

Agenda Item 4 (Quasi-Judicial Hearing)
Rezoning - Planned Development-General
DEV2018-074
O'Connor Capital PD

STAFF REPORT

DATE: January 18, 2019
TO: Planning Board Members
FROM: Hannah Ward, Planner

PROJECT REQUEST

A request by Robert A. Merrell III, Esquire, Cobb Cole, on behalf of property owners Consolidated-Tomoka Land Co. and the State of Florida Department of Transportation (DOT), and O'Connor Capital Partners, LLC (developer) to rezone 214.6± acres of land located at the northeast corner of I-95 and LPGA Boulevard from "County" zoning to Planned Development-General (PD-G) to develop a mixed-use project that will include commercial, residential, and industrial uses.

PROJECT LOCATION

The subject property is generally located east of Interstate-95 (I-95), north of LPGA Boulevard, west of Williamson Boulevard, and south of the future extension of Strickland Range Road.



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 & FDOT Mitigation Areas	Mixed Use	Volusia County (VC)
North	Advent Health Daytona Beach (formerly, Florida Hospital Memorial Medical Center)	Mixed Use	Planned Development-General (PD-G)
South	Intracoastal Bank, Stonewood, Wendy's, 7-11, and Vacant Undeveloped	Mixed Use & Interchange Commercial	Industrial Park (M-4) & Planned Development-General (PD-G)
East	Advanced Technology College (ATC) & Vacant Undeveloped	Mixed Use	Volusia County (VC)
West	Vacant Undeveloped	Low Intensity Urban	Volusia County (VC)

PROJECT DESCRIPTION

The subject property consists of approximately 214.6± acres of vacant, undeveloped land on the east side Interstate-95 (I-95). The property contains frontage along both Williamson Boulevard and Interstate-95 (I-95) and the future extension of Strickland Range Road. It also includes two (2) mitigation areas, owned by the Florida Department of Transportation (FDOT), as shown in the conceptual development plan for the property. As referenced above, the current zoning on the property is Volusia County (VC) and the current Future Land Use (FLU) on the property is Mixed Use. Pursuant to the requirements that all properties within the Mixed Use FLU designation east of I-95, the applicant is proposing to rezone the property to a Planned Development to allow for the development of a phased mixed-use project that will include various commercial, residential, and industrial uses.

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 existing FLU designation for the subject property is Mixed Use. The City's Comprehensive Plan requires all development in the Mixed Use FLU category east of I-95 to be approved as part of a planned development. This FLU designation is intended to accommodate a variety of land uses including light industrial, office, tourist accommodations, retail, multifamily residential, assisted living facilities, hospitals, public schools, and planned amusements. Based on this information, the existing Mixed Use FLU designation on the subject property is consistent with the proposed Planned Development (PD) rezoning application for the subject property.

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 and in the attached waiver/benefit letter (*Attachment B*). If the requested modifications are granted, approval of the proposed PD agreement will *not* be in conflict with the LDC.

Architecture

The subject property has frontage along two (2) designated Major City Thoroughfares, Interstate-95 (I-95) and Williamson Boulevard. 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* of the Land Development Code (LDC). The applicant has requested to waive some of the requirements in Section 6.12.C for the industrial uses on the property, as follows:

- *Changes in Wall Planes* – The applicant has requested to waive the requirement that buildings greater than 200' wide must have a three-foot projection or recess no less than every 50'. In exchange, the applicant will use a reveal/paint pattern to break up the massing of the long walls.
- *Window Coverage* – The applicant proposes to waive the requirement that windows shall make up at least 15% of a wall. In exchange, the applicant will provide an appropriate amount of glazing, or equivalent treatment, at spacing proportionate to the wall design pattern.
- *Multiple Rooflines/Changes in Rooflines* – The applicant has requested to waive the requirement that roofs shall have multiple rooflines if the building is more than 30' wide and that roofs greater than 200' wide shall have a three-foot projection, recess, ridge, or valley no less than every 50'. In exchange, the applicant will stagger the rooflines at appropriate locations to add interest to the top of the wall rooflines.
- *Screening* – The applicant has requested to waive the requirement that dumpsters and mechanical equipment, such as air conditioners and compressors, shall be screened from public view and that the screening design shall be compatible with and part of the building design. The applicant asserts that the landscape buffers provided the property's street frontages will be sufficient to screen dumpsters at docking locations. In addition, if the tops of any roof-mounted HVAC units or similar equipment are exposed, the applicant proposes to paint this equipment the same color as the exterior wall of the building so as to blend in with the building.
- *Truck Court Screening* – The applicant has requested to waive the requirement that loading docks and garage doors located along a Major City Thoroughfare shall be screened using architectural features. The applicants asserts that, due to the size of the buildings needed to support the industrial uses within the development, it will be difficult to completely screen the associated truck courts.

Note: the residential and commercial uses within the property will comply with all of the exterior color and design standards applicable to buildings visible from a Major City Thoroughfare.

Fencing

The applicant has requested to increase the maximum height of any fences associated with industrial uses on the property from 6' to 9' in order to adequately secure some of the intended industrial for the property. The applicant proposes to construct fencing for the property behind any required Scenic Thoroughfare Overlay (STO) District landscaping, so the fences are not visible to passers-by.

Landscaping

- *Palm Trees* – The LDC counts one pair of palm trees, i.e. two (2) palm trees, as one (1) shade tree. The applicant has requested a modification to allow one (1) Phoenix palm (shown below), at a minimum height of 20' and a minimum clear trunk of 6', to count for one (1) shade tree.

Note: the waiver/benefit letter includes a modification to allow one (1) sabal palm to count as one (1) shade tree. The applicant has removed this request from the proposed PD agreement.



Photograph of Mature Date Palms from the Phoenix Genus

- *Building Perimeter Landscaping* – the LDC requires trees to be placed in building perimeter landscape areas at the corners of the building and along the building façade so that there is at least one tree per building side and no more than 50 lineal feet of wall between trees. For industrial uses, the applicant has requested to provide at least one (1) tree/building side, with no more than 100 lineal feet between trees. In exchange, for residential uses, the applicant is proposing to exceed the above-referenced LDC requirement by providing at least one (1) tree/building side and no more than 40 lineal feet between trees.

- *Interior Landscaping* – the applicant has requested to cluster and/or relocate required landscaping, including building perimeter, drive aisle, and parking lot landscaping, for industrial uses on the property. The applicant asserts that the LDC's requirements are not compatible with potential industrial uses that may include the use of tractor trailers. The applicant also asserts that clustering and/or relocation of required interior landscaping to the perimeter of the property will provide better screening of the site from the view of the travelling public on adjacent roadways and allow the movement necessary for proper functioning of the intended uses.

Note: Section 6.4.D.1.a.vii of the LDC allows for interior planters for nonpublic, specialized vehicular use areas where large machinery or large vehicles are stored, serviced, or used, to be relocated to perimeter areas as additional buffers, screening, or beautification.

Parking

The applicant is requesting to reduce the minimum required parking for industrial uses on the property from 1.5 spaces/1000 sf of building area and 3.5 spaces/1000 sf of office and/or retail space to a total of 0.5 spaces/1000 sf of building area. The applicant asserts that the uses will be heavily automated; therefore, they will require fewer employees and, in turn, less demand for parking.

Note: with individual site plan applications, a parking demand study will be required to verify that the requested parking reduction is adequate for the proposed uses.

Signage

The applicant has provided a signage plan (*Attachment C*) showing the potential location and design of the signs for the development. The proposed signage plan is intended to accommodate signage for the entire property, as detailed below.

- *Maximum Ground Sign Height* – The LDC allows the Planning Board to approve an increase in the height of a ground sign within a 0.5 mile radius of the center of interstate highway interchange up to a maximum of 85', provided the increased height is found necessary for the sign's visibility from an interstate highway. Pursuant to this provision, the applicant is requesting two (2) 85' tall pylon/pole signs for the property's frontage along I-95. The applicant is also requesting four (4) 45' tall entrance monument signs along the four designated access points to the development; a number of 25'-tall monument signs as shown in *Attachment C*; 15'-tall monument signs for the rest of the lots within the development not designated with signage; and 8'-tall monument signs for outparcels K–O.
- *Maximum Ground Sign Area* – The LDC allows the Planning Board to approve an increase in the square footage of a ground sign within a 0.5-mile radius of the center of an interstate highway interchange to a maximum of 720 square feet, provided the increased sign area is found necessary for the sign's visibility from an interstate highway. The applicant has requested a total sign area of 1490 sf/side for the two (2) proposed 85' pylon/pole signs; 1080 sf/side for the four (4) 45' entrance monument signs; 330sf/side for the 25' monument signs; 170 sf/side for the 15'-tall monument signs, and 120 sf/side for the 8' outparcel monument signs.

- *Maximum Building/Wall Sign Area* – The proposed PD agreement identifies wall signs for the development based on building size: (1) large format signs for buildings greater than 40,000 sf; (2) large format signs for buildings less than 40,000 sf; and (3) outparcel buildings. While the PD agreement provides maximum heights for each individual category, it does not provide a maximum sign area for these signs. Staff has proposed the following maximums for each proposed wall sign category, based on the proposed height of the signs for each category and an estimated length for each sign:
 - *Large Format Signs, Buildings Greater Than 40,000 sf* – 400 sf
 - *Large Format Signs, Buildings Less Than 40,000 sf* – 300 sf
 - *Outparcel Signs* – 240 sf

iii. Addresses a demonstrated community need;

The applicant has provided a Modification/Benefit letter (*Attachment B*) 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 on the east side of Interstate-95 (I-95), in between I-95 and Williamson Blvd. All of the property in the surrounding area, including the subject property, is located within the Mixed Use FLU designation, which is intended to accommodate a variety of land uses including light industrial, office, tourist accommodations, retail, multifamily residential, assisted living facilities, hospitals, public schools, and planned amusements. Review of the proposed commercial, light industrial, and residential uses on the property reflects consistency with the existing Mixed Use FLU designation on the property. The Comprehensive Plan requires all properties east of I-95 within the Mixed Use FLU designation to be located within a Planned Development. Pursuant to this requirement, the applicant has proposed to rezone the property from Volusia County (VC) to Planned Development-General (PD-G) to allow for a phased mixed-use project that will allow for residential, commercial, and light industrial uses.

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 subject property is located within the City's Mixed Use Future Land Use (FLU) designation. The Mixed Use FLU designation requires all properties east of I-95 to be located within a Planned Development. Consistent with this requirement, the applicant has proposed the O'Connor Capital PD Agreement to allow for the development of a phased mixed-use development that will include residential, commercial, and light industrial uses.

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, the attached waiver/benefit letter (*Attachment B*), and 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 existing Mixed 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 D*).

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, or for the first phase of a phased development, within two (2) 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 for permitting until final resolution of the appeal. If development is phased, application for construction permits for subsequent phases shall be submitted within five (5) years from the date of initial approval.

Construction of phase one shall be substantially complete within four (4) years of the approval of this Agreement. Construction of any other phase must be substantially complete within ten (10) years of the initial approval of this Agreement.

One 12-month extension of the scheduled application or completion dates may be permitted as a minor modification to this Agreement.

5. Conversion Schedule

Not applicable.

6. On-Site Public Facilities

On-site stormwater retention/detention facilities will be constructed in conjunction with the development. The stormwater retention/detention facilities will be maintained at a level consistent with the standards of the St. Johns River Water Management District and The City of Daytona Beach. Collection and transmission facilities shall be located pursuant to the approved site plan, or site plans approved for individual lots or structures.

Water and sewer service shall be provided by the City of Daytona Beach. All utilities shall be constructed underground. Developer will also provide easements and grants for the installation, maintenance and upkeep of the public utilities including water, sewer, reclaim water, electrical, and telephone, as well as cable television and fiber, if available. Water, sewer, and reclaim water (if available) infrastructure must be constructed to current City standards at the time of execution and consistent with this Agreement. Offsite extensions for water, sewer, and reclaim water (if available) shall be provided as required. Offsite utility infrastructure to support the project will be determined during the Site Plan approval process.

7. Uses

The following uses are permitted within the Property and subject to compliance with the Use-Specific Standards set forth in Article 5 of the LDC¹, except where otherwise indicated:

- Industrial Use²*
- Hotel or Motel*
- Multifamily dwelling*
- Multifamily complex*
- Townhouse subdivision*
- Assisted living facility*
- Radio or television studio*
- Telecommunications facility, collocated on existing structure other than telecommunications tower*
- Telecommunications tower, collocated on existing telecommunication tower*
- Telecommunications tower, monopole up to 90 feet high*
- Telecommunications tower, monopole more than 90 but no more than 180 feet high*
- Telecommunications tower, other than above*
- Surface transportation passenger station/terminal*
- Transit operations center*
- Self-storage or mini-warehouse facility*
- Educational scientific, or industrial research and development*
- General industrial services*

Leather-working or upholstery establishment
Woodworking
Bakery
Cabinet or furniture manufacturing
Hydroponic garden facility
Assembly, fabrication, distribution, light
Moving and storage facility
Truck or freight terminal
Warehouse, distribution
Warehouse, storage
Showroom, wholesale
Other wholesale use
Vegetable or fruit packing
Medical or dental clinic/office
Medical or dental lab
Medical treatment facility
Veterinary hospital or clinic
Bar or lounge
Boutique bar
Brewpub
Nightclub
Restaurant with drive-in service
Restaurant with drive-through service
Restaurant without drive-in or drive-through service
Specialty eating or drinking establishment
Car wash or auto detailing
Gas Station
Vehicle repair and servicing
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
Cigar lounge
Convenience store
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
Furniture or appliance store
Gift store or stationery store
Grocery store
Home and building supply center
Jewelry store
Laundromat
Large retail sales establishment

Lawn care, pool, or pest control service
Liquor or package store
Meat, poultry, or seafood market
Personal and household goods repair establishment
Personal service establishment
Business services offices
Contractor's office
Professional services offices
Other office facility
Fish hatchery in enclosed building

¹*To the extent that any of the permitted uses are incompatible, proper buffering shall be provided consistent with the requirements of the LDC.*

²*Industrial Use – A use that promotes light manufacturing, assembly and fabrication uses, warehouse use, production, and wholesale uses. Industrial uses may include using various tools, machines, and computers and sensing technologies, making raw materials or growing goods for use or sale, storing goods that may include raw materials, packing materials, spare parts, components, or finished goods associated with aquaculture and food production, employing water filtration and recirculating systems, research and development facilities, general industrial service uses, and providing fulfillment services, which include selecting, receiving, packaging, shipping and providing customer service for products and services. Industrial use excludes heavy industrial use, such as heavy manufacturing, assembly, and fabrication uses, as well as other high-impact industrial and industrial service uses (asphalt plants, concrete plants, paving operations, heavy equipment repair and servicing), day labor services, outdoor storage as a principal use, and waste-related uses as well as uses that are generally incompatible with other uses or in other zoning districts (e.g., adult uses, body piercing establishments, tattoo establishments, and sport shooting and training ranges).*

8. Densities/Intensities

The Mixed Use FLU designation provides for a maximum Floor-Area Ratio (FAR) of 3 and a maximum density of 25 dwelling units/acre (du/ac). The applicant has propose a maximum FAR of 0.7 for the commercial and industrial uses on the property and a maximum of 25 du/ac for the residential uses on the property.

9. Dimensional Standards

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

COMMERCIAL LOT DEVELOPMENT CRITERIA

- 1) *Maximum building height of 200 feet;*
- 2) *Maximum individual building size of 100,000 sq. ft.*
- 3) *50 % Maximum building coverage;*
- 4) *10% Minimum open space;*
- 5) *90 % Maximum impervious surface area;*
- 6) *0.7 Maximum FAR*
- 7) *Slopes within any dry retention pond(s) shall be 4:1 without a fence;*

- 8) *Dry retention pond(s) shall count toward open space requirements; and*
- 9) *Landscape requirements shall meet the 50 foot scenic setback criteria for I-95 and/or Williamson Boulevard where applicable.*

INDUSTRIAL LOT DEVELOPMENT CRITERIA

- 1) *Maximum building height of 120 feet;*
- 2) *Maximum individual building size of 500,000 sq. ft.*
- 3) *80 % Maximum building coverage;*
- 4) *10% Minimum open space;*
- 5) *90 % Maximum impervious surface area;*
- 6) *0.7 Maximum FAR*
- 7) *Slopes within any dry retention pond(s) shall be 4:1 without a fence;*
- 8) *Dry retention pond(s) shall count toward open space requirements; and*
- 9) *Landscape requirements shall meet the 50 foot scenic setback criteria for I-95 and/or Williamson Boulevard where applicable.*

RESIDENTIAL LOT DEVELOPMENT CRITERIA

- 1) *Maximum building height of 80 feet;*
- 2) *Maximum individual building size of 500,000 sq. ft.*
- 3) *50 % Maximum building coverage;*
- 4) *10% Minimum open space;*
- 5) *75 % Maximum impervious surface area;*
- 6) *Maximum density 25 (du/ac)*
- 7) *Slopes within any dry retention pond(s) shall be 4:1 without a fence;*
- 8) *Dry retention pond(s) shall count toward open space requirements; and*
- 9) *Landscape requirements shall meet the 50 foot scenic setback criteria for I-95 and/or Williamson Boulevard where applicable.*

The PD Agreement also identifies the following setbacks from the property, consistent with the lots designated on the PD Plan (*Attachment A*).

MINIMUM BUILDING SETBACKS

BUILDING SETBACKS				
LOT	NORTH	SOUTH	EAST	WEST
A	25'	25'	25'	25'
B	25'	25'	25'	25'
C	25'	25'	25'	25'
D	25'	25'	25'	25'
E	25'	25'	25'	25'
F	25'	25'	25'	25'
G	25'	25'	25'	25'
H	25'	25'	25'	25'
I	25'	25'	25'	25'

J	25'	25'	25'	25'
K	25'	25'	50'	25'
L	25'	25'	50'	25'
M	25'	25'	50'	25'
N	25'	25'	50'	25'
O	25'	25'	50'	25'
P	25'	25'	25'	25'
Q	25'	25'	25'	25'
R	25'	25'	50'	25'
S	25'	25'	50'	25'

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 and the provided waiver/benefit letter (*Attachment B*).

Architecture

- *Changes in Wall Planes* – Waiver from requirement that buildings greater than 200’ wide must have a three-foot projection or recess no less than every 50’.
- *Window Coverage* – Waiver from requirement that windows shall make up at least 15% of a wall.
- *Changes in Rooflines* – Waiver from requirement that roofs shall have multiple rooflines if the building is more than 30’ wide.
- *Screening* – Waiver from requirement that dumpsters and mechanical equipment, such as air conditioners and compressors, shall be screened from public view and that the screening design shall be compatible with and part of the building design.
- *Truck Court Screening* – Waiver from requirement that loading docks and garage doors located along a Major City Thoroughfare shall be screened using architectural features.

Note: the requested modifications are only applicable to industrial uses on the property.

Fencing

Modification to increase the maximum fence height for industrial uses from 6’ to 9’.

Landscaping

- *Palm Trees* – Modification to allow one (1) Phoenix palm, with a minimum height of 20’ and a minimum clear trunk of 6’, to count as to one (1) shade tree.
- *Building Perimeter Landscaping* – Modification to allow at least one (1) tree/building side and no more than 100 lineal feet between trees. ***Note: residential uses will exceed the LDC requirement by providing at least one (1) tree/building side and no more than 40 lineal feet between trees.***

- *Interior Landscaping* – Modification to cluster and/or relocate required interior landscaping, such as building perimeter, drive aisle, and parking area landscaping, for industrial uses. **Note: Section 6.4.D.1.a.vii of the LDC allows for interior planters for nonpublic, specialized vehicular use areas where large machinery or large vehicles are stored, serviced, or used, to be relocated to perimeter areas as additional buffers, screening, or beautification.**

Parking

Modification to allow a total of 0.5 spaces/1000 sf of building area for industrial uses.

Signage

- *Maximum Ground Sign Height* – Request to allow the following sign heights:
 - Two (2) 85' tall pylon/pole signs along I-95
 - Four (4) 45'-tall entrance monument signs along for the four (4) access points
 - 25'-tall monument signs in various locations shown in *Attachment C*
 - 15'-tall monument signs for the remainder of the lots not designated with signage
 - 8'-tall monument signs for outparcels K – O
- *Maximum Ground Sign Area* – Request to allow the following sign areas:
 - 1490 sf/side for two (2) proposed 85'-tall pylon/pole signs
 - 1080 sf/side for the four (4) 45'-tall entrance monument signs
 - 330sf/side for the 25'-tall monument signs
 - 170 sf/side for the 15'-tall monument signs
 - 120 sf/side for the 8' outparcel monument signs
- *Maximum Building/Wall Sign Area* – Request to allow the following maximum sign areas:
 - 400 sf for large format signs on buildings greater than 40,000 sf
 - 300 sf for large format signs on buildings less than 40,000 sf
 - 240 sf for outparcel

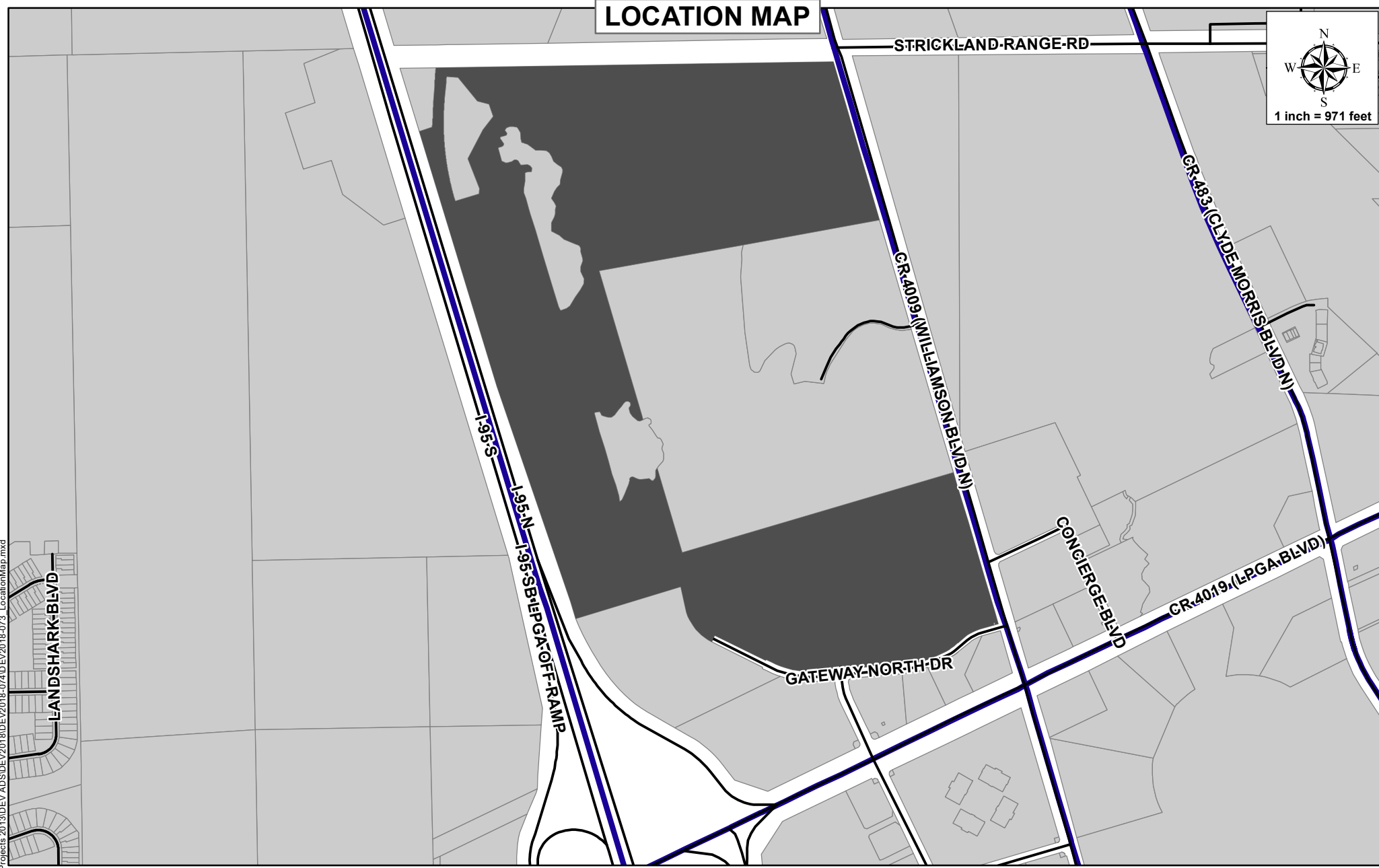
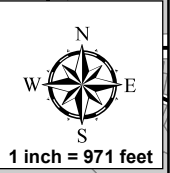
RECOMMENDATION

Should all requested LDC modification be approved, Staff recommends approval of the O'Connor Capital (PD) Agreement to rezone 214.6+/- acres of land from Volusia County (VC) to Planned Development-General (PD-G) to develop a mixed-use development that will include commercial, industrial, and residential uses.

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 March 6, 2019 and for second reading (public reading) on March 20, 2019.

LOCATION MAP



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DEV2018-074 O'CONNOR CAPITAL PLANNED DEVELOPMENT-GENERAL (PD-G) REZONING 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 MAP



1 inch = 971 feet



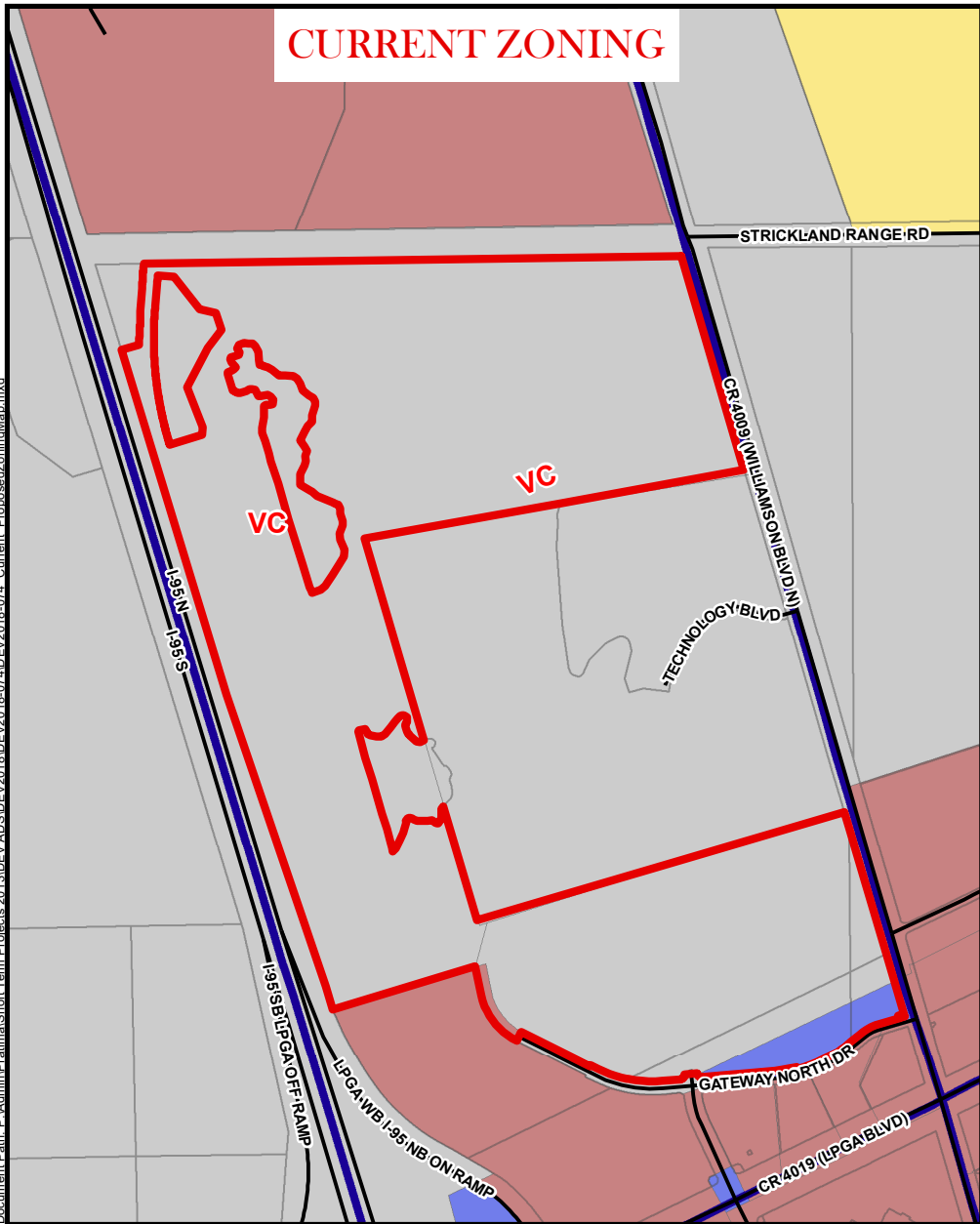
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**DEV2018-074 O'CONNOR CAPITAL
PLANNED DEVELOPMENT-GENERAL (PD-G) REZONING
AERIAL MAP**

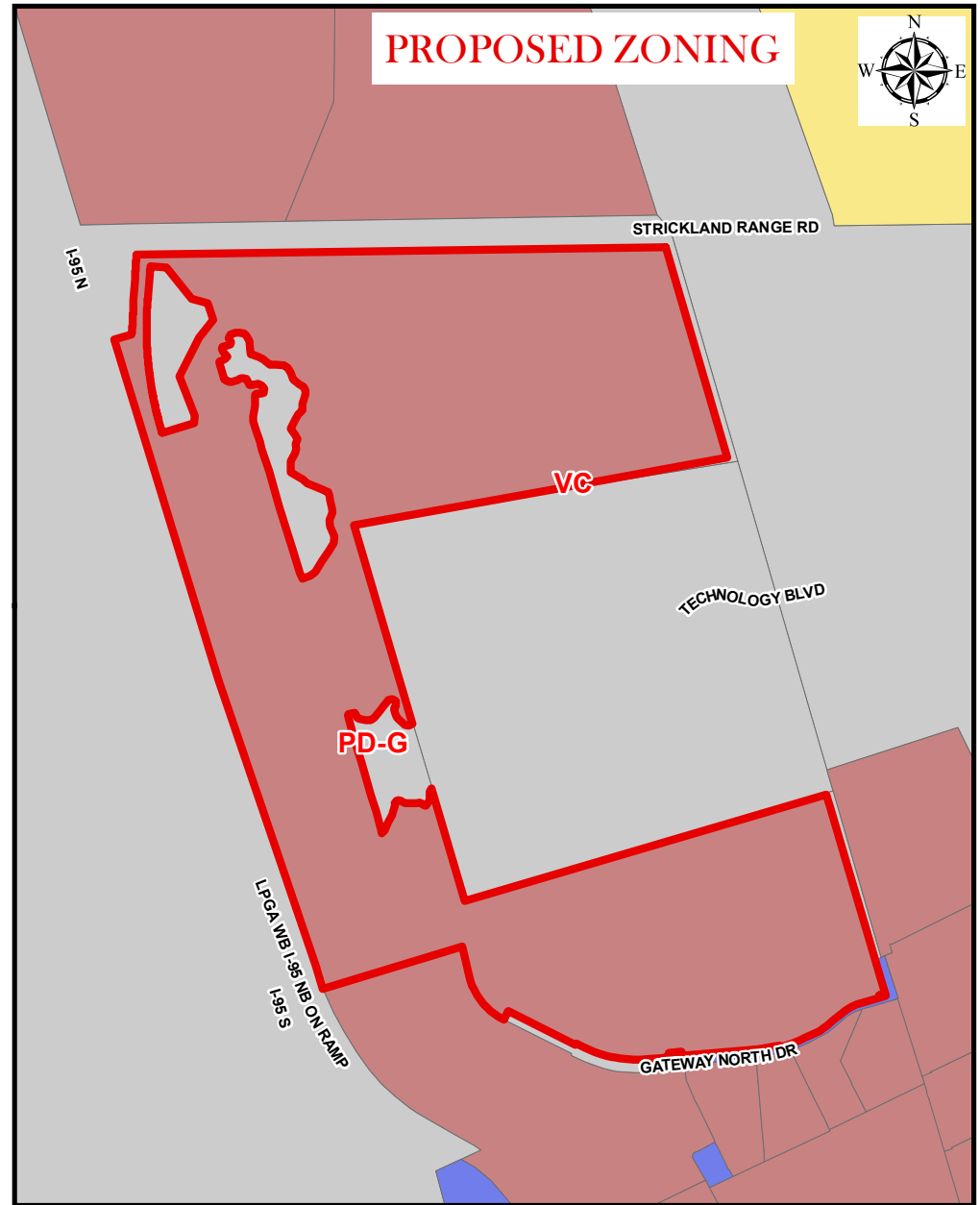
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CURRENT ZONING



1 inch = 1,042 feet

PROPOSED ZONING



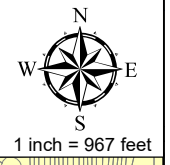
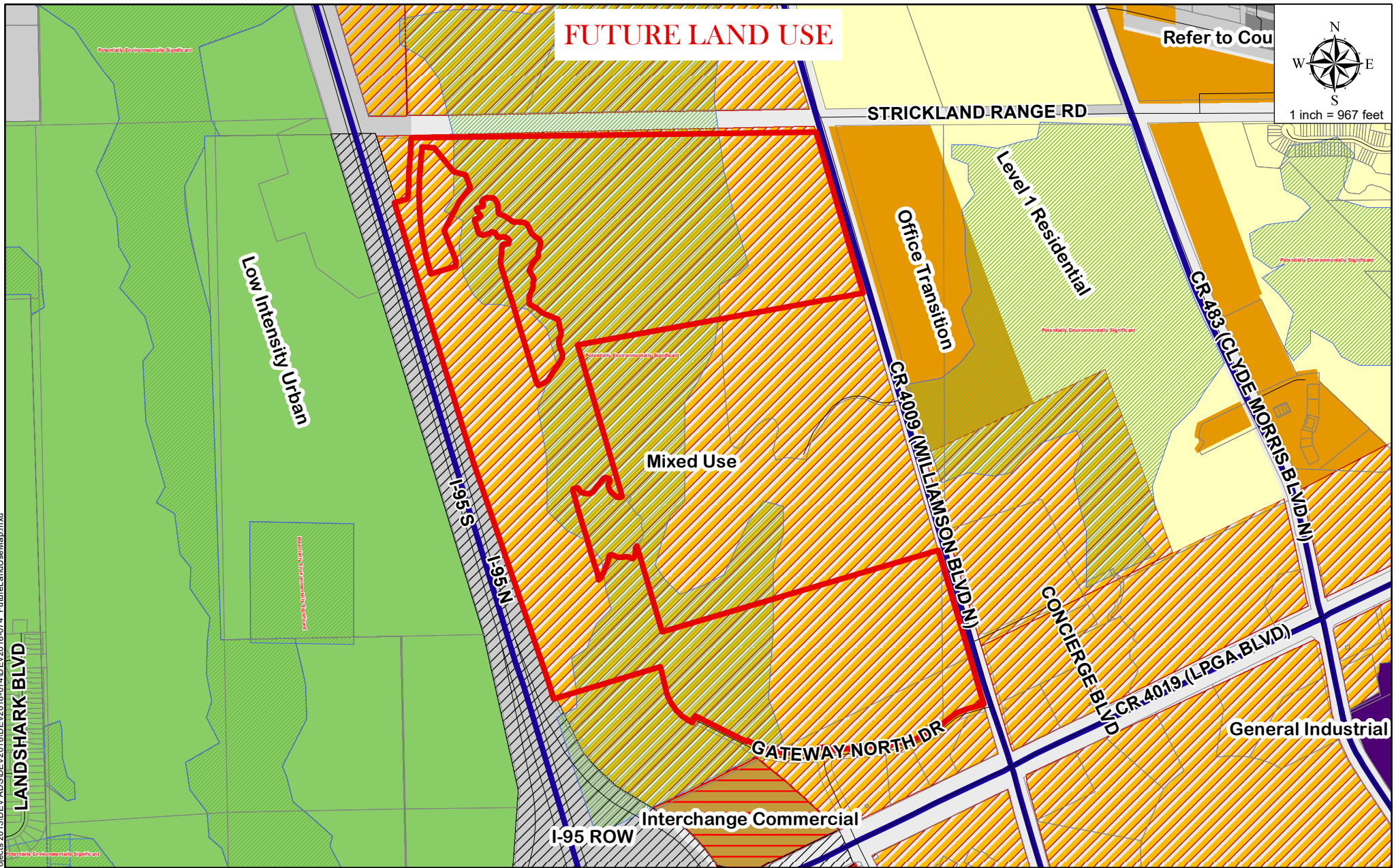
1 inch = 1,042 feet



DEV2018-074 O'CONNOR CAPITAL PLANNED DEVELOPMENT-GENERAL (PD-G) REZONING ZONING MAP



Document Path: P:\Admin\Pratt\MapSheet_Term_P\Projects 2018\DEV AD\DEV2018-074\DEV2018-074 Future Land Use Map.mxd



**DEV2018-074 O'CONNOR CAPITAL
PLANNED DEVELOPMENT-GENERAL (PD-G) REZONING
FUTURE LAND USE (FLU) 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.

O'CONNOR CAPITAL PARTNERS FUTURE DEVELOPMENT MASTER PLAN CITY OF DAYTONA BEACH - VOLUSIA COUNTY, FLORIDA

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O4 ARCHITECTURE
135 WEST CENTRAL BLVD, SUITE 340
ORLANDO, FLORIDA 32801

ATTORNEY
COBB COLE ATTORNEYS AT LAW
140 SOUTH RIDGEWOOD AVE, SUITE 700
DAYTONA BEACH, FLORIDA 32114

DEVELOPER
O'CONNOR CAPITAL PARTNERS
230 ROYAL PALM WAY, SUITE 200
PALM BEACH, FLORIDA 33480

ENGINEER
HARRIS CIVIL ENGINEERS, LLC
1200 EAST HILLCREST ST, SUITE 200
ORLANDO, FLORIDA 32803

LANDSCAPE
INNOVATIONS DESIGN GROUP
1200 EAST HILLCREST ST, SUITE 200
ORLANDO, FLORIDA 32803

SURVEYOR
GEOPPOINT SURVEYING, INC.
555 WINDLERLEY PLACE, SUITE 108
MAITLAND, FLORIDA 32751



VICINITY MAP
SCALE: 1"=1000'



FUTURE LAND USE MAP
SCALE: 1"=1000'



ZONING MAP
SCALE: 1"=1000'

LEGAL DESCRIPTION

DESCRIPTION A PARCEL OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 19 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS... COMMENCE AT THE NORTHWEST CORNER OF THE 7-11 STORE... CONTAINS 16.60 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (CONTINUED)

THE POINT OF BEGINNING... COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH-EAST 1/4 OF SAID SECTION 4... CONTAINS 4.07 ACRES, MORE OR LESS.

SITE DATA

Table with 2 columns: FIELD and VALUE. Includes PD PROJECT AREA (214.55 ACRES), EXISTING ZONING (M4 (COBB) RZ (VOLUSIA COUNTY)), PROPOSED ZONING (PLANNED DEVELOPMENT - GENERAL), EXISTING LAND USE (MIXED USE WITH POTENTIALLY ENVIRONMENTALLY SENSITIVE OVERLAY), EXISTING USE (VACANT/UNDEVELOPED), UTILITIES (WATER AND SANITARY SEWER SERVICE PROVIDED BY CITY OF DAYTONA BEACH).

SHEET INDEX table with columns NUMBER and DESCRIPTION. Shows PD-1 COVER SHEET, PD-2 OVERALL DEVELOPMENT PLAN, PD-3 ENGINEERING & ENVIRONMENTAL.

HARRIS
Harris Civil Engineers, LLC
1200 E. Hillcrest Street
Suite 200
Orlando, Florida 32803

O'CONNOR CAPITAL PARTNERS
PLANNED DEVELOPMENT
Interstate 95 and LPGA Blvd

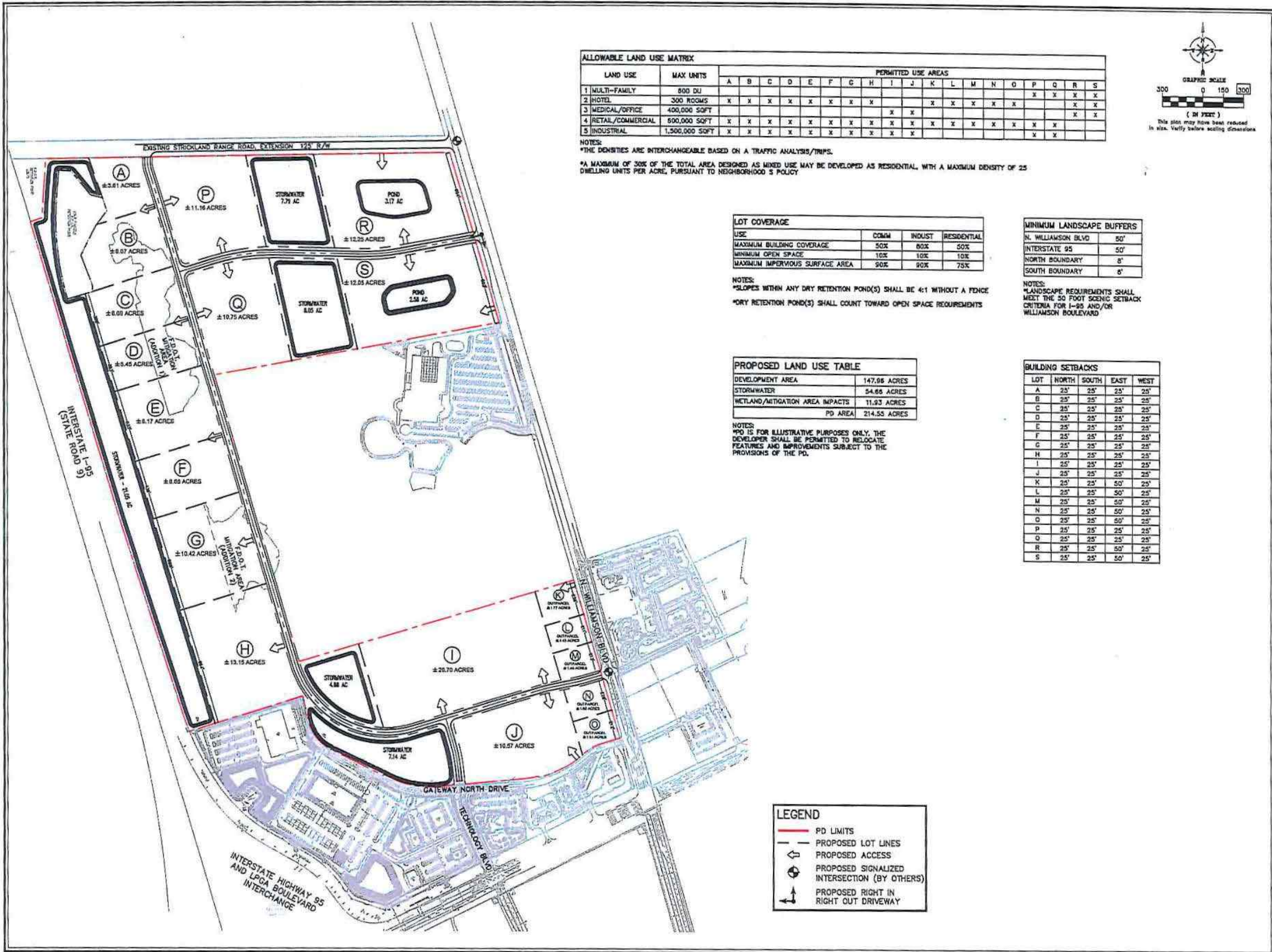
Revisions table with columns NO., DATE, DESCRIPTION.

COVER SHEET

Release

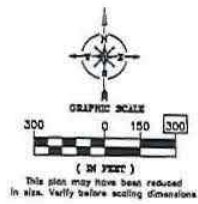
PD

ATTACHMENT A



ALLOWABLE LAND USE MATRIX

LAND USE	MAX UNITS	PERMITTED USE AREAS																				
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S		
1 MULTI-FAMILY	800 DU																	X	X	X	X	
2 HOTEL	300 ROOMS	X	X	X	X	X	X	X	X	X							X	X	X	X	X	
3 MEDICAL/OFFICE	400,000 SQFT																				X	X
4 RETAIL/COMMERCIAL	600,000 SQFT	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
5 INDUSTRIAL	1,500,000 SQFT	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X



NOTES:
 *THE DENSITIES ARE INTERCHANGEABLE BASED ON A TRAFFIC ANALYSIS/TRIPS.
 *A MAXIMUM OF 30% OF THE TOTAL AREA DESIGNED AS MIXED USE MAY BE DEVELOPED AS RESIDENTIAL, WITH A MAXIMUM DENSITY OF 25 DWELLING UNITS PER ACRE, PURSUANT TO NEIGHBORHOOD 5 POLICY

LOT COVERAGE

USE	COMM	INDUST	RESIDENTIAL
MAXIMUM BUILDING COVERAGE	50%	80%	50%
MINIMUM OPEN SPACE	10%	10%	10%
MAXIMUM IMPERVIOUS SURFACE AREA	90%	90%	75%

NOTES:
 *SLOPES WITHIN ANY DRY RETENTION POND(S) SHALL BE 4:1 WITHOUT A FENCE
 *DRY RETENTION POND(S) SHALL COUNT TOWARD OPEN SPACE REQUIREMENTS

MINIMUM LANDSCAPE BUFFERS

BOUNDARY	WIDTH
N. WILLIAMSON BLVD	50'
INTERSTATE 95	50'
NORTH BOUNDARY	8'
SOUTH BOUNDARY	8'

NOTES:
 *LANDSCAPE REQUIREMENTS SHALL MEET THE 50 FOOT SCENIC SETBACK CRITERIA FOR I-95 AND/OR WILLIAMSON BOULEVARD

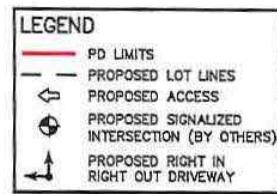
PROPOSED LAND USE TABLE

DEVELOPMENT AREA	147.96 ACRES
STORMWATER	54.66 ACRES
WETLAND/MITIGATION AREA IMPACTS	11.93 ACRES
PD AREA	214.55 ACRES

NOTES:
 *PD IS FOR ILLUSTRATIVE PURPOSES ONLY. THE DEVELOPER SHALL BE PERMITTED TO RELOCATE FEATURES AND IMPROVEMENTS SUBJECT TO THE PROVISIONS OF THE PD.

BUILDING SETBACKS

LOT	NORTH	SOUTH	EAST	WEST
A	25'	25'	25'	25'
B	25'	25'	25'	25'
C	25'	25'	25'	25'
D	25'	25'	25'	25'
E	25'	25'	25'	25'
F	25'	25'	25'	25'
G	25'	25'	25'	25'
H	25'	25'	25'	25'
I	25'	25'	25'	25'
J	25'	25'	25'	25'
K	25'	25'	50'	25'
L	25'	25'	30'	25'
M	25'	25'	30'	25'
N	25'	25'	50'	25'
O	25'	25'	50'	25'
P	25'	25'	25'	25'
Q	25'	25'	25'	25'
R	25'	25'	50'	25'
S	25'	25'	50'	25'



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 EB 9814

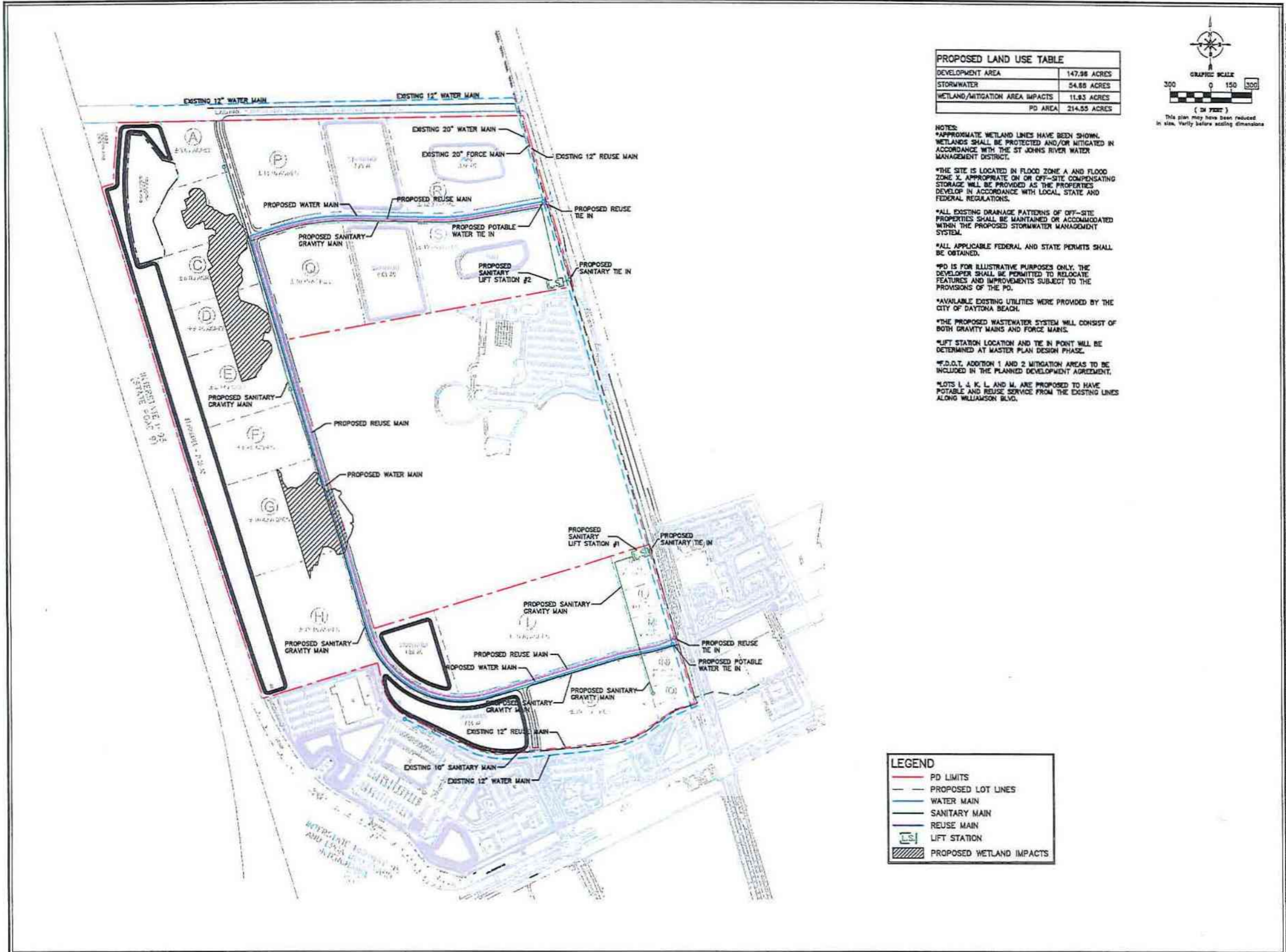
O'CONNOR CAPITAL PARTNERS
 PLANNED DEVELOPMENT
 Interstate 95 and LPGA Blvd

Revisions:

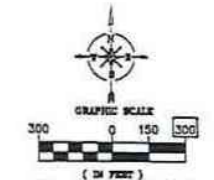
No.	Date	Description
1		
2		
3		
4		
5		

OVERALL DEVELOPMENT PLAN
 Release:
 PD

ATTACHMENT A



PROPOSED LAND USE TABLE	
DEVELOPMENT AREA	147.96 ACRES
STORMWATER	54.88 ACRES
WETLAND/MITIGATION AREA IMPACTS	11.93 ACRES
PD AREA	214.55 ACRES



- NOTES:**
- *APPROXIMATE WETLAND LINES HAVE BEEN SHOWN. WETLANDS SHALL BE PROTECTED AND/OR MITIGATED IN ACCORDANCE WITH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
 - *THE SITE IS LOCATED IN FLOOD ZONE A AND FLOOD ZONE X. APPROPRIATE ON OR OFF-SITE COMPENSATING STORAGE WILL BE PROVIDED AS THE PROPERTIES DEVELOP IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS.
 - *ALL EXISTING DRAINAGE PATTERNS OF OFF-SITE PROPERTIES SHALL BE MAINTAINED OR ACCOMMODATED WITHIN THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
 - *ALL APPLICABLE FEDERAL AND STATE PERMITS SHALL BE OBTAINED.
 - *PD IS FOR ILLUSTRATIVE PURPOSES ONLY. THE DEVELOPER SHALL BE PERMITTED TO RELOCATE FEATURES AND IMPROVEMENTS SUBJECT TO THE PROVISIONS OF THE PD.
 - *AVAILABLE EXISTING UTILITIES WERE PROVIDED BY THE CITY OF DAYTONA BEACH.
 - *THE PROPOSED WASTEWATER SYSTEM WILL CONSIST OF BOTH GRAVITY MAINS AND FORCE MAINS.
 - *LIFT STATION LOCATION AND TIE IN POINT WILL BE DETERMINED AT MASTER PLAN DESIGN PHASE.
 - *F.D.O.T. ADDITION 1 AND 2 MITIGATION AREAS TO BE INCLUDED IN THE PLANNED DEVELOPMENT AGREEMENT.
 - *LOTS L, J, K, L, AND M ARE PROPOSED TO HAVE POTABLE AND REUSE SERVICE FROM THE EXISTING LINES ALONG WILLIAMSON BLVD.

LEGEND	
	PD LIMITS
	PROPOSED LOT LINES
	WATER MAIN
	SANITARY MAIN
	REUSE MAIN
	LIFT STATION
	PROPOSED WETLAND IMPACTS

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**O'CONNOR CAPITAL PARTNERS
 PLANNED DEVELOPMENT**
 Interstate 95 and LPGA Blvd

Revisions:

No.	Date	Description
1		
2		
3		
4		

**ENGINEERING &
 ENVIRONMENTAL**

Release:

PD

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Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Andrea M. Kurak
Kelly Parsons Kwiatek
Pamela R. Masters
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Matthew S. Welch
Robert E. Doan
Erica C. Johnson
Holly J. Woerschling
Sarah Zimmerman Fogle
Taylor M. Westfall
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Thomas S. Hart

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(1881-1939)
Thomas T. Cobb
(1916-2004)
W. Warren Cole, Jr.
(1926-2008)

January 10, 2019

VIA HAND DELIVERY

Dennis L. Mrozek
Planning Director
City of Daytona Beach
301 S. Ridgewood Avenue, Room 240
Daytona Beach, FL 32114

Re: O'Connor Capital - Rezoning/Planned Development - DEV2018-074 -
Modifications and Benefits Letter

Dear Dennis:

As you know, it is the Firm's pleasure to represent O'Connor Capital Partners, LLC (the "Applicant") with respect to the redevelopment and rezoning, to Planned Development - General (PD-G), of the property located generally north of LPGA Boulevard, east of I-95, west of Granada Boulevard, and south of Strickland Range Road, Daytona Beach which are the subject of DEV2018-074 (the "Property"). The Applicant intends to develop the Property into a mixed use development, including commercial, residential, and industrial uses. The Daytona Beach Land Development Code (LDC) requires Planned Development rezoning applicants to provide a letter detailing any and all code waivers needed to construct their project, as well as the public benefits of the project which are proposed to compensate for the needed waivers.

The developer is a New York based company with a regional office in Palm Beach, FL. They have extensive experience in retail and residential development, including a number of properties in the Central Florida area. The company's objective is to create high performing retail developments and transit-oriented residential development. This objective will promote growth in Daytona Beach and lead to development of the type of walkable, quality, resident minded projects that the City encourages.

We recognize the importance of the standards contained in the City's LDC and have made every commercial reasonable effort to bring forward a project consistent with the LDC. However, in this case, the project requires certain minor LDC waivers which are balanced against many significant public benefits.

Dennis L. Mrozek
January 10, 2019
Page 2

Public Benefit The proposed development of the Property will bring a large amount of mixed-use development that will bring myriad benefits to Daytona Beach. It will provide the opportunity to create numerous jobs, expanded residential options, and will have the opportunity to attract new businesses and targeted industries to the area.

Future projects which could be developed as a result of this rezoning will increase the valorem tax base, add sales tax revenues, attract more businesses to the area and create related economic activity locally. This will, in turn, benefit the public by providing new job opportunities, expanding the entertainment options for locals and tourists, and generally raising the standard of living for residents.

It is a goal of the city to increase the presence of industrial and manufacturing in the city. This rezoning will provide the opportunity for end users to come the City and create the space they need to operate and succeed in the area, providing the associated economic benefits to the residents and the City.

Additionally, the proposed development is consistent with existing and proposed future development on the surrounding properties. The design of the project will be one that enhances Williamson Boulevard with landscaping and architecture that enhances the character of the area.

Waivers We have identified the need for waivers from the following LDC requirements:

Signage:

Height: monument signs are permitted at a maximum height of 8 feet (LDC, Table 6.10.K) – Due to the proposed size, location, and variation in end users of the development the Applicant is requesting a sign height of a maximum 85 feet for signage on the Property. Additionally, the proposed monument signs may be shared amongst tenants as some of these lots may support multiple businesses. This allowance will permit the signage to be constructed proportionate to the size of the associated structure and, where applicable, be large enough to adequately accommodate information for multiple tenants. The increased height will also ensure that the signage is similar to those constructed for other projects in the area and that it will be visible from the major thoroughfares of Williamson Boulevard, LPGA Boulevard and I-95.

Sign Area: Signage is permitted at a maximum area of 120 square feet for industrial and business districts (LDC, Table 6.10.K) – Due to the proposed size of the development, the Applicant is requesting an increased sign area to 720 sf. for each sign type in each proposed use category. The increase will allow the signage to be proportionate to the buildings constructed. Increase sign area will also ensure that it will be visible from the major thoroughfares of Williamson Boulevard, LPGA Boulevard and I-95

Additionally, multifamily complex signs are permitted at 32 sf. and an increase to 64 sf. where they are part of a landscaped entrance feature. (LDC, 6.10.J.11.) – The applicant proposes

Dennis L. Mrozek
January 10, 2019
Page 3

increasing the maximum sign area for the residential use to 720 sf. This will permit signage of adequate size to the proportions of the future development and that will be visible from the major thoroughfares of Williamson Boulevard, LPGA Boulevard and I-95.

Off-Street Parking: Off-Street Parking Space Standards generally require 1.5 spaces per 1,000 square feet, plus 3.5 spaces per 1,000 square feet of office or retail space (LDC Sec. 6.2(C)) - Due to the end-uses intended for the property, and the associated limited demand for parking during the various employee shifts, the Applicant requests a reduction of the standard to a minimum of 0.5 parking spaces per 1,000 square feet of building space.

The property is intended to be used by a combination of industrial distribution and manufacturing operations. These uses tend to be heavily automated and, in turn, require fewer employees for each of the various work shifts. Therefore, the need for parking is substantially reduced as compared to office, commercial, and retail uses. The largest capacity required by these locations is anticipated to occur between shifts when there is an overlap of employees coming and going from the property. The anticipated number of employees for any given shift and the associated shift transitions will be taken into consideration when calculating the amount of parking necessary for the intended development.

Additionally, these intended uses do not attract guests in the way that an office, commercial, or retail use might and while there may be a need for additional parking associated with meetings and other general business operations it will remain very limited. Parking calculations will also include sufficient capacity to support these types of guests.

Landscape/Tree Preservation: Certain landscaping required by code within the parking areas, drive aisles and building perimeter of industrial sites is not compatible with the use of the site for industrial buildings by tractor trailers. Accordingly, the landscaping will either be clustered or removed from these areas and relocated to the perimeter of the Property in order to provide better screening of the site from the view of the traveling public on adjacent roadways and to allow the movement necessary for proper functioning of the intended uses.

Architectural Standards: Article 6, Section 6.12(C)(4) sets forth the design standards applicable to all new development on land abutting a major city thoroughfare. Due to the industrial end-uses intended for portions of the Property some of the requirements are not compatible with the type of building needed to efficiently function. The Applicant is requesting a waiver to allow development of industrial buildings on the Property inconsistent with the requirements of this section as follows:

Wall Articulation: Sides of buildings which are 200 feet or more are required to have a projection or recess of at least three (3) feet no less than every 50 feet. (LDC 6.12(C)(4)(c)) – The Applicant is purposing a reveal/paint pattern to break up the massing of the long walls.

Dennis L. Mrozek
January 10, 2019
Page 4

Windows: Walls are required to have windows that make up at least 15% of the wall. (LDC 6.12(C)(4)(e)) – The Applicant proposes to provide an appropriate amount of glazing, or an equivalent treatment, at spacing proportionate to the wall design pattern.

Rooflines: Roofs shall have multiple rooflines if the building is more than 30 feet wide. (LDC 6.12(C)(4)(c)) – The Applicant proposes staggering the rooflines at appropriate locations to add interest to the top of wall rooflines.

Equipment Screening: Dumpsters and mechanical equipment are required to be screened from public view and the screening design is required to be compatible with the building design. (LDC 6.12(C)(4)(j)). – The Applicant proposes that the landscape buffers along street frontage will be sufficient to screen dumpsters at docking locations. Should the tops of any roof mounted HVAC units, or similar equipment, be exposed, they will be painted the same color as the exterior wall of the building so as to blend in with the building.

Truck Court Screening: Loading docks and garage doors that are located along a major city thoroughfare are required to be screened using landscaping or architectural features. (LDC 6.12(C)(4)(n)) – The Applicant proposes that the landscaping along any major city thoroughfare will be sufficient to screen any loading docks or garage doors located along the same. However, due to the size of the buildings needed to support the intended end-uses, it is difficult to completely screen the associated truck courts.

Perimeter Fencing: Article 6, Section 6.8(C)(4) sets forth the regulations applicable to constructing fences on property within the city. Due to the end-uses intended for the Property the height limitations will not be sufficient to provide adequate security. – The Applicant proposes that the height allowance for fences on the Property be increased to nine (9) feet around the entire building. Additionally, any fencing located along a major thoroughfare will be constructed behind the 50 foot landscape buffer and will not be visible to passers-by from those roads.

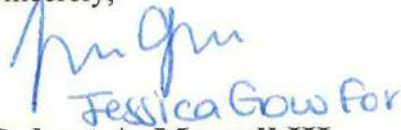
Landscape Plant Sizes: Article 6, Section 6.4(E)(1)(b)(i) sets forth the regulations applicable to number of trees and number of species required, and states, “[w]hen used to satisfy any portion of the tree requirement, palms shall be planted in pairs, and one pair of palm trees shall be equivalent to one shade tree.” The Applicant proposes that palm trees shall have a minimum clear trunk of 6 feet, that (1) Phoenix palm tree, minimum size 20’ overall height, may count for one (1) shade tree, and that (1) Sabal or similar size palm tree, minimum clear trunk of 10 feet, and may count for one (1) shade tree.

Building Perimeter Landscaping: Article 6, Section 6.4(E)(1)(b)(vii) sets forth the regulations regarding the building perimeter landscape for industrial uses and states, “[t]rees shall be placed in the building perimeter landscape area at the corners of the building and along the building facade so that there is at least one tree per building side and no more than 50 lineal feet of wall between trees.” For industrial uses, the Applicant proposes there is at least one tree per building side and no more than 100 lineal feet of wall between trees, and that clustering of trees be

Dennis L. Mrozek
January 10, 2019
Page 5

permitted so long as the net total façade trees are still met. For residential uses, the Applicant proposes there is at least one tree per building side and no more than 40 lineal feet of wall between trees, and that clustering of trees be permitted so long as the net total façade trees are still met.

Sincerely,



Robert A. Merrell III

Direct Dial (386) 323-9263

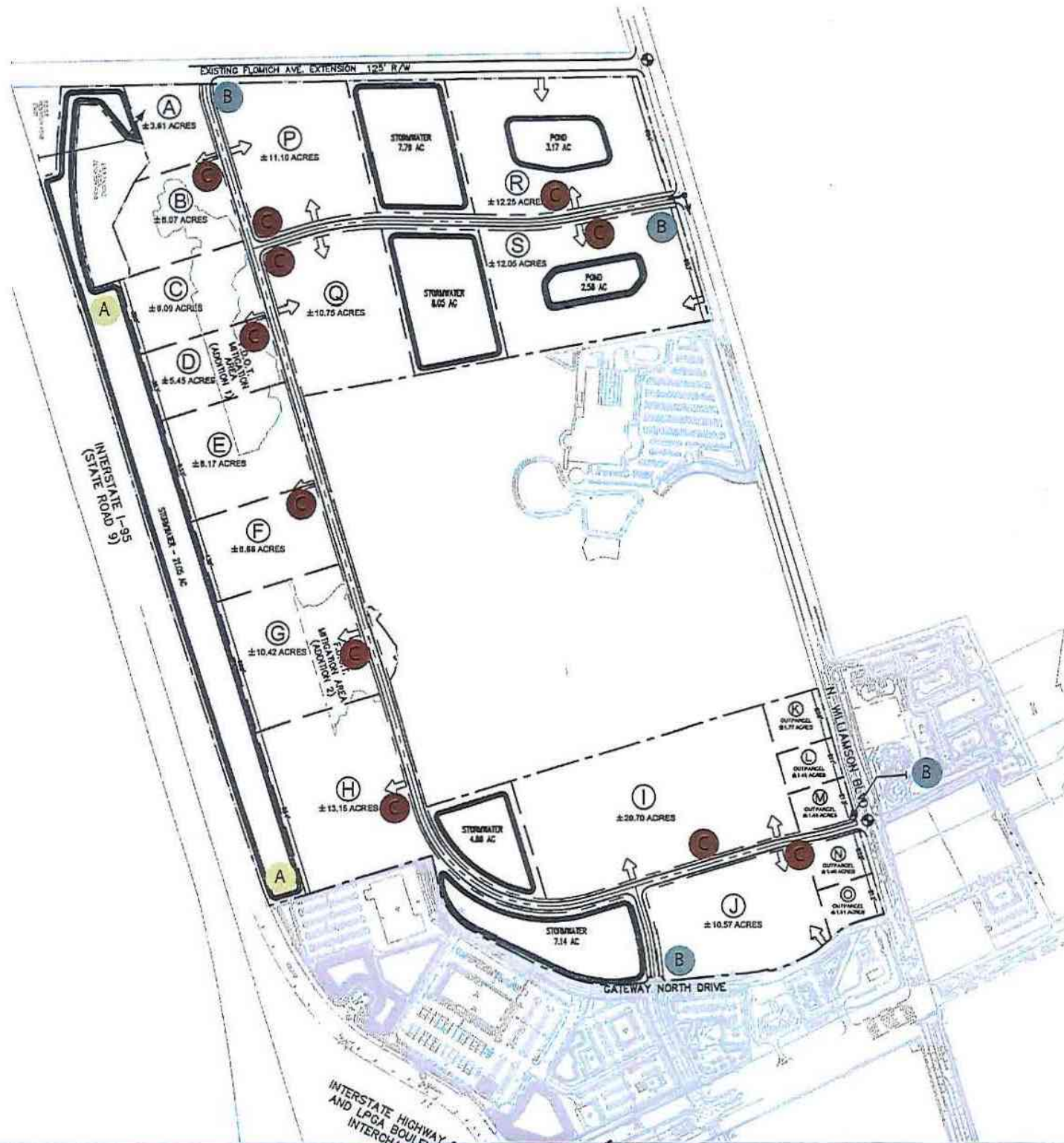
Email Rob.Merrell@CobbCole.com

Fax (386) 944-7955

RAM:JLG/ddl

Enclosures

cc: O'Connor Capital Partners, LLC
Consolidated-Tomoka Land Co.
Harris Civil Engineers, LLC



KEY PLAN

- A** I-95 FIRST PARCEL SIGNAGE - 85' TALL PYLON SIGN.
- B** ENTRANCE SIGNAGE - 45' TALL MONUMENT SIGN. EXTERNAL TO PLANNED DEVELOPMENT.
- C** FIRST PARCEL MAIN ENTRANCE DRIVE SIGNAGE - 25' TALL MONUMENT SIGN.
- D** FIRST PARCEL SECONDARY ENTRANCE DRIVE SIGNAGE - 15' TALL MONUMENT SIGN (NOT SHOWN ON PLAN, LOCATIONS AND QUANTITY TO BE DETERMINED WITH SITE PLAN).
- E** OUTPARCEL IDENTIFICATION SIGNAGE (TYP. ALL OUTPARCELS) - 8' TALL MONUMENT SIGN (NOT SHOWN ON PLAN, LOCATIONS AND QUANTITY TO BE DETERMINED WITH SITE PLAN).

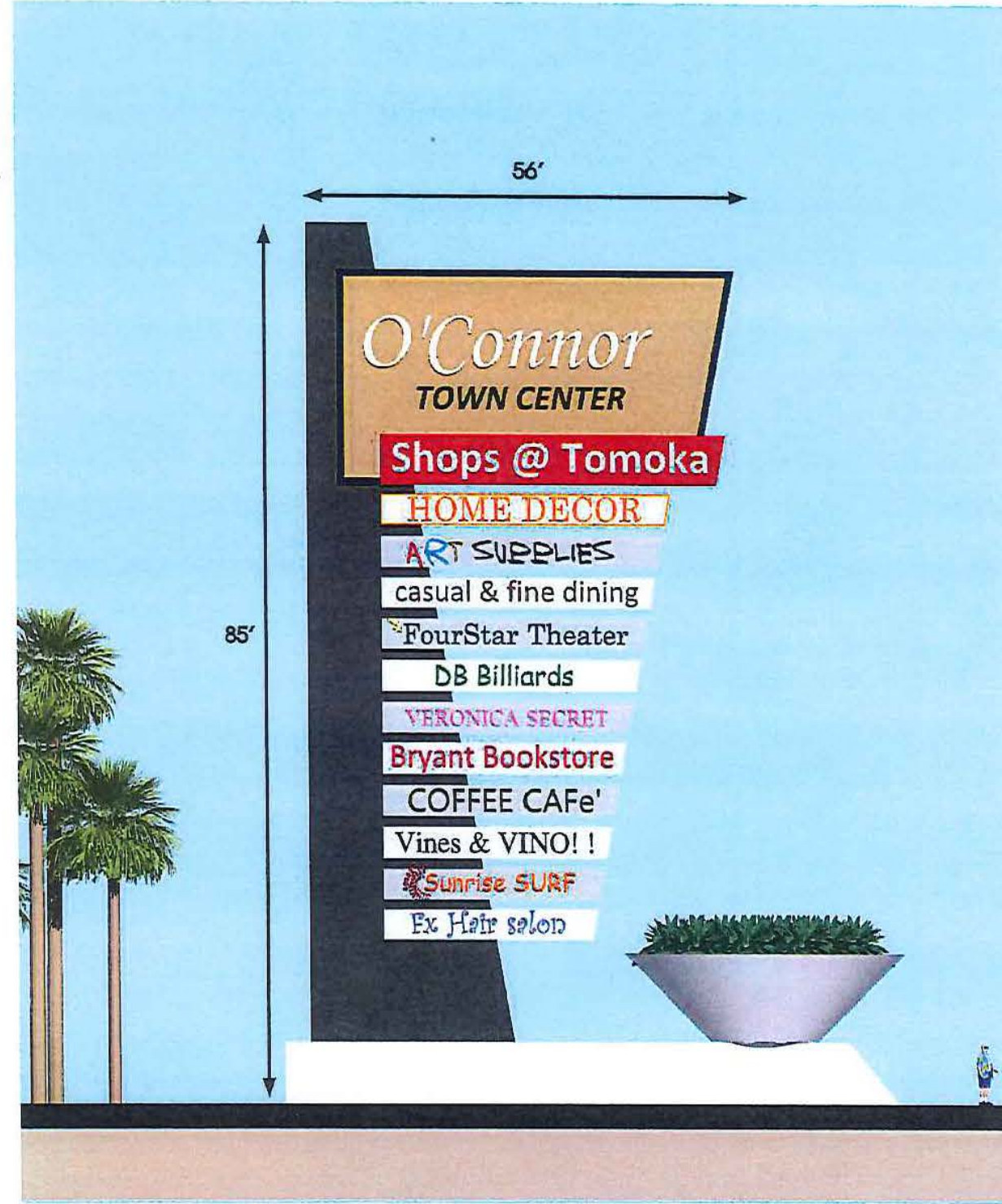
Date: 11-20-18
 Project Number: 18020
 Design By: CW

O'CONNOR CAPITAL PARTNERS

O'CONNOR DAYTONA PD
 MASTER SIGN PLAN- SITE PLAN

HARRIS
 Harris Civil Engineers, LLC

INNOVATIONS
 ULTIMATE



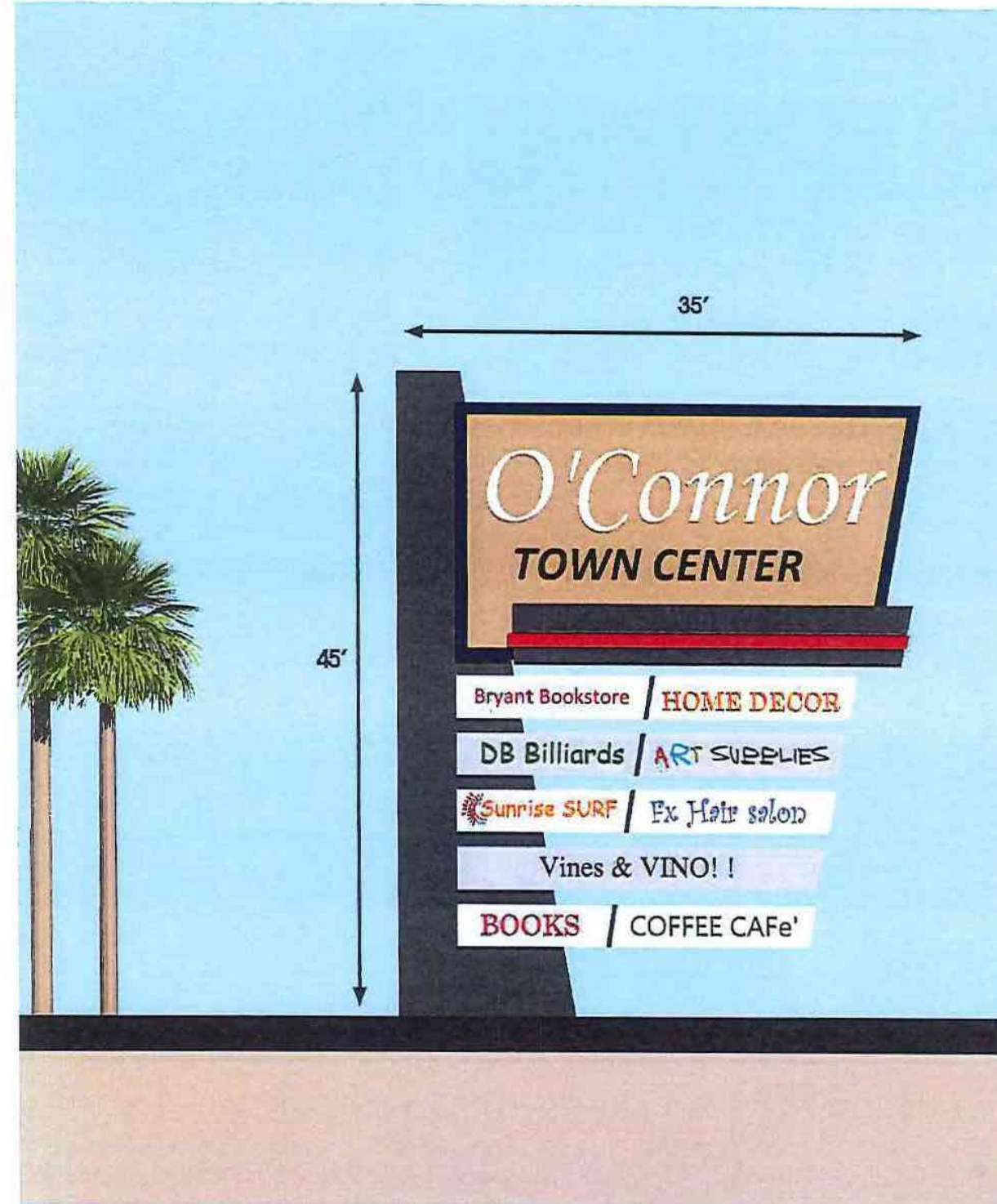
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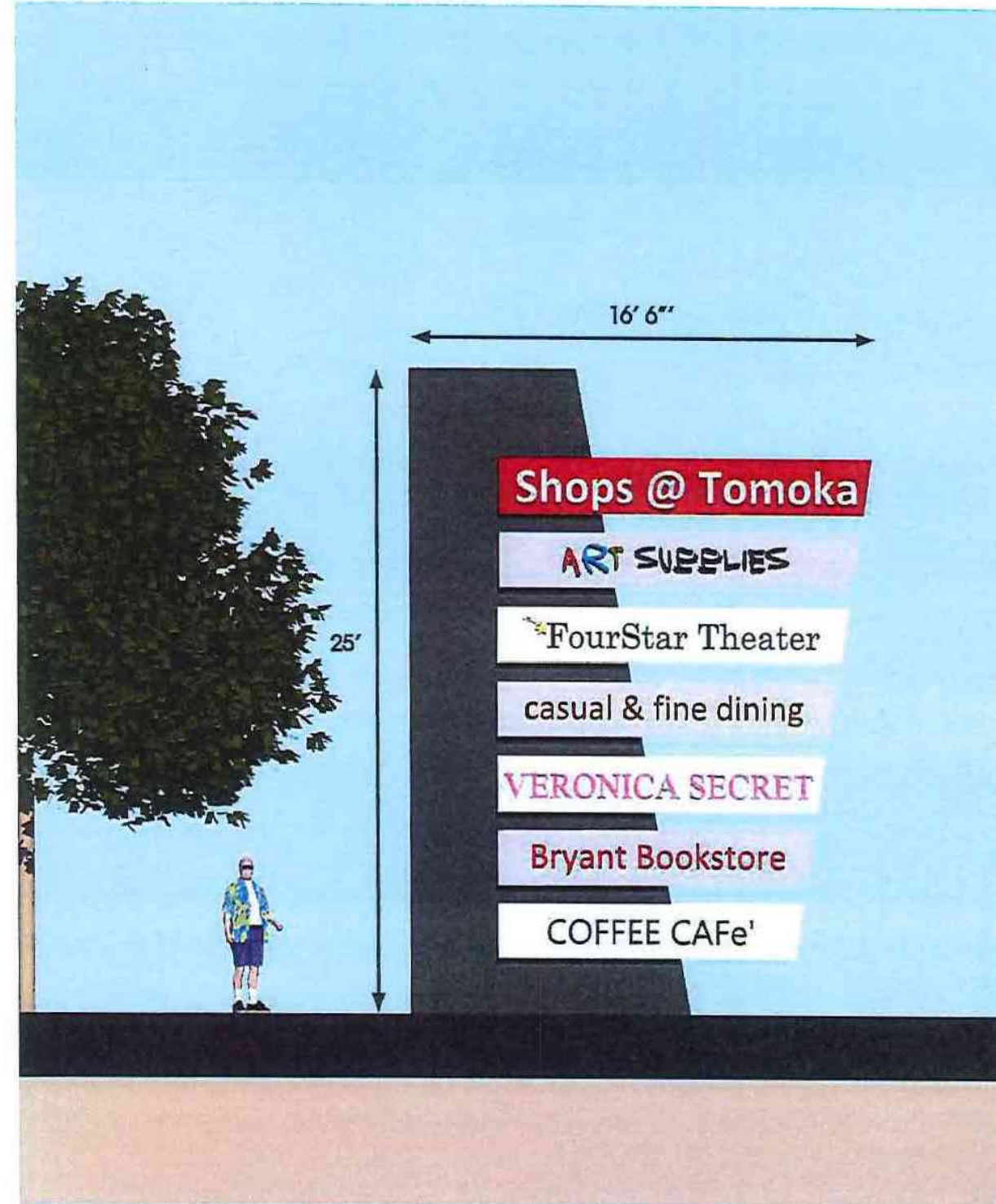
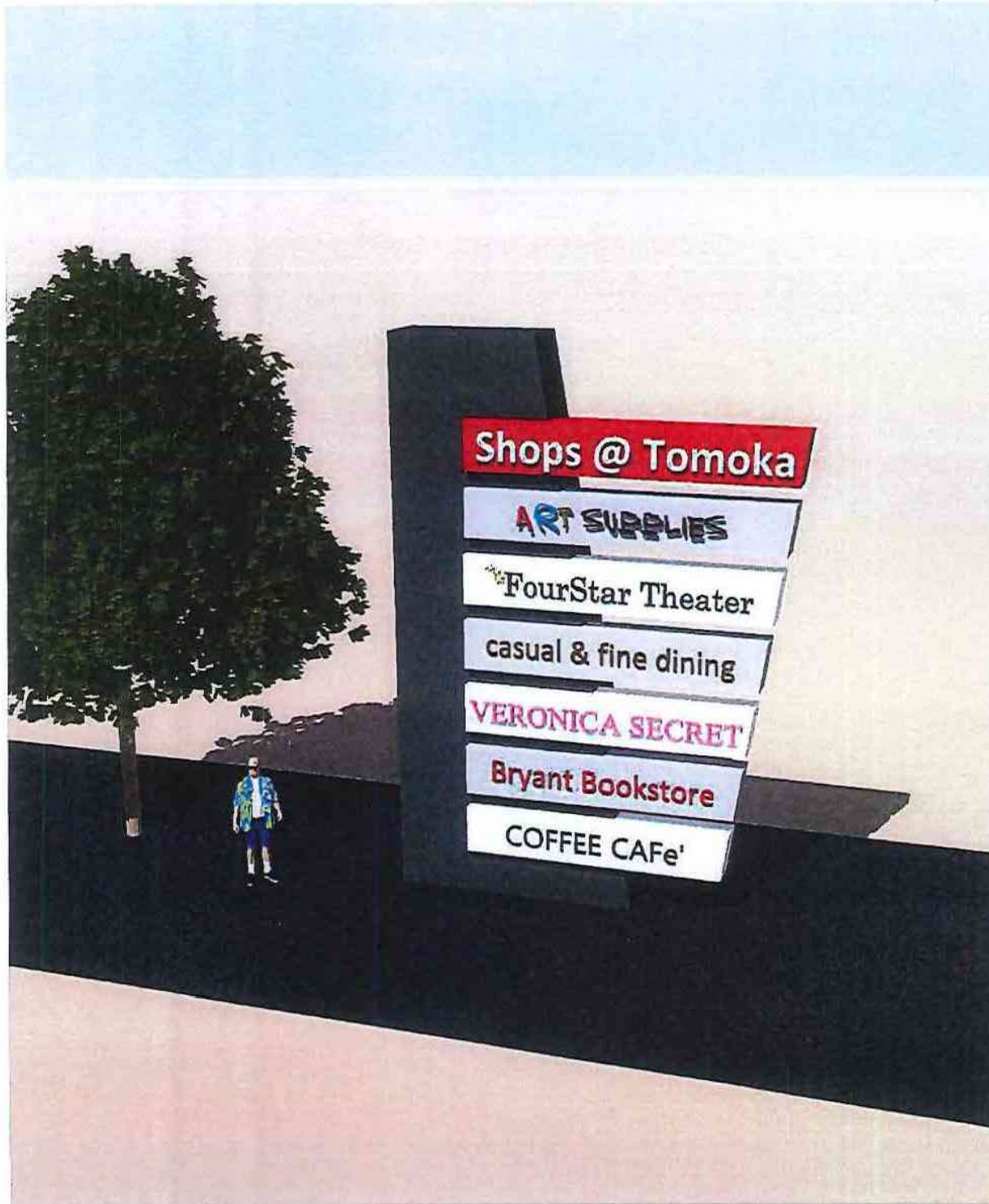
O'CONNOR CAPITAL PARTNERS

O'CONNOR DAYTONA PD
I-95 FIRST PARCEL SIGNAGE - 85' TALL PYLON SIGN

HARRIS
Harris Civil Engineers, LLC

INNOVATIONS
DESIGN GROUP





Date: 11-29-18
Project Number: 18020
Design By: CW

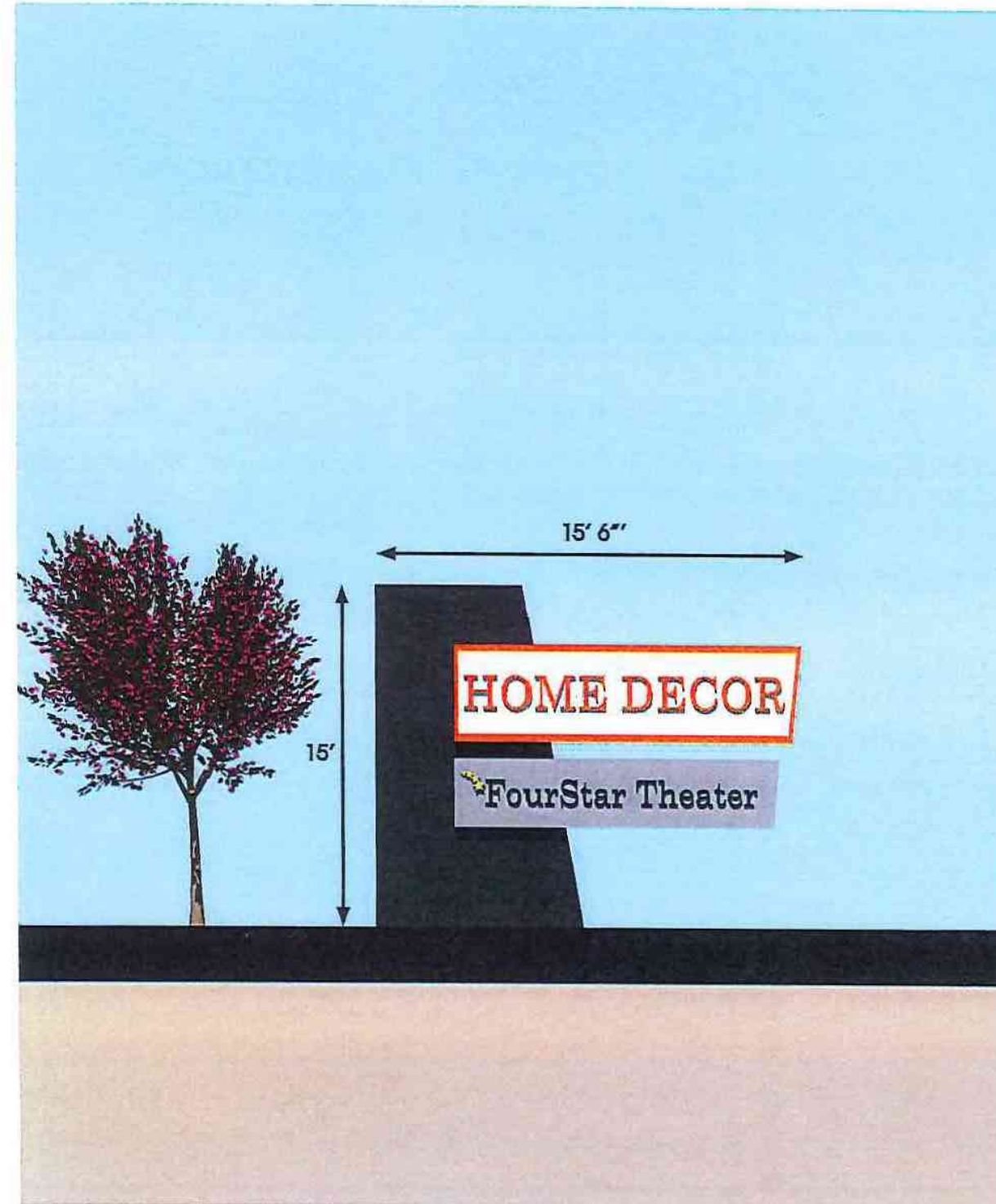
O'CONNOR | CAPITAL PARTNERS

O'CONNOR DAYTONA PD

FIRST PARCEL MAIN ENTRANCE DRIVE SIGNAGE - 25' TALL MONUMENT

HARRIS
Harris Civil Engineers, LLC

INNOVATIONS
DESIGN GROUP



Date: 11-20-18
Project Number: 18020
Design By: CW

O'CONNOR CAPITAL PARTNERS

O'CONNOR DAYTONA PD

FIRST PARCEL SECONDARY ENTRANCE DRIVE SIGNAGE - 15' TALL MONUMENT SIGN

HARRIS
Harris Civil Engineers, LLC

INNOVATIONS
DESIGN



Date: 11-20-18
Project Number: 18020
Design By: CW

O'CONNOR | CAPITAL PARTNERS

O'CONNOR DAYTONA PD
OUTPARCEL IDENTIFICATION SIGNAGE - 8' TALL MONUMENT SIGN

HARRIS
Harris Civil Engineers, LLC

INNOVATIONS
DESIGN



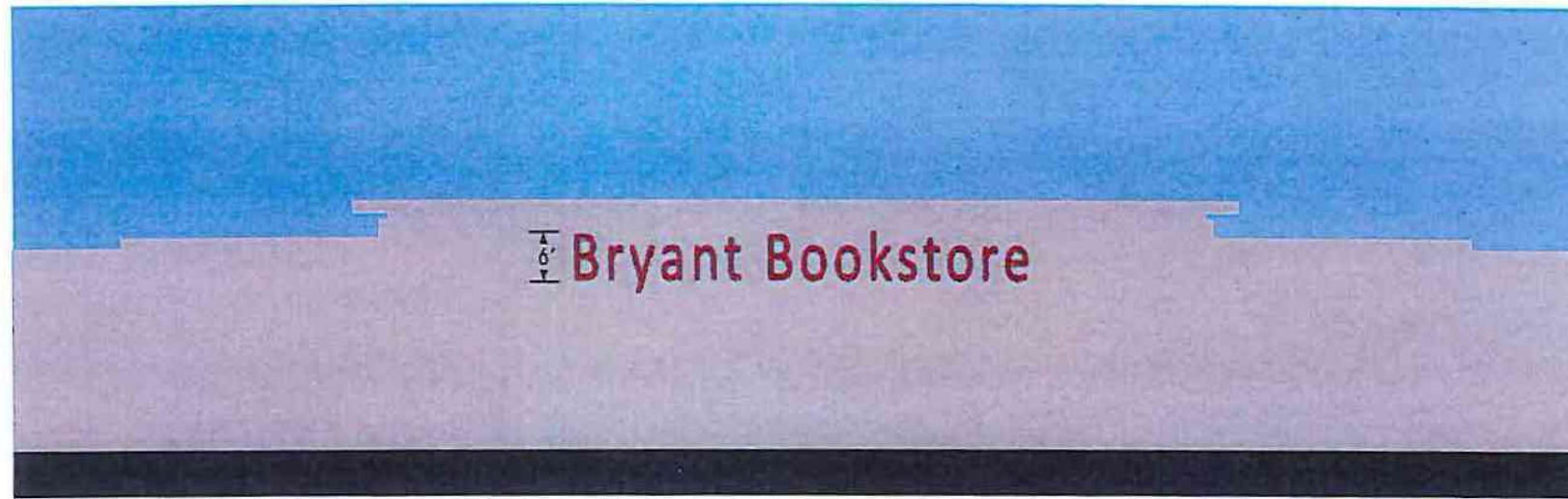
FRONT ELEVATION



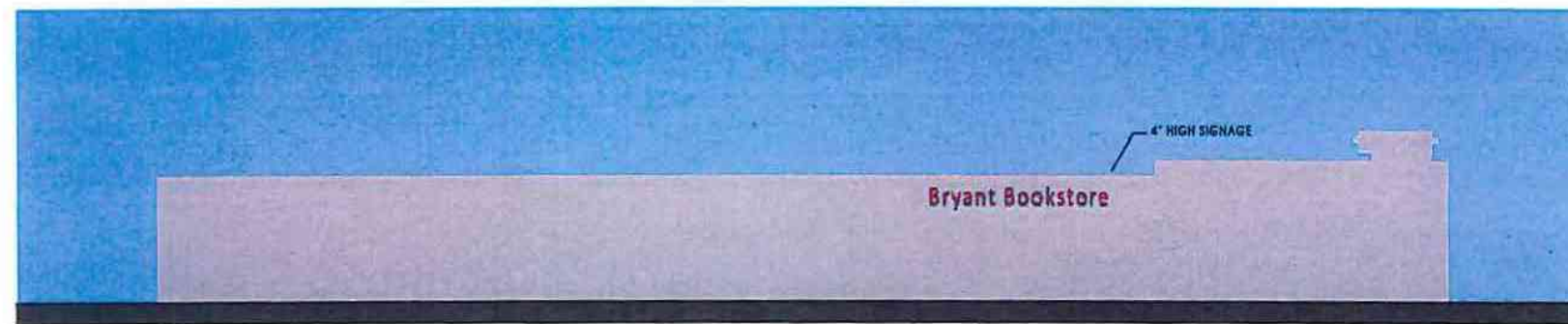
SIDE ELEVATION



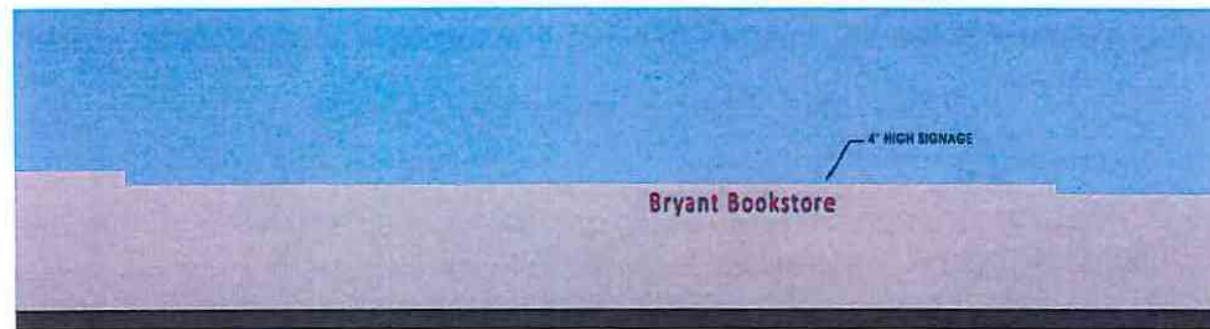
BACK ELEVATION



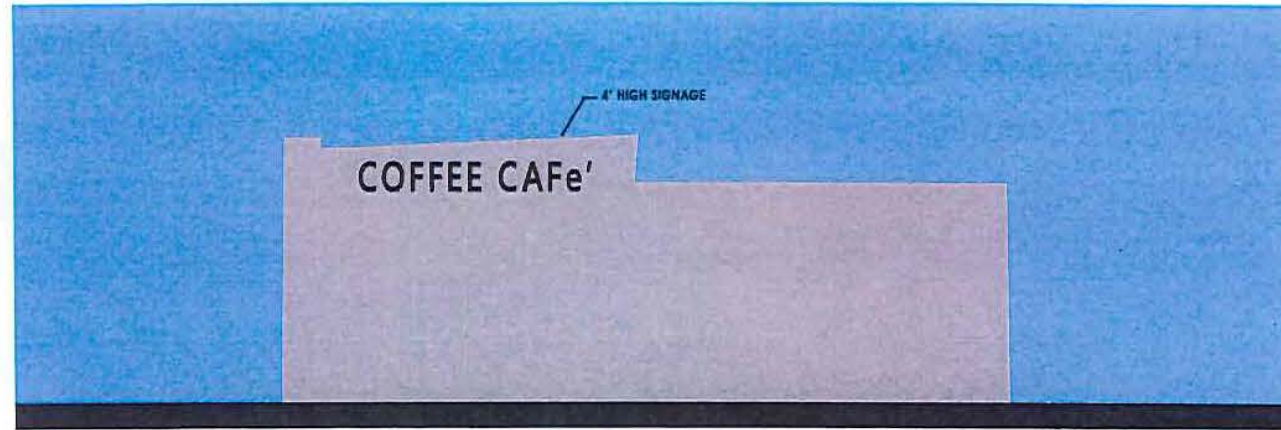
FRONT ELEVATION



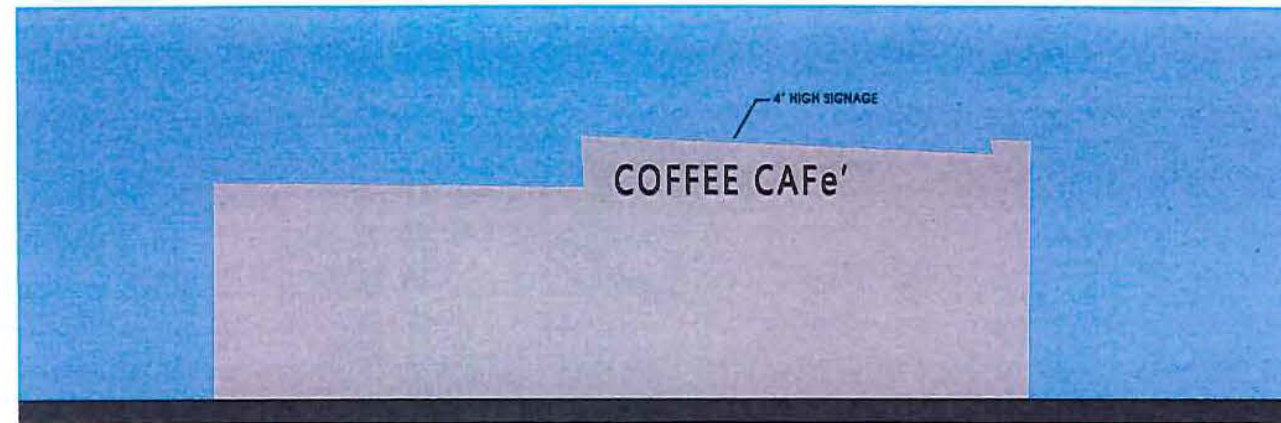
SIDE ELEVATION



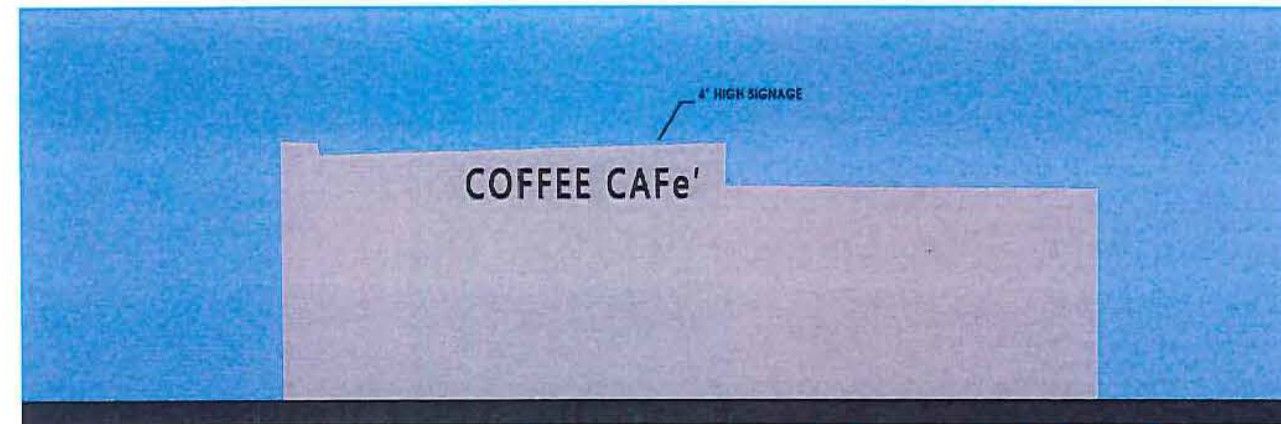
BACK ELEVATION



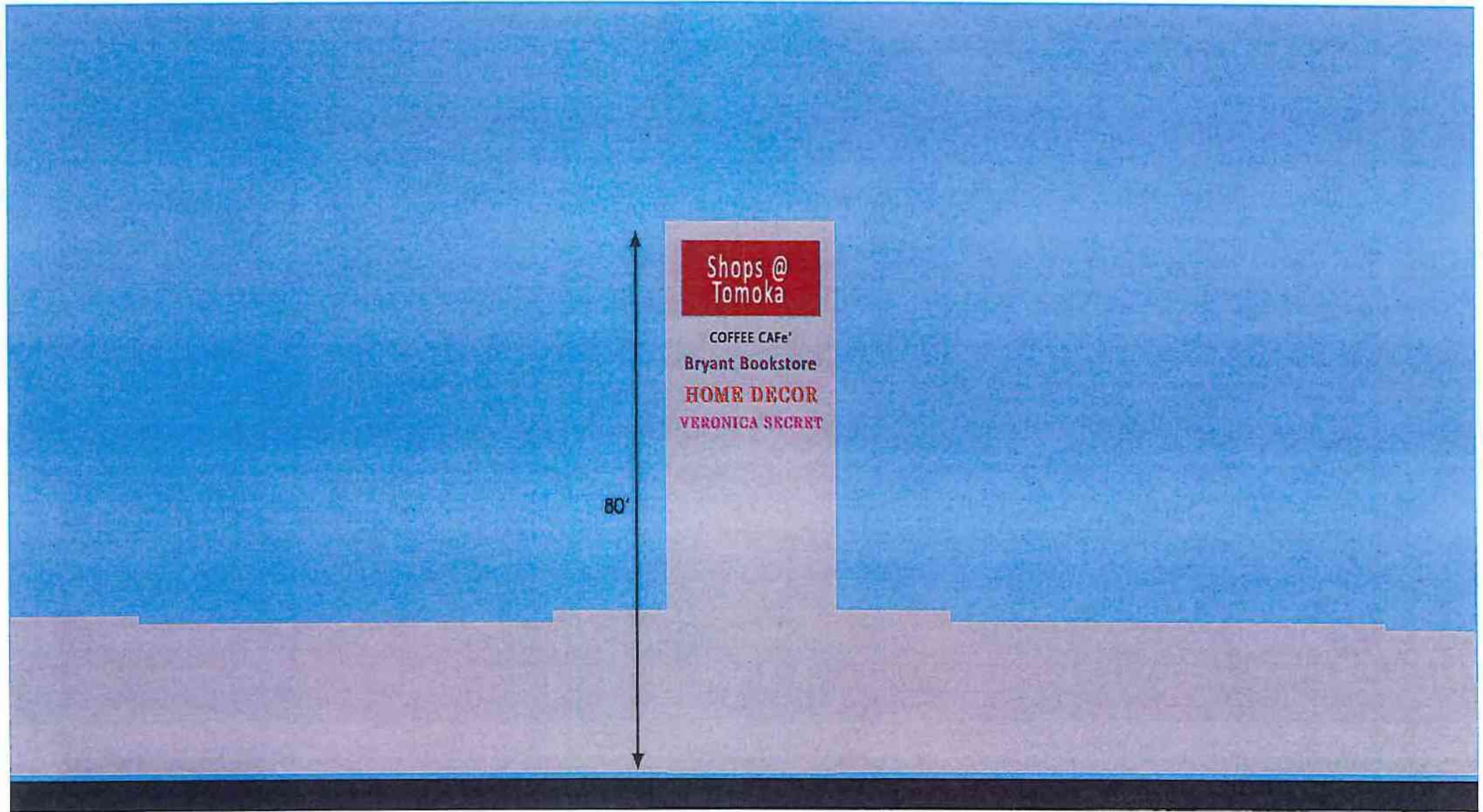
FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



FRONT ELEVATION

Date: 11-20-18
Project Number: 18020
Design By: CW

O'CONNOR | CAPITAL PARTNERS

O'CONNOR DAYTONA PD
BUILDING SIGNAGE - OPTIONAL ARCHITECTURAL TOWER

HARRIS
Harris Civil Engineers, LLC

INNOVATIONS
DESIGN



Daytona Beach • DeLand

Post Office Box 2491
Daytona Beach, Florida 32115-2491
(386) 255-8171
CobbCole.com

Memorandum

To: Dennis Mrozek, Planning Director, City of Daytona Beach
From: Deborah D. LaCroix, CLA
Date: November 27, 2018
Client/Matter #: O'Connor Capital Partners Planned Development-General Rezoning
DEV2018-074
Subject: Neighborhood Meeting Summary – November 26, 2018

A neighborhood meeting was held in the meeting room of the Holiday Inn LPGA, 137 Automall Circle, Daytona Beach, FL on November 26, 2018 at 6:00 p.m.

Rob Merrell, Peter Bergner, Abdul Alkadry, Courtney Bodor, Ayman Saidi, and Debi LaCroix were in attendance to explain the rezoning request.

The meeting was attended by only several interested neighbors who received invitations. See attached Sign-In Sheet.

We provided the neighbors with the anticipated hearing schedule for this rezoning. The neighbors were interested in the timing for the construction of the Strickland Range Road extension. The neighbors were receptive to the proposed project.

We look forward to this item being scheduled for the Planning Board at their December 20, 2018 meeting.

Thanks.

Deb.

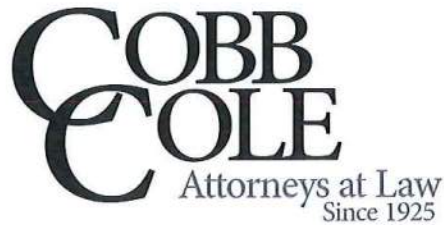
O'CONNOR CAPITAL
PLANNED DEVELOPMENT-GENERAL REZONING

DEV2018-074

NEIGHBORHOOD MEETING
NOVEMBER 26, 2018 6:00 P.M.
SIGN IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE NUMBER</u>
Peter Berger	701 S Olive Ave WPB FL	561-908-6904
Courtney Bodor	1200 Hillcrest St. Orlando	407-629-4777
Abdul AlKadry	" " " " " "	" " " "
John Anthony Cobb Cole	Mrs. Ridgeway	323-9063
Chris New	6965 Piazza Grande Ave Orlando, 32835	407-481-3439
Tom Hellman	120 MENDOWBROOK CIR DB,	32114
BEAUMONT CHORNY	120 E GRANADA	813 765 4472
Tyra Roberson	120 E Granada	386 212-0274
Ayman Saidi	3101 McGuire Blvd. Orlando	407-710-14
Scott Bullard	1401 WILLIAMSON BLVD	407 947 0877
Rob Merrill	1500 W. ... Cobb Cole	

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Andrea M. Kurak
Kelly Parsons Kwiatek
Pamela R. Masters
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Matthew S. Welch
Robert E. Doan
Erica C. Johnson
Holly J. Woerschling
Sarah Zimmerman Fogle
Taylor M. Westfall
Jessica L. Gow



Daytona Beach • DeLand

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OF COUNSEL
Harold C. Hubka
Thomas J. Leek
Larry D. Marsh
Maja Sander Bowler
Peter R. J. Thompson*
*Practice limited to federal
immigration matters

RETIRED
Thomas S. Hart

William M. Cobb
(1881-1939)
Thomas T. Cobb
(1916-2004)
W. Warren Cole, Jr.
(1926-2008)

November 15, 2018

INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor:

The law firm of Cobb Cole has the pleasure of representing Consolidated-Tomoka Land Co., the owner, and O'Connor Capital Partners, LLC, the contract purchaser, of 215+/- acres of property located on Williamson Boulevard near its intersection with LPGA Boulevard, as shown on the attached map. The contract purchaser intends to rezone the property for mixed uses, including retail, commercial, office, multifamily and light industrial uses.

As future neighbors to the proposed rezoning, we would like to invite you to discuss the rezoning on **Monday, November 26, 2018 at 6:00 p.m.** in the meeting room of the Holiday Inn LPGA Daytona Beach, located at 137 AutoMall Circle, Daytona Beach, Florida, 32124.

We look forward to seeing you at this meeting if you are interested in discussing this rezoning.

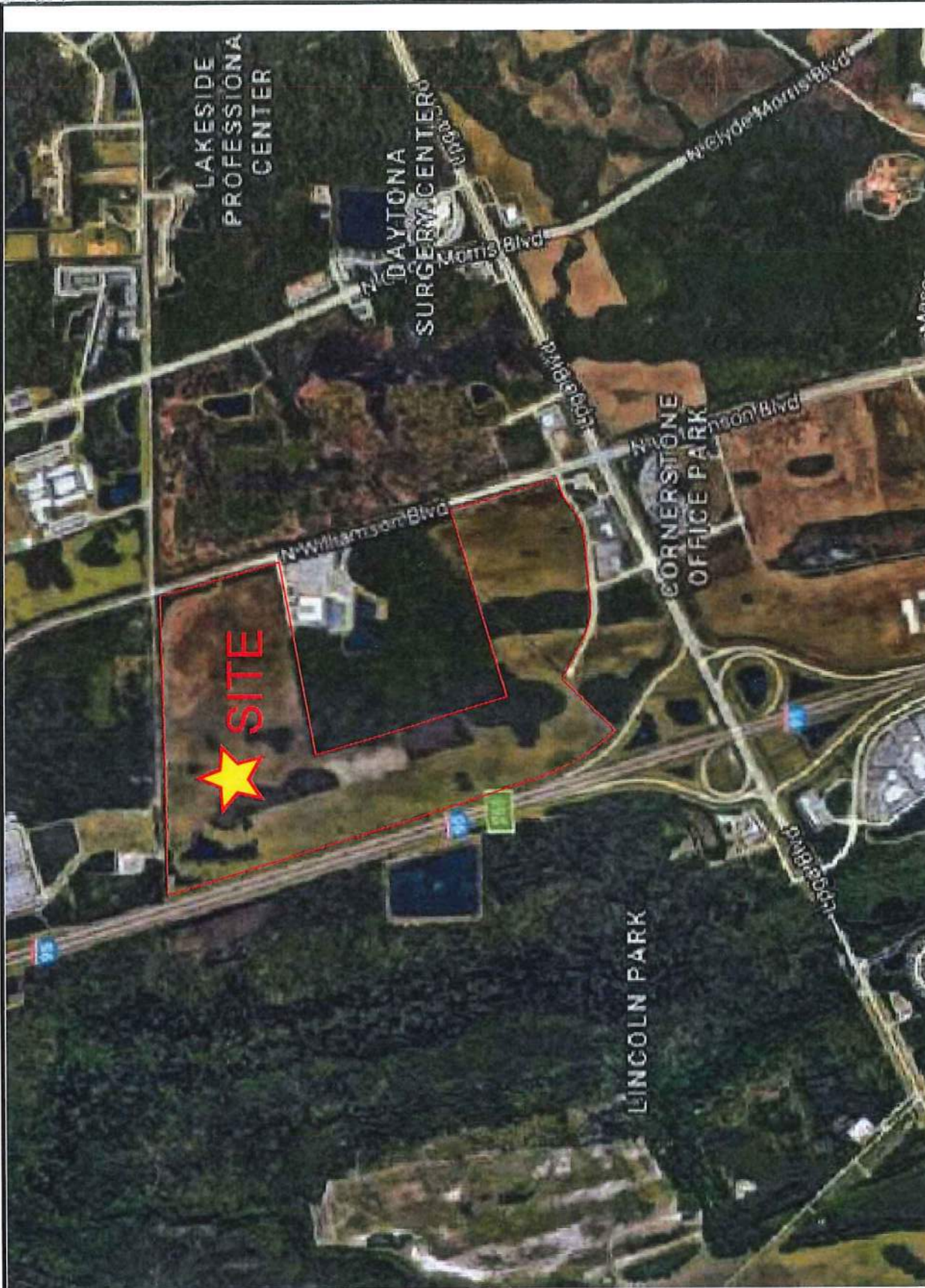
Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Merrell III'.

Robert A. Merrell III

Direct Dial (386) 323-9263
Email Rob.Merrell@CobbCole.com
Fax (386) 944-7955

RAM:ddl
Enclosures



SCALE: 1"=1500'

VICINITY MAP
AERIAL
Daytona Project



Harris Civil Engineers, LLC

ATTACHMENT D

4231-00-00-0040

Memorial Health Systems, Inc.
301 Memorial Medical Parkway
Daytona Beach, FL 32117

5204-00-00-0013/0014/0017/0018

State of Florida DOT
719 S. Woodland Blvd.
DeLand, FL 32720-6834

5203-09-00-0010

BR Sands Parc, LLC
712 Fifth Ave., 9th Floor
New York, NY 10019

5209-00-00-0019/5204-00-00-0050

Buc-ees Ltd.
327 FM 2004 Rd.
Lake Jackson, TX 77566

5204-00-00-0040/4232-00-00-0080

School Board of Volusia County
P.O. Box 2118
DeLand, FL 32721-2118

5204-01-00-0010

Stonewood West, LLC
810 Fentress Ct., Ste. 130
Daytona Beach, FL 32117

5204-00-00-0041

District Board of Trustees of Daytona State College
1200 W. International Speedway Blvd.
Daytona Beach, FL 32120-2811

4232-00-00-0010

MHK of Volusia Cnty., Inc.
2379 Beville Rd.
Daytona Beach, FL 32119

4231-00-00-0071

First United Methodist Church of Ormond Beach, Inc.
336 S. Halifax Drive
Ormond Beach, FL 32176

NEIGHBORHOOD MEETING

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON
11/26/18 AT 6:00 P.M. TO INTRODUCE THE
FOLLOWING APPLICATION FOR THIS PROPERTY:

PD-G Rezoning

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Holiday Inn. West, 137 Auburn St., D.B.R

INTERESTED PARTIES CAN CONTACT Cobb Cole

AT 386/323-9263 FOR FURTHER INFORMATION.

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON

11/26/18 AT 6:00 PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD-G Rezoning

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Holiday Inn-USA, 137 Ashbourn Ct., D.B., FL

INTERESTED PARTIES CAN CONTACT Cobb Cole

AT 886/323-9263

END CLIPPING

NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON

11/26/18 AT 6:00 PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY.

PD-G Rezoning

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Holman Inn 1034 177th Avenue SW 21st St

RESIDENTS ARE INVITED TO ATTEND AND PARTICIPATE

11/26/18