




The CITY OF DAYTONA BEACH

“THE WORLD’S MOST FAMOUS BEACH”

MEMORANDUM

DATE: August 23, 2018
TO: James V. Chisholm, City Manager
FROM: Dennis Mrozek, AICP, Planning Director 
SUBJECT: Kirton Tract – Large Scale Comprehensive Plan Amendment
(DEV2018-016)

A request by Glenn D. Storch, P.A., Storch Law Firm on behalf of Thomas Kirton and Katherine Wingard, as Co-Trustees of the Dorothy C. Kirton Living Trust of November 17, 2004 and Myron S. Kirton Living Trust of November 17, 2004, for approval of a Large Scale Comprehensive Plan Amendment, changing the Future Land Use Map designation from “County” Low Impact Urban (LIU) and Environmentally Systems Corridor (ESC) to “City” Mixed Uses and Potential Environmentally Significant (PES) and amending the Future Land Use Element, Neighborhood R, to limit density and FAR for 378.49± acres of land located at the southwest corner of the intersection of Interstate 95 and Interstate 4, and east of Tomoka Farms Road.

The applicant requests to amend the Future Land Use Map designation for the property in order to develop as multi-family residential, shopping center, business hotel, general office, warehousing and manufacturing permitted under Mixed Uses limiting the FAR to 2 and density to 20 DU/AC.

At the June 28, 2018 Planning Board meeting, the staff report presented stated that Neighborhood “U”, issue (m) would be amended and it is noted that it should be Neighborhood “R”, issue (g) as stated below.

Neighborhood “R” Development Policies

(g) Issue: The City recognizes that in the future the rural area west of I-95 and south of Interstate 4 will become urbanized. The City policy in this area should promote development activity that complements the future urban character of the area and encourages a mixture of uses for development. The +/- 383 acres of undeveloped property known as the “Kirton Tract” with the following Short Parcel Numbers: 5234-00-00-0370, 6203-00-00-0060 and 6203-00-00-0010, is intended to provide a flexible arrangement suitable for promoting mixed use developments near I-95 to support the long-range growth and urbanization of the City of Daytona Beach. Such uses may include a mixture of commercial, light industrial and higher density residential.

(1) Policy: The land use designation for the Kirton Tract shall encourage urban development including but not limited to higher density development, but may include a mixture of single, townhome and multi-family structure types. A subdivided lot on the property shall not exceed 20 dwelling units per acre.

(2) Policy: Total commercial space for a subdivided lot on the Kirton Tract may not exceed a FAR of 2.0.

(3) Policy: Mixed uses may occur as well as commercial, office, financial, civic, cultural and related activities.

(4) Policy: Lands within the Potential Environmentally Significant (PES) land use category (formerly in the Volusia County Environmental Systems Corridor (ESC) land use category) shall be preserved through development techniques including requiring Planned Unit Development rezoning, smart growth techniques, cluster zoning and implementing the City's wetland regulations.

(5) Policy: Thoroughfare crossings, utility crossings, drainage conveyances when necessary and trails may be allowed.

(6) Policy: Non-agricultural uses which generate noxious and offensive gasses fumes or odors, including but not limited to Asphalt Plant, Uncontrolled fiberglass lamination, Cement Concrete Batching Plant or Recycling/Waste Facility, shall not be permitted on the Kirton Tract.

At the June 28, 2018 Planning Board meeting, the Board recommended approval 6-to-0. Staff supports the Planning board recommendation to the City Commission.

The first Public Hearing will be heard by the City Commission on September 19, 2018. If approved, this LSCPA and supporting detailed analysis will get transmitted to the Department of Economic Opportunity (DEO) for their statutory review in accordance with the expedited state review, Chapter 163.3184 (3) Florida Statutes. The second Public Hearing for adoption is tentatively scheduled for November 7, 2018 after DEO has completed their statutory review process.