



The CITY OF DAYTONA BEACH

— "THE WORLD'S MOST FAMOUS BEACH" —

SUPPLEMENTAL MEMORANDUM

DATE: November 7, 2018

TO: James V. Chisholm, City Manager

FROM: Dennis Mrozek, AICP, Planning Director *Dm*

SUBJECT: Kirton Tract - Large Scale Comprehensive Plan Amendment (DEV2017-016)

This memorandum revises my November 1, 2018 memorandum. Attached are memos from the Florida Department of Transportation (FDOT), dated October 25, 2018, and Volusia Growth Management Commission (VGMC), dated October 31, 2018. These agencies provided comments on the above-referenced Large Scale Comprehensive Plan Amendment (LSCPA). The VGMC memo included comments from Volusia County's traffic engineer.

These memos were generally concerned with potential traffic impacts associated with the LSCPA. In response, the LSCPA applicant has submitted an alternate version of the Neighborhood Policy included as part the LSCPA. The alternate version would make two changes to the version of the Neighborhood Policy originally presented. First, the allowable floor area ratio (FAR) for non-residential development within the subject property is reduced from 2 to 1. Second, specific language has been added that would impose limitations on trips generated by the development over 1,004 trips.

The applicant's proposal addressed the reviewing agencies concerns. Please see FDOT memo attached.

Based on these facts, staff recommends approval of the LSCPA with the applicant's proposed alternate language for the Neighborhood Policy.

Neighborhood R

Development Policies:

- (f) **Issue:** The City recognizes that the area west of I-95 and Beville Road near the I-95 interchange should promote development activity that complements the future urban character of the area and encourages a mixture of uses for development. The +/- 383 acres of undeveloped property known as the "Kirton Tract" with the following Short Parcel Numbers: 5234-00-00-0370, 6203-00-00-0060 and 6203-00-00-0010, is intended to provide a flexible arrangement suitable for promoting mixed use developments near I-95 to support the long-range growth and urbanization of the City of Daytona Beach. Such uses may include a mixture of commercial, light industrial and higher density residential.
- (1) Policy:** The land use designation for the Kirton Tract shall encourage higher density development, but may include a mixture of single, townhome and multi-family structure types. A subdivided lot on the property shall not exceed 20 dwelling units per acre.
- (2) Policy:** Total commercial space for a subdivided lot on the Kirton Tract may not exceed a FAR of 1.0 2.0.
- (3) Policy:** Mixed uses may occur as well as commercial, office, financial, civic, cultural and related activities.
- (4) Policy:** Lands within the Potentially Environmentally Significant (PES) land use category (formerly in the Volusia County Environmental Systems Corridor (ESC) land use category) shall be preserved through development techniques including requiring Planned Unit Development rezoning, smart growth techniques, cluster zoning and implementing the City's wetland regulations.
- (5) Policy:** Lands within the PES land use category shall be maintained free of structures or other modifications to the natural landscape, excluding approved drainage conveyances; and excluding walkways, park benches and similar amenities for public use.
- (6) Policy:** Thoroughfare crossings, utility crossings, drainage conveyances when necessary and trails may be allowed.
- (7) Policy:** Non-agricultural uses which generate noxious and offensive gasses fumes or odors, including but not limited to Asphalt Plant, Cement Concrete Batching Plant or Recycling/Waste Facility, shall not be permitted on the Kirton Tract.
- (8) Policy:** The total trip generation by all development on the Kirton Tract shall not exceed 1,004 p.m. peak-hour two-way external trips unless the City receives a traffic impact analysis, based on a methodology approved by the City, the County of Volusia and FDOT, which demonstrates: (1) that the existing State and local roadway network can accommodate an increased number of trips, or (2) that mitigation will be required to address any roadway network impacts.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

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MIKE DEW
SECRETARY

November 6, 2018

Dennis Mrozek, AICP
Planning Director
301 South Ridgewood Ave.
Room 240
Daytona Beach, FL 32114

SUBJECT: PROPOSED COMPREHENSIVE PLAN AMENDMENT UPDATE
LOCAL GOVERNMENT: CITY OF DAYTONA BEACH
DEO #: 18-9ESR

Dear Mr. Mrozek,

The Department of Transportation has completed its review of the subject Proposed Comprehensive Plan Amendment Update (Revised Neighborhood R Policies), as provided in your email dated October 30, 2018.

We appreciate the opportunity to participate in this review process. The Neighborhood 'R' Policy, Issue 'G', Policy 8 establishes a Phase 1 trip generation threshold for the subject parcel and adds FDOT to any future study to exceed this trip generation. The threshold established is not projected to exceed the traffic volume, which can be accommodated on the roadway network as shown in Table 3 of the Technical Assistance document. Since the updated policies satisfy the technical assistance comments provided by the Department on October 25, 2018, the Department does not have any further comments pending the adoption of the policies by the City of Daytona Beach.

If you have any questions, you may contact Steve Shams at 386-943-5421 or by email at Steve.Shams@dot.state.fl.us.

Sincerely,

Alison Stettner, AICP
Planning & Environmental Management Administrator

C: Marianne Pulaski, City of Daytona Beach
Doug Gutierrez, City of Daytona Beach
Palmer Pantan, Volusia County
Melissa Winsett, Volusia County
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