



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 – Voluntary Annexation (DEV2018-015)

A request by Glenn D. Storch, 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, and Bonnie L. Hutchinson and Laura L. Curtis, for a voluntary annexation of approximately 407.49± acres of land located at the southwest corner of the intersection of Interstate 95 and Interstate 4, west of Interstate 95, and east of Tomoka Farms Road *as shown on the attached location map*.

Site A - Parcel #6203-00-00-0060 – 1749 Tomoka Farms Road
Site B - Parcel #6203-00-00-0010 – 1661 Tomoka Farms Road
Site C – Parcel #5234-00-00-0370 – 1667 Tomoka Farms Road
Site D – Parcel #5234-00-00-0372 - Tomoka Farms Road

A letter of request for voluntary annexation was mailed to Volusia County on June 18, 2018 (*Attachment A*) and was received by the Volusia County on June 21, 2018 (*Attachment B*).

On July 3, 2018, the City received a letter of objection from the County regarding this annexation and requested the inclusion of three additional parcels so as not to create an enclave (*Attachment C*).

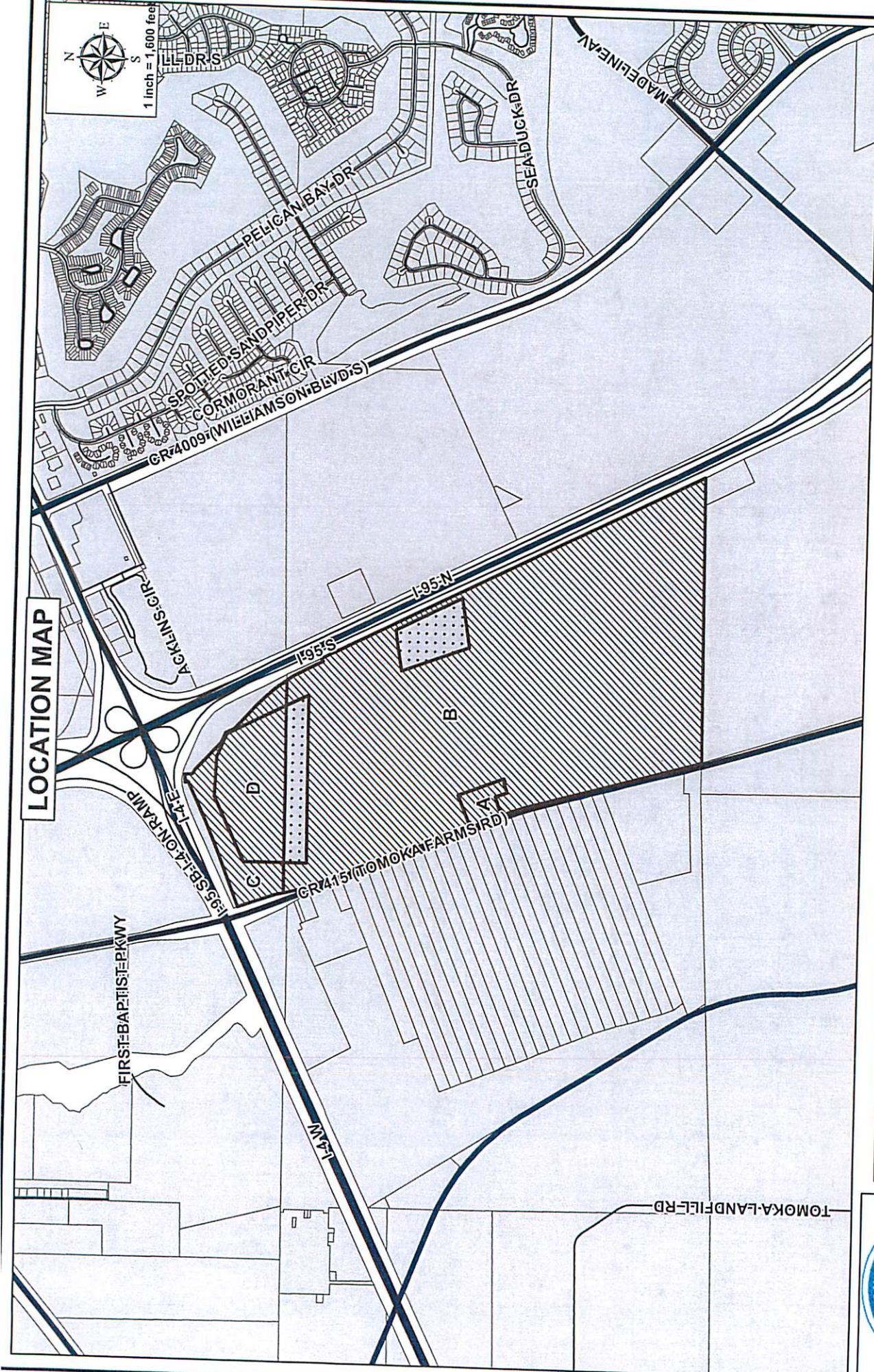
On July 26, 2018 an application for an additional parcel (#5234-00-00-0372) was received and included in this annexation (*Attachment D*).

On August 3, 2018 the County issued a letter stating that the remaining two parcels are the State of Florida Department of Transportation burrow pits and the County has no objection to the annexation (*Attachment E*).

Pursuant to Chapter 171, Florida Statutes, notice must be published at least once per week for two consecutive weeks prior to Ordinance 18-250 being adopted. The City will provide legal advertisements in the Daytona Beach News Journal on Wednesday, October 24, 2018 and Wednesday, October 31, 2018.

The applicant has also submitted an application for a future land use amendment for Sites A, B, and C which will be considered with this annexation by the City Commission for first reading on September 19, 2018 and both are tentatively scheduled for adoption on November 7, 2018.

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.

**DEV2018-015
 ANNEXATION - LOCATION MAP**

 Kirton
  HUTCHINSON
 STATE OF FLORIDA DOT





ATTACHMENT A

The CITY OF DAYTONA BEACH

— "THE WORLD'S MOST FAMOUS BEACH" —

June 18, 2018

Volusia County Council
c/o James Dinneen, County Manager
County of Volusia
Thomas C. Kelly Administration Center
123 West Indiana Avenue
Deland, FL 32720

RE: Request for Voluntary Annexation of 378.49± acres of property into the City of Daytona Beach: **Kirton Tract - DEV2018-015**
Site A - Parcel #6203-00-00-0060 – 1749 Tomoka Farms Road
Site B - Parcel #6203-00-00-0010 – 1661 Tomoka Farms Road
Site C – Parcel #5234-00-00-0370 – 1667 Tomoka Farms Road

Dear Mr. Dinneen:

The City of Daytona Beach has received a voluntary annexation request from the property owners, 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 378.49± acres of land located at the southwest corner of the intersection of Interstate 95 and Interstate 4, west of Interstate 95, and east of Tomoka Farms Road.

The purpose of this letter is to provide Volusia County notice of the intended annexation per Section 171.044(6) of the Florida Statutes. The City intends to conduct a public hearing for adoption of Ordinance No. 18-250 on Wednesday, September 19, 2018, in the Commission Chambers, 301 South Ridgewood Avenue, Daytona Beach. The City intends to provide legal advertisements in the Daytona Beach News Journal on Wednesday, September 5, 2018 and Wednesday, September 12, 2018. Staff has enclosed for your review, the annexation report and draft legal advertisements. If there are any questions, or if you require additional information, please contact me at 386-671-8126 or waltonrichard@codb.us.

Sincerely,

Richard Walton, AICP
Planning Director

Cc: James S. Morris, Deputy City Manager
Palmer M. Pantan, Director of Planning & Development Services
Clay Ervin, Director of Growth and Resource Management

Planning Department • P.O. Box 2451, Daytona Beach, Florida 32115-2451 • 386/671-8020
www.codb.us

**THE CITY OF DAYTONA BEACH
DEVELOPMENT & ADMINISTRATIVE SERVICES**

**ANNEXATION REPORT
June 2018**



KIRTON TRACT

DEV2018-015

Prepared by:

Dennis Mrozek, Planning Manager
The City of Daytona Beach
Development and Administrative Services Department
Planning Division

Introduction

A request by Glenn D. Storch, 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 a voluntary annexation of approximately 378.49± acres of land located at the southwest corner of the intersection of Interstate 95 and Interstate 4, west of Interstate 95, and east of Tomoka Farms Road.

Site A - Parcel #6203-00-00-0060 – 1749 Tomoka Farms Road

Site B - Parcel #6203-00-00-0010 – 1661 Tomoka Farms Road

Site C – Parcel #5234-00-00-0370 – 1667 Tomoka Farms Road

Analysis

The tables below summarizes the land use and zoning designations for the properties surrounding the subject property.

Site A: Land Use and Zoning Table (County designations are in italics)

	Existing Land Uses	Future Land Use Designation	Zoning Classification
Site	Single Family Residence	<i>Low Impact Urban (County)</i>	<i>A-2(1)A (County)</i>
North	Undeveloped	<i>Low Impact Urban (County)</i>	<i>A-2(1)A (County)</i>
South	Undeveloped	<i>Low Impact Urban (County)</i>	<i>A-2(1)A (County)</i>
East	Undeveloped	<i>Low Impact Urban (County)</i>	<i>A-2(1)A (County)</i>
West	Undeveloped	<i>Rural (County)</i>	<i>A-2A (County)</i>

Site B: Land Use and Zoning Table (County designations are in italics)

Site	Existing Land Uses	Future Land Use Designation	Zoning Classification
Site	Generally Undeveloped Single Family Residence	<i>Low Impact Urban (County)</i>	<i>A-2(1)A (County)</i>
North	Undeveloped	<i>Low Impact Urban (County)</i>	<i>A-2(1)A (County)</i>
South	Undeveloped	<i>Low Impact Urban (County)</i>	<i>A-2(1) & RCA & RC (County)</i>
East	Undeveloped	General Industrial/Office Transition/Level 1 Residential	Agricultural
West	Undeveloped	<i>Rural (County)</i>	<i>A-2A (County)</i>

Site C: Land Use and Zoning Table (County designations are in italics)

	Existing Land Uses	Future Land Use Designation	Zoning Classification
Site	Undeveloped	<i>Low Impact Urban (County)</i>	<i>A-2(1)A (County)</i>
North	Undeveloped	<i>Activity Center (County)</i>	<i>A-2(2)A (County)</i>
South	Undeveloped	<i>Low Impact Urban (County)</i>	<i>A-2(1)A (County)</i>
East	Undeveloped	Interchange Commercial & Industrial	Agricultural & Planned Development General (PD-G)
West	Undeveloped	<i>Rural (County)</i>	<i>A-2A (County)</i>

Statutory Requirements

Chapter 171.044 of the Florida Statutes contains specific requirements that govern the process of voluntary annexation. This statute requires a brief general description and legal description of the area proposed for annexation as well as the provision requiring notice to the County Manager on behalf of the Board of County Commissioners. The statute prohibits voluntary annexation when such annexation results in the creation of enclaves. This sites are adjacent to The City of Daytona Beach and reduces existing enclaves.

"Contiguous" is defined in Section 171.031, *Florida Statutes*, that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality. The subject property's boundaries are contiguous to The City of Daytona Beach.

"Compactness" is defined in Section 171.031, *Florida Statutes*, as "the concentration of a piece of property in a single area and precluding any action which would create enclaves, pockets, or finger areas in serpentine patterns." The properties proposed for annexation are compact and the action does not create any new County (or City) enclaves.

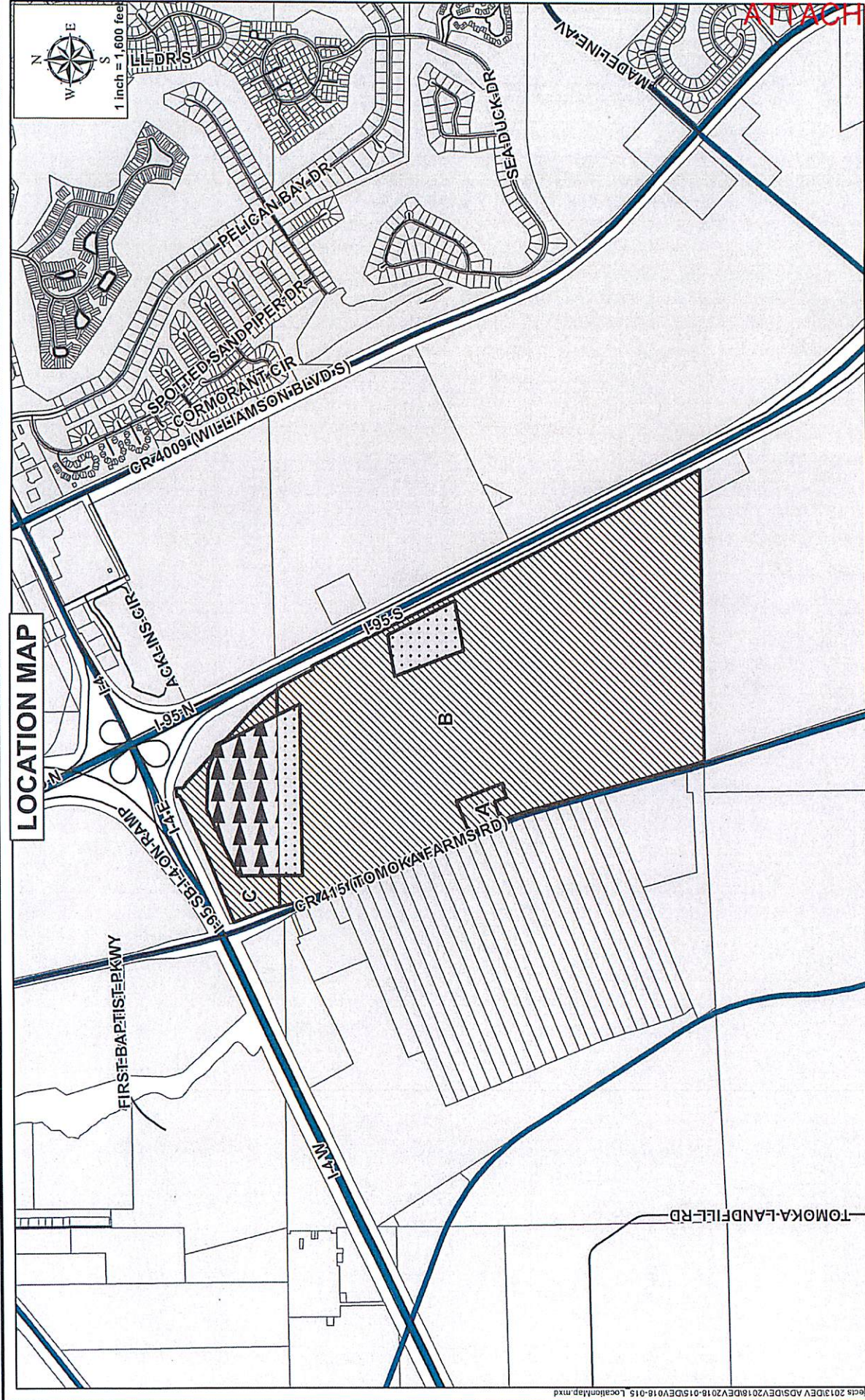
The sites must be contiguous to the City and they conform. The parcels must be reasonably compact and all owners must join in the request. This annexation consists of three parcels of approximately 378± acres. Notice must be published at least once each week for two (2) consecutive weeks in the local newspaper. Once the Ordinance is adopted, it must be filed with the Clerk of the Circuit Court and with the County Manager.

Notice will be provided to the County as required by statute, as well as legal advertisements.

Municipal Services

The City of Daytona Beach Utilities Department has reviewed the application and indicates there is no utility infrastructure within Tomoka Farms Road extensions for required utilities and will need to be obtained by the developer.

Included with this report are maps that identify the project locations, zoning classifications and future land use designations. An application is currently in process to amend the existing land use designation of the properties from a County designation to a City designation. The property is currently undeveloped with the exception of one single family residence on Site A.



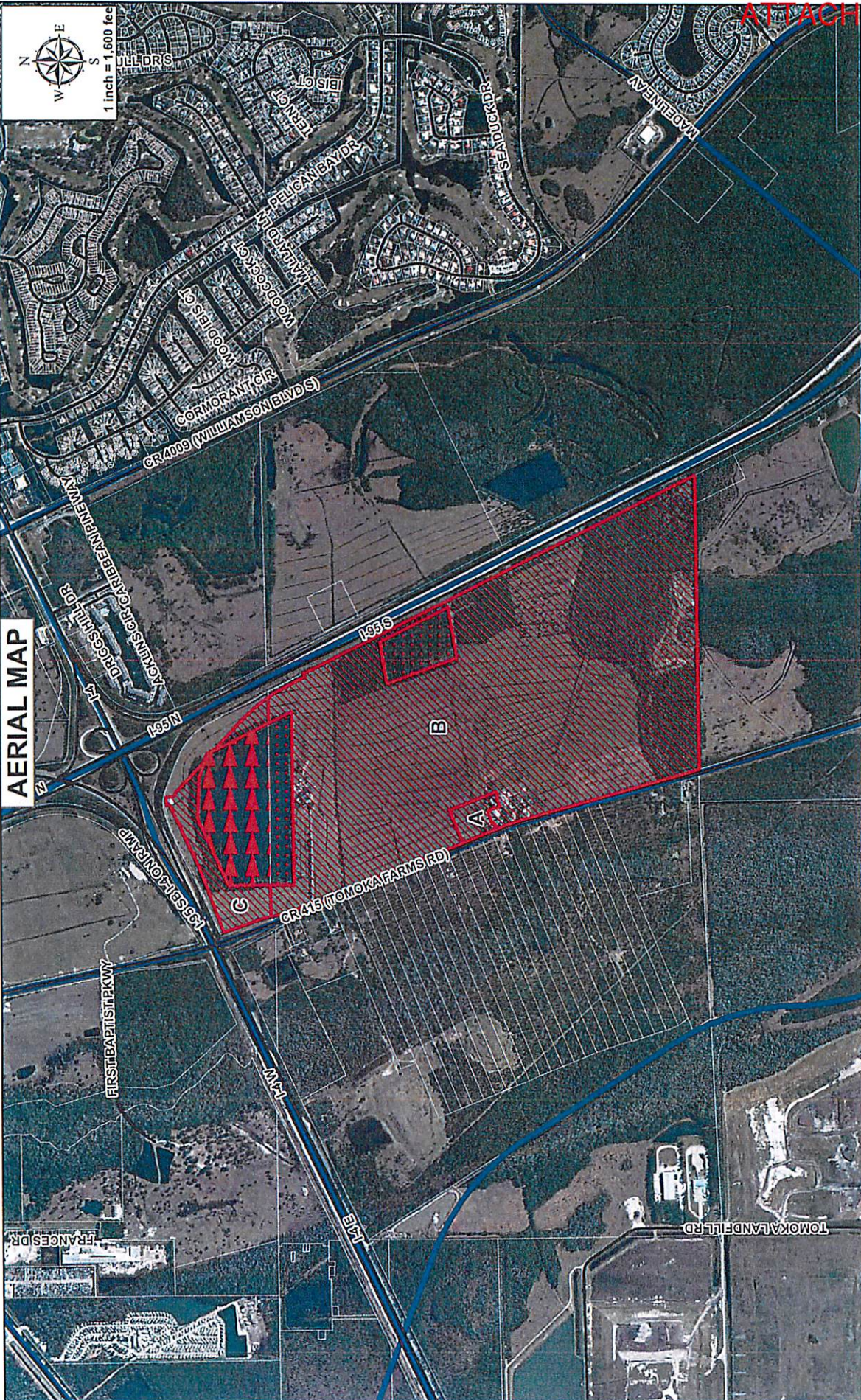
City of Daytona Beach Map disclaimer:
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DEV2018-015 ANNEXATION - LOCATION MAP

 subject
  HUTCHINSON
  STATE OF FLORIDA DOT



AERIAL MAP

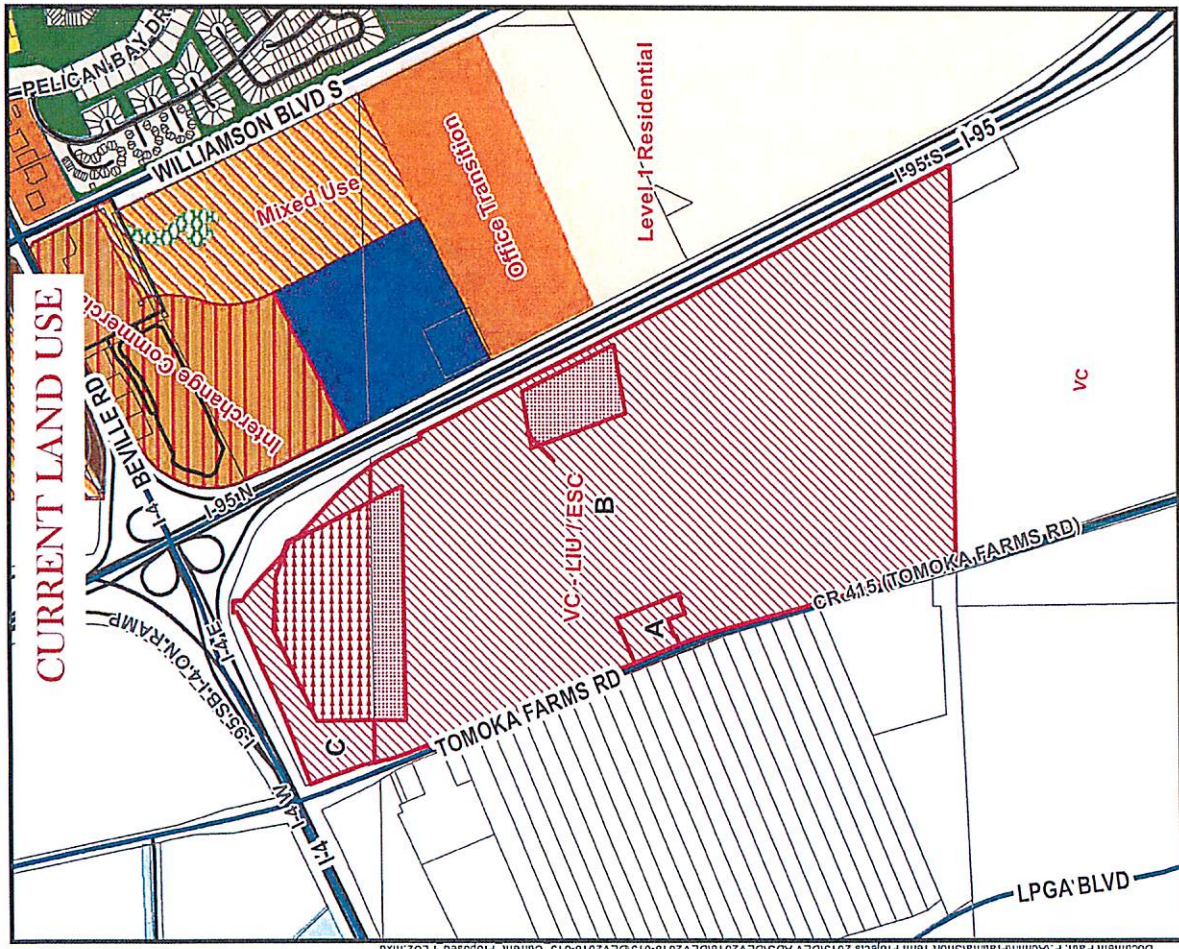
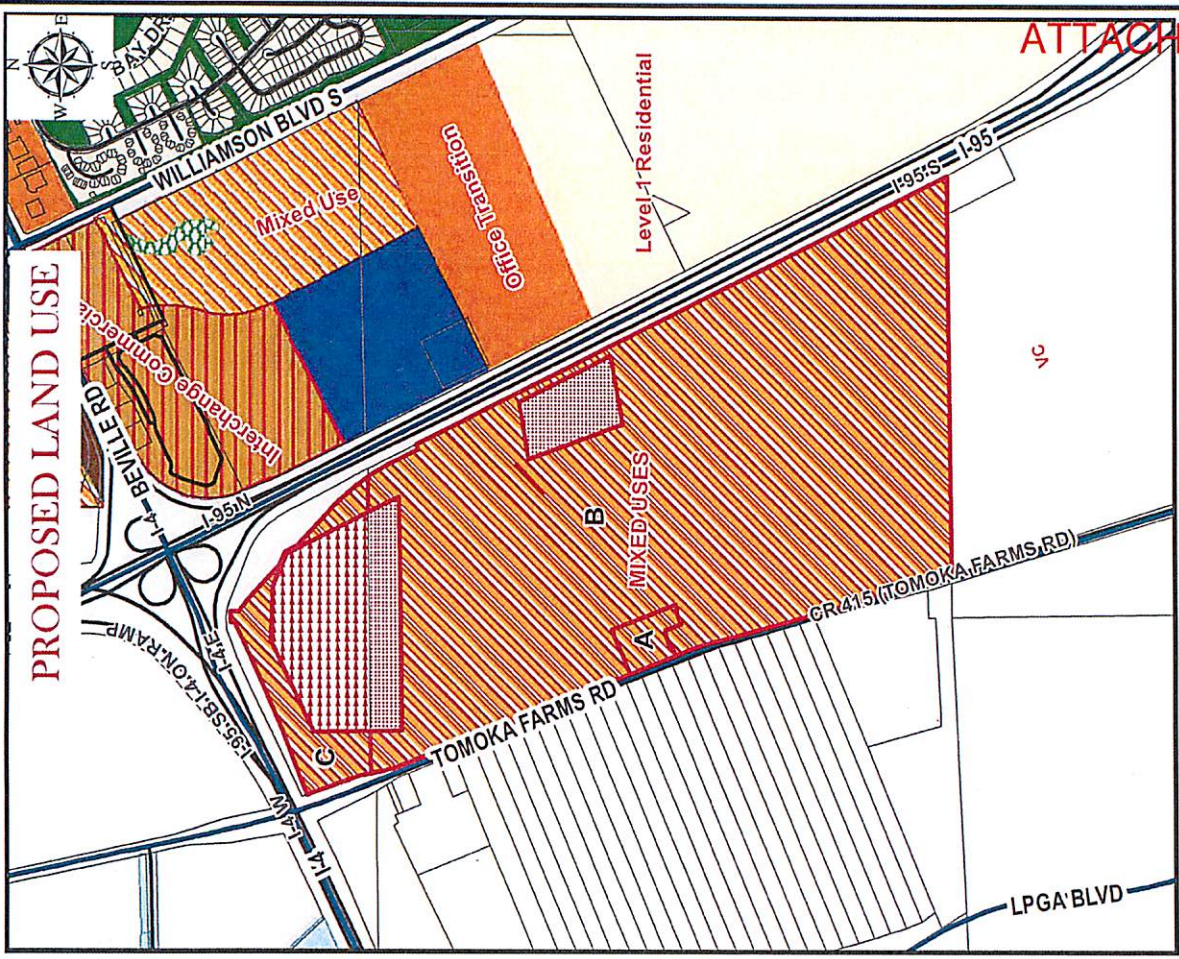
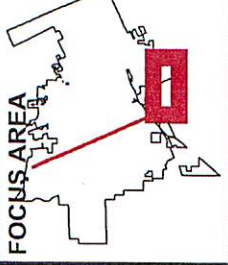


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DEV2018-015
ANNEXATION - AERIAL MAP

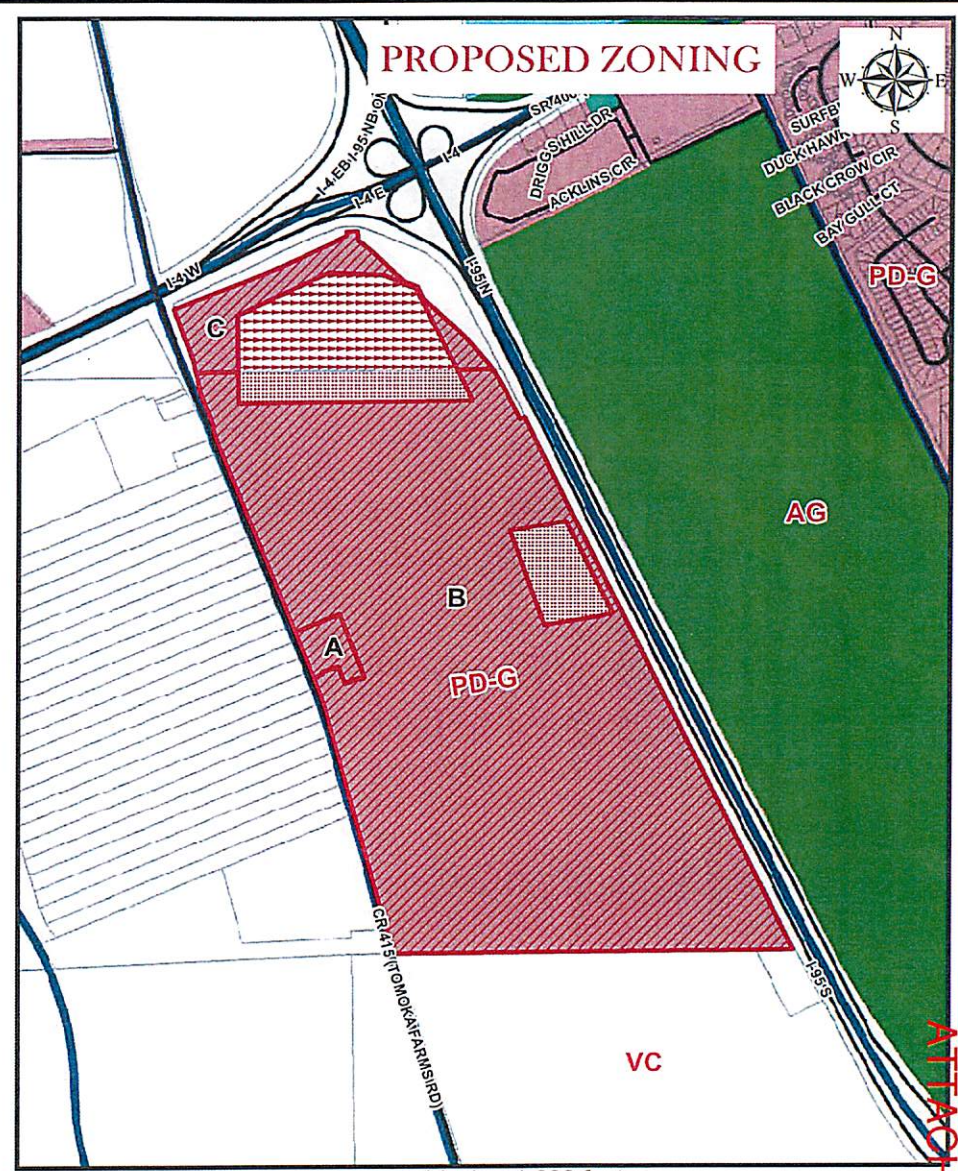
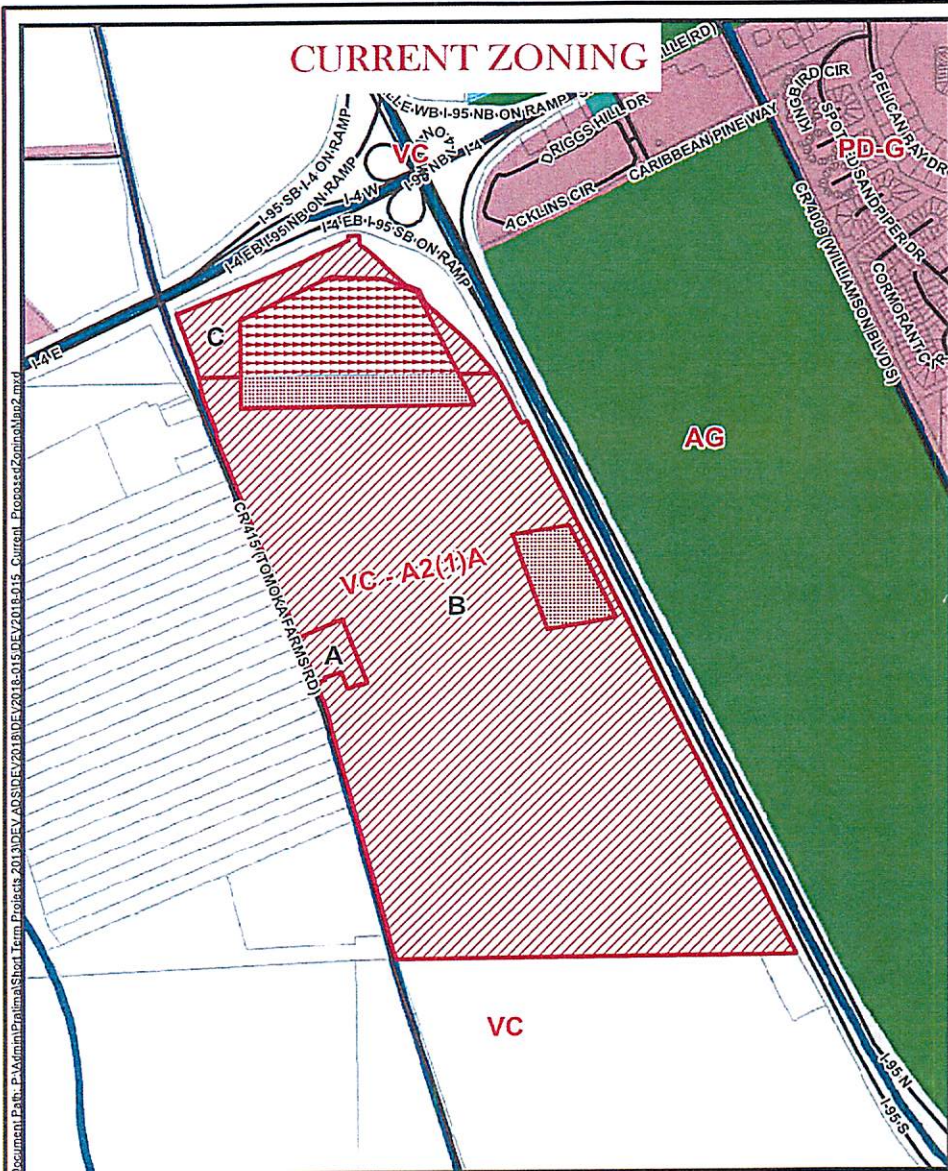
 subject
 HUTCHINSON
 STATE OF FLORIDA DOT





**DEV2018-015 ANNEXATION
CURRENT AND PROPOSED FUTURE LAND USE**

-  subject
-  HUTCHINSON
-  STATE OF FLORIDA DOT



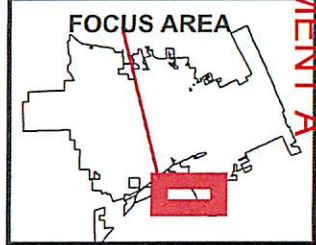
1 inch = 1,600 feet

1 inch = 1,600 feet



DEV2018-015 ANNEXATION CURRENT & PROPOSED ZONING MAP

- subject
- HUTCHINSON
- STATE OF FLORIDA DOT



ATTACHMENT A

Document Path: P:\Admin\Grainal\Short Term Projects 2013\DEV\ADS\DEV2018\DEV2018-015\DEV2018-015_Current_ProposedZoningMap2.mxd



ATTACHMENT A

The CITY OF DAYTONA BEACH

— "THE WORLD'S MOST FAMOUS BEACH" —

DATE: August 31, 2018

TO: News-Journal Legal Department

FROM: Marianne Pulaski
Development and Admin Services Department

PHONE: 671-8122

RE: Display Advertisement - Proof of Publication requested: One (1) Copy

Please insert the attached display ad in the News-Journal edition for **Wednesday, September 5, 2018**. This ad must be in a **TWO-COLUMN FORMAT AND AT LEAST TEN (10) INCHES IN LENGTH**. The headline must be in **18 pt. Type**, and the ad **MUST NOT** be placed where legal notices and classified advertisements appear.

Please send the invoice to the Development and Administrative Services Department, Room 240, Attn: Marianne Pulaski, P.O. Box 2451, Daytona Beach, FL 32115-2451. If you have any questions, please contact Marianne Pulaski at 671-8122.

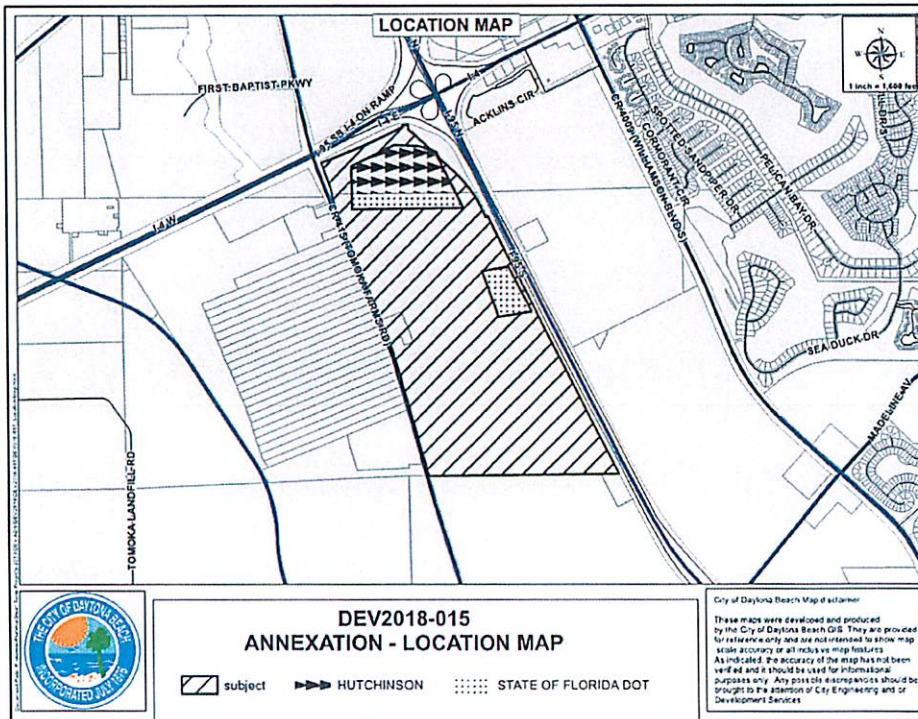
THANK YOU!

THE CITY OF DAYTONA BEACH PUBLIC HEARING PROPOSED VOLUNTARY ANNEXATION

Pursuant to F.S. 171.044, notice is hereby given that the City of Daytona Beach, Florida, proposes the annexation of the property located at the southwest corner of the intersection of Interstate 95 and Interstate 4, west of Interstate 95, and east of Tomoka Farms Road, containing 378.49± acres, as requested by the property owner, 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. The City Commission of Daytona Beach will hold a Public Hearing, on September 19, 2018 in the City Commission Chambers, Room 290, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida, to consider this request. A complete legal description by metes and bounds of the proposed annexation area and the ordinance are available for review from the office of the City Clerk. The ordinance title is as follows:

ORDINANCE NO. 18-250

AN ORDINANCE ANNEXING INTO THE CITY OF DAYTONA BEACH 378.49± ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF INTERSTATE 95 AND INTERSTATE 4, WEST OF INTERSTATE 95, AND EAST OF TOMOKA FARMS ROAD; REDEFINING THE TERRITORIAL BOUNDARIES OF THE CITY OF DAYTONA BEACH TO INCLUDE THE PROPERTY; REDESIGNATING THE BOUNDARIES OF ZONE 4 OF THE CITY OF DAYTONA BEACH TO INCLUDE THE PROPERTY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.



ALL INTERESTED PARTIES may appear at the meeting and be heard with respect to the proposed Ordinance. The failure of a person to appear at the meeting and comment and/or object to the annexation may preclude the ability of such person to contest the annexation at a later date.

The public may inspect information related to the proposed Ordinance at the City Clerk's office.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THE PUBLIC MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS ARE MADE, INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THE CITY COMMISSION PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE AT (386) 671-8020 NOT LATER THAN THREE (3) DAYS PRIOR TO THE PROCEEDINGS.

BY: The City of Daytona Beach
Development and Administrative Services Department
(386) 671-8120



ATTACHMENT A

The CITY OF DAYTONA BEACH

— "THE WORLD'S MOST FAMOUS BEACH" —

DATE: September 7, 2018

TO: News-Journal Legal Department

FROM: Marianne Pulaski
Development and Admin Services Department

PHONE: 671-8122

RE: Display Advertisement - Proof of Publication requested: One (1) Copy

Please insert the attached display ad in the News-Journal edition for **Wednesday, September 12, 2018**. This ad must be in a **TWO-COLUMN FORMAT AND AT LEAST TEN (10) INCHES IN LENGTH**. The headline must be in **18 pt. Type**, and the ad **MUST NOT** be placed where legal notices and classified advertisements appear.

Please send the invoice to the Development and Administrative Services Department, Room 240, Attn: Marianne Pulaski, P.O. Box 2451, Daytona Beach, FL 32115-2451. If you have any questions, please contact Marianne Pulaski at 671-8122.

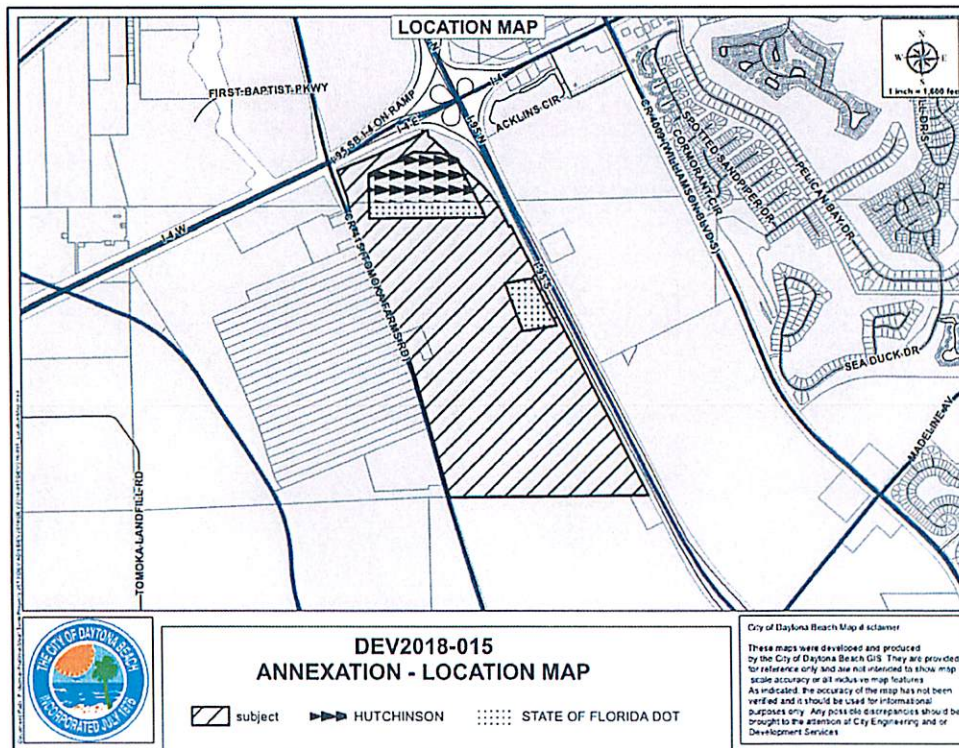
THANK YOU!

THE CITY OF DAYTONA BEACH PUBLIC HEARING PROPOSED VOLUNTARY ANNEXATION

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ORDINANCE NO. 18-250

AN ORDINANCE ANNEXING INTO THE CITY OF DAYTONA BEACH 378.49± ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF INTERSTATE 95 AND INTERSTATE 4, WEST OF INTERSTATE 95, AND EAST OF TOMOKA FARMS ROAD; REDEFINING THE TERRITORIAL BOUNDARIES OF THE CITY OF DAYTONA BEACH TO INCLUDE THE PROPERTY; REDESIGNATING THE BOUNDARIES OF ZONE 4 OF THE CITY OF DAYTONA BEACH TO INCLUDE THE PROPERTY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.



ATTACHMENT A

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PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THE PUBLIC MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS ARE MADE, INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THE CITY COMMISSION PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE AT (386) 671-8020 NOT LATER THAN THREE (3) DAYS PRIOR TO THE PROCEEDINGS.

BY: The City of Daytona Beach
Development and Administrative Services Department
(386) 671-8120

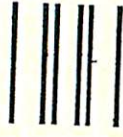
ATTACHMENT B

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p style="font-family: cursive; font-size: 1.2em;">X / <i>[Signature]</i></p>																
<p>1. Article Addressed to:</p> <p style="margin-left: 20px;">Volusia County Council c/o James Dinneen, County Manager Thomas C. Kelly Administration Center 123 West Indiana Avenue Deland FL 32720</p>	<p>B. Received by (Printed Name) C. Date of Delivery</p> <p style="font-family: cursive; font-size: 1.2em;">JCM 6-21-18</p>																
<p style="text-align: center;">  9590 9403 0593 5183 5797 89 </p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label)</p> <p style="font-family: monospace; font-size: 1.2em;">7015 3010 0002 1567 8871</p>	<p>Service Type</p> <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>PS Form 3811, April 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>																	

ATTACHMENT B

UNITED STATES POSTAL SERVICE

FL 322
22 JUN 15



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box•
Richard Walton, Planning Director
City of Daytona Beach
301 S. Ridgewood Ave., Suite 240
Daytona Beach, FL 32115-2451

USPS TRACKING#



9590 9403 0593 5183 5797 89



Growth and Resource Management Department
Planning and Development Services

July 3, 2018

Mr. James S. Morris, Deputy City Manager
City of Daytona Beach, Florida
P. O. Box 2451
Daytona Beach, Florida 32115

Dear Mr. Morris:

Re: Proposed annexation of 378.49 ±-acres: Kirton Tract-DEV2018-015.
Site A-Parcel # 6203-00-00-0060 1749 Tomoka Farms Road, Daytona Beach
Site B-Parcel # 6203-00-00-0010 1661 Tomoka Farms Road, Daytona Beach
Site C-Parcel # 5234-00-00-0370 1667 Tomoka Farms Road, Daytona Beach

This office is in receipt of the City of Daytona Beach's annexation notice dated June 18, 2018, on the above referenced property. The proposed annexation is prohibited under Florida Statutes Chapter 171.044 (1) and 171.044 (5). The annexation causes adjacent parcels 5234-00-00-0372, 6202-00-00-0020 and 6202-00-00-0130 to become enclaves, as defined under the statute (see attached map).

The county must object to the annexation as presented. Please revise the proposed annexation to also include the following three parcels, 5234-00-00-0372, 6202-00-00-0020 and 6202-00-00-0130, in order to meet the statutory requirement to prevent the creation of enclaves.

Please feel free to contact me at (386) 736-5942, to discuss the proposed annexation. County staff looks forward to working together on this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Palmer", is written over the word "Sincerely,".

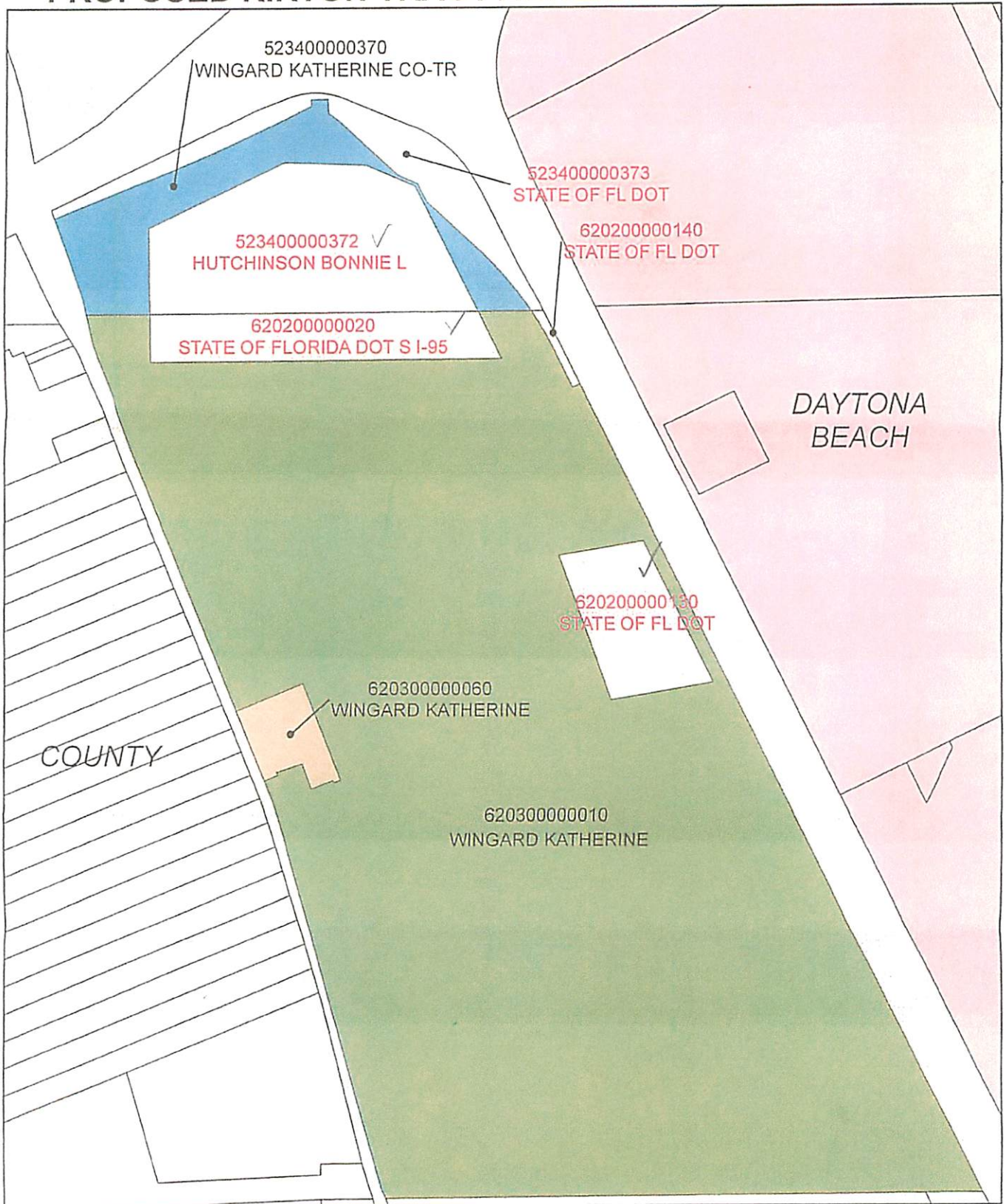
Palmer M. Pantan
Director, Planning and Development Services

RECEIVED


JUL - 9 2018 *MLC*
Dev. & Admin. Services
City of Daytona Beach

PROPOSED KIRTON TRACT ANNEXATION - DEV 2018-015

ATTACHMENT C



PROPOSED ANNEXATION PARCELS CITYNAME

	523400000370	COUNTY
	620300000010	DAYTONA BEACH
	620300000060	



1" = 800'
6/28/2018



THE CITY OF DAYTONA BEACH –2018
DEVELOPMENT & ADMINISTRATIVE SERVICES
 UNIFORM DEVELOPMENT REVIEW APPLICATION
<http://www.codb.us/>

Application submittals are due by
 Thursday at noon and should be delivered to:
 The City of Daytona Beach
 Attn: Planning
 301 South Ridgewood Avenue
 Development Services, Room 240
 Daytona Beach, FL 32114

A pre-application meeting with Staff may be required* prior to submitting an application to discuss the project's feasibility, anticipated review track, submittal requirements, and procedures. This requirement can be found in Section 3.3.A and Table 3.2 of the LDC. Contact Dennis Mrozek, Planning Manager, at 386.671.8152 to schedule a pre-application meeting with the City's Technical Review Team (TRT). After initial contact with Staff, the Applicant may be advised to have further preliminary discussions with Staff.

TYPE OF REQUEST:

CITY FILE:

Major Site Plan*	Variance BOA*	Rezoning*
Minor Site Plan	LDC Text Amendment	Planned Development Rezoning*
Special Use*	Minor Preliminary Plat	Planned Development Amendment
Public Use*	Major Preliminary Plat*	Large Scale Comp Plan Amendment*
Temporary Use (Special Event)	Final Plat	Small Scale Comp Plan Amendment*
X Annexation	ROW Vacation	Excess Boat Slip Allocation
Semipublic Use*	Certificate of Appropriateness, Major*	Other (Please Describe):
Easement Vacation	Historic Overlay Amendment*	

In a Redevelopment Area? • Ballough Road • Downtown • South Atlantic • Midtown • Main Street

SUMMARY OF APPLICATION REQUEST (PROJECT DESCRIPTION):

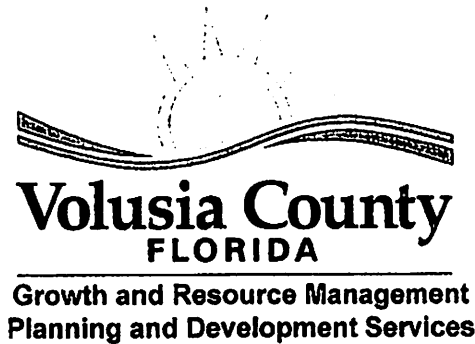
Annexation of subject property into City of Daytona Beach

SITE & APPLICANT INFORMATION: All information must be completed

Project Name:	N/A					
Full 14 Digit Tax Parcel ID#:	5234-00-00-0372					
Street Address	Tomoka Farms Road 32128					
SITE INFORMATION:	Existing:	Proposed:	Abutting Property:			
Land Use:	LIU		LIU	LIU	LIU	LIU
Zoning:	A-2(1)A		A-2(1)A	A-2(1)A	A-2(1)A	A-2(1)A
Gross Sq. Ft. Floor Area:	N/A	N/A				
Acres of Parcel(s):	29 acres	29 acres				
Property Owner (Provide Proof of Ownership)						
Company/Contact Name:	Bonnie Hutchinson & Laura Curtis			Phone:		
Street Address:	1526 Maple Ridge Dr.			E-mail:		
City & State:	Suwanee, GA 30024			Zip:		
Lead Designer, if any (Provide Owner Authorization Form)						
Company/Contact Name:	N/A			Phone:		
Street Address:				E-mail:		
City & State:				Zip:		
Authorized Agent, if any (Provide Owner Authorization Form)						
Company/Contact Name:	Glenn D. Storch			Phone: 386-238-8383		
Street Address:	420 South Nova Road			E-mail: glenn@storchlawfirm.com		
City & State:	Daytona Beach			Zip: 32114		

Applicant Signature: DATE: 7/27/18
 Print Name: Glenn D. Storch

Please verify you are using the most recent application available, found at www.codb.us under Planning Department, Application Forms



August 3, 2018

Mr. James S. Morris, Deputy City Manager
City of Daytona Beach, Florida
P.O. Box 2451
Daytona Beach, Florida 32115

RE: Proposed annexation of 378.49 ±-acres: Kirton Tract – DEV2018-015
Site A – Parcel # 6203-00-00-0060 1749 Tomoka Farms Road, Daytona Beach
Site B – Parcel # 6203-00-00-0010 1661 Tomoka Farms Road, Daytona Beach
Site C – Parcel # 5234-00-00-0370 1667 Tomoka Farms Road, Daytona Beach

Dear Mr. Morris:

This office is in receipt of the City of Daytona Beach's annexation notice with the inclusion of Parcel # 5234-00-00-0372. The addition of that parcel and the fact that the remaining two parcels (6202-00-00-0020 and 6202-00-00-0130) are State of Florida Department of Transportation borrow pits, the county no longer has objections to the annexation as provided in our letter dated July 3, 2018.

Please feel free to contact me at (386) 736-5959, if you have any questions.

Sincerely,


Palmer M. Panton
Director, Planning and Development Services

PMP:ys

c: Glenn Storch, Storch Law Firm, 420 South Nova Road, Daytona Beach,
Florida 32114
Jamie Seaman, Assistant County Attorney

123 West Indiana Avenue, Room 202 • DeLand, FL 32720-4604
386-736-5959 • 386-239-7776 • 386-423-3367

www.volusia.org