

Agenda Item 6 (Quasi-Judicial Hearing)
Rezoning - Planned Development-General
DEV2018-087
Beville Commercial PD

STAFF REPORT

DATE: September 18, 2018

TO: Planning Board Members

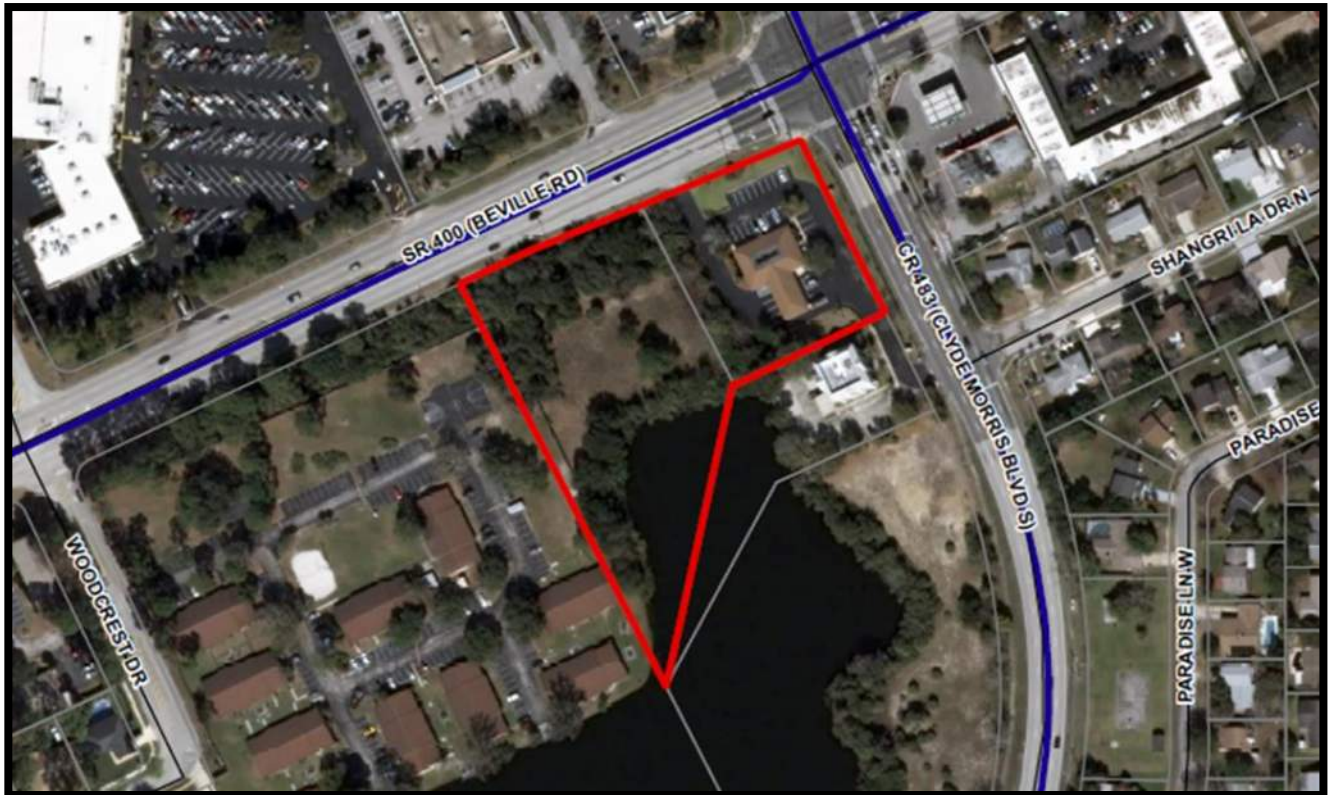
FROM: Hannah Ward, Planner

PROJECT REQUEST

A request Jonathan A. Martin, P.E., Kimley-Horn & Associates, on behalf of Beville Investors, LLC, to rezone 3.7+/- acres of land located at 1401 Beville Road from Residential/Professional (RP) and Multifamily Residential-20 (MFR-20) to Planned Development-General (PD-G) to allow for a phased commercial development.

PROJECT LOCATION

The subject property is generally located at the southwest intersection of Beville Road (SR-400) and South Clyde Morris Boulevard (SR-483).



Aerial View of the Property

The adjacent zoning and land use classifications are illustrated in the tables below and in the accompanying map series.

Table 1: Land Use and Zoning Table

	Existing Uses	Existing FLU Designation	Existing Zoning Classification
Site	Vacant Undeveloped & Ameriprise Financial	Level 2 Residential & Office Transition	Residential/Professional (RP) & Multifamily Residential-20 (MFR-20)
North	Walgreens & Taco Bell	Retail	Business Retail-2 (BR-2)
South	Multi-Tenant Office Building	Office Transition	Residential/Professional (RP)
East	Circle K Convenience Store/BP Gas Station & Shangri-La Subdivision	Retail & Level 1 Residential	Business Automotive (BA) & Single-Family Residential-5 (SFR-5)
West	ERAU Chanute Student Housing Complex	Level 2 Residential	Planned Development-General (PD-G)

PROJECT DESCRIPTION

The subject property consists of two parcels, totaling approximately 3.7 +/- acres. The eastern parcel currently contains an existing office building; the western parcel is currently vacant and undeveloped. The applicant has proposed to rezone the property to a Planned Development (PD), concurrent with a proposal to change the FLU designation on the property to Low Intensity Commercial, to allow for the redevelopment of the eastern parcel into a 7-Eleven convenience store (with potential fuel pumps) and allow a variety of commercial uses on the western parcel. While no development has yet been identified for the western parcel, the applicant has included the western parcel in their rezoning request in order to allow for access to the eastern parcel from Beville Road.

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 FLU designation for the property subject to the rezoning is split between Office Transition and Level 2 Residential. Concurrent with the proposed rezoning request, the applicant has proposed a Small-Scale Comprehensive Plan Amendment (SSCPA) to change the existing FLU designation on the subject property to Low Intensity Commercial. If the SSCPA is approved by the City Commission, the proposed Planned Development (PD) will be consistent with the goals, objectives, and policies of the comprehensive plan and other applicable City-adopted plans.

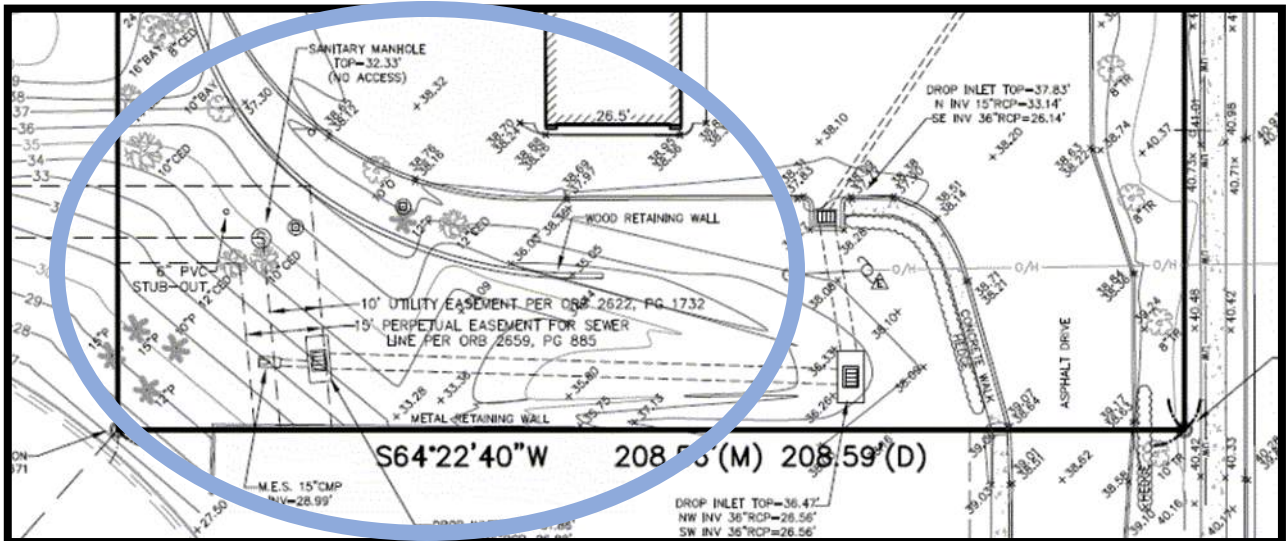
ii. Is not in conflict with any portion of this Code;

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. If the requested modifications are granted, approval of the proposed PD agreement will not be in conflict with the LDC.

Landscaping

- *Scenic Thoroughfare Overlay (STO) District (Section 4.9.D)* – The subject property is located at the eastern gateway to the City's Scenic Thoroughfare Overlay District (STO) for Beville Road, which runs from Clyde Morris Boulevard west to the City's corporate limits. The applicant has requested a modification to reduce the required STO landscape yard for Beville Road from 50' to 35', as shown in *Attachment B – Landscape Plan*. The existing utility easements at the southwest corner of the property

limit the applicant’s ability to comply with the required 50’ landscape yard. The requested reduction to the STO landscape yard will avoid impacts to the City’s existing easements, while also retaining the City’s accessibility to the easements. **Note: the applicant proposes to provide the same cross-caliper inches of landscaping as would be required for the 50’ STO landscape yard.**



Survey Excerpt Showing Location of Utility Easements

- *Building Perimeter Landscaping (Section 6.4.C.2)* – The applicant has requested to remove the requirement for a continuous landscape area along the front elevations of any proposed buildings. **Note: all other building elevations will comply with the requirement for a continuous landscape area, with a minimum depth of 5’.**

Architecture

The subject property is located at the intersection of two Major City Thoroughfares, Clyde Morris Boulevard and Beville Road. The LDC requires all building elevations visible from the right-of-way (ROW) of a Major City Thoroughfare to comply with the requirements in Section 6.12.C – *Exterior Color and Design Standards on Major City Thoroughfares*. The applicant has requested modifications from the requirements in this section, as detailed below, in order to grant additional flexibility in the design of the buildings for the property:

- *Applicability* – Modification to require only the north and east elevations directly facing a Major City Thoroughfare to comply with the exterior color and design standards in Section 6.12.C.
- *Changes in Wall Planes* – Modification to reduce the requirement for changes in wall planes every 30’ to every 40’.
- *Multiple Roof Lines/Changes in Roof Lines* – Modification to reduce the requirement for changes in roof planes every 30’ to every 45’.

Note: the applicant has provided conceptual elevations to illustrate a potential design for a building on the eastern parcel, as shown in Attachment C. Development on the western parcel has not been identified at this time.

Signage

The applicant has provided a conceptual signage plan for the eastern parcel, as shown in *Attachment D*. The proposed signage for the development has been compared to the District Sign Schedule for the Business Districts (*Table 6.10.K.2.a of the LDC*), based on the proposed uses for the subject property. The applicant has requested modifications from *Table 6.10.K.2.a*, as detailed below:

- *Maximum Number of Signs* – Modification requested to allow a maximum of three monument signs for the entire development, two of which are proposed EMC signs for the eastern parcel.
- *Sign Area* – Modification requested to allow 400 square feet of wall signs and 360 square feet of monument signs for the entire development.
- *Sign Type* – Modification requested to develop two (2) EMC monument signs on the eastern parcel, for the purpose of displaying gas prices. A conceptual sign rendering of a potential EMC is shown in *Attachment D* and below.



Rendering of Potential EMC Monument Sign

The following additional modifications have been identified for the requested EMC signs, based on the requirements in Section 6.10.J.6 of the LDC:

- *Site Acreage for EMC Sign* – Waiver requested to permit EMC signs on a site with less than eight contiguous acres and less than 650’ contiguous feet of frontage on an arterial street.
- *Required EMC Distance from Single-Family Dwelling* – Waiver requested to permit an EMC sign within 1000 linear feet of a conforming single-family detached dwelling.
- *Maximum Number of EMC Signs* – Modification requested to increase the number of permitted EMC signs from one sign/development or contiguous parcel of property to a total of two signs for the development. ***Note: Section 6.10.J.6.b.vii of the LDC counts an EMC sign as two signs, where more than one sign is permitted by the applicable District Sign Schedule. In accordance with this standard, the two requested EMC signs are the equivalent of four (4) monument signs, increasing the total number of requested signs to an equivalent of five (5) monument signs.***
- *Additional Signage on Sign Cabinet* – Waiver to allow more than 15% of additional sign area on the sign cabinet for the proposed EMC signs.

Note: pursuant to Section 6.10.J.6.b.xxi of the LDC, the criteria relating to EMC signs may be waived or altered by the City Commission as part of Comprehensive Sign Plan, Planned Development Agreement, or a Public or Semi-Public Use Permit.

In addition, please note: the applicant proposes to limit the EMC portion of each monument sign to a maximum area of 17.5 square feet. In addition, the applicant proposes to change the sign copy on the EMC sign once every 24 hours.

Accessory Structures – Nonresidential Canopy (Section 5.3.C.4.c)

The applicant has tentatively proposed a 7-eleven convenience store (with fuel pumps) on the eastern parcel of the proposed Planned Development (PD), as shown in *Attachment A*. Consistent with the proposed development on the eastern parcel, the applicant has requested a modification to increase the maximum area for a nonresidential canopy, as an accessory to a gasoline filling station or other nonresidential use or structure, from 500 square feet to 4,500 square feet.

Neighborhood Compatibility Standards (Section 6.11)

The LDC established neighborhood compatibility standards for all new multifamily and nonresidential development that is proposed on land located adjacent to, or across a street or alley from, an existing single-family detached dwelling, duplex, or townhouse subdivision development. The applicant has requested to waive the LDC’s neighborhood compatibility standards for the subject property due to the fact that only a small portion of the eastern property line lies across from the existing Shangri-La Subdivision, located on the eastern side of the Clyde Morris Boulevard right-of-way (ROW). In addition, the applicant asserts that the majority of the improvements will not be visible from the adjacent single-family development.



Location of Single-Family Subdivision to Proposed Commercial Development

iii. Addresses a demonstrated community need;

The applicant has provided a Modification/Benefit letter (*Attachment E*) 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;

The subject property is located at the southwest intersection of Clyde Morris Boulevard and Beville Road. This intersection is developed with commercial uses that include a convenience store with fuel pumps, a Taco Bell, and a CVS pharmacy. The site is currently located within the Residential/Professional (RP) zoning district, which limits that applicant's ability to development the property with commercial uses. The property is bordered by the Business Retail-2 (BR-2) zoning district (to the North) and the Business Automotive (BA) zoning district to the east, in addition to two Planned Developments, one of which contains student housing for Embry Riddle and the other of which contains a pharmacy and car wash. The applicant has proposed to rezone the property to a Planned Development (PD), consistent with the existing uses and zoning districts on surrounding lands. The proposed PD will allow for commercial development that may include a 7-Eleven convenience store (with fuel pumps) on the eastern parcel and the flexibility to development a variety of commercial uses, as shown by the proposed permitted uses detailed below, on the western parcel.

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 located at the intersection of Clyde Morris Boulevard and Beville Road, both of which are designated Major City Thoroughfares. The site is currently located within the Residential/Professional (RP) zoning district, which limits that applicant's ability to development the property with commercial uses. The applicant has proposed to rezone the property to a Planned Development (PD), consistent with the existing commercial uses developed at each corner of Clyde Morris/Beville intersection, to allow for commercial development that may include a 7-Eleven convenience store (with fuel pumps) on the eastern parcel, and the flexibility to development a variety of commercial uses, as shown by the proposed permitted uses detailed below, on the western parcel.

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*. The applicant has requested modifications to the LDC, as detailed earlier in this report, and summarized below.

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 proposed Low Intensity Commercial Future Land Use (FLU) designation for the subject property.

3. Compatibility with Surrounding Areas

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 F*).

4. Development Phasing Plan

The applicant has proposed the following completion schedule for the proposed development:

Application shall be submitted for all construction permits for the development within five (5) years of the approval of this Agreement by the City Commission. The filing of an appeal of the land development order by any person shall toll the time or permitting until final resolution of the appeal.

Construction of phase one shall be substantially complete within two (2) years of the approval of this Agreement, and construction of the entire project shall be substantially complete within five (5) years of the approval of this agreement.

5. Conversion Schedule

Not applicable.

6. On-Site Public Facilities

The PD Agreement states that no on-site public facilities are planned or required.

7. Uses

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

- *Adult Day Care Center*
- *Antique Store*
- *Art Gallery*
- *Art, Crafts, Music, Dance, Photography, or Martial Arts Studio/School*
- *Bank or Financial Institution with Drive-Through Service*
- *Bank or Financial Institution Without Drive-Through Service*
- *Book or Media Shop*
- *Business Services Offices*
- *Car Wash or Auto Detailing*
- *Check Cashing Service*
- *Child Care Facility*
- *College or University*
- *Contractor's Office*
- *Convenience Store (24 Hr.; With or Without Fueling Stations)*
- *Drug Store or Pharmacy With Drive-Through Service*
- *Drug Store or Pharmacy Without Drive-Through Service*
- *Dry Cleaning or Laundry Drop-Off Establishment*
- *Florist Shop*
- *Gas Station*
- *Gift Shop or Stationery Store*
- *Grocery Store*
- *Home and Building Supply Center*
- *Jewelry Store*
- *Large Retail Sales Establishment*
- *Liquor or Package Store*
- *Medical or Dental Clinic/Office*
- *Medical or Dental Lab*

- *Indoor Recreation/Entertainment Use*
- *Other Office Facility*
- *Other Retail Sales Establishment*
- *Personal Services Establishment*
- *Place of Worship*
- *Private School with 20 or More Students*
- *Private School with Fewer Than 20 Students*
- *Professional Services Offices*
- *Public School*
- *Restaurant With Drive-In Service*
- *Restaurant With Drive-Through Service*
- *Restaurant Without Drive-In or Drive-Through Service*
- *Specialty Eating and Drinking Establishment*
- *Telecommunications Facility, Collocated on Existing Structure Other Than Telecommunications Tower*
- *Travel Agency*
- *Vocational or Trade School*

The PD Agreement also identifies the following prohibited uses for the subject property:

- *Body Piercing Establishments*
- *Crematories*
- *Farmers Market*
- *Flea Market*
- *Funeral Homes or Mortuaries*
- *Laundromat*
- *Night Club*
- *Cabaret*
- *Adult Entertainment Uses*
- *Tattoo Establishments*

8. Densities/Intensities

The PD proposes a maximum Floor Area Ratio (FAR) of 1.0, consistent with the maximum FAR of 1.0 permitted by the proposed Low Intensity Commercial Future Land Use (FLU) designation for the property.

9. Dimensional Standards

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

- 1) *Maximum Intensity (FAR): 1.0*
- 2) *Minimum Lot Area: 20,000 sq. ft.*
- 3) *Minimum Lot Width: 100 ft.*
- 4) *Maximum Impervious Surface Area: 80%*
- 5) *Maximum Building Height: 35 ft.*
- 6) *Maximum Individual Building Size: 20,000 sq. ft.*
- 7) *Minimum Building Setbacks*
 - *North: 35 ft.*
 - *South: 25 ft/*

- East: 25 ft.
- West: 25 ft.
- 8) *Minimum Perimeter Landscape Strips*
 - North: 35 ft.
 - South: 7.5 ft.
 - East (Eastern Parcel): 15 ft.
 - East (Western Parcel): 7.5 ft.
 - West: 7.5 ft.
- 9) *Addition Dimensional Standards:*
 - Slopes within any dry retention pond(s) shall be 4:1 without a fence;
 - Dry retention pond(s) shall count towards open space requirements; and
 - Landscape buffers shall be per the attached Exhibit C.

**The applicant has proposed to reduce the minimum required Scenic Thoroughfare Overlay (STO) landscape yard for Beville Road from 50’ to 35’. The applicant proposes to meet the material requirements for the required 50’ landscape yard, while also proposing to increase plant density and tree caliper.*

***The applicant has also proposed to waive the requirement for building perimeter landscaping along the fronts of the buildings.*

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.

Landscaping

- *Scenic Thoroughfare Overlay (STO) District (Section 4.9.D)* – Modification requested to reduce the required STO landscape yard for Beville Road from 50’ to 35’
- *Building Perimeter Landscaping (Section 6.4.C.2)* – Waiver requested to remove requirement for a continuous landscape area adjacent to the front sides of any proposed buildings within the development

Architecture

- *Applicability* – Modification request to require only the north and east elevations directly fronting a Major City Thoroughfare to comply with t Section 6.12.C
- *Changes in Wall Planes* – Modification to reduce requirement for changes in wall planes every 30’ to every 40’
- *Multiple Roof Lines/Changes in Roof Lines* – Modification to reduce requirement for changes in roof plans every 30’ to every 45

Signage

- *Maximum Number of Signs* – Request to allow a maximum of three (3) monument signs for the entire PD, two (2) of which are proposed as EMC signs for the eastern parcel.

- *Sign Area* – Modification request to allow 400 square feet of wall signs and 360 square feet of monument signs for the entire development.
- *Sign Type* – Modification requested to develop two (2) EMC monument signs on the eastern parcel, for the purpose of displaying gas prices
- *Site Acreage for EMC Sign* – Waiver requested to permit EMC signs on a site with less than eight contiguous acres and less than 650' contiguous feet of frontage on an arterial street
- *Required EMC Distance from Single-Family Dwelling* – Waiver requested to permit an EMC sign within 1000 linear feet of a conforming single-family detached dwelling
- *Maximum Number of EMC Signs* – Modification requested to increase the number of permitted EMC signs from one sign/development or contiguous parcel of property to a total of two signs for the development
- *Additional Signage on Sign Cabinet* – Waiver requested to allow greater than 15% of additional sign area on the sign cabinet to the proposed EMC signs

RECOMMENDATION

Staff recommends approval of the Beville Commercial Planned District (PD) Agreement to rezone 3.7+/- acres of land from Residential/Professional (RP) and Multifamily Residential-20 (MFR-20) to Planned Development-General (PD-G) to allow for a phased commercial development.

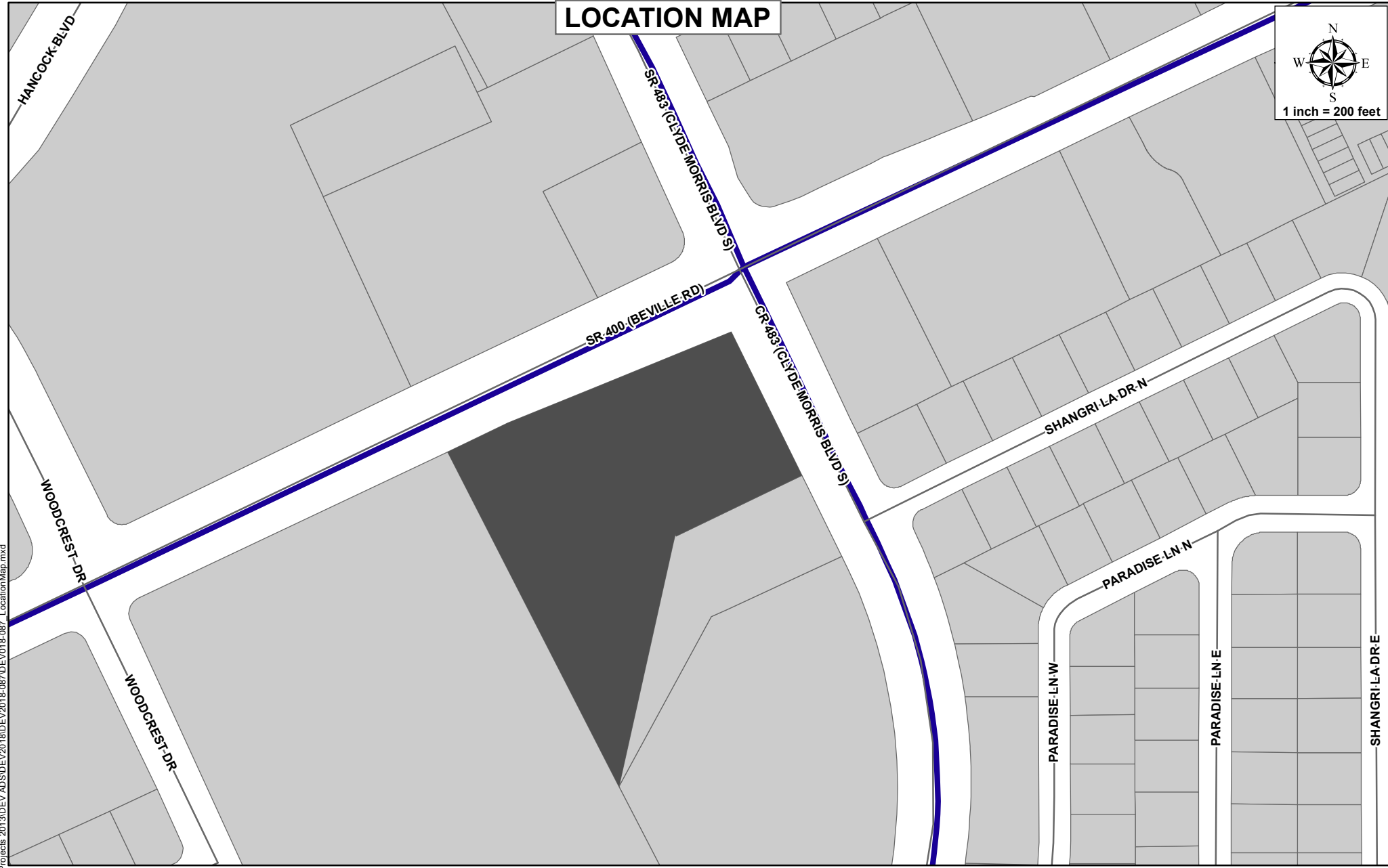
A majority vote of the Planning Board members present and voting are required to recommend approval to the City Commission.

The item is tentatively scheduled to be heard by the City Commission for first reading on November 7, 2018, and for second reading (public hearing) on November 21, 2018.

LOCATION MAP



1 inch = 200 feet



Document Path: P:\Admin\Pratt\Short Term Projects 2018\DEV AD\DEV2018\DEV2018-087\DEV2018-087 LocationMap.mxd



DEV2018-087 PD-G REZONING - BEVILLE COMMERCIAL PD 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



1 inch = 200 feet



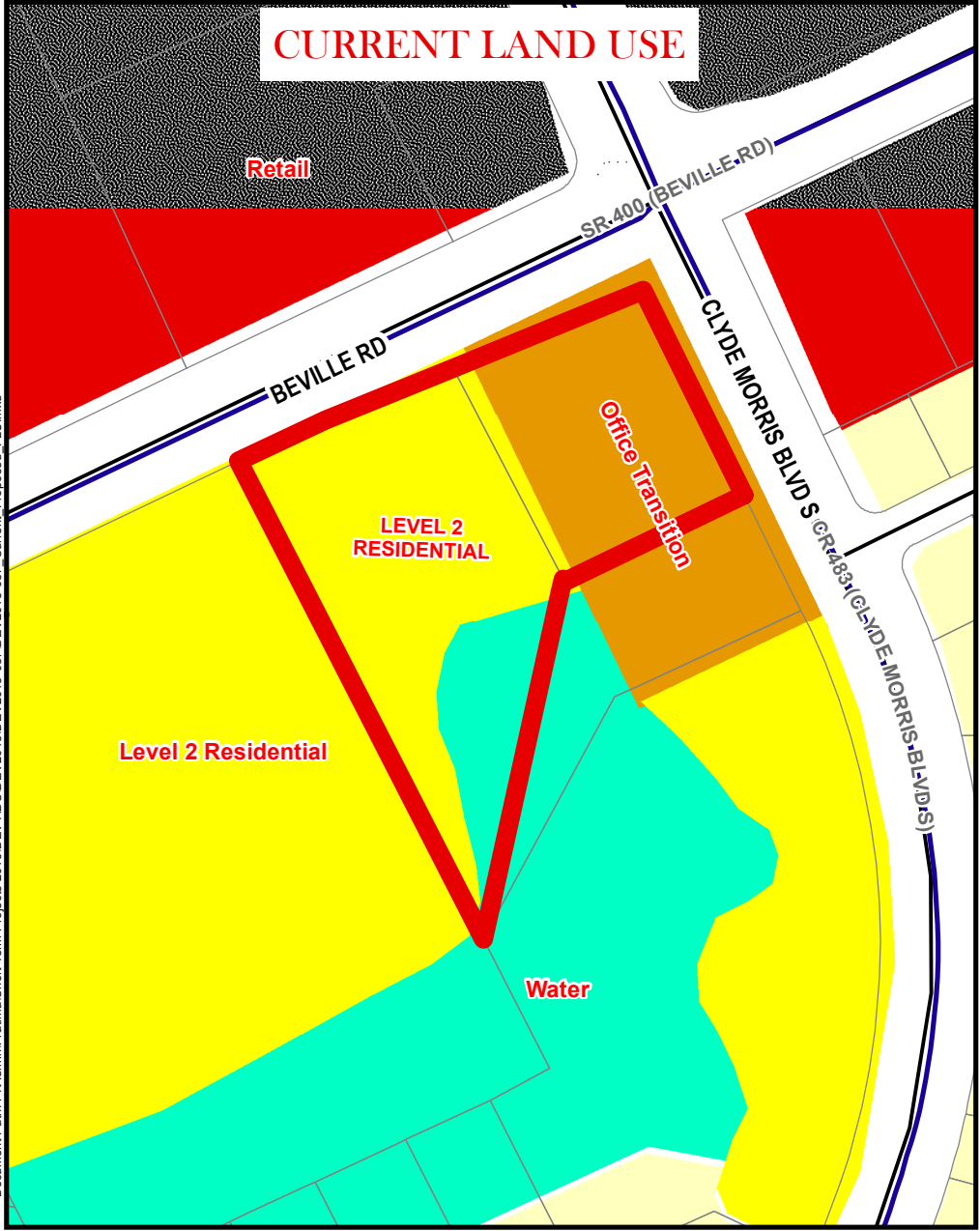
Document Path: P:\Admin\Pratt\GIS\Short Term Projects\2018\DEV\2018-087\DEV\2018-087_AerialMap.mxd



**DEV2018-087
PD-G REZONING - BEVILLE COMMERCIAL PD
AERIAL MAP**

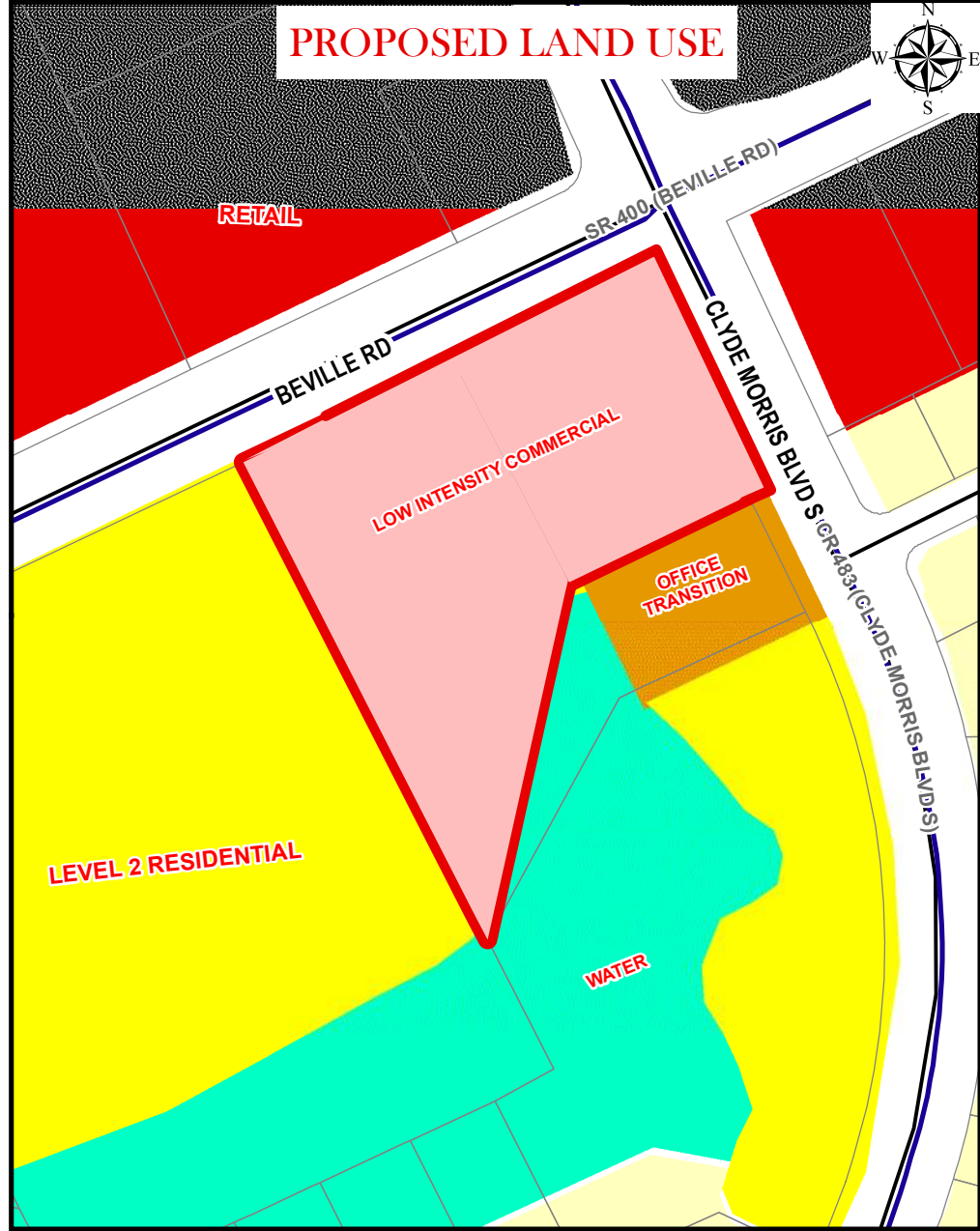
The City of Daytona Beach Map Disclaimer:
These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should 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



1 inch = 200 feet

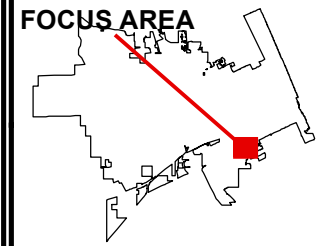
PROPOSED LAND USE



1 inch = 200 feet

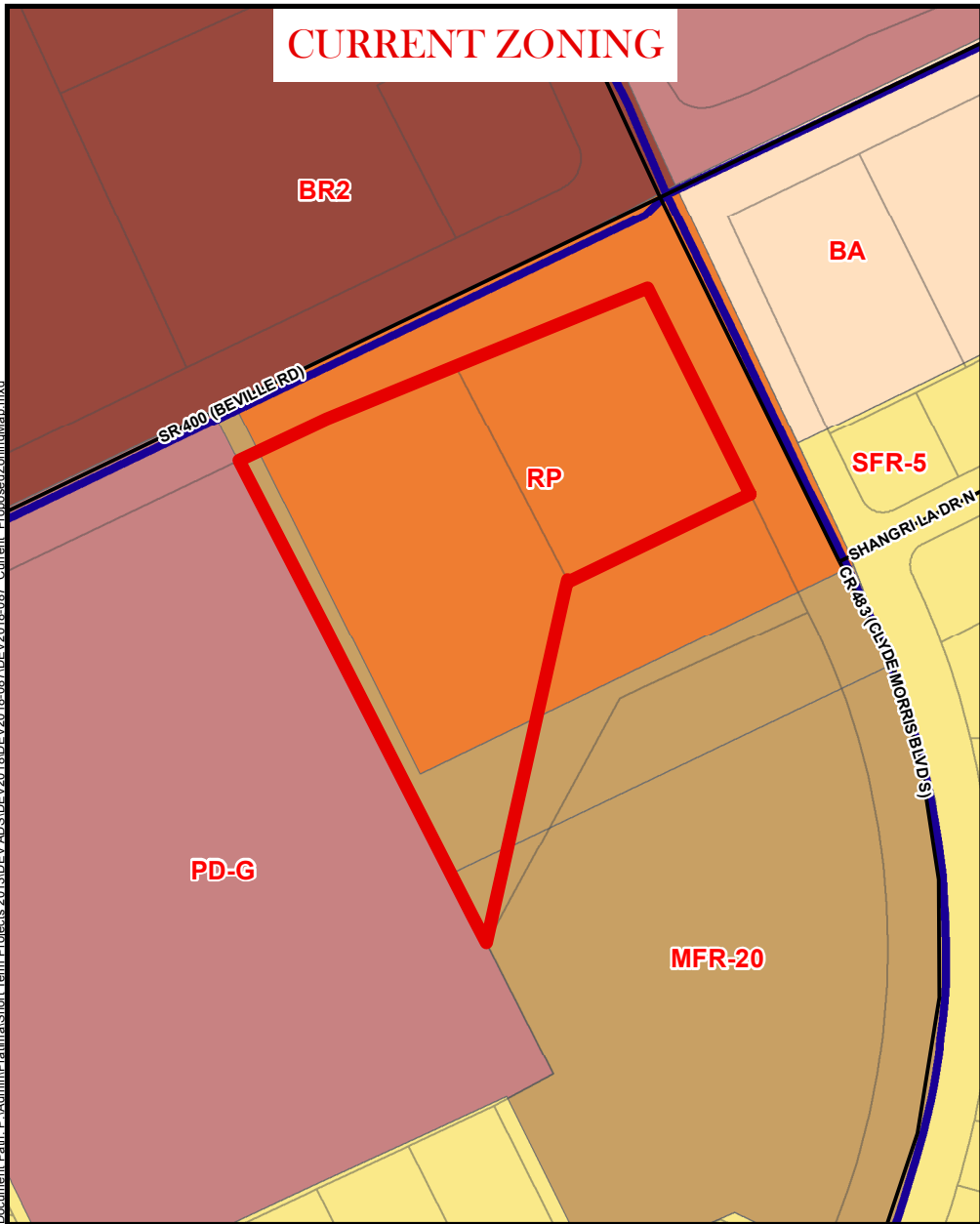


**DEV2018-087
 PLANNED DEVELOPMENT GENERAL
 REZONING
 CURRENT AND PROPOSED FUTURE LAND USE**

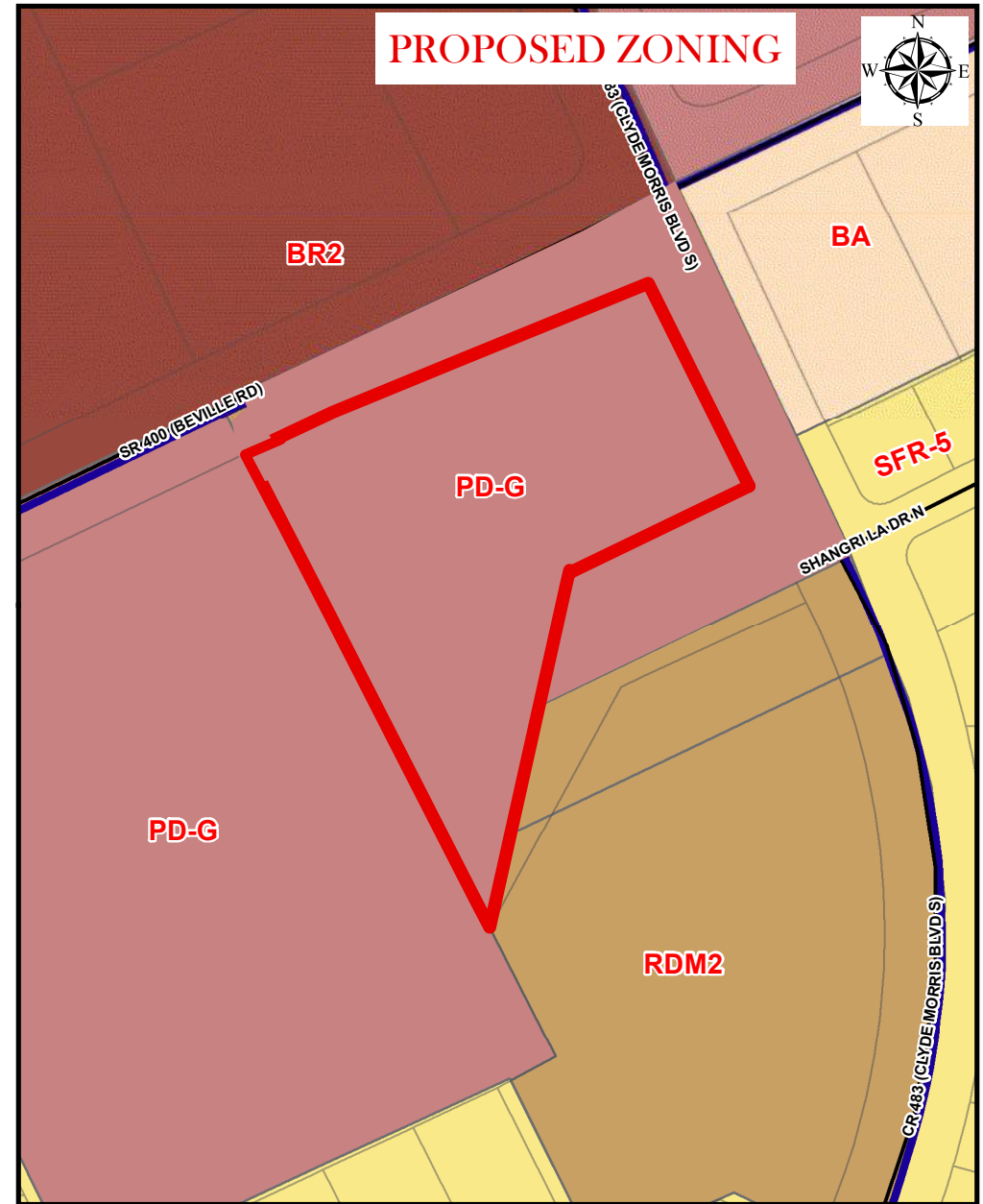


Document Path: P:\Admin\Primal\Short_Term Projects 2013\DEV ADS\DEV2018\DEV2018-087\DEV2018-087_Current_Proposed_FLU.mxd

CURRENT ZONING



PROPOSED ZONING

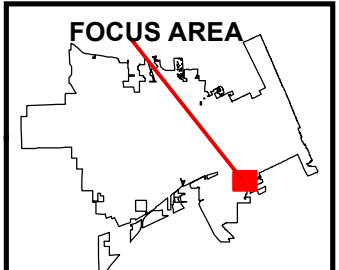


1 inch = 200 feet

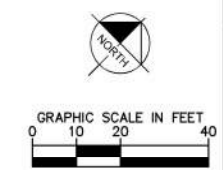
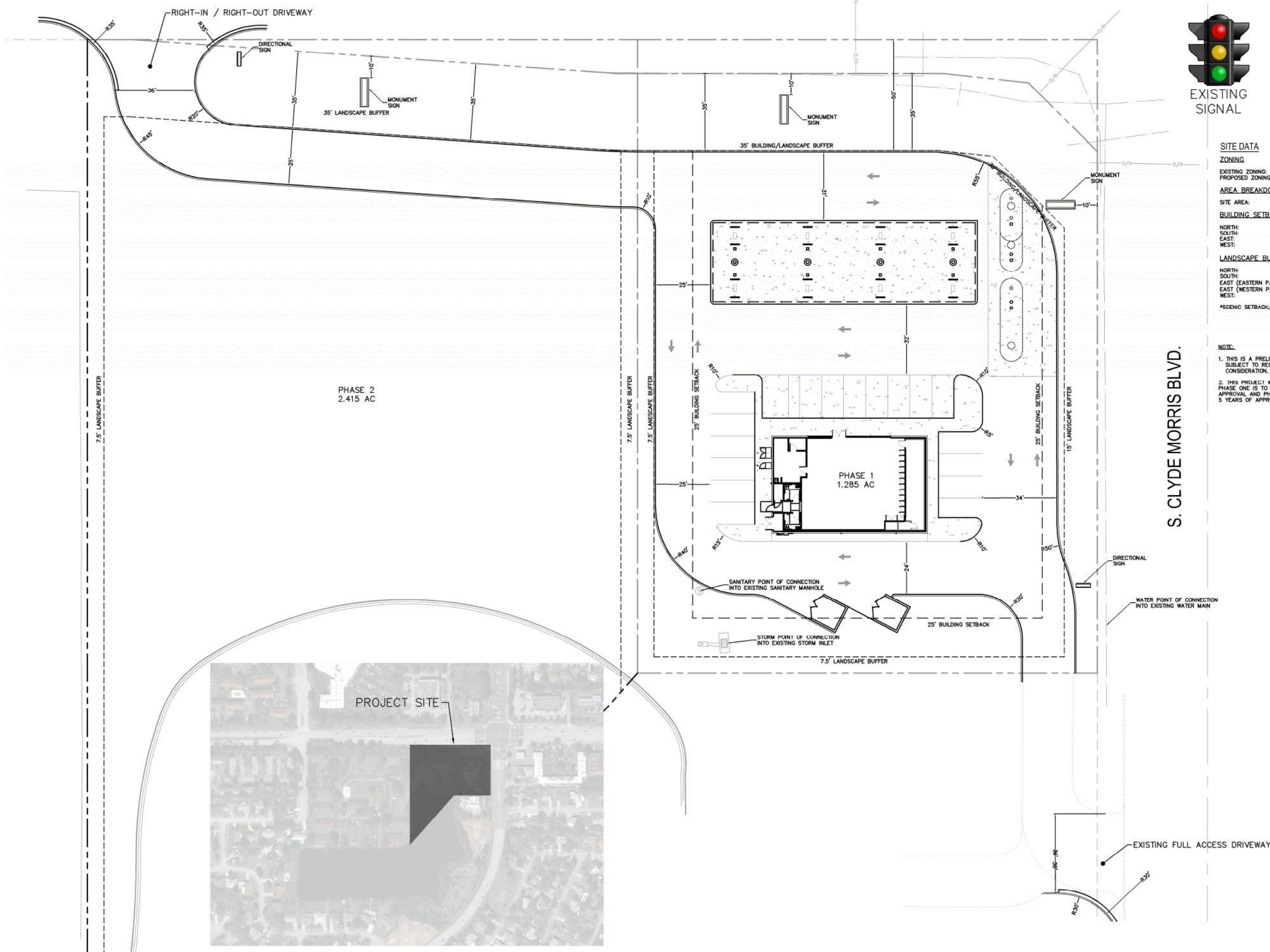
1 inch = 200 feet



DEV2018-087 PD-G REZONING - BEVILLE COMMERCIAL PD ZONING MAP



K:\001 - Civil\14917001 - Beville Road\7 - Drawings\PD - Reasoning\090318\0910-18 - Conceptual - Site - Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA

ZONING
 EXISTING ZONING: RP
 PROPOSED ZONING: PD

AREA BREAKDOWN
 SITE AREA: 3.7 AC

BUILDING SETBACK
 NORTH: 35 FEET
 SOUTH: 25 FEET
 EAST: 25 FEET
 WEST: 25 FEET

LANDSCAPE BUFFER
 NORTH: 35 FEET*
 SOUTH: 7.5 FEET
 EAST (EASTERN PARCEL): 15 FEET
 EAST (WESTERN PARCEL): 7.5 FEET
 WEST: 7.5 FEET

*SCENIC SETBACK:
 50 FEET ON BEVILLE ROAD WEST OF CLYDE MORRIS BLVD (WAIVER REQUESTED TO CHANGE SETBACK TO 35')

NOTE:
 1. THIS IS A PRELIMINARY SITE PLAN ONLY. AS SUCH, IS SUBJECT TO REGULATORY REVIEW AND PERMIT CONSIDERATION.
 2. THIS PROJECT WILL BE COMPLETED IN TWO PHASES. PHASE ONE IS TO BE CONSTRUCTED WITHIN 2 YEARS OF APPROVAL AND PHASE TWO IS TO BE CONSTRUCTED WITHIN 5 YEARS OF APPROVAL.

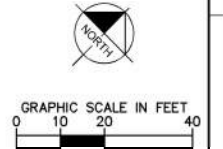


LOCATION MAP
1" = 250'

KHA PROJECT 14917001		DATE 09/10/2018		SCALE AS SHOWN		DESIGNED BY JCS		DRAWN BY JCS		CHECKED BY JAM		DATE 09/10/2018	
LICENSED PROFESSIONAL		JONATHAN A. MARTIN		FL LICENSE NUMBER 54055									
PD PLAN		BEVILLE COMMERCIAL		CITY OF DAYTONA BEACH		FL							
SHEET NUMBER EX-B		REVISIONS		DATE									

Kimley»Horn
 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-898-1511
 WWW.KIMLEY-HORN.COM CA 00000686

SR. 400 BEVILLE ROAD



SITE DATA

ZONING

EXISTING ZONING: RP
PROPOSED ZONING: PD

AREA BREAKDOWN

SITE AREA: 3.7 AC

BUILDING SETBACK

NORTH: 35 FEET
SOUTH: 25 FEET
EAST: 25 FEET
WEST: 25 FEET

LANDSCAPE BUFFER

NORTH: 35 FEET*
SOUTH: 7.5 FEET
EAST (EASTERN PARCEL): 15 FEET
EAST (WESTERN PARCEL): 7.5 FEET
WEST: 7.5 FEET

*SCENIC SETBACK: 50 FEET ON BEVILLE ROAD WEST OF CLYDE MORRIS BLVD (WAIVER REQUESTED TO CHANGE SETBACK TO 35')

NOTE:

1. THIS IS A PRELIMINARY SITE PLAN ONLY. AS SUCH, IS SUBJECT TO REGULATORY REVIEW AND PERMIT CONSIDERATION.
2. THIS PROJECT WILL BE COMPLETED IN TWO PHASES. PHASE ONE IS TO BE CONSTRUCTED WITHIN 2 YEARS OF APPROVAL AND PHASE TWO IS TO BE CONSTRUCTED WITHIN 5 YEARS OF APPROVAL.

S. CLYDE MORRIS BLVD.



LOCATION MAP
1" = 250'

NO.	REVISIONS	DATE

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM CA 00000686

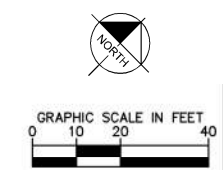
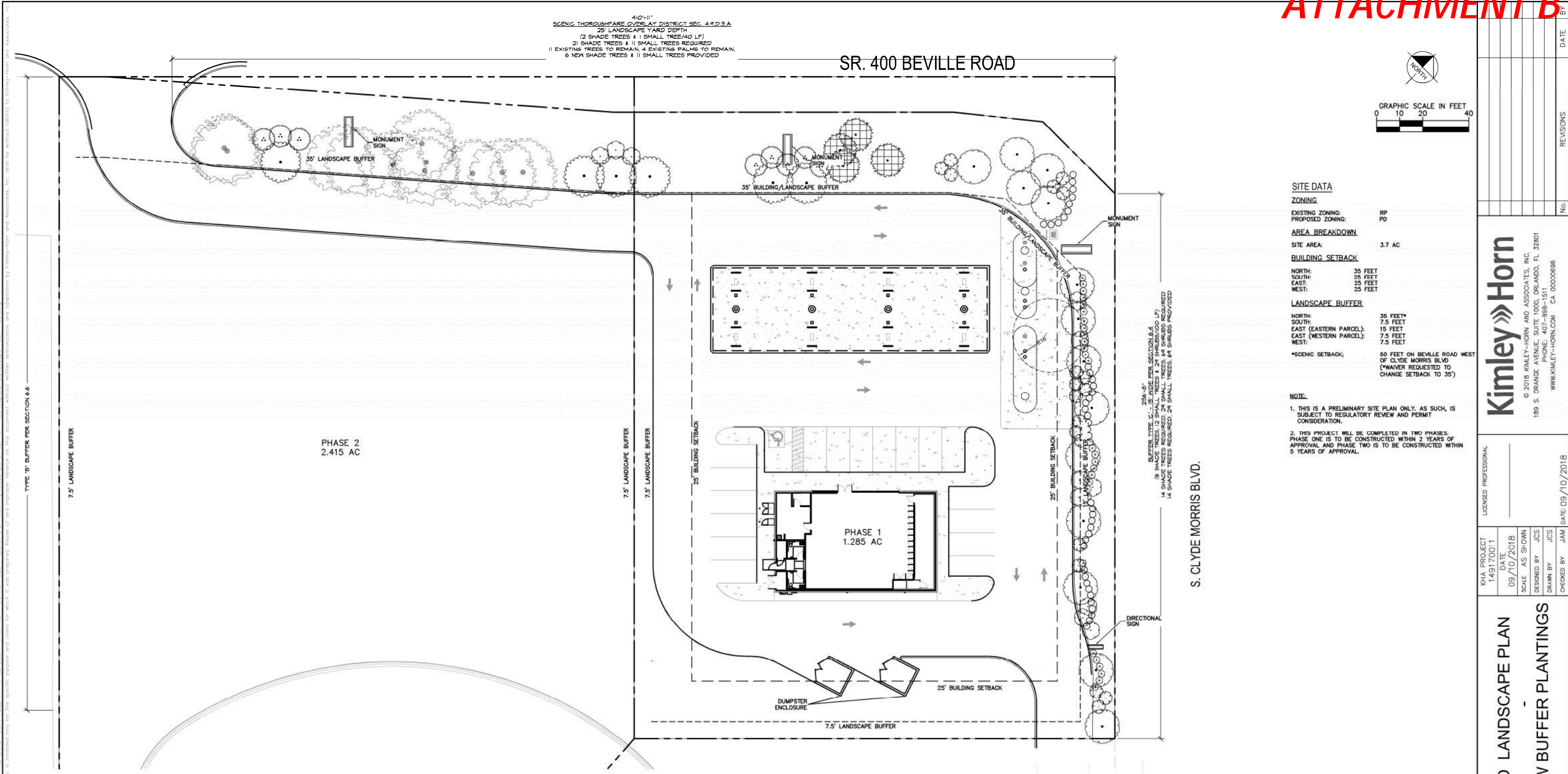
LICENSED PROFESSIONAL	JONATHAN A. MARTIN
KHA PROJECT	149170011
DATE	09/10/2018
SCALE	AS SHOWN
DESIGNED BY	JCS
DRAWN BY	JCS
CHECKED BY	JAM
DATE	09/10/2018

PD LANDSCAPE PLAN

BEVILLE COMMERCIAL
CITY OF DAYTONA BEACH FL

SHEET NUMBER
EX-C

KHA: 149170011 - SR. 400 BEVILLE ROAD - LANDSCAPE PLAN - 09/10/2018 - 05:43:50pm - C:\GDR\CA\149170011\Beville_Road_Landscape_Plan_091018.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and claim for which it was prepared. Reuse of any information or adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA

ZONING
EXISTING ZONING: RP
PROPOSED ZONING: PD

AREA BREAKDOWN
SITE AREA: 3.7 AC

BUILDING SETBACK
NORTH: 35 FEET
SOUTH: 25 FEET
EAST: 25 FEET
WEST: 25 FEET

LANDSCAPE BUFFER
NORTH: 35 FEET*
SOUTH: 7.5 FEET
EAST (EASTERN PARCEL): 15 FEET
EAST (WESTERN PARCEL): 7.5 FEET
WEST: 7.5 FEET

*SCENIC SETBACK:
50 FEET ON BEVILLE ROAD WEST OF CLYDE MORRIS BLVD. (WAIVER REQUESTED TO CHANGE SETBACK TO 35')

NOTE:

1. THIS IS A PRELIMINARY SITE PLAN ONLY. AS SUCH, IS SUBJECT TO REGULATORY REVIEW AND PERMIT CONSIDERATION.

2. THIS PROJECT WILL BE COMPLETED IN TWO PHASES. PHASE ONE IS TO BE CONSTRUCTED WITHIN 2 YEARS OF APPROVAL AND PHASE TWO IS TO BE CONSTRUCTED WITHIN 5 YEARS OF APPROVAL.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	GONT	GAL	SIZE
	ED	11	ELAEOCARPUS DECIPENS TM STRAIGHT, STANDARD, 6' CT, FULL, FL #1, ROOTBALL MIN. 44" DIAM.	JAPANESE BLUEBERRY TREE	F6	9.5' GAL MIN	14' HT., 4' SPR.
	EP	4	EXISTING PALM TO REMAIN CONTRACTOR LIABLE FOR DAMAGE	EXISTING PALM TO REMAIN	EXISTING	EXISTING	EXISTING
	EX	11	EXISTING TREE TO REMAIN CONTRACTOR LIABLE FOR DAMAGE	EXISTING TREE TO REMAIN	EXISTING	EXISTING	EXISTING
	LJ	6	LIGUSTRUM JAPONICUM MULTI-TRUNK, 4-TRUNK MIN FULL, FL #1	TREE FORM JAPANESE PRIVET	F6	4' GAL TOT.	8' HT., 8' SPR.
	MB	6	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	SOUTHERN MAGNOLIA	F6	9.5' GAL MIN	14' HT., 6' SPR.
	ML	14	MAGNOLIA GRANDIFLORA LITTLE SEW STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	DWARF SOUTHERN MAGNOLIA	F6	2' GAL MIN	6' HT MIN
	OC	14	QUERCUS VIRGINIANA 'CATHEDRAL' STRAIGHT, SINGLE LEADER, FULL, FL #1	CATHEDRAL LIVE OAK	F6	2.5' GAL MIN	10' HT., 4' SPR.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	GONT	SPACING	SIZE
	ST	27	SCHEFFLERA ARBORICOLA 'TRINETTE' FULL	VARIEGATED SCHEFFLERA	9 GAL	36" OC	18" FULL
	ZF2	42	ZAMIA PURPURACEA FULL	CARDBOARD PLANT	9 GAL	36" OC	18" FULL

DAYTONA BEACH LANDSCAPE CODE REQUIREMENTS - SEC. 6.6 - PERIMETER BUFFERS

LOCATION	REQUIRED	PROVIDED
NORTH BUFFER PER SECTION 4.4.D.3.A BUFFER ALONG BEVILLE ROAD - 411'	2) SHADE TREES 11 SMALL TREES	11 EXISTING TREES 4 EXISTING PALMS 6 PROPOSED SHADE TREES
EAST PERIMETER BUFFER PER SECTION 6.4. BUFFER ALONG S. CLYDE MORRIS BLVD. - 221' TYPE C/ (OPTION 2) BUFFER	14 SHADE TREES, 24 SMALL TREES 64 SHRUBS	14 SHADE TREES, 24 SMALL TREES

KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
© 2018 KIMLEY-HORN AND ASSOCIATES, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK.
DATE: 09/10/2018

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL			
KHA PROJECT	DATE	DESIGNED BY	CHECKED BY
149170011	09/10/2018	JCS	JCS
SCALE AS SHOWN		DATE: 09/10/2018	

PD LANDSCAPE PLAN
-
ROW BUFFER PLANTINGS

BEVILLE
COMMERCIAL

CITY OF DAYTONA BEACH FL

SHEET NUMBER
EX-C2

GENERAL NOTES

- A. COORDINATE EXTERIOR SIGNAGE WITH CONSTRUCTION PROJECT MANAGER.
- B. REFER TO MATERIAL SCHEDULE ON A3.0 FOR MORE INFORMATION.
- C. EXTERIOR AWNINGS UNDER SEPARATE PERMIT.

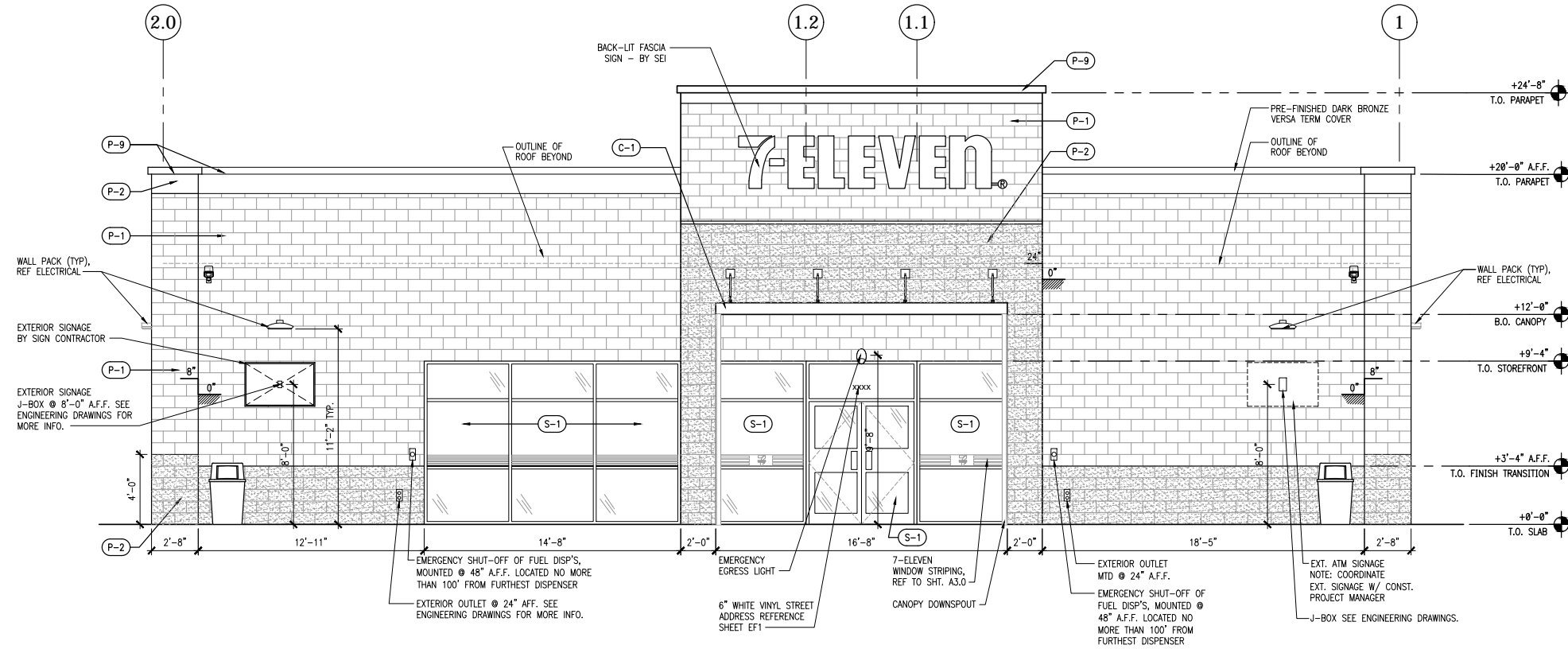
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

THIS DOCUMENT IS NOT
FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

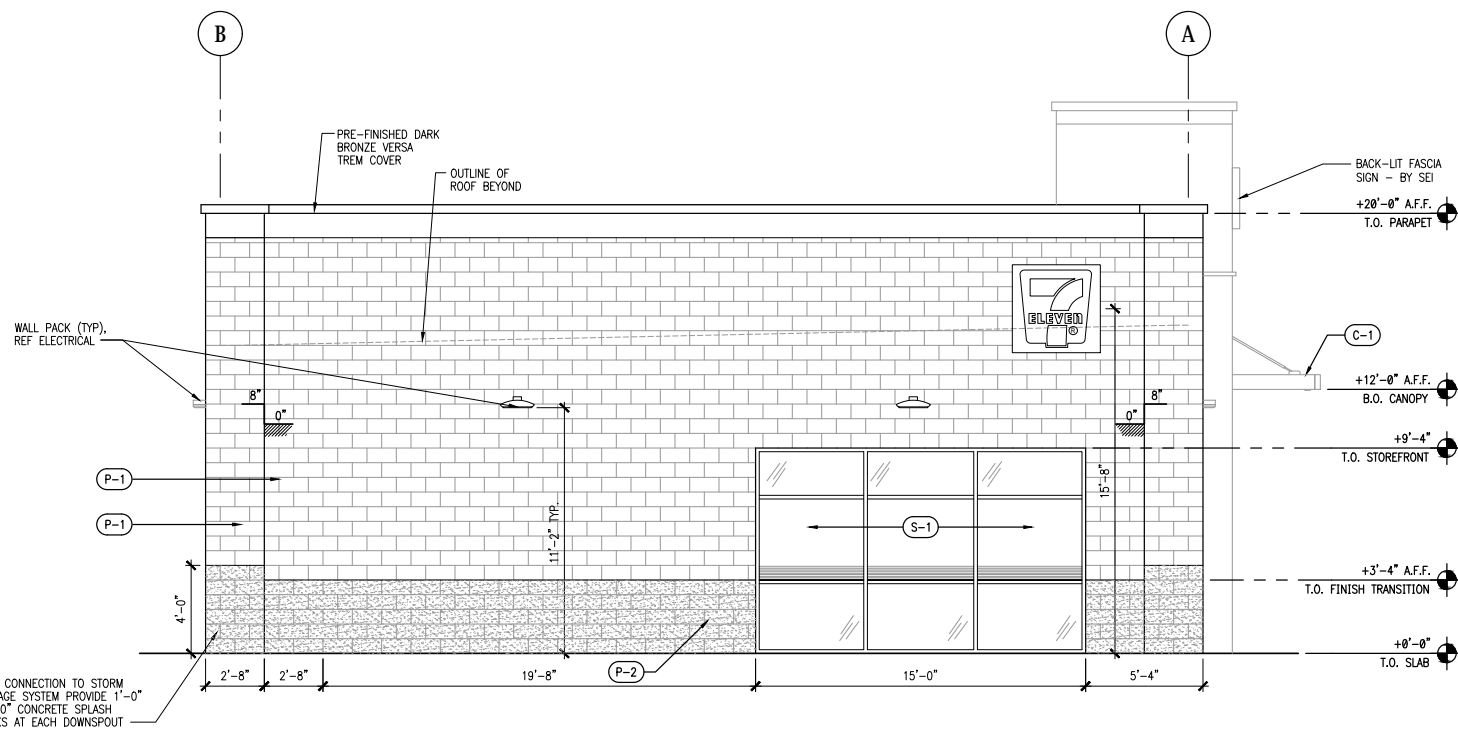


1 EXTERIOR ELEVATION - FRONT

1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

NO.	MATERIAL	MANUF. - COLOR
MR-1	MEMBRANE ROOFING	DUROLAST - WHITE
P-1	ABOVE WATER TABLE (ABOVE 3'-4")	SHERWIN WILLIAMS - AESTHETIC WHITE SW7035
P-2	WATER TABLE AND BELOW (3'-4" AND BELOW)	SHERWIN WILLIAMS - BALANCED BEGE SW7037
P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GAURDS, AND LIGHT POLES	SHERWIN WILLIAMS - SEAL SKIN SW7675
P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS - SEAL SKIN SW7675
P-9	PIPING, ROOF CAPS	SHERWIN WILLIAMS - SEAL SKIN SW7675
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER - 451 T VG DARK BRONZE
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY - BRONZE BAKED ENAMEL W/ REAR GUTTER CONNECTIONS



2 EXTERIOR ELEVATION - LEFT SIDE

1/4" = 1'-0"

FACADE GLAZING REQUIREMENTS

STREET FACING ELEVATION	FACADE S.F.	OPENING S.F.
FRONT ELEVATION	1,566 S.F.	293 S.F.
LEFT ELEVATION	925 S.F.	140 S.F.
REAR ELEVATION	N/A - NO STREET PRESENCE	
RIGHT ELEVATION	N/A - NO STREET PRESENCE	
TOTAL	2,491 S.F.	433 S.F.

15% OF STREET FACING FACADES SHALL BE OPEN.
 OPENING SQUARE FOOTAGE / TOTAL FACADE SQUARE FOOTAGE X 100 = OPEN %
 433 S.F. / 2,491 S.F. X 100 = 17.38% OPEN

NOTE: CALCULATED USING ARCADE AS PRINCIPAL FACADE.

NO DATE REMARKS
REVISIONS



7-ELEVEN
STORE #

BEVILLE RD
& CLYDE MORRIS
DAYTONA BEACH, FL

PROJECT NO: 2018.0448
DATE: Value

A4.0
PRELIMINARY EXTERIOR
ELEVATIONS

CHECKED: RW DRAWN: MP

GENERAL NOTES

- A. COORDINATE EXTERIOR SIGNAGE WITH CONSTRUCTION PROJECT MANAGER.
- B. REFER TO MATERIAL SCHEDULE ON A3.0 FOR MORE INFORMATION.
- C. EXTERIOR AWNINGS UNDER SEPARATE PERMIT.

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

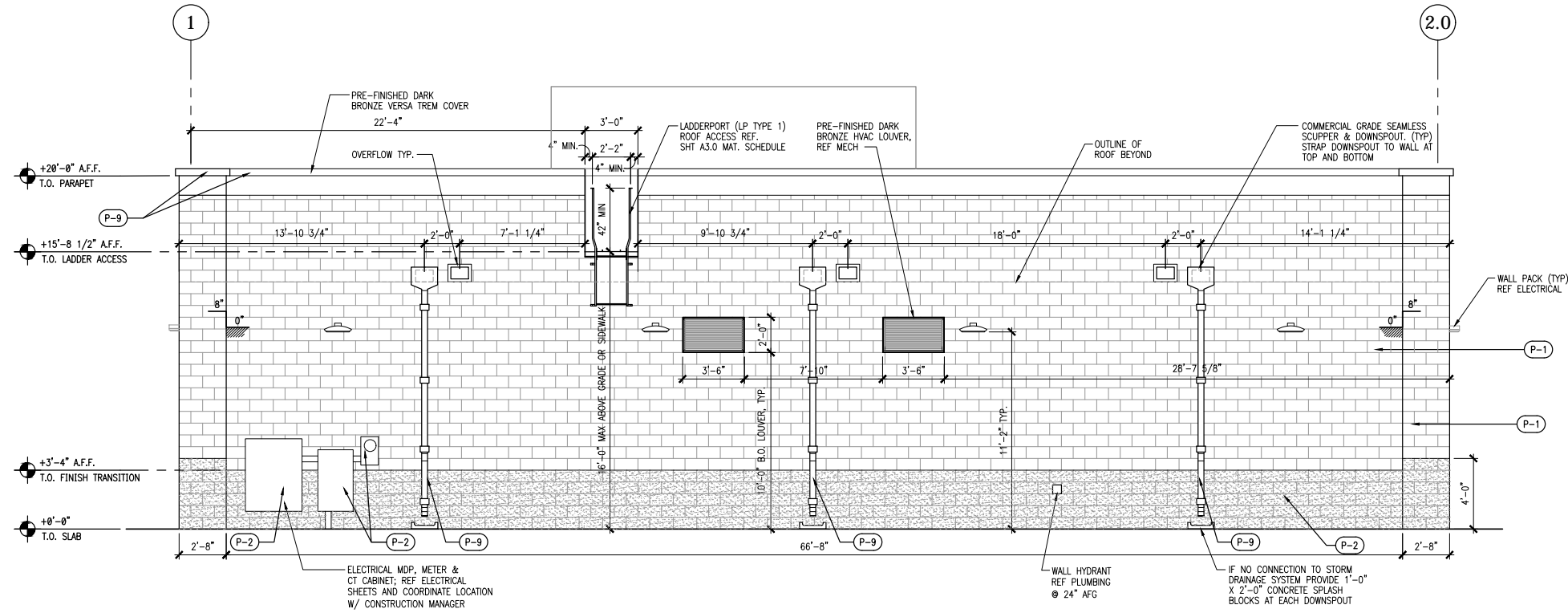
AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

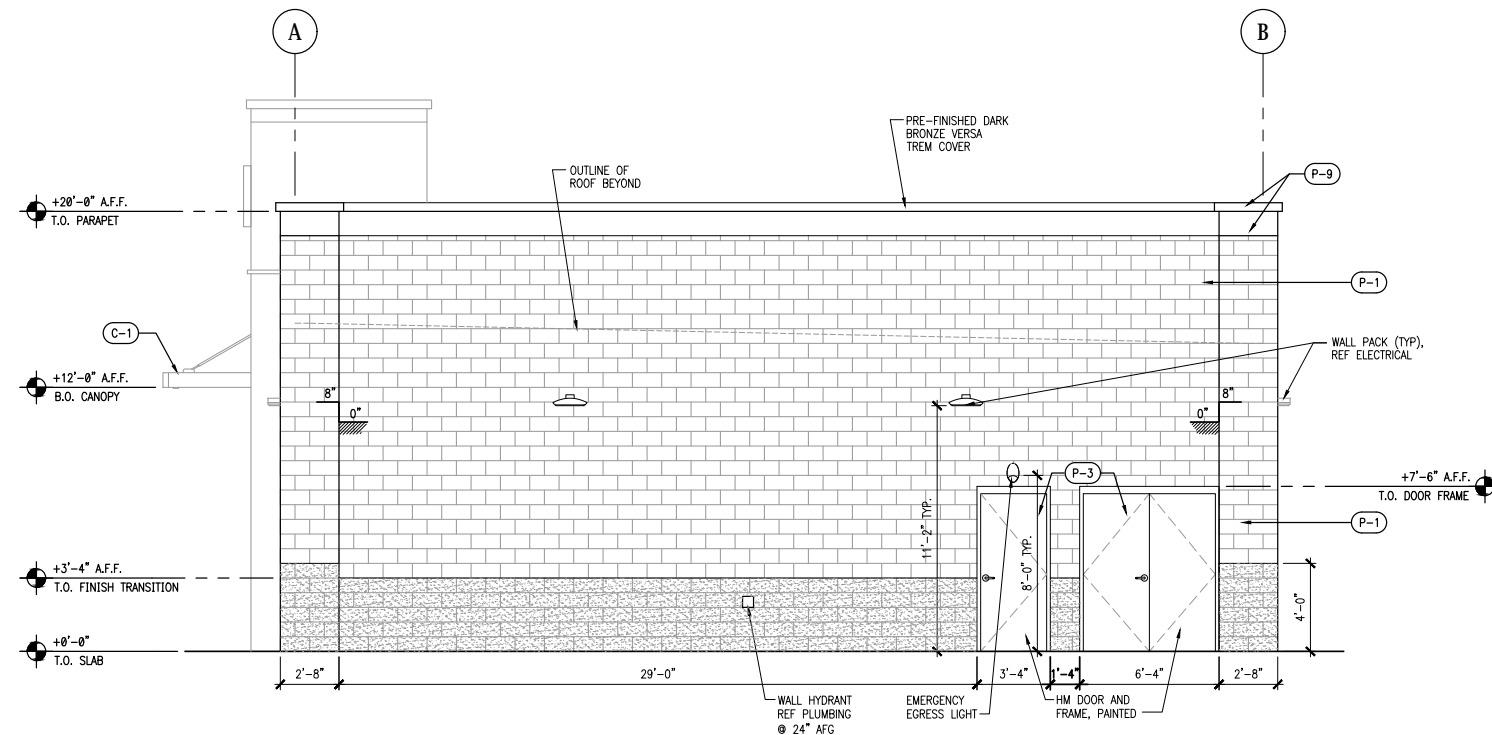
SEAL:

**THIS DOCUMENT IS NOT
FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.**

EXTERIOR MATERIALS SCHEDULE		
NO.	MATERIAL	MANUF.-COLOR
MR-1	MEMBRANE ROOFING	DUROLAST - WHITE
P-1	ABOVE WATER TABLE (ABOVE 3'-4")	SHERWIN WILLIAMS - AESTHETIC WHITE SW7035
P-2	WATER TABLE AND BELOW (3'-4" AND BELOW)	SHERWIN WILLIAMS - BALANCED BEIGE SW7037
P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GAURDS, AND LIGHT POLES	SHERWIN WILLIAMS - SEAL SKIN SW7675
P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS - SEAL SKIN SW7675
P-9	PIPING, ROOF CAPS	SHERWIN WILLIAMS - SEAL SKIN SW7675
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER - 451 T VG DARK BRONZE
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY - BRONZE BAKED ENAMEL W/ REAR GUTTER CONNECTIONS



1 PRELIMINARY EXTERIOR ELEVATION - REAR 1/4" = 1'-0"



2 PRELIMINARY EXTERIOR ELEVATION - RIGHT SIDE 1/4" = 1'-0"

NO DATE REMARKS
REVISIONS



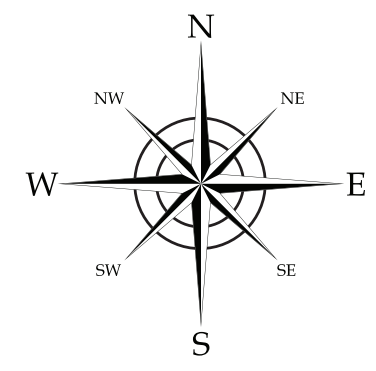
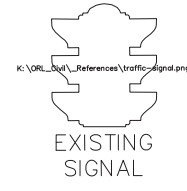
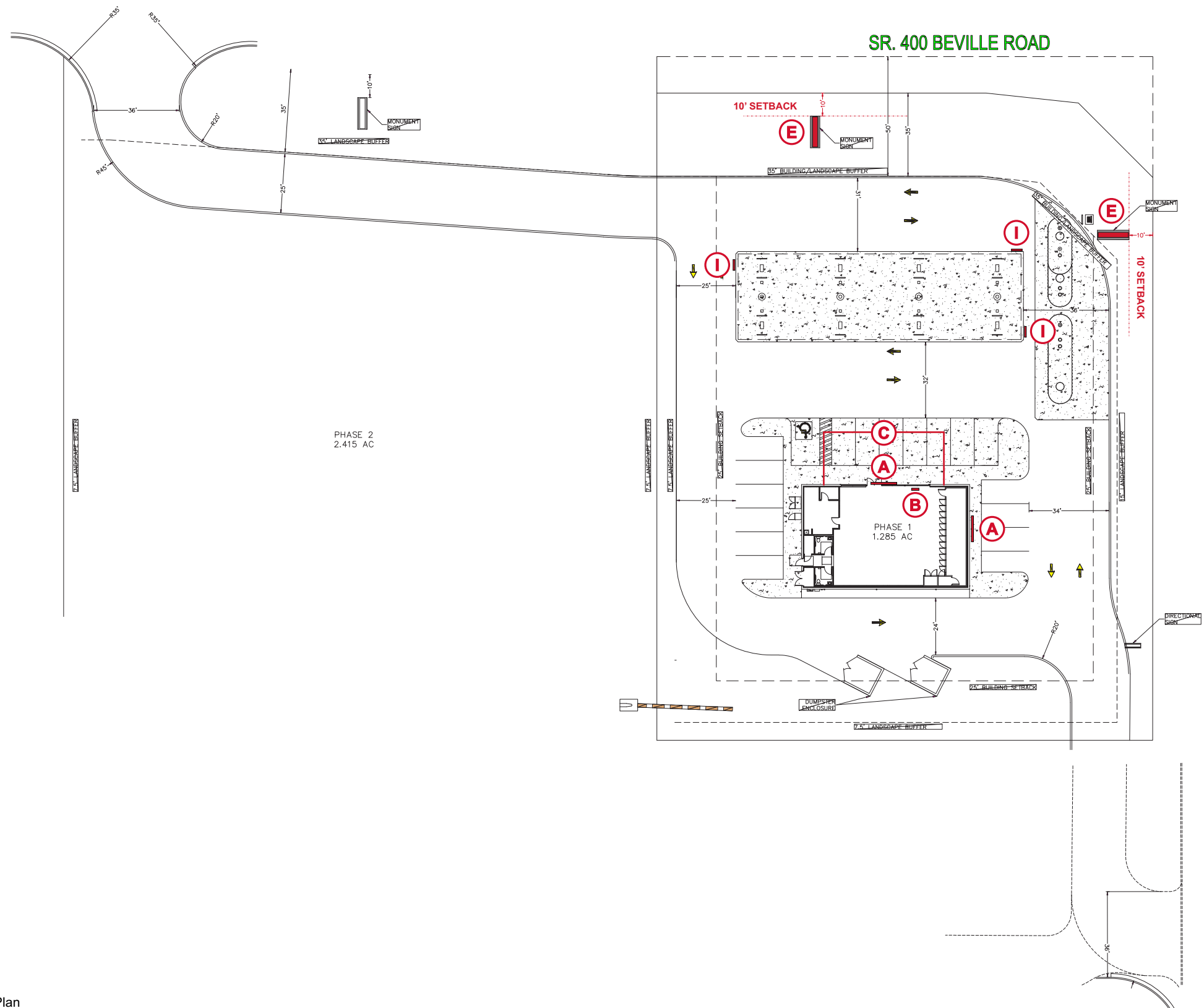
**7-ELEVEN
STORE #**
BEVILLE RD
& CLYDE MORRIS
DAYTONA BEACH, FL

PROJECT NO: 2018.0448
DATE: Value

A4.1
PRELIMINARY EXTERIOR
ELEVATIONS

CHECKED: RW DRAWN: MP

COPYRIGHT © 2018 INTERPLAN LLC. RESERVES COPYRIGHT & OTHER RIGHTS RESERVING THESE DOCUMENTS TO BE ORIGINALS OF RECORD FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



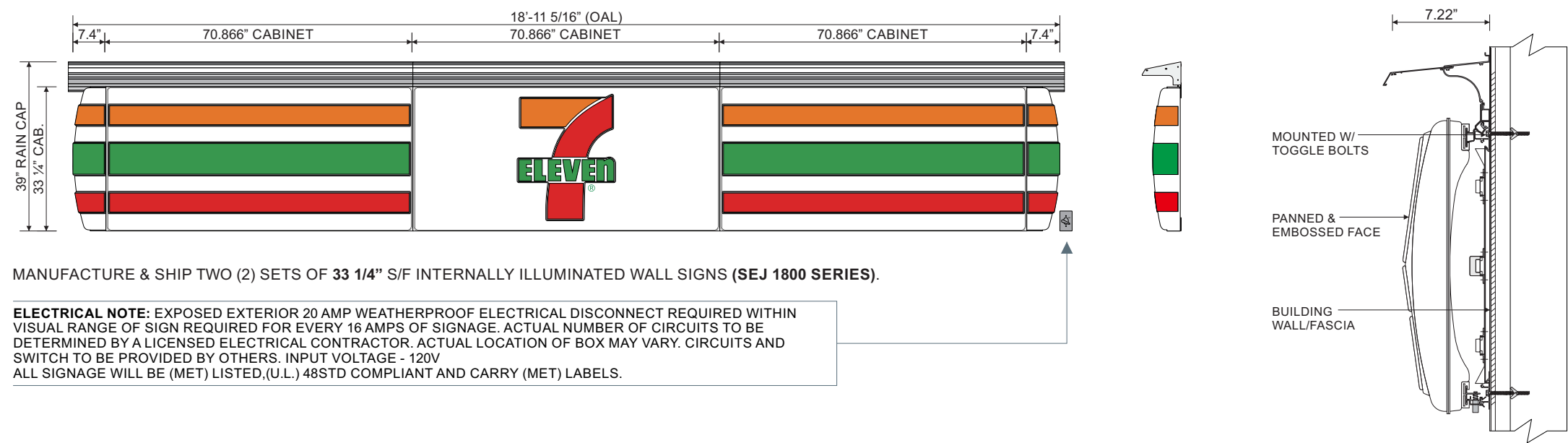
- (A)** 3-Pack SEJ W/S
- (B)** ATM Interior Sign
- (C)** Window Graphics
- (E)** Monument Sign
- (I)** W9 Canopy Signs

Code Information:	
Formula: Max for all wall signage = 200sqft	
Allowed:	200.0 sqft
3-Pack Tateyama:	52.5 sqft
3-Pack Tateyama:	52.5 sqft
Proposed:	105.0 sqft

Total sqft for all Monument Signs:	
Allowed total:	120.0 sqft
Proposed total:	97.8 sqft
Total Allow for all Monument signs = 120 sqft	

Site Plan
1" = 50'-0"

date:	rev.	description:	designer:
03.20.18	00	Original Concept	mh
03.21.18	R1	Revised to new site plan.	mh
07.26.18	R2	Update pylon sign to monument, revise code check .	bw
08.15.18	R3	Revised exhibit to SEI brand fuel.	mh
09.10.18	R4	Revised to new site plan.	mh

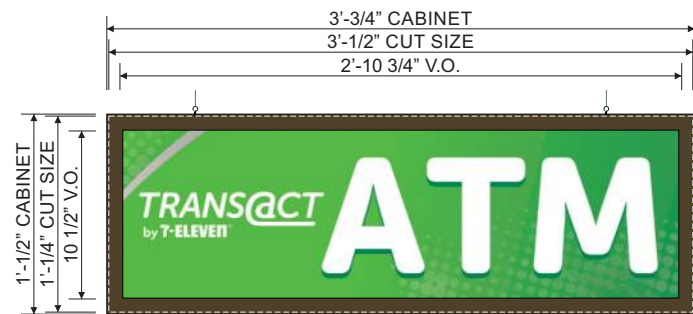


MANUFACTURE & SHIP TWO (2) SETS OF 33 1/4" S/F INTERNALLY ILLUMINATED WALL SIGNS (SEJ 1800 SERIES).

ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V
ALL SIGNAGE WILL BE (MET) LISTED,(U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS.

Front Elevation & Side Mounting Detail - SEJ 1800 Series Wall Sign Sections - Sign A
3/8" = 1'-0"

date:	rev.	description:	designer:
03.20.18	00	Original Concept	mh
03.21.18	R1	Revised to new site plan.	mh
07.26.18	R2	Update pylon sign to monument, revise code check .	bw
08.15.18	R3	Revised exhibit to SEI brand fuel.	mh
09.10.18	R4	Revised to new site plan.	mh



ONE (1) **INTERIOR ATM** INTERNALLY ILLUMINATED S/F WINDOW SIGN. 3/16" THICK FLAT WHITE POLYCARBONATE FACE W/ DIGITALLY PRINTED IMAGE VINYL TO BE APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ GE WHITE LEDS. 4 DEEP ALUM. CABINET & 1" RETAINERS ALL PAINTED **313E DURANODIC BRONZE**. SIGN TO HANG INSIDE THE STORE BEHIND GLASS AS INDICATED IN PHOTO OVERLAY WITH EYE BOLTS.

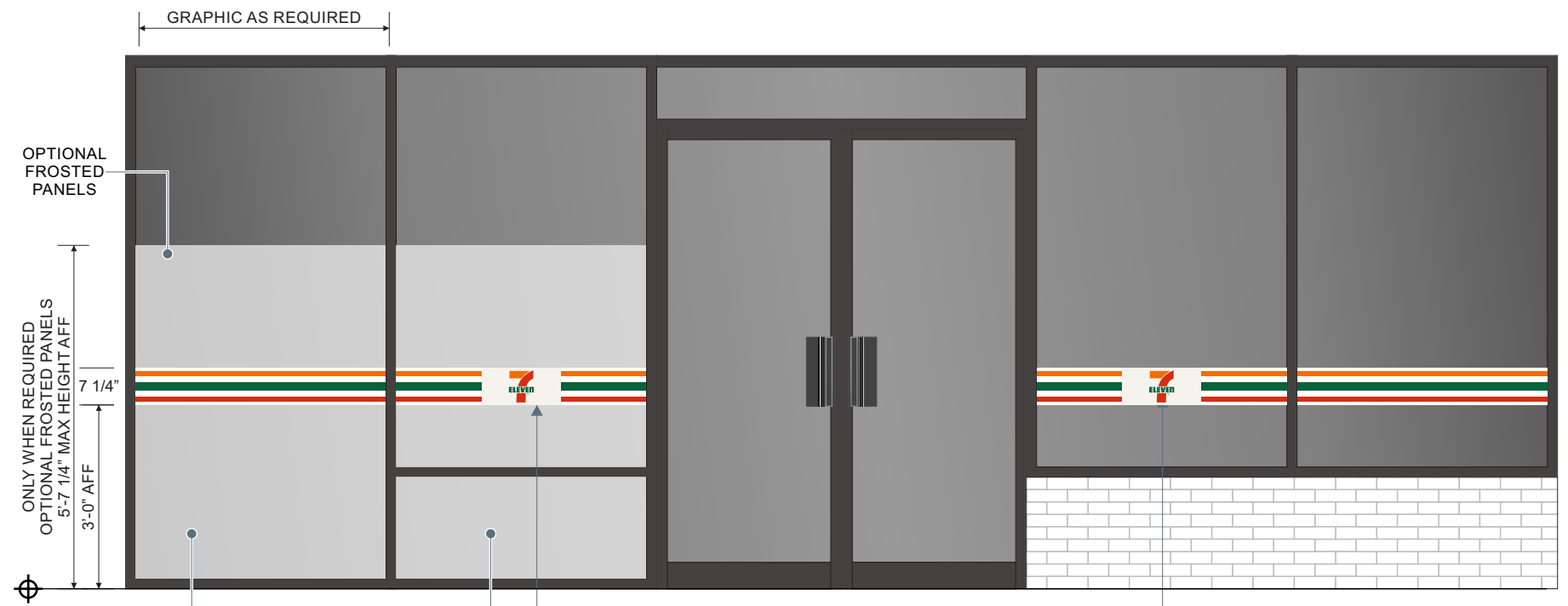
VINYL SPECS: DIGITALLY PRINTED IMAGE VINYL
PAINT SPECS: 313E DURANODIC BRONZE

NOTE: ATM SIGN TO BE FABRICATED & INSTALLED BY OTHERS

Front Elevation & Side Mounting Detail - **ATM S/F Window Sign - Sign B**

1" = 1'-0"

Display Square Footage (Cabinet): **3.2**



WINDOW VINYL GRAPHICS.
 VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.

NOTE: WINDOW GRAPHICS KITS TO BE PROVIDED AND INSTALLED BY OTHERS. NOT PART OF HARBINGERS SCOPE OF WORK.
NOTE: FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.

Front Elevation - **Typical Window Vinyl Graphics - Sign C**

3/8" = 1'-0"



5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681
 2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450



7-Eleven #1043250
 Bevelle Road @
 Clyde Morris
 Daytona Beach, Florida
 75221

SVE6841-R4

F:\Customers\7 Eleven\Art
 \SVE6841-R4 #1043250.cdr

date:	rev.	description:	designer:
03.20.18	00	Original Concept	mh
03.21.18	R1	Revised to new site plan.	mh
07.26.18	R2	Update pylon sign to monument, revise code check .	bw
08.15.18	R3	Revised exhibit to SEI brand fuel.	mh
09.10.18	R4	Revised to new site plan.	mh

CDR: ns
 Designer: mh

DPM: aa
 RCC: aa
 RER: aa

Page: 3

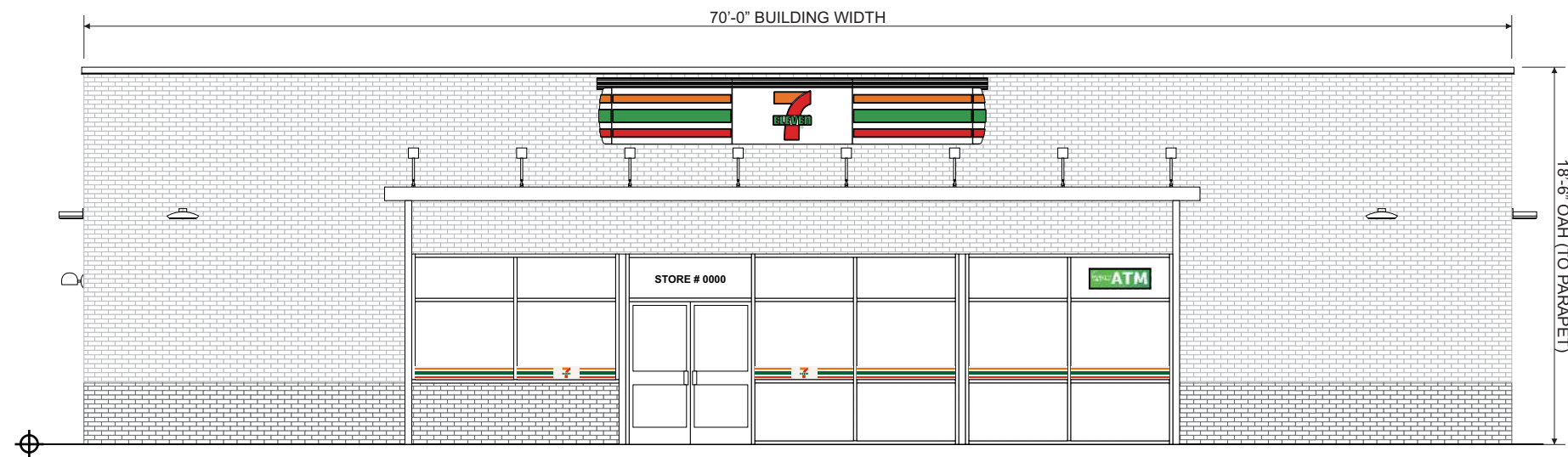
customer approval

date:

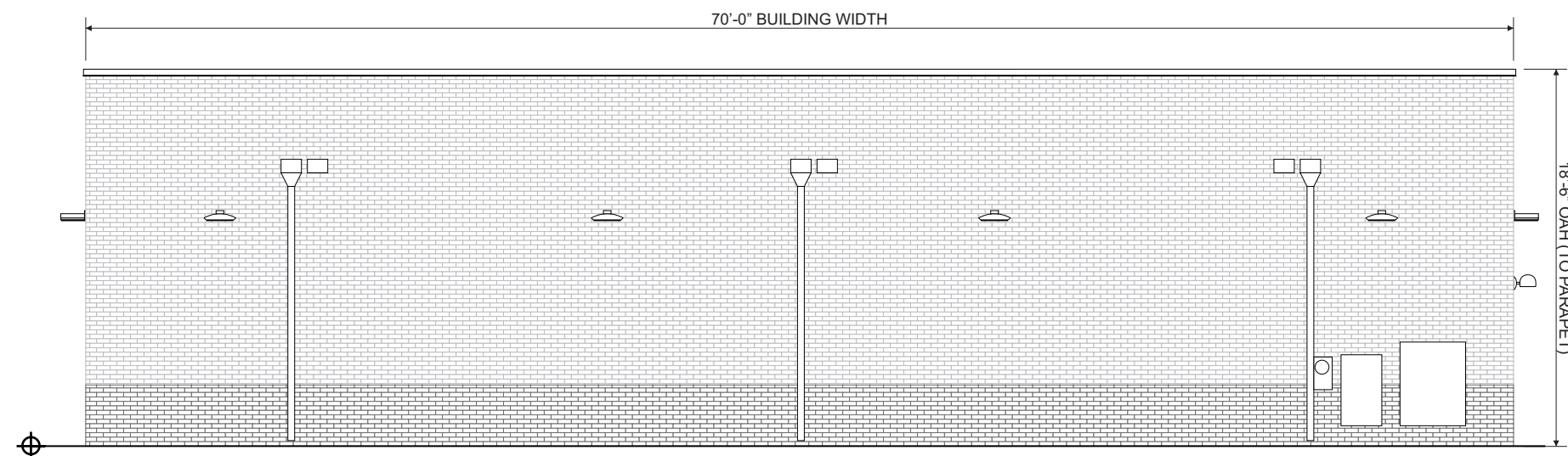


Complies with
 UL 48
 CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2014 AND OR THE 2014 FBC AND OR THE 2007 SFBC



Storefront Elevation - Signs A, B & C
1/8"=1'-0"



Rear Elevation -
1/8"=1'-0"



5300 Shad Road, Jacksonville, FL, 32257 • 904.268.4681
2301 Ohio Dr, Plano, TX, 32257 • 972.905.9450



7-Eleven #1043250
Bevelle Road @
Clyde Morris
Daytona Beach, Florida
75221

SVE6841-R4

F:\Customers\7 Eleven\Art
\SVE6841-R4 #1043250.cdr

date:	rev.	description:	designer:
03.20.18	00	Original Concept	mh
03.21.18	R1	Revised to new site plan.	mh
07.26.18	R2	Update pylon sign to monument, revise code check .	bw
08.15.18	R3	Revised exhibit to SEI brand fuel.	mh
09.10.18	R4	Revised to new site plan.	mh

CDR: ns
Designer: mh

DPM: aa
RCC: aa
RER: aa

Page: 4

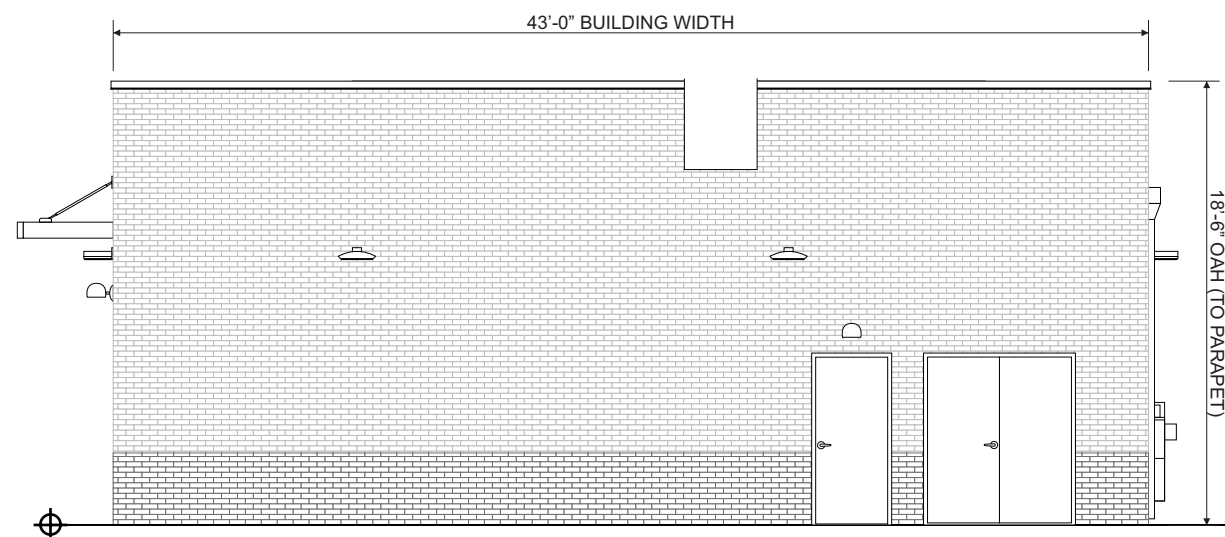
customer approval

date:

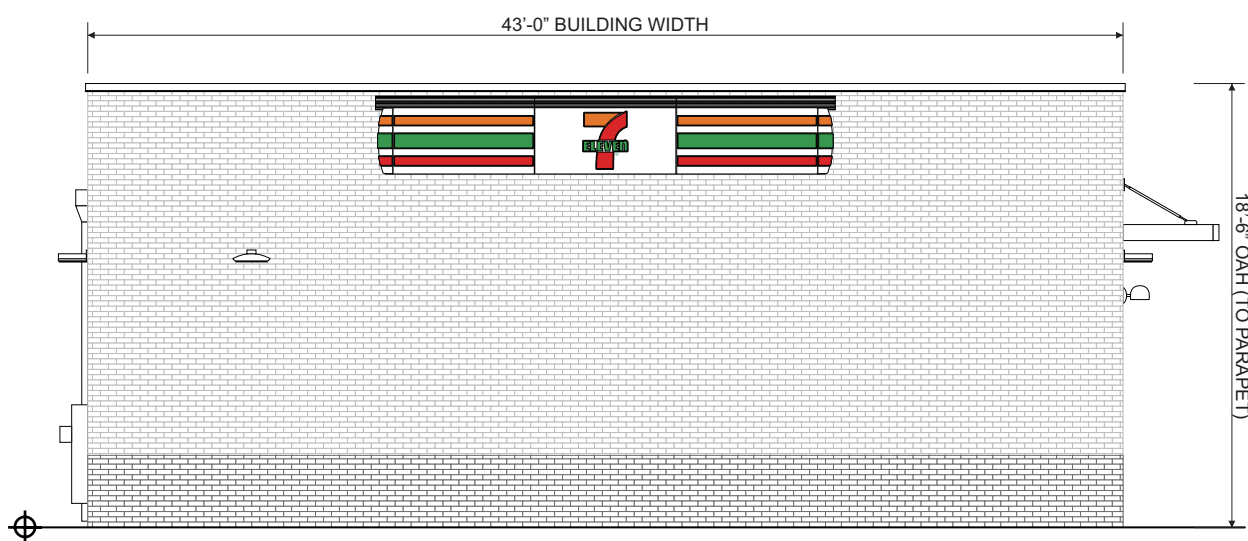


Complies with
UL 48
CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2014 AND OR THE 2014 FBC AND OR THE 2007 SFBC



Side (Right) Elevation -
1/8"=1'-0"

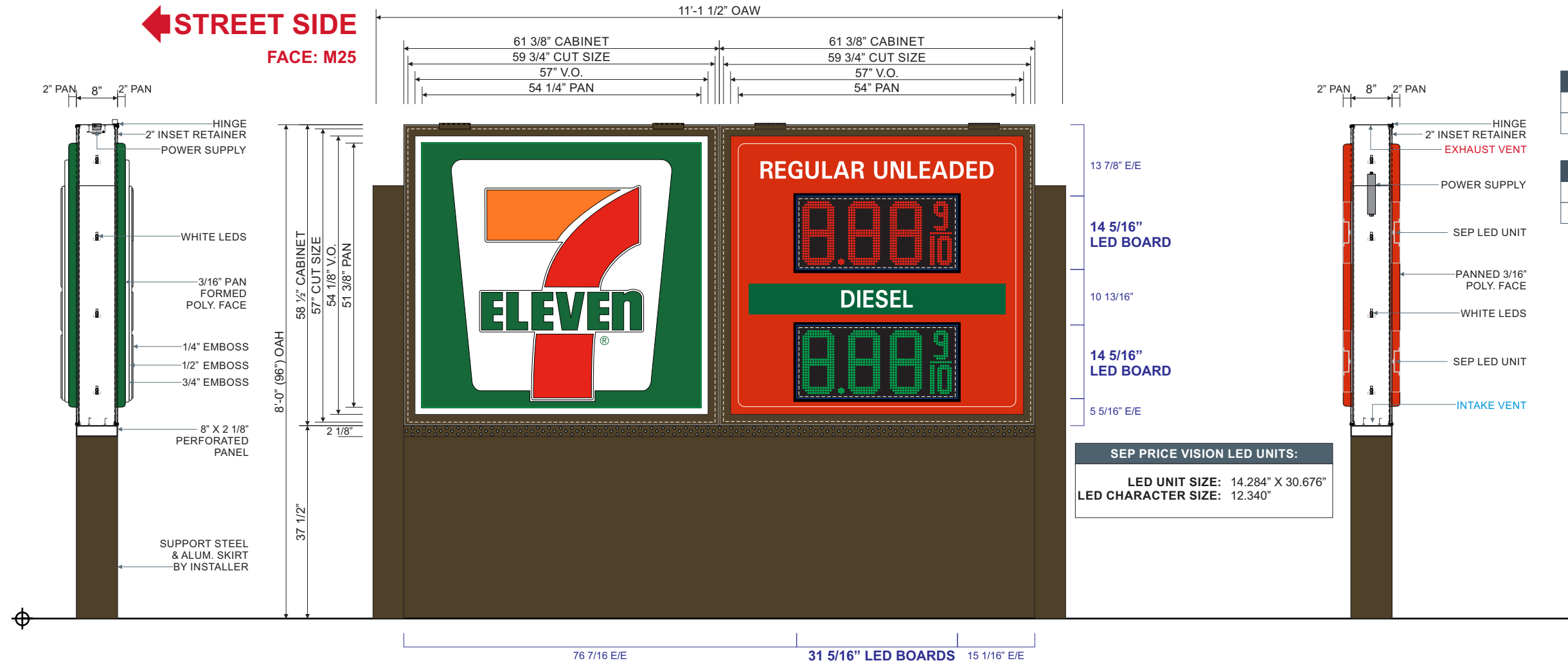


Side (Left) Elevation - Sign B
1/8"=1'-0"



date:	rev.	description:	designer:
03.20.18	00	Original Concept	mh
03.21.18	R1	Revised to new site plan.	mh
07.26.18	R2	Update pylon sign to monument, revise code check .	bw
08.15.18	R3	Revised exhibit to SEI brand fuel.	mh
09.10.18	R4	Revised to new site plan.	mh





Overall Height:	
Allowed Max:	8.0 Feet
Proposed:	8.0 Feet

SetBacks:	
Requirements:	10 Feet
Proposed:	10 Feet

MANUFACTURE & SHIP TWO (2) M25 & TWO (2) L25 D/F INTERNALLY ILLUMINATED SIGN CABINETS. 8" DEEP EXTRUDED ALUM. CABINET W/ 2" INSET HINGED RETAINERS TO BE PAINTED DURANODIC BRONZE. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. 2" INSET RETAINERS TO BE HINGED ON BOTH SIDES OF CABINET.

STANDARD M25 FACES: 3/16" THICK PAN FORMED & EMBOSSED WHITE POLYCARBONATE FACES WITH TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE.
 STANDARD L25G2D FACES: 3/16" THICK PAN FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED PMS 485 RED THEN PMS WHITE W/ 3M 3630-26 GREEN TRANSLUCENT VINYL & 3M 7725-12 BLACK VINYL TRIM AROUND LED WINDOW APPLIED SECOND SURFACE.

VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN, 3M 7725-12 BLACK
 PAINT SPECS: DURANODIC BRONZE, PMS 485 RED, PMS WHITE

PROPOSED WITH 12" PRICE-VISION SEP RED & GREEN LED UNITS.

PROVIDE 2 1/8" PERFORATED PANEL SECTION FINISHED DURANODIC BRONZE TO FILL/PROVIDE VENTILATION SPACE UNDERNEATH CABINET FOR AIR FLOW VENTS.

NOTE: STEEL SUPPORT PIPE & ALUMINUM SKIRT TO BE PAINTED DURANODIC BRONZE.
NOTE: STEEL SUPPORT PIPE & ALUMINUM SKIRT TO BE PROVIDED BY INSTALLER.
NOTE: DEDICATED 20 AMP CIRCUIT REQUIRED FOR LED GAS PRICE CABINET, MUST BE PROVIDED BY CUSTOMER.

7-ELEVEN LOGO DIMENSIONS:	
OAH:	47"
OAL:	42 15/16"

Face & Side Detail - M25/L25G2D Faces - Main-ID / D/P (Diesel) LED Cabinet - Monument Structure - Sign E
 1/2" = 1'-0"

Display Square Footage (Cabinet): 49.8



5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681
 2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450



7-Eleven #1043250
 Bevelle Road @
 Clyde Morris
 Daytona Beach, Florida
 75221

SVE6841-R4

F:\Customers\7 Eleven\Art
 \SVE6841-R4 #1043250.cdr

date:	rev.	description:	designer:
03.20.18	00	Original Concept	mh
03.21.18	R1	Revised to new site plan.	mh
07.26.18	R2	Update pylon sign to monument, revise code check .	bw
08.15.18	R3	Revised exhibit to SEI brand fuel.	mh
09.10.18	R4	Revised to new site plan.	mh

CDR: ns
 Designer: mh

DPM: aa
 RCC: aa
 RER: aa

Page: 6

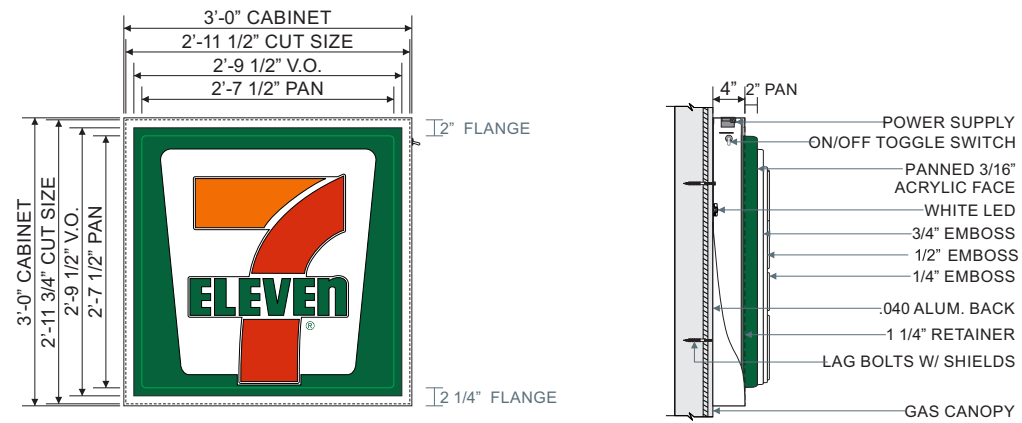
customer approval

date:



Complies with
 UL 48
 CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2014 AND OR THE 2014 FBC AND OR THE 2007 SFBC



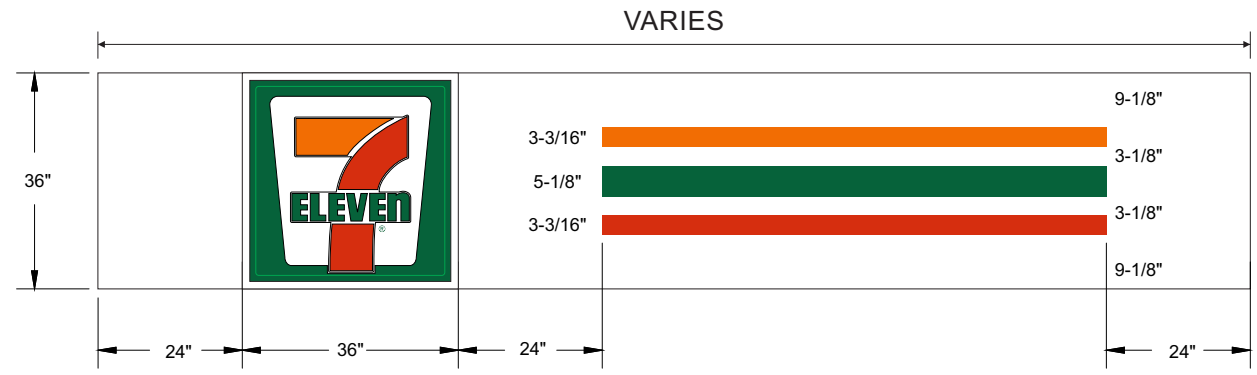
MANUFACTURE & SHIP THREE (3) **W9 (00000000)** S/F INTERNALLY ILLUMINATED CANOPY SIGN CABINETS. 3/16" THICK PAN FORMED & EMBOSSED WHITE ACRYLIC FACE W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. 4" DEEP EXTRUDED ALUM. CABINET W/ 1 1/4" RETAINERS TO BE PAINTED WHITE. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN
 PAINT SPECS: PMS WHITE

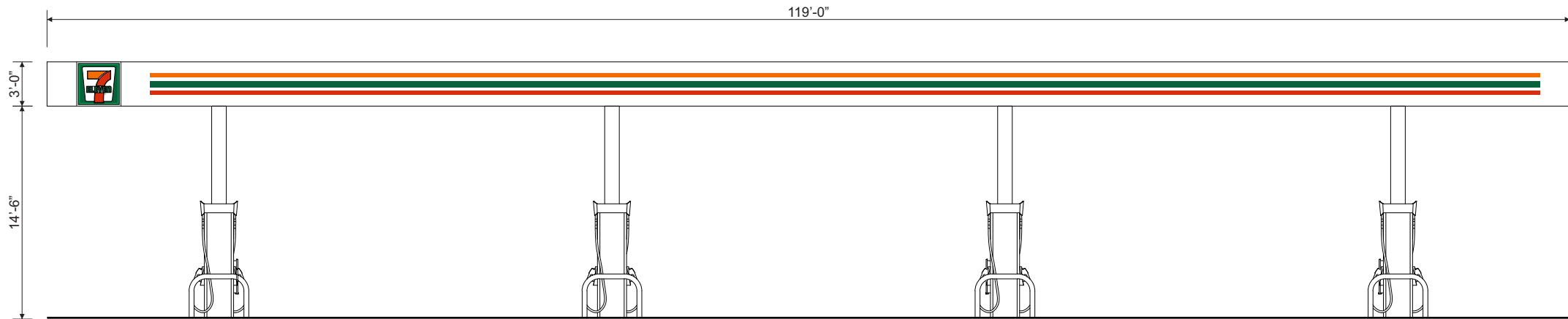
NOTE: SIGN TO BE INSTALLED 2'-0" FROM LEFT EDGE OF GAS CANOPY.
NOTE: ACCOMPANYING TRI-STRIPE GRAPHICS TO BEGIN 2'-0" FROM CABINET.
NOTE: TRI-STRIPE GRAPHICS TO BE SUPPLIED BY 7-ELEVEN CANOPY CONTRACTOR.

7-ELEVEN LOGO DIMENSIONS:
 OAH: 29 1/2"
 OAL: 27"

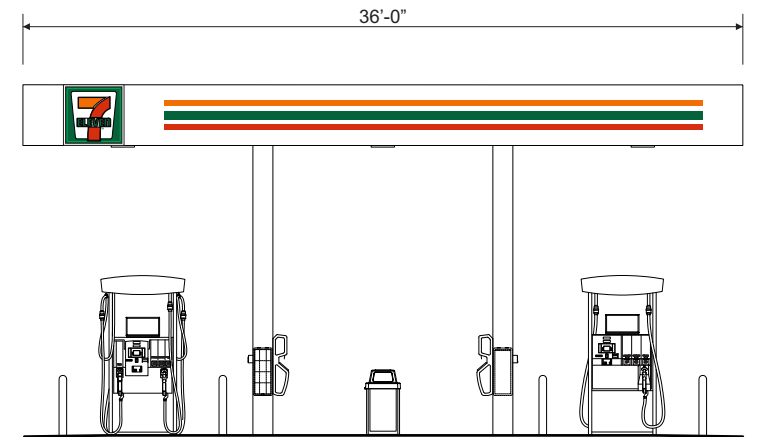
Face & Side Detail - **W9 (00000000) Canopy Sign Cabinet - Sign I**
 1/2" = 1'-0" Display Square Footage(Cabinet): **9.0**



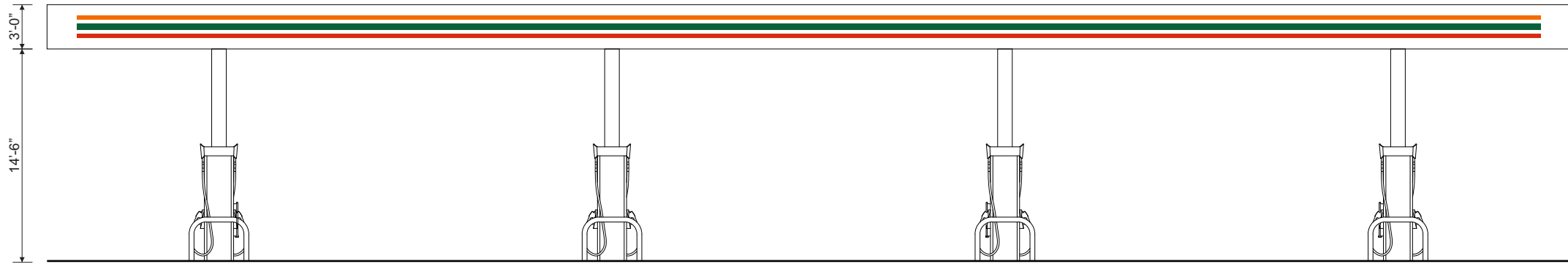
Front Elevation - **36" Canopy Height - Sign And Graphics Layout**
 3/8" = 1'-0"



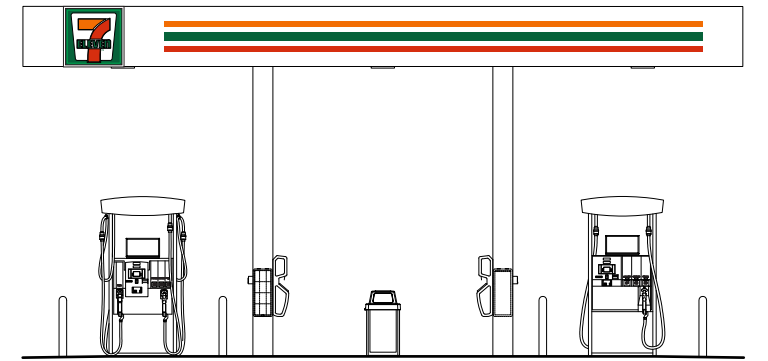
FRONT ELEVATION:



SIDE ELEVATION:



REAR ELEVATION:



SIDE ELEVATION:

Front and Side Elevation (8MPD Stacked Canopy Configuration) - **Sign I**
 NTS



5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681
 2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450



7-Eleven #1043250
 Bevelle Road @
 Clyde Morris
 Daytona Beach, Florida
 75221

SVE6841-R4

F:\Customers\7 Eleven\Art
 \SVE6841-R4 #1043250.cdr

date:	rev.	description:	designer:
03.20.18	00	Original Concept	mh
03.21.18	R1	Revised to new site plan.	mh
07.26.18	R2	Update pylon sign to monument, revise code check .	bw
08.15.18	R3	Revised exhibit to SEI brand fuel.	mh
09.10.18	R4	Revised to new site plan.	mh

CDR: ns
 Designer: mh

DPM: aa
 RCC: aa
 RER: aa

Page: 7

customer approval

date:



Complies with
 UL 48
 CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2014 AND OR THE 2014 FBC AND OR THE 2007 SFBC



To: Dennis Mrozek
City of Daytona Beach
301 S. Ridgewood Avenue, Room 240
Daytona Beach, FL 32115

From: Jonathan A. Martin P.E.
Kimley-Horn and Associates, Inc.

Date: September 6, 2018

Re: Waiver and Benefits of the Beville Commercial Planned District Agreement LDC
Waivers and Public Benefits

Dear Dennis:

I have the pleasure of representing Beville Investors, LLC in connection with a request for Planned District Agreement (PDA) rezoning 3.7 +/- acres of Office Transition zoned property located at the southeast corner of Beville Road (SR 400) and Clyde Morris Boulevard (the "Property"). The Daytona Beach Land Development Code (LDC) requires PDA rezoning applicants provide a letter detailing all code waivers needed to construct their project, as well as an explanation of the public benefits of the project which are proposed to compensate for the waivers. The Project requires certain code waivers which are balanced by the additional public benefits offered by the new development.

Public Benefits

The property is a 3.7-acre parcel occupied by a structure which formerly served as an office facility. The property is outdated, somewhat unattractive and fails to provide the required Scenic Thoroughfare landscape buffer. The production of tax dollars for the City, despite a valuable location, is minimized by an outdated, underutilized site.

My client's proposal is to redevelop the property with a new commercial use. The actual use has not been determined but given the limited availability of commercial sites between Clyde Morris Boulevard and I-95, demand from national retailers is expected. The site currently does not meet the Scenic Thoroughfare landscape buffer of 50' along Beville Road. The existing Beville Road buffer is only 28' wide and contains very little landscaping. With the proposed design the new buffer will be increased from 28' to 35' and the density of the landscaping will be greatly increased. The increased plantings on site to create the scenic buffer will be an enhancement to that corner.

The site, which is now vacant, has recently become inhabited by several homeless individuals. It has become the source of some criminal activity and is a concern for the surrounding property owners. Our client has been contacted by both the City staff and the neighbors regarding this issue. A new development, which will be well lit, occupied and properly maintained should resolve the issue.

As with any new development and new businesses, the local economy will be benefited. Construction jobs and permanent jobs will be created by the project. The tax base for the City of Daytona Beach will also be increased due to the increased valuation of the Property.

Requested Waivers

Beville Buffer: Allow a thirty-five (35') foot buffer with increased plant density in lieu of the required fifty (50') foot buffer. We propose to provide the same tree plantings that are required for the 50' buffer within the proposed 35' buffer. The total cross section in the 35' buffer shall equal 100% percent of the trees required under the 50' buffer.

Signage: Allow two EMC (Electronic Message Center) signs for gas pricing on the eastern parcel within the PD. The LDC does not permit electronic signs for fuel prices on gas station monument or ground signs. The LDC allows for one EMC sign per a unified development site of at least 8 acres. We request two EMC signs to be allowed solely for the purpose of displaying gas pricing (one along Beville Road and one along S. Clyde Morris Blvd.) The digital pricing will be limited to 16" in height. The PD Agreement will limit the use of such EMC signs such that they cannot be used for changeable copy of any form and are only allowed to be used for the display of numbers directly relating the price of gas sold at the site. The EMC signs for the site are also only allowed to change their gas price once every 24 hours. Request to remove the requirement that an EMC sign must be 1,000 linear feet from a single-family detached dwelling. Across Clyde Morris Blvd is an existing single-family development. The proposed EMC signs are only for fuel pricing only, as the EMC portions of the signs are so small we believe that they will not inhibit the nearby single family development. Waiver requested to allow more than one EMC sign per parcel for fuel pricing only. Request to remove the requirement that no more than 15% of the sign cabinet can be additional signage.

Neighborhood Compatibility and Major City Thoroughfare: Allow the PD area to be designed and developed in accordance with the Major City Thoroughfare standards rather than the neighborhood compatibility standards. As a point of clarification, based on the existing site plan and landscape plans it is assumed that only the east and north facades of the building will be subject to the Major City Thoroughfare standards (on the corner property). To the extent a small portion of the south and west facades are partially visible from a Major City Thoroughfare, those facades would be exempt from that architectural requirements, as depicted on the existing elevation.

Building Walls: Increase the allowable distance that a change of plane is required from 30' to 40'. In section 6.12.C.4.B.i of the LDC it states that walls shall have at least a three-foot projection or recess no less than every 30 horizontal feet. We are proposing to increase this distance to 40'.

Building Roofline: Increase from 30' to 45' the requirement that buildings must have multiple rooflines as stated in section 6.12.C.4.g of the LDC.

Building Roofs: Increase from every 30' to every 45' the requirement that roofs which are less than 200' wide shall have changes in planes with at least a three-foot projection as stated in section 6.12.C.4.h of the LDC.

Canopy Area: Increase the allowable canopy area for gasoline filling stations from 500 square feet as stated in section 5.3.C.4 to 4,500 square feet.

Perimeter Building Planting: Remove the building planting requirement of 5' on the front side of the building as stated in section 6.4.C.2 of the LDC. We propose to provide the specified 5' perimeter planting on all other buildings sides.

Parcel Signage: Increase the allowable number of monument signs specified in section 6.10.K.2.a to 3 for the total PD area. Increase the allowable wall signage area specified in section 6.10.K.2.a from 200sq.ft to 400sq. ft for the entire PD area.

Justification

Buffer: In working with City staff it was determined that the Scenic Thoroughfare buffer needs to be reduced in order to eliminate the walls over the City's sanitary line. Initially our concept plan accommodated the 50' landscape buffer, but that resulted in the retaining walls (which currently exist on the site) remaining in place. With the reduction of the landscape buffer to 35' the site can be developed without directly affecting the existing public sanitary manhole located at the south corner of the site. The existing sanitary manhole has been inspected by City staff and it has been determined that the City does not want any permanent development over top of the sanitary structure. The City did in fact determine that the structure top is currently too low and in larger storm events the adjacent pond stages up and water infiltrates into the sanitary manhole. Our proposed development contemplates raising the manhole and resolving this issue on behalf of the City. The buffer reduction is necessary in order for the site to be developed and graded in such a way that retaining walls are no longer over top of the City's sanitary line. The same inches of plant material will be included even with the reduced buffer width.

Signage: EMC signs for gas pricing have become the industry norm. It allows the tenant to change the values without leaving the inside of the gas station. This allows them to change the gas prices without potentially having to physically change them in inclement weather, natural disasters or late at night when safety is a concern. EMC signs also do not have anything temporarily attached to them that can come loose during a hurricane like traditional gas price signage. Traditional gas price signage poses a liability as the prices can come loose and potentially harm nearby property or pedestrians. EMC signs are static signs, the gas prices that they will display will not change often. EMC signs can adjust the brightness throughout the day so that they are not the same brightness during the day and during night. This allows the signs to be more easily read by drivers passing by and is safer for everyone. Request to remove the requirement that an EMC sign must be 1,000 linear feet from a single-family detached dwelling. Across Clyde Morris Blvd is an existing single-family development. The proposed EMC signs are only for fuel pricing only, as the EMC portions of the signs are so small we believe that they will not inhibit the nearby single-family development. We request to allow more than one EMC sign per parcel for fuel pricing only. Because the EMC portion of the proposed signs are so minimal we believe that they should count as one sign not two as code specifies. Request to remove the requirement that no more than 15% of the sign cabinet can be additional signage. Because the EMC portion of our signs are very low the majority of the monument sign will be other advertisement for the parcel user.

Neighborhood Compatibility and Major City Thoroughfare: The project site is located on the corner of Beville Rd & S Clyde Morris Blvd. A small portion of the eastern property line lies across an existing single-family community. This existing single-family community is located across the 100' S Clyde Morris Blvd ROW from the project site. With the required buffers, all developments we are proposing are a minimum of 125' away from the existing single-family development. The site also currently sits lower than the adjacent ROW by a minimum of 3'. The proposed improvements do not plan to intend to affect the finished grade of the site. With the elevation difference, the site distance and the landscaping proposed in Exhibit - C2, we believe that we should not have to conform to the standards specified in section 6.11 of the LDC as the majority of the improvements on-site will not be visible from the adjacent single-family development. The project site is to be designed and developed in accordance with the Major City

Thoroughfare standards as they better apply to the site.

Building Walls: Increasing the allowable distance a plane change is required provides greater versatility for future tenants. This modification to code is very slight and does not have a major impact on how the buildings within the PD will be viewed to the average pedestrian or driver.

Building Rooflines and Change of Planes: Increasing the allowable distance for multiple rooflines provides greater versatility for future tenants. This modification to code is very slight and does not have a major impact on how the buildings within the PD will be viewed to the average pedestrian or driver. Requiring all buildings wider than 30' adds a large cost to the project and could unnecessarily burden future development. Focusing on facades that are more than 45' allows for upgraded architecture along the primary façade and at entryways, which are more prominent.

Canopy Area: Increasing the allowable canopy area from 500 square feet to 4,500 square feet allows a for a fuel canopy area that would be consistent with a national gas and convenience store's prototypical plan. A sufficiently sized canopy is a benefit to customers as it protects them from inclement weather and provides proper lighting at night.

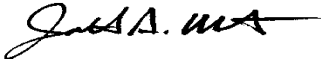
Perimeter Building Planting: Removing the requirement for building planting on all sides provides the tenant more flexibility on how to utilize the space in front of the building. This modification to code is very slight and does not have a major impact on how the buildings within the PD will be viewed to the average pedestrian or driver. This space can be better used to provide are more inviting and open entrance into the proposed building.

Parcel Signage: Increasing the allowable signage area for the PD area allows more flexibility for potential tenants to brand themselves and attract more customers. These requests are for the total PD area which contains two parcels. Because the sign area is split between two parcels, the additional sign area requested per parcel is minimal from standard code.

If you have any further questions or concerns, please do not hesitate to contact me at the office at 407-898-1511.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jonathan A. Martin, P.E.

Sr. Vice President

K:\ORL_Civil\149170011-Beville Road 7 Eleven\PD Rezoning\Beville Commercial - Waiver and Benefits.docx

September 11, 2018

Via US Mail & Email

Mr. Dennis Mrozek
Principal Planner
City of Daytona Beach
301 S. Ridgewood Avenue
Daytona Beach, FL 32115

**Re: 1401 Beville Road
Beville Investors, LLC**

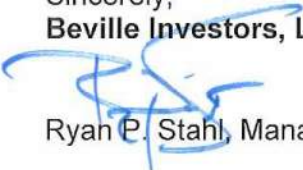
Dear Dennis:

Enclosed herewith please find:

1. Neighborhood Meeting Recap
2. Affidavit regarding the Neighborhood Meeting Requirement
3. A copy of the Neighborhood Meeting Notice
4. A copy of the Summary passed out at the Neighborhood Meeting
5. Sign-in sheet of Neighborhood Meeting Attendees
6. The original, certified list of property owners within a 300' radius
7. Photos of posted notices.

Please let me know if anything further is needed.

Sincerely,
Beville Investors, LLC


Ryan P. Stahl, Manager

Enclosure(s)

cc: Dennis Mrozek (via email MrozekDennis@CODB.US)



EQUINOX
DEVELOPMENT

DEV2018-087, Beville Commercial
Neighborhood Meeting Summary

The neighborhood meeting regarding the above referenced project was held at 6:15pm, July 31, 2018 at Louie's Pizza House, 1347 Beville Rd, Daytona Beach, FL 32119. Developer representatives present at 5:30pm were Ryan Stahl, Amy McCook & Kirsten Davis.

The meeting was attended by three neighbors and a candidate for a commission seat in District 1. The sign-in sheet is attached. The neighbors & adjacent property owner confirmed that they received the meeting notice mailed by the applicant.

At 6:20pm Amy McCook presented an overview of the project including the details of the proposed rezoning and comp plan amendment. The attached summary was provided to all in attendance. A site plan and proposed use were also shared.

The residents voiced their concern that the property had recently become a destination for homeless and criminal activity. It was discussed that the new development would likely resolve this issue, but in the interim a no trespassing affidavit would be filed with the City of Daytona Beach Police Department so that they were authorized to trespass people from the property, if necessary. Kim Flaherty was contacted to put this in place for the property located at 1401 Beville Road.

Next, the topic of traffic was discussed. The traffic analysis memo was presented. The residents suggested that an additional curb cut - for a driveway directly into the corner lot (1401 Beville Road) from Clyde Morris Boulevard - be added to the site plan. It was explained that the separation from the intersection, separation between driveways and grade changes would factor into whether that would be permitted. The applicant is in favor of additional access but does not believe it is feasible based on advice from consultants involved in the project. Nevertheless, the additional curb cut will be discussed with City staff as part of the site permit process.

At approximately 6:53pm, with no other persons appearing, the meeting was concluded.

We received no other contact in response to the mailed and posted meeting notice.

Sincerely,
Beville Investors, LLC



Ryan P. Stahl, Manager

ATTACHMENT F

NEIGHBORHOOD MEETING REQUIREMENT CITY OF DAYTONA BEACH

I, the undersigned, hereby certify that I have mailed by U.S. First Class Mail, to the following named property owners whose property is within 300 feet of the property which is the subject of an application for a public hearing pursuant to the Land Development Code of the City of Daytona Beach, Florida, a notice containing the time, date, location and purpose of the neighborhood meeting and address of the subject property.

The notices were sent 10 days prior to the meeting date and a copy of that letter and the Volusia County property Appraiser's address list are attached. This letter was approved by the City prior to it being sent.

The placard was posted on the affected property, visible from each adjoining right of way, 10 days before the scheduled neighborhood meeting.

Case Number: DEV2018-087 Meeting Date: July 31, 2018

Typed/Printed Name: Kirsten Davis

Signature: Kirsten J Davis

Address: 630 S. Mainland Ave, Suite 100, Mainland, FL 32751

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 11 day of September, 2018 by Kirsten Davis who is personally known to me.

Notary Seal

Laura Lopez
Print: Laura Lopez



NOTICE OF NEIGHBORHOOD MEETING

July 20, 2018
DEV2018-087, Beville Commercial
1401 Beville Road, Daytona Beach, FL 32119

Dear Area Property Owner,

This letter is being sent to notify you of a proposed Site-Specific Zoning District Map Amendment and Comprehensive Plan Amendment that have been filed with the City of Daytona Beach for the property located at the southwest corner of Beville Road and Clyde Morris Boulevard. The Zoning Amendment looks to change the zoning from its current RP (Residential/Professional) to PD (Planned Development), while the Comprehensive Plan Amendment looks to change the future land use designation to Low Intensity Commercial.

This amendment would allow the site to be redeveloped as a commercial use including: a quick service restaurant, convenience store, travel agency, bank or other various uses allowed in the Planned Development zoning. We are currently working with the City to ensure the property meets current overlay districts and conforms to the aesthetics of neighboring properties.

The meeting will be held as follows:

DATE: July 31, 2018

TIME: 6:15PM

LOCATION: Louie's Pizza House, 1347 Beville Road, Daytona Beach, FL 32119

If you have questions, comments, or are unable to attend the meeting, please feel free to contact Amy McCook at (407) 628-0077 / amy@equinox-development.com.

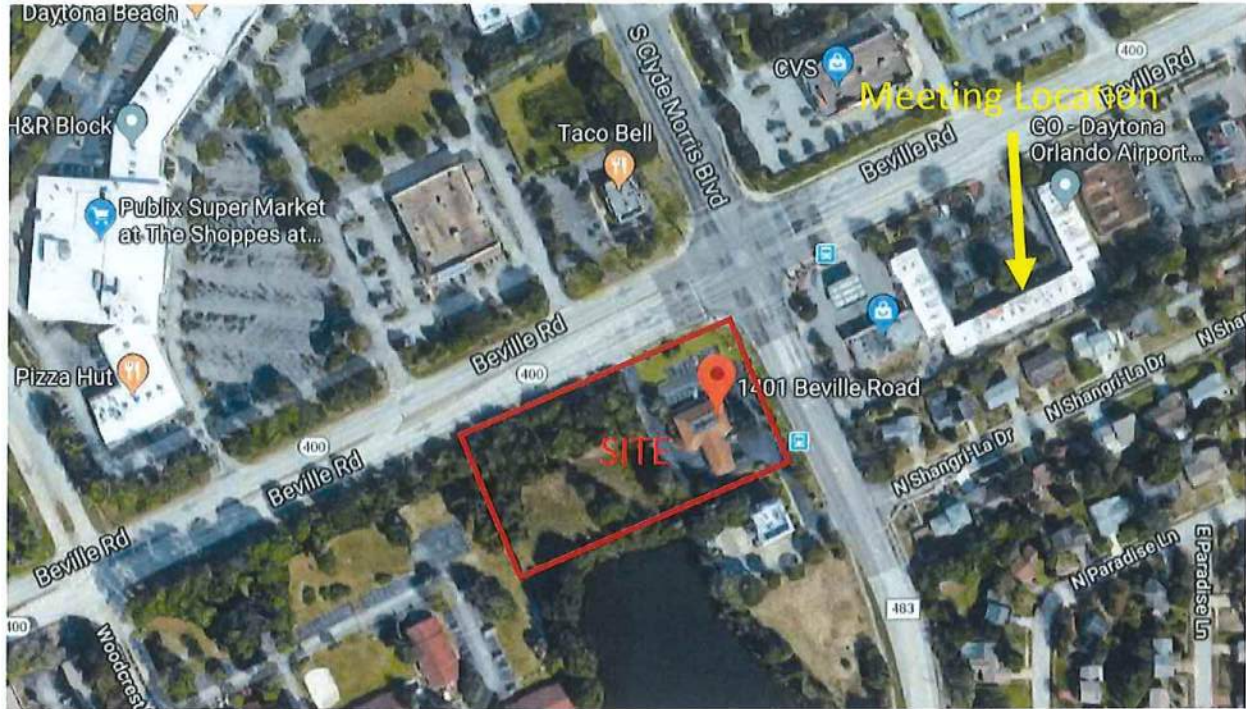
Sincerely,



Ryan P. Stahl

MEETING LOCATION MAP

Address: Louie's Pizza House, 1347 Beville Road, Daytona Beach, FL 32119
(Foxborro Plaza)



SUMMARY OF PROPOSED REZONING AND COMP PLAN AMENDMENT DEV2018-087, Beville Commercial

July 31, 2018

LOCATION: The 3.7-acre site is located at the southwest quadrant of the intersection of Beville Road and Clyde Morris Boulevard. The property consists of two parcels. The address for the corner parcel is 1401 Beville Road, but the site also includes the vacant land to the west.

COMP PLAN AMENDMENT: The eastern parcel is currently within the "Office Transition" Future Land Use (FLU) classification. The western parcel is currently within the "Level 2 Residential" FLU classification. The applicant seeks to amend the FLU for both parcels from their current classification to the "Low Intensity Commercial" FLU designation.

PLANNED DEVELOPMENT REZONING: Most of the site is currently zoned Residential/Professional (RP) with a small portion being zoned Multifamily Residential-20 (MFR-20). The applicant seeks to rezone the property to Planned Development (PD) which would allow the uses outlined in the attached Exhibit A.

TRAFFIC: An analysis has been prepared to assess the traffic impacts of changing the current land use designation. It was determined that the proposed land use (Low Intensity Commercial) will result in a lower maximum development potential and therefore less potential trips than the existing designations.

MEETING SUMMARY: A meeting summary shall be included with the application materials and will be made available to the public for inspection. Residents can also provide their own summary of this neighborhood meeting directly to the City, which will be included in the record of the application.

CONTACT: Additional comments or questions regarding this project should be directed to Amy McCook at (407) 628-0077 / amy@equinox-development.com.

Exhibit A

PERMITTED USES

The following uses (as defined in the New Land Development Code) are permitted within the Property, subject to compliance with the Use Specific Standards set forth in Article 5, LDC.:

- Adult Day Care Center
- Antique Store
- Art Gallery
- Art, Crafts, Music, Dance, Photography, Or Martial Arts Studio/School
- Bank or Financial Institution with Drive-Through Service
- Bank or Financial Institution without Drive-Through Service
- Book or Media Shop
- Business Services Offices
- Car Wash or Auto Detailing
- Check Cashing Service
- Child Care Facility
- College or University
- Contractor's Office
- Convenience Store (24HR, With or Without Fueling Stations)
- Drug Store or Pharmacy with Drive Through Service
- Drug Store or Pharmacy without Drive Through Service
- Dry Cleaning or Laundry Drop Off Establishment
- Florist Shop
- Gas Station
- Gift Shop or Stationery Store
- Grocery Store
- Home and Building Supply Center
- Jewelry Store
- Large Retail Sales Establishment
- Liquor or Package Store

PERMITTED USES (continued)

- Medical or Dental Clinic/Office
- Medical or Dental Lab
- Indoor Recreation/Entertainment Use
- Other Office Facility
- Other Retail Sales establishments
- Personal Services Establishment
- Place of Worship
- Private School with 20 or More Students
- Private School with Fewer Than 20 Students
- Professional Services Offices
- Public School
- Restaurant with Drive-In Service
- Restaurant with Drive-Through Service
- Restaurant Without Drive-In or Drive-Through Service
- Specialty Eating or Drinking Establishment
- Telecommunications facility, collocated on existing structure other than telecommunications tower
- Travel Agency
- Vocational or Trade School

PROHIBITED USES

A use not similar to a listed use is prohibited. Prohibited uses specifically include the following:

- Body Piercing Establishments
- Crematories
- Farmers Markets
- Flea Markets
- Funeral Homes or Mortuaries
- Laundromat
- Night Club/Cabaret/Adult Entertainment
- Tattoo Establishments

1111 - 5 2018



Property Appraiser
Larry Bartlett

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

S18079

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
is day of July A.D. 20 18
Larry Bartlett, Property Appraiser

By: *[Signature]*
Chief Deputy Property Appraiser

Parcel Number of Subject Property: 5330-00-04-0023 - Equinox Development Properties - 300' Radius - 06/29/2018	PID	OWNER1	ADDR1	MAILCITY	MAILSTATE	MAILZIP
	533000030020	EMBRY RIDDL AERONAUTICAL UNIV	P O BOX 2411	DAYTONA BEACH	FL	32115
	533000030022	SUN BEACH INVESTMENT CO	1766 FAIRVIEW SHORES DR	ORLANDO	FL	32804
	533000030025	SUN BEACH INVESTMENT CO	1766 FAIRVIEW SHORES DR	ORLANDO	FL	32804
	533000040020	CIRCLE K STORES INC	1130 W WARNER RD BLDG B DC17	TEMPE	AZ	85284
	533000040021	JOHNSON RICHARD N	4244 JACKSON ST	PORT ORANGE	FL	32129
	533000040023	OLDE PROPERTY CORPORATION	719 GRISWOLD ST STE 1700	DETROIT	MI	48226
	533000040024	1620 CLYDE MORRIS LLC	157 GREENWING TEAL CT	DAYTONA BEACH	FL	32119
	533002010010	WILLIAMS RUBY BIRK	1340 SHANGRI-LA DR	DAYTONA BEACH	FL	32119
	533002010020	FRANKLIN ELLIE	1336 SHANGRI LA DR	DAYTONA BEACH	FL	32119
	533002010030	BARTON RONALD & ANN MARIE	1332 SHANGRI LA DR	DAYTONA BEACH	FL	32119
	533002010440	SOMARAJAN JAYARAJ	1639 PARADISE LN W	DAYTONA BEACH	FL	32119
	533002010450	KELLY ANNIE LOUISE & EARL E	1336 PARADISE LANE	DAYTONA BEACH	FL	32119
	533002010600	GAITO JANET LEE BROWN	1337 N SHANGRI LA DR	DAYTONA BEACH	FL	32119
	533002010610	HOGG LISCO JR	1341 N SHANGRI LA DRIVE	DAYTONA BEACH	FL	32119
	533005000010	WAL GREEN CO	PO BOX 1159	DEERFIELD	IL	60015
	533005000011	CENTRAL FLORIDA KFC INC	2501 HOLLYWOOD BLVD STE 220	HOLLYWOOD	FL	33020
	533005000020	J-3 LAND PARTNERS LTD	3001 N NOVA RD	ORMOND BEACH	FL	32174
	533008000010	AMBA ESTATES DAYTONA BEACH	30 COMPASS ISLE	FORT LAUDERDALE	FL	33308

ATTACHMENT F

