



The CITY OF DAYTONA BEACH

“THE WORLD’S MOST FAMOUS BEACH”

SUPPLEMENTAL MEMORANDUM

DATE: October 15, 2018

TO: James V. Chisholm, City Manager

FROM: Dennis Mrozek, AICP, Planning Director

SUBJECT: 500 East Apartments - Large Scale Comprehensive Plan Amendment (DEV2018-053)

Attached are documents from the Department of Economic Opportunity (DEO) (Amendment No. 18-8ESR) and Volusia Growth Management Commission (VGMC) stating their review of this Large Scale Comprehensive Plan Amendment (LSCPA) has been completed and the City may proceed with the adoption of the amendment.

October 10, 2018

The Honorable Derrick L. Henry
Mayor, City of Daytona Beach
City Hall
301 South Ridgewood Avenue
Daytona Beach, Florida 32114

Dear Mayor Henry:

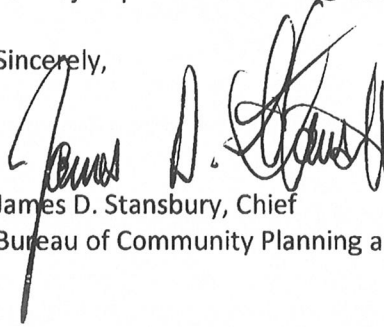
The Department of Economic Opportunity (“Department”) has reviewed the proposed comprehensive plan amendment for the City of Daytona Beach (Amendment No. 18-08ESR) received on September 11, 2018. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

If you have any questions concerning this review, please contact Joseph Addae-Mensa, Planning Analyst, by telephone at (850) 717-8476 or by email at joseph.addae-mensa@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is written in a cursive style with a large initial "J".

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/jam

Enclosure(s): Procedures for Adoption

cc: Dennis Mrozek, AICP, Planning Director, City of Daytona Beach
Doug M. Gutierrez, AICP, Principal Planner, City of Daytona Beach
Hugh W. Harling, Jr., Executive Director, East Central Florida Regional Planning Council



Volusia Growth Management Commission

October 10, 2018

Doug Gutierrez, AICP, Principal Planner
City of Daytona Beach
P.O. Box 2451
Daytona Beach, FL 32115-2451

**RE: VGMC Case #18-057, City of Daytona Beach
Large Scale Amendment—500 East Apartments, DEV2018-053
Certificate of Consistency**

Dear Mr. Gutierrez,

VGMC Case #18-057 qualifies for certification in accordance with Chapter 90, Article II. of the Volusia County Code of Ordinances, Volusia Growth Management Commission Consistency Certification Rules and Organization. Based upon the review by S&ME and lack of objection filed by another unit of local government, VGMC Case #18-057 is hereby deemed certified as consistent without the need for a public hearing.

The Volusia Growth Management Commission appreciates the efforts of the City of Daytona Beach to further intergovernmental cooperation and coordination in Volusia County. If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

Debbie Connors
VGMC Chair



Memorandum

To: Debbie Connors, Chair

From: Chris Dougherty, AICP

Cc: Merry Chris Smith, Operations Manager

Date: October 10, 2018

Subject: VGMC Case No. 18-057 – Daytona Beach Large Scale Amendment (DEV2018-053)

Introduction

The purpose of this memorandum is to provide a summary of the proposed amendment and a determination by the VGMC planning staff of whether or not, according to the information provided by the submitting unit of local government, there may reasonably be significant adverse impacts as a result of the amendment. This package includes a large scale amendment from General Industrial to Level 3 Residential.

Summary

VGMC Case No. 18-057 – Daytona Beach was received by VGMC staff and deemed complete on September 10, 2018. In accordance with VGMC requirements, the case has been reviewed and, based on the information provided in the application, a summary of the amendment is provided below.

1. The amendment consists of one parcel located on the south side of LPGA Boulevard, approximately 0.3 miles east of Clyde Morris Boulevard.
2. The subject property spans approximately 17.96 acres.
3. The subject property is currently undeveloped.
4. Characteristics of the surrounding area:

Direction	Existing Land Use	FLUM Designation	Zoning Districts
North	Undeveloped	Level 1 Residential; Level 2 Residential	County R4 & R4A
East	Undeveloped	Mixed-Use; Level 1 Residential	M3
South	Undeveloped	General Industrial	M3
West	Undeveloped	General Industrial	M4 & Planned Development General (PD-G)

5. The subject property has an adopted future land use designation of General Industrial with Potential Environmentally Significant overlay. The amendment proposes to change the future land use designations from General Industrial to Level 3 Residential with Potential Environmentally Significant overlay.
 - a. General Industrial allows a maximum floor area ratio (FAR) of 0.7.



- b. Level 3 Residential allows a maximum of forty (40) dwelling units per acre; however, this parcel is located in "Neighborhood K" where residential density is limited to twenty-five (25) dwelling units per acre.
 - c. Potential Environmentally Significant overlay includes areas of highly valued habitat, which provide protection of functionally interconnected wetland and upland systems. The actual boundaries of the potential high value environmental systems are determined based on site-specific analysis.
6. There is a concurrent application to rezone the property from M3 and M4 to Planned Development General (PD-G).

Findings

Upon review of the information provided by the City of Daytona Beach, it may be concluded that:

1. All adjacent and affected local governments have been properly notified by Daytona Beach of the changes to the City's Comprehensive Plan contemplated by the amendment.
2. The proposed future land use text amendment represents an increase in residential density and a decrease in non-residential intensity for the subject property as compared to the adopted future land use designation. The reduction of the FAR will result in a decrease in peak hour trips (-377 trips) but a substantial increase in water and sewer demand (+0.48 MGD). However, the information provided by the City in the packet failed to address potential impacts to the public school system. Therefore, it is not clear if the proposed City of Daytona Beach large scale future land use map amendment, VGMC Case No. 18-057 (DEV2018-053), will result in negative impacts on adjacent units of local government in Volusia County.

In accordance with Volusia County Code Section 90-35, units of local government had until October 8, 2018 (28 days from the date the application was deemed complete) to file an objection to this comprehensive plan amendment with the VGMC.