




The CITY OF DAYTONA BEACH

“THE WORLD'S MOST FAMOUS BEACH”

SUPPLEMENTAL MEMORANDUM

DATE: July 12, 2018
TO: James V. Chisholm, City Manager
FROM: Dennis Mrozek, AICP, Planning Director 
SUBJECT: DME Sports - Rezoning, Planned Development-General (DEV2018-032)

Attached is a letter from the Clay Ervin, Director of Growth and Resource Management, stating that Volusia County staff has reviewed and determined that the proposed PD-G rezoning is generally consistent with the land use category assigned to the property on the Volusia County Future Land Use Map.

If the annexation and rezoning applications are approved by the City Commission, the applicant intends to continue the existing uses and open a private school that will be associated with the DME Sports Academy. The Large Scale Comprehensive Plan Amendment (LSCPA) changing the Future land Use Map designation from “County” Activity Center (AC) to “City” Mixed Uses is also being considered with the annexation and rezoning for first reading on July 18, 2018, however, the Public Hearing for the LSCPA adoption is scheduled for September 5, 2018 after DEO has completed their statutory review process.



Growth and Resource Management

July 11, 2018

Mr. James Morris, Deputy City Manager
City of Daytona Beach
301 North Ridgewood Avenue
Daytona Beach, FL 32114

Subject: Proposed Rezoning to Planned Development-General (DME Sports, LLC, 2441 and 2501 Bellevue Avenue, City of Daytona Beach Project Number DEV2018-032)

Dear Mr. Morris:

This letter is to address the consistency issues raised by City of Daytona Beach staff as part of the processing the rezoning from Volusia County designation Mixed Use Planned Unit Development (MPUD) and Light Industrial (I-1) classifications to City of Daytona Beach Planned Development-General (PD-G) classification for the properties located at 2441 and 2051 Bellevue Avenue. The subject properties are part of several applications being processed by the City of Daytona Beach, including the annexation of the properties, amendment to the future land use map, and rezoning to Planned Development-General.

The subject properties are included in the Halifax Activity Center Local Plan and contain a variety of land use categories (Industrial, Tourist Commercial, Office, and Commercial/Office). Volusia County staff reviewed and determined that the proposed PD-G rezoning and is generally consistent with the land use categories assigned to the properties on the Volusia County Future Land Use Map. Attached is the matrix contained in the Volusia County Future Land Use Map establishing the consistency standards applicable for land use and zoning classifications. The overall PD-G Development Agreement is consistent with the goals, objectives and policies contained in the Future Land Use Element. There is specific language that discourages the location of schools within the Industrial land use category, but there are provisions to address this issue as part of a planned development for mixed-use developments.

These comments apply solely to the consistency of the proposed PD-G with land use goals, objectives and policies contained in the adopted Future Land Use Element of the Volusia County Comprehensive Plan. The subject properties will be developed in the City of Daytona Beach, so Volusia County staff defers to the city staff regarding the site design and other development regulations.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clay Ervin", is written over a horizontal line.

Clay Ervin, Director of Growth and Resource Management

cc: George Recktenwald, Acting County Manager
Jamie Seaman, Deputy County Attorney
Palmer Pantan, Director, Planning and Development Services Division
Joe Hopkins, PE, President, The Performance Group, 100 Marina Point Drive, Daytona Beach, FL 32114

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<p style="text-align: center;">FUTURE LAND USE DESIGNATION</p>	<p style="text-align: center;">A</p> <p style="text-align: center;">Assumed Compatible</p> <p>This column indicates which zoning classifications are assumed compatible. They provide the closest approximation to the Future Land Use Designation. The existing character of the area is one determinant of the appropriate classification to be accorded on an individual premise.</p>	<p style="text-align: center;">B</p> <p style="text-align: center;">Conditionally Compatible</p> <p>This column indicates which zoning classifications may be considered compatible under certain circumstances. Stricter consistency requirements may be applied or special criteria may have to be complied with prior to receiving a rezoning. Site conditions in conjunction with the existing character of the surrounding area are the determining factors for rezoning requests.</p>
<p>b. Activity Center (AC)</p>		
<p>Southwest AC Halifax AC Southeast AC</p>	<p style="border: 1px solid red; border-radius: 50%; padding: 2px;">All PUD's</p>	<p>P, C. Existing zoning, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.</p>
<p>SunRail AC</p>	<p>TOD Core District: P, C. and all PUDs; A-3 and RPUD zoning existing as of August 22, 2013.</p> <p>TOD Trans District: P, C. and all PUDs; A-3, R-3, and I-1 zoning existing as of August 22, 2013.</p>	<p>TOD Core District: R-6, R-7, R-8, B-1, B-2, B-3, B-4</p> <p>TOD Trans District: R-3, R-4, R-5, R-6, R-7, R-8, B-1, B-2, B-3, B-4, B-5, B-6, B-8</p>
<p>c. Planned Community (PC)</p>	<p>All PUD's</p>	<p>P, C. existing zoning, provided however that any new development is consistent with applicable provisions of the comprehensive plan.</p>
<p>Osteen Commercial Village (OCV)</p>	<p>OCV</p>	<p>P, C. provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.</p>
<p>Mixed Use Village (MUV)</p>	<p>OMV</p>	<p>P, C. provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan.</p>