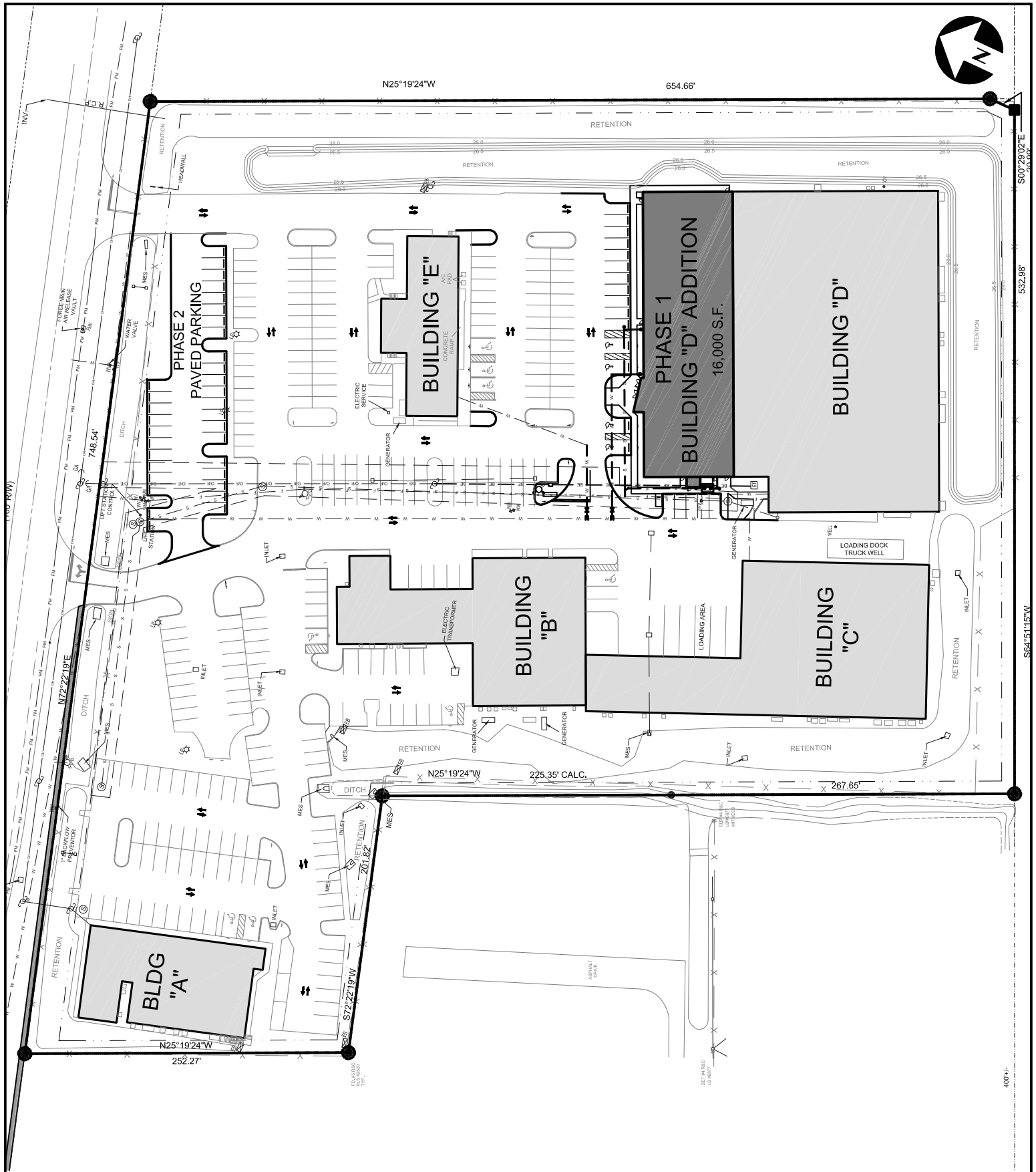
DIRECT MAIL EXPRESS, INC.

Neighborhood Meeting
April 10, 2018 at 6:00 PM
Conference Room on the DME Campus
2421 Bellevue Ave.
Daytona Beach, FL 32114

ATTENDEES PLEASE SIGN-IN BELOW:

(Name & Address)

1. Joe Hopkins 100 Marina Point Dr. DAB, FL
2. Stillman Rice DME
3. PAL DENNERI DME
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____



SHEET 1 OF 1

EXHIBIT E - UTILITIES - PARENT TRACT

THE PERFORMANCE GROUP
 CIVIL ENGINEERING / PLANNING / DEVELOPMENT



PROJECT: DME PD AGREEMENT
 FILE: REV PD AGREEMENT\250-REV PD 4

SCALE: 1"=100'
 DATE: 3/7/18; 5/9/18; 5/31/18
 6/19/18; 6/21/18

JOSEPH H. HOPKINS, P.E. NO. 48059
 100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
 TELEPHONE: (386) 239-7166 FAX: (386) 239-7120