



The City of Daytona Beach
AGENDA
Planning Board Meeting
6:00 PM - Thursday, June 27, 2024
City Commission Chambers
Website: www.codb.us

	Page
1. CALL TO ORDER	
2. ROLL CALL	
3. APPROVAL OF MINUTES	
3.A. Approval of the Minutes of the May 23, 2024 Planning Board Meeting held at 301 S. Ridgewood Avenue, Daytona Beach, FL 32114.	4 - 9
PB 05232024	
4. NEW ITEMS	
4.A. 2nd Amendment to Karis Cold Storage PD Rezoning - DEV2023-580 (Quasi-Judicial Hearing)	10 - 30
A request by Jessica Gow, Esq., Cobb Cole Law Firm, on behalf of KCS ICEBOX DAB1, LLC (property owner), to amend the Karis Cold Storage Planned District (PD) Agreement to modify and clarify landscaping requirements, removing the internal lot line boundaries. The subject property is located at 1094 S. Williamson Blvd., along the west side of Williamson Blvd. and east side of Interstate-95 (I-95), approximately 0.3 miles south of the Williamson Blvd. and Bellevue Ave. intersection.	
4A - KARIS 2ND AMENDMENT	
4.B. 1st Amendment to Afshari LPGA PD Rezoning - DEV2024-005 (Quasi-Judicial Hearing)	31 - 59
A request by Jessica Gow, Esq., Cobb Cole, on behalf of Afshari LPGA, LLC, to amend the Afshari LPGA Planned District Agreement, to allow for additional institutional and commercial uses, and associated site improvements. The subject property is generally located on the northeast corner of LPGA Blvd. and Concierge Blvd.	
4B -Afshari 1st Amendment	
4.C. Sunglow Mini-Storage Site Plan - DEV2023-455 (Quasi-Judicial Hearing)	60 - 78
A request by Philip Hollis, Flagship Companies Group, LLC, on behalf of	

Sunglow Construction, to approve a Major Site Plan to allow construction of a self-storage facility, offices, and flex space. The property is generally located west of Wesley Street, and north of LPGA Boulevard.

[4C - Sunglow Mini Storage Site Plan](#)

4.D. Proportionate Fare Share Process LDC Text Amendment - DEV2024-006 (Legislative Hearing) 79 - 87

A request by the Growth Management and Planning Department to amend Article 2 (Administrative Authorities) and Article 3 (Review Standards) of the Land Development Code, to modify the approval process for transportation Proportionate Share Agreements and include additional Staff responsibilities for review and approval of certain contracts and instruments.

[4D - Prop Share Text Amendment](#)

4.E. Signage in Public Parks LDC Text Amendment - DEV2024-382 (Legislative Hearing) 88 - 91

A request by the Growth Management and Planning Department on behalf of the Public Works Department to amend Article 6 (Development Standards), Section 6.10 (Signage), of the Land Development Code (LDC), to exempt non-commercial informational signage installed by the City in City parks or on City properties, or on City buildings, from LDC signage standards.

[4E - SIGNAGE LDC Text Amendment](#)

5. OTHER BUSINESS

- a. Downtown/Balough Road Redevelopment Area Board Report
- b. Midtown Redevelopment Area Board Report
- c. Beachside Redevelopment Area Board Report
- d. Affordable Housing Advisory Committee (AHAC) Report
- e. Public Comments
- f. Staff Comments
- g. Board Members Comments

6. ADJOURNMENT

NOTICES - Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the Planning Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not prepare or

provide such a record. For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023 Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.



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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Planning Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Telephone: 386-671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 7-1-1 or 1-800-955-8771.

MINUTES
REGULAR MEETING – PLANNING BOARD
May 23, 2024

Minutes of the Regular Meeting of the Planning Board for the City of Daytona Beach, Florida, held on Thursday, May 23, 2024, at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

1. **Call to Order**

Mr. Weatherholtz, Vice Chair, called the meeting to order.

2. **Roll Call**

Board Members Present:

Tony Barhoo	Present
James Newman	Present
Milverton Robinson	Present
Tony Servance	Present (partial via virtual)
Cathy Washington	Present
Vernon Weatherholtz Vice Chair	Present

Also Present:

Dennis Mrozek, Planning Director
David Rusell, Assistant City Attorney
Doug Gutierrez, Planning Manager
Paula Long, Planner
Danalee Petyk, Senior Planner
Vanessa Trimble, Planning Technician

Item 3.

A. Approval of the Minutes - April 25, 2024

Approval of the Minutes of the April 25, 2024, Planning Board Meeting held at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve the minutes with corrections. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo,	Yes
James Newman	Yes
Milverton Robinson	Yes
Cathy Washington	Yes
Vernon Weatherholtz Vice Chair	Yes

Item 4.

A. Advent Health Tower Expansion - DEV2024-144 (Quasi-Judicial Hearing)

A request by Mark Dowst, P.E., Mark Dowst & Associates, on behalf of Memorial Health Systems (property owners), to add five additional floors to the existing hospital, to add 218 beds, addition of two stair towers and one elevator tower (south side), an electrical room addition (east side) and additions to the north & south ends of existing central energy plant. The property is generally located at 301 Memorial Medical Parkway.

Staff Presentation:

Dennis Mrozek, Planning Director presented the staff report that was included as part of the packet. A request by Mark Dowst, P.E., Mark Dowst & Associates, on behalf of Memorial Health Systems (property owners), to add five additional floors to the existing hospital, to add 218 beds, addition of two stair towers and one elevator tower (south side), an electrical room addition (east side) and additions to the north & south ends of existing central energy plant. Provided all traffic and utility conditions are met, Staff recommends approval of the Major Site Plan for the Advent Health Hospital Expansion.

Applicant Presentation:

Mark Dowst, P.E., Mark Dowst & Associates, on behalf of Memorial Health Systems (property owners), to add five additional floors to the existing hospital, and add 218 beds, also the addition of two stair towers and one elevator tower (south side), an electrical room addition (east side) and additions to the north & south ends of existing central energy plant. The property is generally located at 301 Memorial Medical Parkway.

Mr. John Nicholson, 413 N Grandview Avenue, was in favor of the project, but had issues with parking.

Mr. Mrozek advised the project will exceed the parking requirement according to the LDC.

Mr. Dowst advised they have several parking projects currently under construction on the site.

Mr. Weatherholtz wanted to know if there was a separation between staff and patron parking.

Mr. Dowst stated there are different zones for staff and patrons.

Mr. Newman stated he has a concern with the amount of pavement being put into that project.

Mr. Dowst stated a parking garage is being considered for this site.

Mr. Russell explained that for Mr. Servance to participate in the remainder of the meeting a motion would have to be made to allow him to be a part of the meeting.

A motion was made by Mr. Newman and seconded by Mr. Barhoo to allow Mr. Servance to participate remotely. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo,	Yes
James Newman	Yes
Milverton Robinson	Yes
Cathy Washington	Yes
Vernon Weatherholtz Vice Chair	Yes

A motion was made by Mr. Barhoo, seconded by Ms. Washington, to approve the Advent Health Tower Expansion - DEV2024-144 in accordance with the staff report as presented. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo,	Yes
James Newman	Yes
Milverton Robinson	Recused
Tony Servance	Yes
Cathy Washington	Yes
Vernon Weatherholtz Vice Chair	Yes

B. Lakewood Senior Living Planned Development-General (PD-G) Rezoning - DEV2023-587 (Quasi-Judicial Hearing)

A request by Mark A. Watts, Esq., Cobb Cole Law Firm, on behalf of Lakewood Senior Housing, LLLP, (property owner) and Acruva Community Developers, LLC, to rezone 2.9± acres of property from Multifamily Residential -20 (MFR20), to Planned Development-General (PD-G), to allow for development of a Senior Living Facility with a maximum density of 56 units and associated site improvements. The property is generally located on Jimmy Ann Drive approximately half (.5) a mile south of LPGA Boulevard, north of 5th Street

Staff Presentation:

Danalee Petyk, Senior Planner, presented the staff report that was included as part of the packet. This request is for a rezone of ± 2.94 acres of land from Multifamily Residential-20 (MFR-20) to Planned Development-General (PD-G) for a 56-unit senior multi-family residential development. As part of the PD-G rezoning, the applicant has requested the following waivers and LDC modifications:

- Increase building height from 35 feet to 44 feet
- Reduce parking ratio from 2 spaces per dwelling unit to 1.1 spaces per dwelling unit
- Reduce the required glazing (glass window area) per floor

A majority vote by the Planning Board members present and voting is required to forward a recommendation to the City Commission. The item is tentatively scheduled to be heard by the City Commission for 1st reading on July 3, 2024, and for 2nd reading on July 17, 2024.

Staff recommendation: Staff finds the requested rezone meets the criteria in Sections 3.4.D.3 and 4.8.B, Land Development Code. Staff recommends the Planning Board forward the rezone of ± 2.94 acres from Multifamily Residential-20 (MFR-20) to Planned Development – General (PD-G) to the City Commission with a recommendation of approval.

Mr. Newman wanted to know what the difference was in the window glazing.

Ms. Petyk explained the LDC breaks down the window glazing percentages by floor. The staff report contained the table and percentages.

Mr. Robinson wanted to know how the project met the criteria if it was asking for all these modifications to the LDC.

Mr. Mrozek explained that each PD was specific to the property based on that property alone.

Mr. Barhoo stated this would set a precedent so other properties could ask for the same modifications.

Mr. Mrozek stated any one can come and ask for a PD Rezoning and the Planning Board would have to decide if it was appropriate for the area or not.

Mr. Robinson does not think this project is appropriate for this area.

Mr. Newman stated this is a residential area, but the project is a residential project (senior living).

Applicant Presentation:

Mark A. Watts, Esq., Cobb Cole Law Firm, on behalf of Lakewood Senior Housing, LLLP, (property owner) and Acruva Community Developers, LLC, to rezone 2.9± acres of property from Multifamily Residential -20 (MFR20), to Planned Development-General (PD-G), to allow for development of a Senior Living Facility with a maximum density of 56 units and associated site improvements. The property will be an affordable elderly (age restricted 62 or older) community. The property is generally located on Jimmy Ann Drive approximately half (.5) a mile south of LPGA Boulevard, north of 5th Street.

Mr. Newman asked if the project was funded and what is the timeline for construction.

Mr. Watts advised the project was funded through various sources. The project is expected to break ground sometime by the end of this year.

Mr. Robinson explained that his opposition is that the project is an apartment complex, and it backs up to a residential area (single family housing) and across the street is an elementary school. So, traffic would be an issue. He also said there is not enough parking for 56 units. He believes overflow parking will end up parking in the neighboring area. He also stated property values would go down and flooding would be an issue.

Mr. Watts stated the property already has zoning for multifamily use so that is not changing. He stated all the units are one bedroom and the complex is managed. The units are only allowed one parking space per unit. He stated that the stormwater will be retained on the site with a retention pond.

Mr. Robinson stated he was afraid the retention pond would prove to be a safety issue for the children in the community. He asked where the gatehouse to this project would be.

Mr. Daniel Acosta 800 Fairview Drive, explained the gatehouse would have enough set back as to not create a traffic problem on Jimmy Ann.

Mr. Barhoo had concerns about the building height, parking, and occupancy.

Mr. Robinson asked if Acruva has ever been built in Daytona Beach.

Mr. Acosta stated this is the first time a project from Acruva has come to Daytona Beach.

Mr. Weatherholtz wanted to know if there was a positive outflow in the retention area.

Mr. Amir Malik, 3930 S. Nova Road, explained that in a worst-case scenario the water would flow towards the front of the site and end up in the canal just north of the property.

Mr. Robinson wanted to know the evacuation plan.

Mr. Acosta explained that there will be an evacuation plan at some point prior to finalization of the project.

Ms. Princess Carwise, 11 Starling Drive, is against the project.

Ms. Charlette Baker, 6 Tanager Court, is against the project.

Mr. J. Nicholson, 413 N Grandview Avenue, is in favor of the project.

Ms. Katrina Hill, 9 Tanager Court, is against the project.

Ms. Lorie Mitchell, 29 Starling Drive, is against the project.

Ms. Desarae Stewart, 7 Starling Drive, is against the project.

Ms. Sandy Murphy, 136 Park Avenue, is in favor of the project.

Ms. Anne Ruby, 137 Park Avenue, is in favor of the project.

Ms. Michelle Sykes, 8 Tanager Court, is against the project.

Mr. Watts explained the height and the angle of view due to the setback of the building. He stated the ponds are designed to be dry ponds and 63% of the site is pervious. He stated the tenants must be 62 years of age with a maximum of 2 people per unit. This would be verified yearly as per the lease agreements.

A motion was made by Mr. Newman, seconded by Mr. Weatherholtz, to approve the Lakewood Senior Living Planned Development-General (PD-G) Rezoning - DEV2023-587 in accordance with the staff report as presented. The motion failed (4-2) with the breakdown as follows:

Tony Barhoo	No
James Newman	Yes
Milverton Robinson	No
Tony Servance	No
Cathy Washington	No
Vernon Weatherholtz Vice Chair	Yes

5. Other Business

- a. Downtown/Balough Road Redevelopment Area Board Report
- b. Midtown Redevelopment Area Board Report
- c. Beachside Redevelopment Area Board Report
- d. Affordable Housing Advisory Committee (AHAC) Report
- e. Public Comments
- f. Staff Comments
- g. Board Members Comments

Vernon Weatherholtz, Vice Chair

Luci Brito, Secretary

Agenda Item 4A (Quasi-Judicial Hearing)
Planned Development-General (PD-G) Amendment
DEV2023-580
2nd Amendment to the Karis PD

STAFF REPORT

MEETING DATE: June 27, 2024, Planning Board
REPORT DATE: May 28, 2024
SUBJECT: DEV2023-580 2nd Amendment to the Karis PD
APPLICANT: Jessica L. Gow, Esq., Cobb Cole
OWNER: KCS ICEBOX DAB 1, LLC
STAFF: Danalee Petyk, AICP, Senior Planner

SUMMARY OF REQUEST

This request is an amendment to the Karis Planned Development (PD) Agreement to clarify landscape buffer requirements on the property. No other modifications to the existing PD are proposed.

As part of this amendment, the applicant has requested the following waiver and LDC modification:

- Remove the requirement for a landscape buffer along internal lot boundaries abutting vehicular use areas.

A majority vote by the Planning Board members present and voting is required to forward a recommendation to the City Commission. The item is tentatively scheduled to be heard by the City Commission for 1st reading on August 7, 2024, and for 2nd reading on August 21, 2024.

Staff recommendation: Staff finds the requested rezone meets the criteria in Sections 3.4.D.3 and 4.8.B, Land Development Code. Staff recommends the Planning Board forward the 2nd amendment to the Karis Planned Development (PD) Agreement to the City Commission with a recommendation of approval.

SITE INFORMATION

Location: West of S Williamson Boulevard, approximately 1/3 mile south of Bellevue Avenue

Parcel No(s): 5235-00-00-0024, 5235-00-00-0020, 5235-00-00-0026

Property Size: ± 67.5 acres

Existing Zoning: Karis Planned Development (PD)

Existing Future Land Use: General Industry (GI)

Adjacent Land Use and Zoning: Existing uses listed in the table below are not intended to be an all-inclusive list, but a general summary of types of uses near the subject property.

	Existing Use(s)	Future Land Use Designation	Existing Zoning Classification
Site	Warehouse distribution	GI	PD-G
North	Daytona Beach Kennel Club	MU	PD-G
South	Interstate 95 and Beville Road Interchange	County	County
East	Vacant	MU	M3
West	Interstate 95	County	County



Aerial View of the Property

PROJECT DESCRIPTION AND HISTORY

The original Karis Planned Development was approved on September 21, 2022, for an industrial development on ± 67.5 acres. The 1st Amendment to the Karis PD was approved on September 20, 2023, which modified the parking and signage requirements within the PD.

During the preparation of the overall site layout, the applicant discovered there would be a conflict with the required landscaping between property lines abutting vehicle use areas and the shared parking and access drives they propose. To continue with their design plans, an amendment to the PD to revise the requirements for landscaping along the internal perimeters would be necessary.

Now, the applicant is requesting an amendment to the Karis PD to clarify the landscape requirements on the property as follows:

- Remove the requirement for landscaping along internal lot lines in the Planned Development.
- Allow perimeter landscape strips to be located on the internal edge of access roadways.

No other modifications to the existing Karis PD Agreement or PD plan are proposed with this amendment.

PROJECT ANALYSIS

According to Section 3.4.D.3, *Site-Specific Zoning District Amendment Review Standards*, Land Development Code (LDC), the City shall consider the criteria below when determining whether to adopt or deny a proposed Site-Specific Zoning District Map Amendment. In addition, the City Commission must find applications for a PD zoning district classification in compliance with Section 4.8.B, *General Standards for All Planned Development Districts*, LDC, before approving said PD zoning district classification. The analysis of the proposed Planned Development – General zoning classification is below.

Site-Specific Zoning District Map Amendment Review Standards

Per Section 3.4.D.3, LDC, 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 proposed amendment does not change the overall intent of the existing PD; therefore, it remains consistent with the Comprehensive Plan.

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 LDC; any modifications of those standards must be established in the PD Plan and the PD Agreement. With this amendment to the PD, the applicant has requested one (1) modification to these standards, as detailed below and in the attached Waiver & Benefits Letter (*Attachment A*).

LDC Modifications & Project Details

- *Landscaping* – The applicant has requested a waiver to the requirements of Section 6.4, LDC, to allow required perimeter landscaping to be located along the inside edge of an access driveway if the access driveway is located along the property boundary. Typically, the perimeter landscaping must be placed along the property boundary and the access driveway, or other vehicular use area, must be placed behind the perimeter landscaping. This waiver would allow the developer flexibility in locating the required landscaping if the site design does not allow adequate room between the access driveway and the property boundary while still meeting the other perimeter landscape requirements.

If the requested LDC modifications are granted, the proposed PD agreement will be consistent with the LDC, and the proposed amendment will meet this criterion.

iii. Addresses a demonstrated community need;

The applicant has provided a Waiver & Benefits Letter (*Attachment A*) which details the proposed public benefits to the project and addresses the standard for a demonstrated community need. The Waiver & Benefits Letter details the requested modification to the LDC, as identified above, in exchange for the public benefits enumerated in the letter.

Staff does not object to the applicant's demonstration they meet this criterion.

iv. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

The proposed amendment does not change the overall intent of the existing PD; therefore, it remains compatible with the surrounding land uses.

v. Would result in a logical and orderly development pattern;

The standards proposed in the PD Agreement and the LDC would result in a logical and orderly development pattern for the property and the surrounding area. Staff finds the proposed amendment meets this criterion.

vi. Would not adversely affect the property values in the area;

The proposed amendment does not change the overall intent of the existing PD; therefore, staff does not have any indication there will be 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 proposed amendment does not change the overall intent of the existing PD; therefore, Staff has no objection in relation to the impacts to public facilities.

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 development is required to go through the site plan review process and provide environmental assessments and appropriate permitting from environmental agencies. Staff does not find any indication the development would not result in significant adverse impacts to the natural environment. The amendment meets this criterion.

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 Planned Development – General (PD-G) zoning designation on the property remains unchanged as part of this amendment request.

Planned Development Zoning Districts Review Standards

Amendments to Planned Developments shall be reviewed in accordance with the additional review standards outlined in Sections 4.8.B.2 and 3 for review of planned development districts. The analysis of the proposed amendment with these standards is below.

2. Consistency with City Plans

If adopted by the City Commission, the amendment to the PD Agreement will be consistent with the Comprehensive Plan.

3. Compatibility with Surrounding Areas

The proposed amendment to the PD Agreement primarily affects landscaping which would be internal to the development and would not change the compatibility with the surrounding area. The specific standard related to the location of perimeter landscape strips adjacent to accent drives would not eliminate the landscaping but would allow it to be relocated if necessary to accommodate the design. As the surrounding area would still be buffered in these areas, the development plan is compatible.

Neighborhood Meeting

The applicant conducted a neighborhood meeting on March 21, 2024, as required by the LDC. A summary of the neighborhood meeting prepared by the applicant is in *Attachment B*.

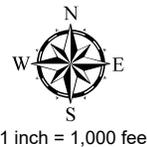
RECOMMENDATION

Staff finds the requested rezone meets the criteria in Sections 3.4.D.3 and 4.8.B, Land Development Code. Staff recommends the Planning Board forward the 2nd amendment to the Karis Planned Development (PD) Agreement to the City Commission with a recommendation of approval.

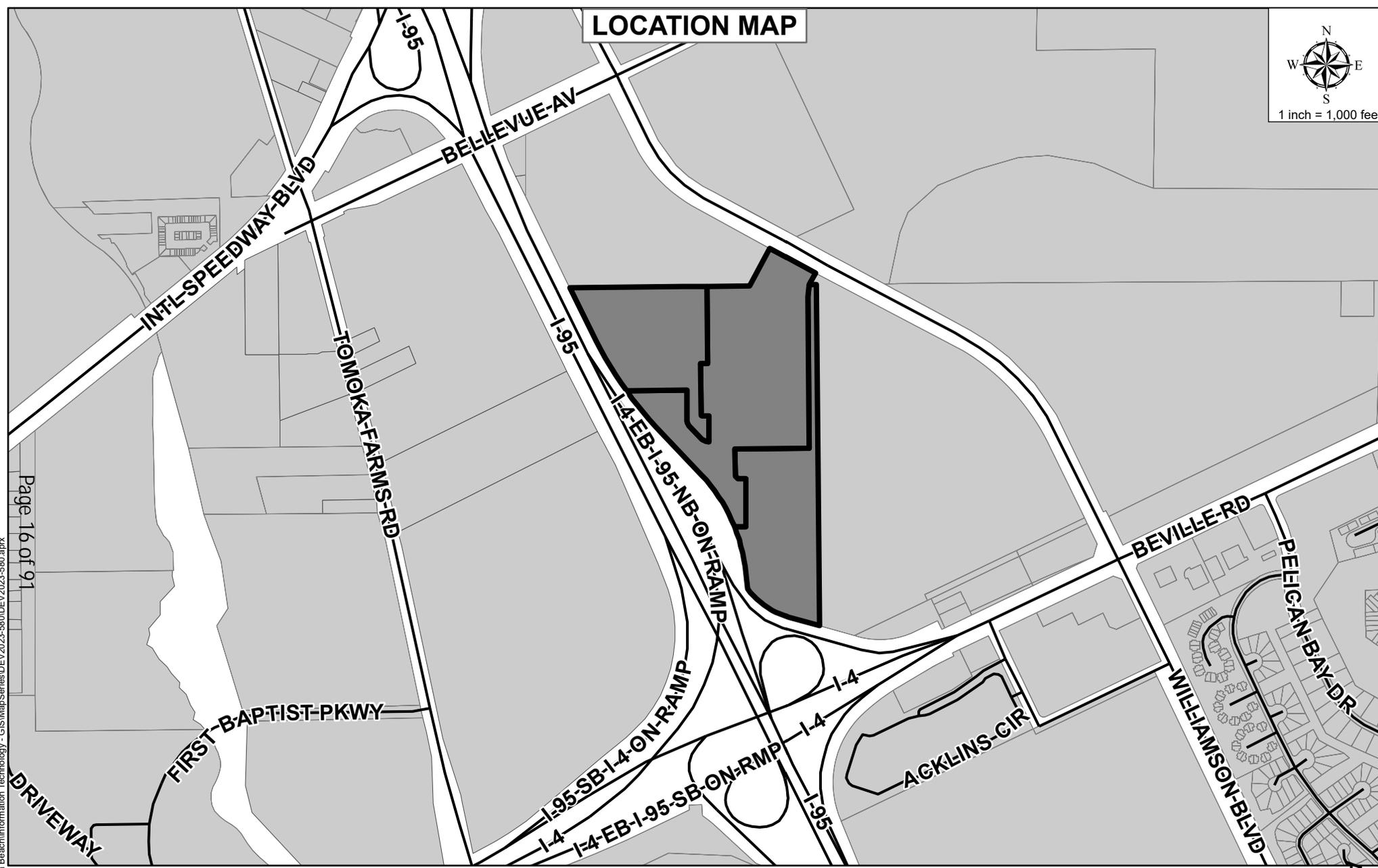
A majority vote by the Planning Board members present and voting is required to forward a recommendation to the City Commission.

The item is tentatively scheduled to be heard by the City Commission for 1st reading on **August 7, 2024**, and for 2nd reading on **August 21, 2024**.

LOCATION MAP



1 inch = 1,000 feet



DEV2023-580 KARIS - 2ND AMENDMENT TO PD LOCATION MAP

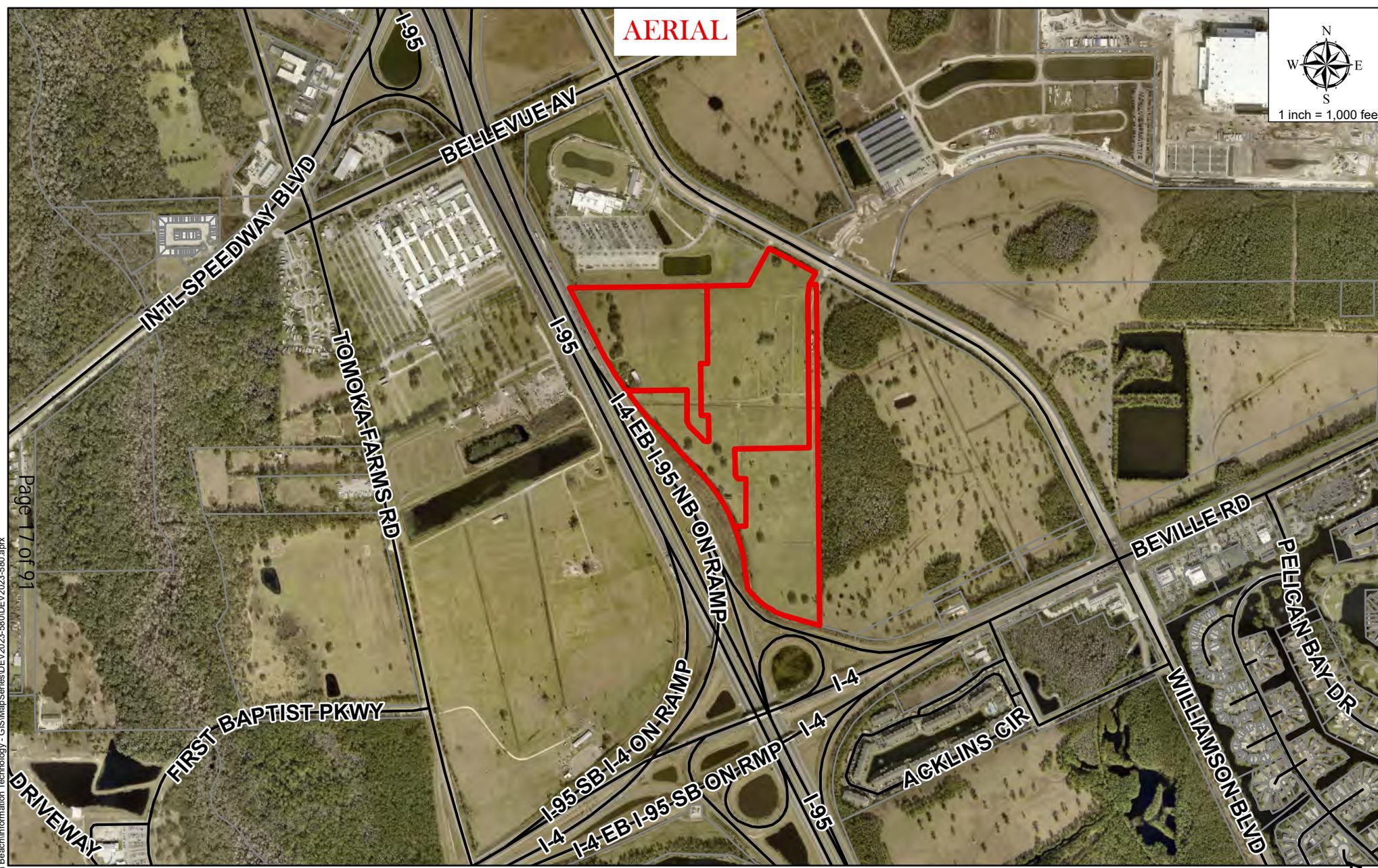
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Agenda Item #4.A.

AERIAL



1 inch = 1,000 feet



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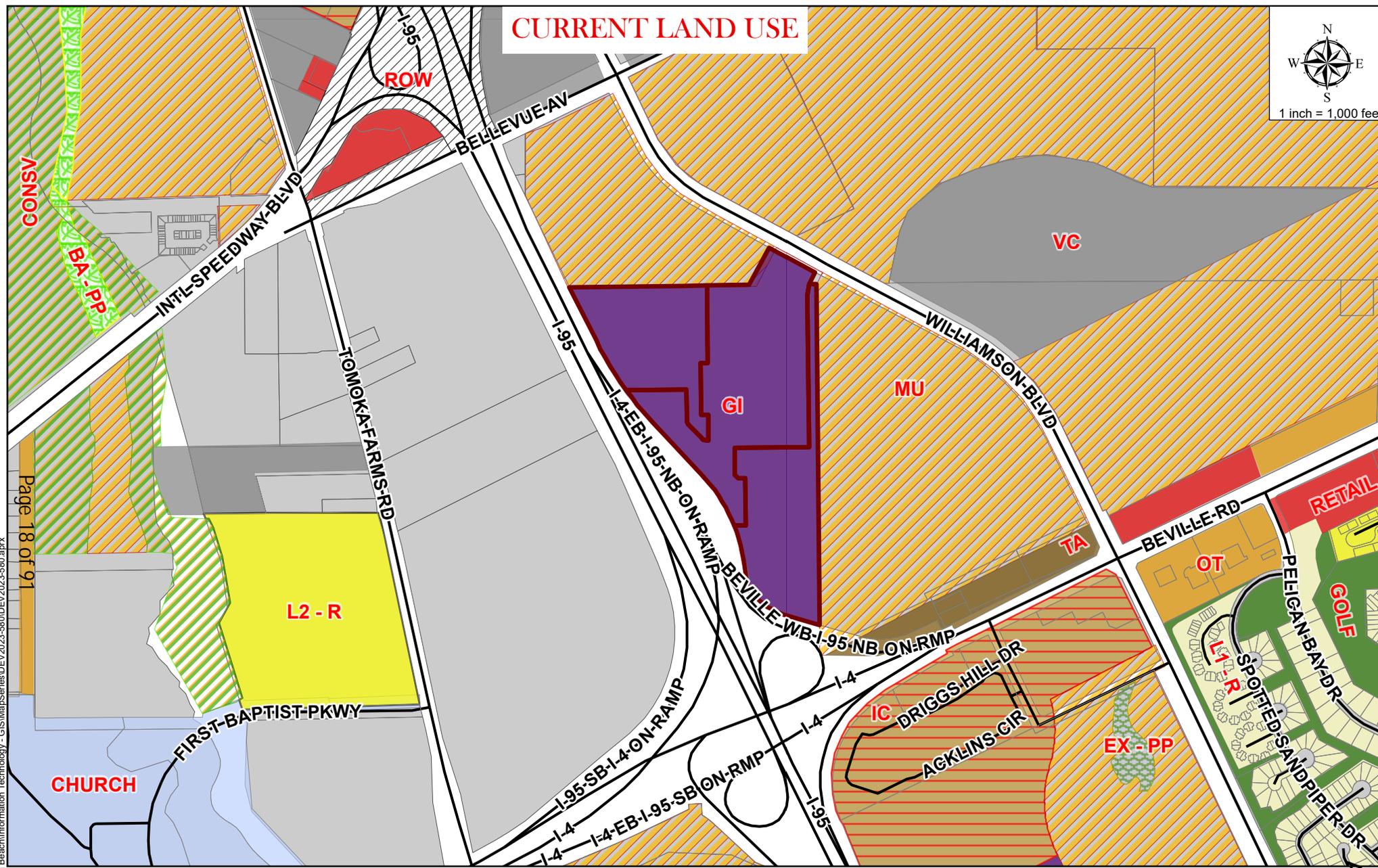
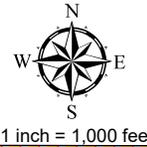


DEV2023-580 KARIS - 2ND AMENDMENT TO PD AERIAL MAP

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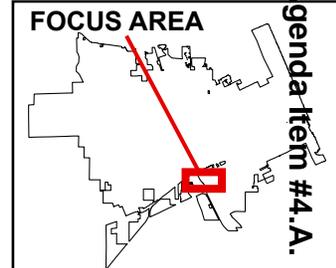
Agenda Item #4.A.

CURRENT LAND USE



DEV2023-580 KARIS - 2ND AMENDMENT TO PD CURRENT LAND USE MAP

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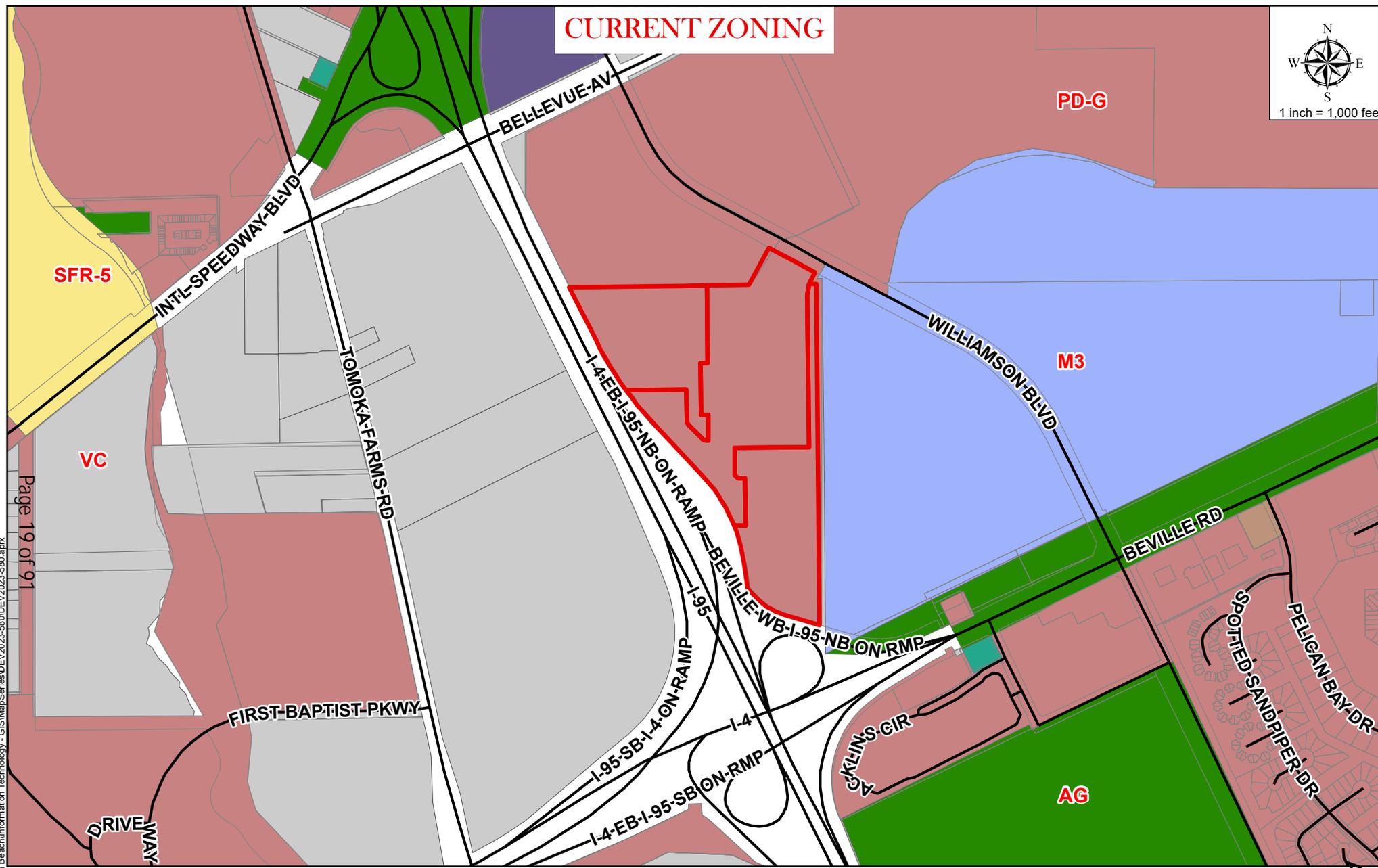


Agenda Item #4.A.

CURRENT ZONING



1 inch = 1,000 feet

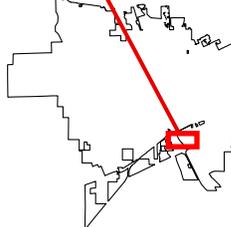


DEV2023-580 KARIS - 2ND AMENDMENT TO PD CURRENT ZONING MAP

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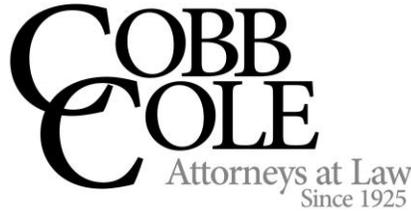
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FOCUS AREA



Agenda Item #4.A.

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka



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Anne M. Kehrlri
James P. Love III
Alanna V. Smith

OF COUNSEL
Larry D. Marsh
Ira Halfond

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

June 13, 2024

VIA HAND DELIVERY

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

Re: Waiver & Benefits Letter
Second Amendment to Karis Planned Development-General Rezoning
DEV2023-580

Dear Mr. Mrozek:

As you know, Cobb Cole has the pleasure of representing KCS ICEBOX DAB 1, LLC (Applicant”) in connection with their application for an Amendment to the approved Planned Development Agreement on the property located along Williamson Boulevard in Daytona Beach, Florida (the “Property”). The Applicant intends to develop the property for industrial use opportunities. As required by the City of Daytona Beach’s Land Development Code (“LDC”), this letter will detail the public benefits of the development as well as the proposed LDC modifications.

Development Summary/Public Benefits. The project is under construction and will develop existing, vacant lots on the Property for potential industrial uses. This proposed development will foster economic development within the area and result in an increased ad valorem tax base for the City of Daytona Beach while providing a range of industrial use opportunities in an appropriate scale and location to support the projected growth of our City. The project includes the provision of cold storage services. Cold storage users often require specialized facilities. Karis acts to acquire optimal locations and develop facilities customized to the needs of food companies, third-party logistics operators, and other cold storage users. This use will help fill a market demand and complement surrounding industrial and production uses. Cold storage uses are created to provide support for regional providers, including supply sources for local and regional restaurants, hotels, and grocery stores.

LDC Modifications. The Applicants recognize the importance of the standards set forth in the LDC and have made every reasonable effort to bring forward a project consistent with the LDC. However, the general application of the LDC, which is designed to apply on a single project basis, would constrain the potential development and limit the ability to create a cohesive and master planned project. As more particularly described below, the Project requires certain minor

code waivers to allow for flexibility in design and development, which are balanced against the public benefits of the proposed development.

Article 6, Section 6.4 – Landscaping

Section 6.4 of the Land Development Code sets forth requirements for certain perimeter buffers along the perimeter of a property. The Applicant is requesting a modification to the perimeter buffer requirements applicable to the site to allow for the buffer area to be located interior to an access driveway, if the driveway is located along the property boundary of the site and does not provide adequate room for landscaping on the outside edge of such driveway.

This project will provide additional industrial use opportunities, which will support the growing residential and professional development in the area. Through the Planned Development process, the Applicant will be able to bring a well-planned and visually pleasing development that meets the requirements and policies of the Comprehensive Plan. The Applicants respectfully request approval of the Planned Development-General zoning and the proposed modifications.

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Jessica Gow, Esq.

Direct Dial (386) 323-9225

Email Jessica.Gow@CobbCole.com



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
Date: March 22, 2024
Client/Matter #: Second Amendment to Karis Planned District
DEV2023-580
Subject: Neighborhood Meeting Summary –March 21, 2024

A neighborhood meeting was held in the meeting room of the Fairfield Inn and Suites, 1820 Checkered Flag Boulevard, Daytona Beach, FL on March 21, 2024 at 6:00 p.m.

Jessica Gow, Kris Rowley and Debi LaCroix were in attendance to explain the request. One interested citizen attended the meeting. See the attached sign-in sheet.

Ms. Gow gave the one resident an overview of the Amendment request and handed out the Amendment Plan.

The resident was passionate about the removal of historic trees in any development, and indicated she was present at a recent Commission meeting where she provided the same comment.

We have included the list of property owners to whom we sent the Invitation to Neighborhood Meeting, a copy of the Invitation, and a photo of the sign we posted on the property.

We look forward to this item being scheduled for the Planning Board and the City Commission at their next available meetings.

Thanks.

Deb.

DEV2023-580

NEIGHBORHOOD MEETING

SECOND AMENDMENT TO

KARIS PLANNED DISTRICT

FAIRFIELD INN & SUITES, 1820 CHECKERED FLAG

DAYTONA BEACH, FL

MARCH 21, 2024

6:00 P.M.

SIGN IN SHEET

NAME

ADDRESS

PHONE OR EMAIL

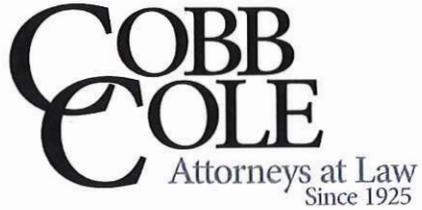
Debi Lachok Cobbs Cole 386/203-9244

Kris Rowley 300 Interchange Blvd. 386 6772982

Jessica Gow Cobbs Cole 386-323-9226

Kris Paulsinger 137 Ponce de Leon Blvd 386 8981583

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka



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149 South Ridgewood Avenue, Suite 700
Daytona Beach, Florida 32114
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Jessica L. Gow
Nika K. Hosseini
Sydney V. Cichon
Anthony E. Aguanno
Baylee D. Bunyard
Anne M. Kehrli
James P. Love III
Alanna V. Smith

OF COUNSEL
Larry D. Marsh
Ira Halfond

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

March 11, 2024

INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor:

Cobb Cole has the pleasure of representing KCS ICEBOX DAB 1, LLC (Owner) with respect to an Amendment to an approved Planned Development-General Rezoning on their property located at 1094 Williamson Boulevard, Daytona Beach, FL, as depicted on the attached map. Owner intends to amend the approved Planned District to clarify certain landscaping requirements internal to the Property. No changes to the proposed use of the Property is contemplated. No other amendments to the approved Planned District are proposed.

As our neighbors to the proposed property, we would like to invite you to a neighborhood information meeting on **Thursday, March 21, 2024 at 6:00 p.m. located in the meeting room of the Fairfield Inn One Daytona, located at 1820 Checkered Flag Boulevard, Daytona Beach, FL.**

You may provide written comments or questions regarding this request by email to Debi.LaCroix@CobbCole.com or by letter to Debi LaCroix, CLA, Cobb Cole, 149 S. Ridgewood Avenue, Suite 700, Daytona Beach, FL 32114. Please include your name, address and contact information in your correspondence. A copy of any correspondence received prior to the meeting will be included in the summary of the meeting provided to the City of Daytona Beach.

We look forward to your attendance at this meeting and discussing the proposed project.

Sincerely,

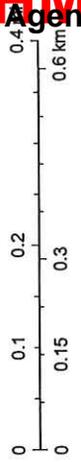
Jessica L. Gow
Direct Dial (386) 323-9225
Email Jessica.Gow@CobbCole.com
Fax (386) 323-9206

JLG/ddl
Enclosure(s)

Volusia County Property Appraiser



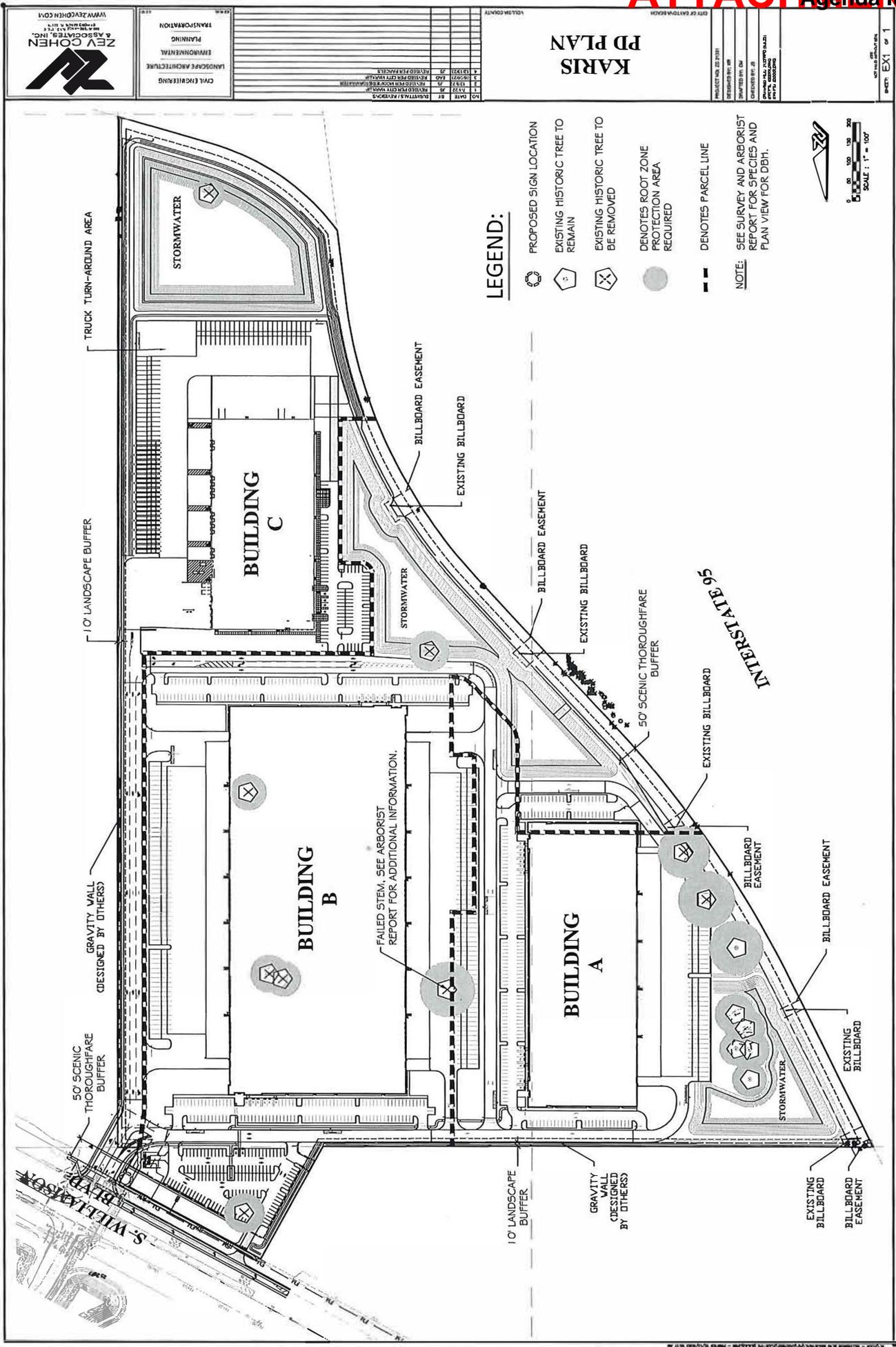
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 ArcGIS Web AppBuilder
 VCPA 2024

3/11/2024, 8:56:22 AM

- Parcel
- Streets
- Water Bodies
- DAYTONA BEACH
- County Boundary
- Water Body Names
- Cities
- Parcel Text



Print using Adobe® Reader®'s "Actual size" setting

DAYTONA BEACH KENNEL CLUB INC
960 S WILLIAMSON BLVD
DAYTONA BEACH, FL 32114

DAYTONA FLEA MARKET LLC
PO BOX 2140
DAYTONA BEACH, FL 32115

FL P7 LLC
51 DEFOREST AVE
SUMMIT, NJ 07901

FL P7 LLC
51 DEFOREST AVE
SUMMIT, NJ 07901

KCS ICEBOX DAB 1 LLC
2150 GOODLETTE-FRANK RD N STE 702
NAPLES, FL 34102

EVENT EQUIPMENT LEASING INC
1801 W INTL SPEEDWAY BLVD
DAYTONA BEACH, FL 32114

FL P1 LLC
51 DEFOREST AVE
SUMMIT, NJ 07901

JOHN DODGE INVESTMENTS LLC
PO DRAWER 2140
DAYTONA BEACH, FL 32115

DAYTONA FLEA MARKET LLC
PO DRAWER 2140
DAYTONA BEACH, FL 32115

NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON
3/21/24 AT 6:00PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD Amendment

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Fairfield Inn; 1820 Chestnut Hwy, D.P., Va

INTERESTED PARTIES CAN CONTACT Coob Cole

AT 586/323-9244 FOR FURTHER INFORMATION.

NEIGHBORHOOD MEETING

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON
3/21/24 AT 6:00PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD Amendment

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Fairfield Inn; 1820 Chestnut Hwy. D.B., Va

INTERESTED PARTIES CAN CONTACT Cobb Cole

AT 586/323-9244 FOR FURTHER INFORMATION.

Agenda Item 4B (Quasi-Judicial Hearing)
Planned Development-General (PD-G) Amendment
DEV2024-005
1st Amendment to the Afshari LPGA PD

STAFF REPORT

MEETING DATE: June 27, 2024, Planning Board
REPORT DATE: June 13, 2024
SUBJECT: DEV2024-005 1st Amendment to the Afshari LPGA PD
APPLICANT: Jessica L. Gow, Esq., Cobb Cole
OWNER: Afshari LPGA, LLC
STAFF: Danalee Petyk, AICP, Senior Planner

SUMMARY OF REQUEST

This request is an amendment to the Afshari LPGA Planned Development (PD) Agreement for the following modifications and additions:

- Add additional commercial uses as permitted uses within the PD
- Allow for flexibility with the site layout
- Clarify the lot criteria and allow for off-site parking within the PD boundary
- Add landscape buffer requirements internal and external to the site
- Revise the signage allowed within the PD

As part of this amendment, the applicant has requested the following waivers and LDC modifications:

- Increase size of ground signs from 120 square feet to 160 square feet
- Remove the prohibition for advertising of off-site signs for uses on separate parcels but still within the PD boundary

A majority vote by the Planning Board members present and voting is required to forward a recommendation to the City Commission. The item is tentatively scheduled to be heard by the City Commission for 1st reading on August 7, 2024, and for 2nd reading on August 21, 2024.

Staff recommendation: Staff finds the requested rezone meets the criteria in Sections 3.4.D.3 and 4.8.B, Land Development Code. Staff recommends the Planning Board forward the 1st amendment to the Afshari LPGA Planned Development (PD) Agreement to the City Commission with a recommendation of approval.

SITE INFORMATION

Location: Northeast of the LPGA Boulevard and Concierge Boulevard intersection

Parcel No(s): 5203-00-00-0015

Property Size: ± 4.5 acres

Existing Zoning: Afshari LPGA Planned Development (PD)

Existing Future Land Use: Mixed Use (MU)

Adjacent Land Use and Zoning: Existing uses listed in the table below are not intended to be an all-inclusive list, but a general summary of types of uses near the subject property.

	Existing Use(s)	Future Land Use Designation	Existing Zoning Classification
Site	Commercial	MU	PD-G
North	Stormwater pond	MU	PD-G
South (LPGA Blvd)	Commercial	MU	PD-G
East	Vacant	MU	PD-G
West	Gas station	MU	PD-G



Aerial View of the Property

PROJECT DESCRIPTION AND HISTORY

The original Afshari LPGA Planned Development was approved in 2017 to allow for development of a restaurant with drive-through lanes and offices on ± 4.5 acres. In 2019, a site plan for a Dunkin Donuts with drive-through and an office building on a portion of the property was approved which was constructed and completed in 2021. The remainder of the PD remains vacant and undeveloped.

Now, the applicant is requesting an amendment to the Afshari LPGA PD to allow for additional commercial uses to develop the remainder of the property. The changes proposed to the PD Agreement to accommodate this future development are as follows:

- *Add additional commercial uses as permitted uses within the PD* – The existing Afshari LPGA PD allows only a restaurant with drive-through lanes and offices. The proposed amendment would allow additional commercial uses as permitted uses such as a child care facility, restaurants without drive-through lanes, retail sales, and a hotel. The full list of additional permitted uses requested is provided later in this staff report.
- *Allow for flexibility with the site layout* – The applicant has provided four (4) conceptual development plans with different layouts based on potential uses. To accommodate the flexibility in these conceptual plans, additional language has been added to the PD Agreement to allow relocation of buildings and uses as necessary, so long as the site meets the applicable City requirements.
- *Clarify the lot criteria and allow for off-site parking within the PD boundary* – The amendment proposes to revise the lot criteria guiding the development as follows:
 - Add maximum individual building size of 56,000 square feet
 - Add an internal setback of 0'
 - Reduce minimum open space from 33% to 30% for overall property
 - Increase maximum impervious surface area from 66% to 70% for overall property
 - Add a provision allowing parking on a separate parcel from the intended use it will serve so long as it is still within the PD boundary and a shared parking easement or agreement is provided
- *Add landscape buffer requirements internal and external to the site* - The existing Afshari LPGA PD did not include any specific landscape buffer requirements. The proposed amendment provides the following landscape buffer strips for the property:
 - 15' landscape strip along external property boundaries
 - 5' landscape strip along internal property boundaries (only required on one side of internal lot line)
 - 50' Scenic Thoroughfare Overlay landscape buffer along LPGA Boulevard
- *Revise the signage allowed within the PD* – The applicant proposes to increase the maximum sign area allowed per ground sign from 120 square feet to 160 square feet. The signage changes proposed are detailed under the “LDC Modifications & Project Details” section of this staff report.

This Amendment includes four (4) conceptual development plans for different possible future developments including a restaurant, a hotel, medical offices, and retail. These general development plans are shown in *Attachment A*.

PROJECT ANALYSIS

According to Section 3.4.D.3, *Site-Specific Zoning District Amendment Review Standards*, Land Development Code (LDC), the City shall consider the criteria below when determining whether to adopt or deny a proposed Site-Specific Zoning District Map Amendment. In addition, the City Commission must find applications for a PD zoning district classification in compliance with Section 4.8.B, *General Standards for All Planned Development Districts*, LDC, before approving said PD zoning district classification. The analysis of the proposed Planned Development – General zoning classification is below.

Site-Specific Zoning District Map Amendment Review Standards

Per Section 3.4.D.3, LDC, 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 proposed amendment would add additional commercial uses which are consistent with the intent of the existing commercial uses of the PD and with the Mixed Use (MU) Future Land Use designation. The amendment is consistent with the Comprehensive Plan.

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

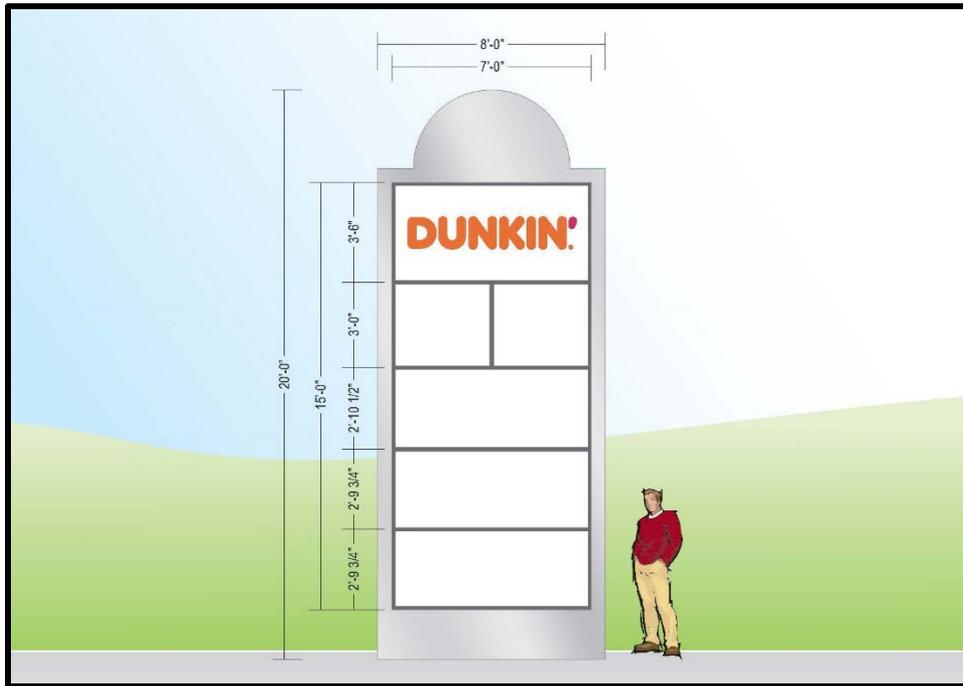
The development standards for a PD District must comply with Article 6: Development Standards and Article 7: Subdivision Standards in the LDC; any modifications of those standards must be established in the PD Plan and the PD Agreement. With this amendment to the PD, the applicant has requested two (2) modifications to these standards, as detailed below and in the attached Waiver & Benefits Letter (*Attachment B*).

LDC Modifications & Project Details

- *Signage* – The applicant has requested two waivers to the requirements of Section 6.10, LDC, regarding signage permitted on the property detailed as follows:
 - *Ground Signage* – The applicant has requested a modification from Section 6.10.K.2, LDC, to increase the maximum allowed sign area per ground sign from 120 square feet to 160 square feet. The applicant is proposing a master sign plan which would limit the overall PD to two (2) ground signs with a

maximum height of 20’ and a maximum sign area of 160 square feet per sign. The LDC permits up to two (2) ground signs per parcel of land with more than 200 feet of lot frontage along a road up to 120 square feet per sign. As the future subdivision of the property is unknown at this time, the actual signage yield permitted cannot be determined. This waiver would allow the master sign program to be established for the entire PD. The proposed master signage illustration is shown in the image below.

- *Off-site Signage* – The applicant has requested a waiver from Section 6.10.E.1.g, LDC, to remove the restriction for off-site signage. Similar to the above request, allowing advertising of off-site uses which are still within the PD boundaries, even if on separate lots, would allow for the future subdivision of the property while still maintaining the master sign program of the PD.



Master Signage Exhibit

If the requested LDC modifications are granted, the proposed PD agreement will be consistent with the LDC, and the proposed amendment will meet this criterion.

iii. Addresses a demonstrated community need;

The applicant has provided a Waiver & Benefits Letter (*Attachment B*) which details the proposed public benefits to the project and addresses the standard for a demonstrated community need. The Waiver & Benefits Letter details the requested modifications to the LDC, as identified above, in exchange for the public benefits enumerated in the letter.

Staff does not object to the applicant’s demonstration they meet this criterion.

iv. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

The proposed amendment does not change the overall intent of the existing commercial PD; therefore, it remains compatible with the surrounding land uses.

v. Would result in a logical and orderly development pattern;

The standards proposed in the PD Agreement and the LDC would result in a logical and orderly development pattern for the property and the surrounding area. Staff finds the proposed amendment meets this criterion.

vi. Would not adversely affect the property values in the area;

The proposed amendment does not change the overall intent of the existing commercial PD; therefore, Staff does not have any indication there will be 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 proposed amendment does not change the overall potential impacts of the existing PD; therefore, Staff has no objection in relation to the impacts to public facilities.

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 development is required to go through the site plan review process and provide environmental assessments and appropriate permitting from environmental agencies. Staff does not find any indication the development would not result in significant adverse impacts to the natural environment. The amendment meets this criterion.

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 Planned Development – General (PD-G) zoning designation on the property remains unchanged as part of this amendment request.

Planned Development Zoning Districts Review Standards

Amendments to Planned Developments shall be reviewed in accordance with the additional review standards outlined in Sections 4.8.B.2 and 3 for review of planned development districts. The analysis of the proposed amendment with these standards is below. As the Amendment includes additional permitted uses, the review standard outlined in Section 4.8.B.7 is included as well.

2. Consistency with City Plans

If adopted by the City Commission, the amendment to the PD Agreement will be consistent with the Comprehensive Plan.

3. Compatibility with Surrounding Areas

The proposed amendment to the PD Agreement would allow for flexibility in the future development of the site without changing the overall intent of the previously approved commercial PD and would not change the compatibility with the surrounding area. Additionally, the amendment includes landscape buffer requirements which the existing PD Agreement did not address; these landscape buffers would provide appropriate buffers for transition to the surrounding area.

7. Uses

The existing Afshari LPGA PD permits restaurant with drive-through lane and offices (medical or professional). With the Amendment to the PD, the applicant proposes to add the commercial uses listed below as permitted uses on the property. All uses are subject to compliance with the use-specific standards in Article 5 of the LDC. The uses provided here is a general summary of the proposed uses in the PD Agreement; additional requirements or conditions may be applicable to the uses as stated in the PD Agreement and LDC.

- **Institutional Use Category**
 - **Day Care Uses**
 - Child care facility
 - **Health Care Uses**
 - Medical or dental clinic/office
 - Medical or dental lab
 - Medical treatment facility
- **Commercial Use Category**
 - **Animal Care Uses**
 - Animal grooming
 - Veterinary hospital or clinic
 - **Business Support Service Uses**
 - Conference or training center
 - Travel agency
 - **Eating and Drinking Establishments**
 - Bar or lounge
 - Restaurant with drive-in service
 - Restaurant without drive-in or drive-through service
 - Specialty eating or drinking establishment
 - Boutique bar
 - Craft distillery
 - Micro-brewery
 - Micro-winery
 - **Office Uses**
 - Business service offices
 - Contractor's office
 - Professional services office

- Other office facility
- **Retail Sales and Service Uses**
 - Art gallery
 - Arts, 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
 - Drug store or pharmacy with drive-through service
 - Drug store or pharmacy without drive-through service
 - Florist shop
 - Furniture or appliance store
 - Home and building supply center
 - Large retail establishments
 - Meat, poultry, or seafood markets
- **Visitor Accommodation Uses**
 - Hotel or motel

Neighborhood Meeting

The applicant conducted a neighborhood meeting on April 1, 2024, as required by the LDC. A summary of the neighborhood meeting prepared by the applicant is in *Attachment C*.

RECOMMENDATION

Staff finds the requested rezone meets the criteria in Sections 3.4.D.3 and 4.8.B, Land Development Code. Staff recommends the Planning Board forward the 1st amendment to the Afshari LPGA Planned Development (PD) Agreement to the City Commission with a recommendation of approval.

A majority vote by the Planning Board members present and voting is required to forward a recommendation to the City Commission.

The item is tentatively scheduled to be heard by the City Commission for 1st reading on **August 7, 2024**, and for 2nd reading on **August 21, 2024**.

LOCATION MAP



Page 39 of 40
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DEV2024-005 AFSHARI LPGA - 1ST AMENDMENT LOCATION MAP

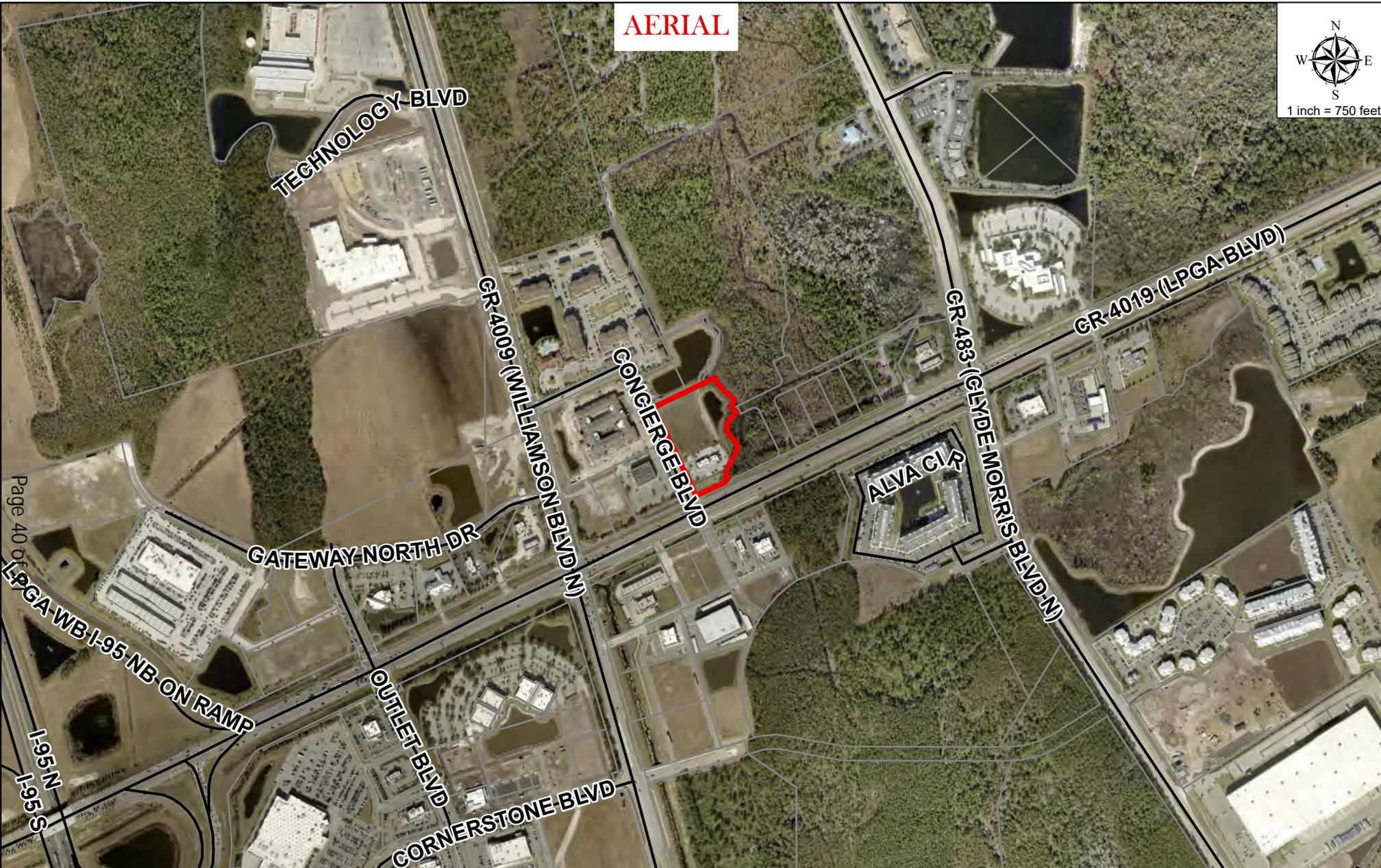
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Agenda Item #4.B.

AERIAL



1 inch = 750 feet



Page 40 of 40
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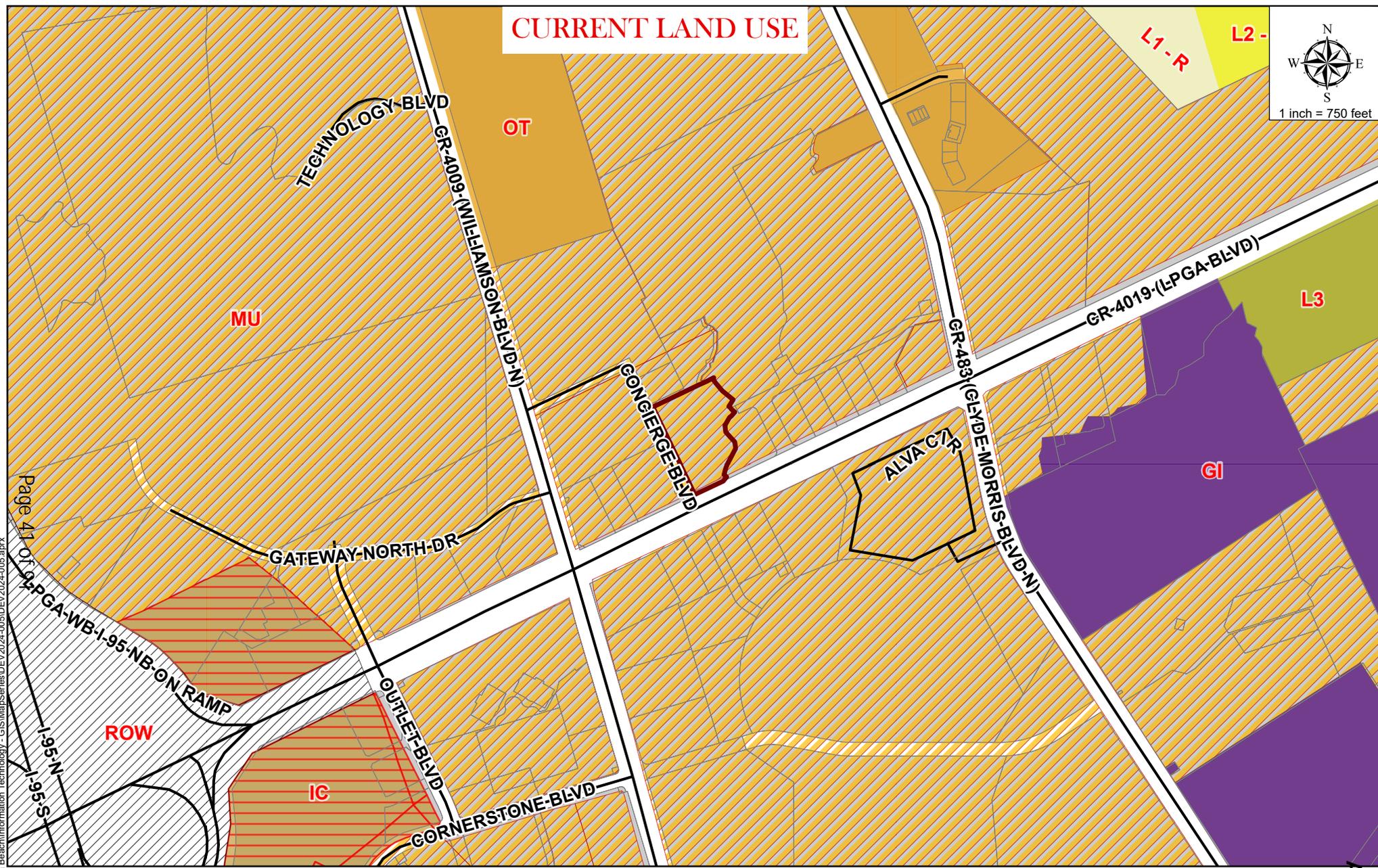
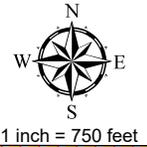


**DEV2024-005
AFSHARI LPGA - 1ST AMENDMENT
AERIAL MAP**

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Agenda Item #4.B.

CURRENT LAND USE

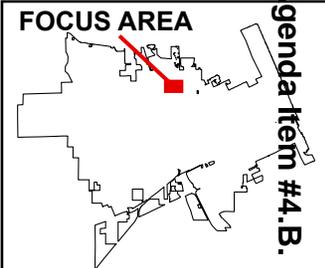


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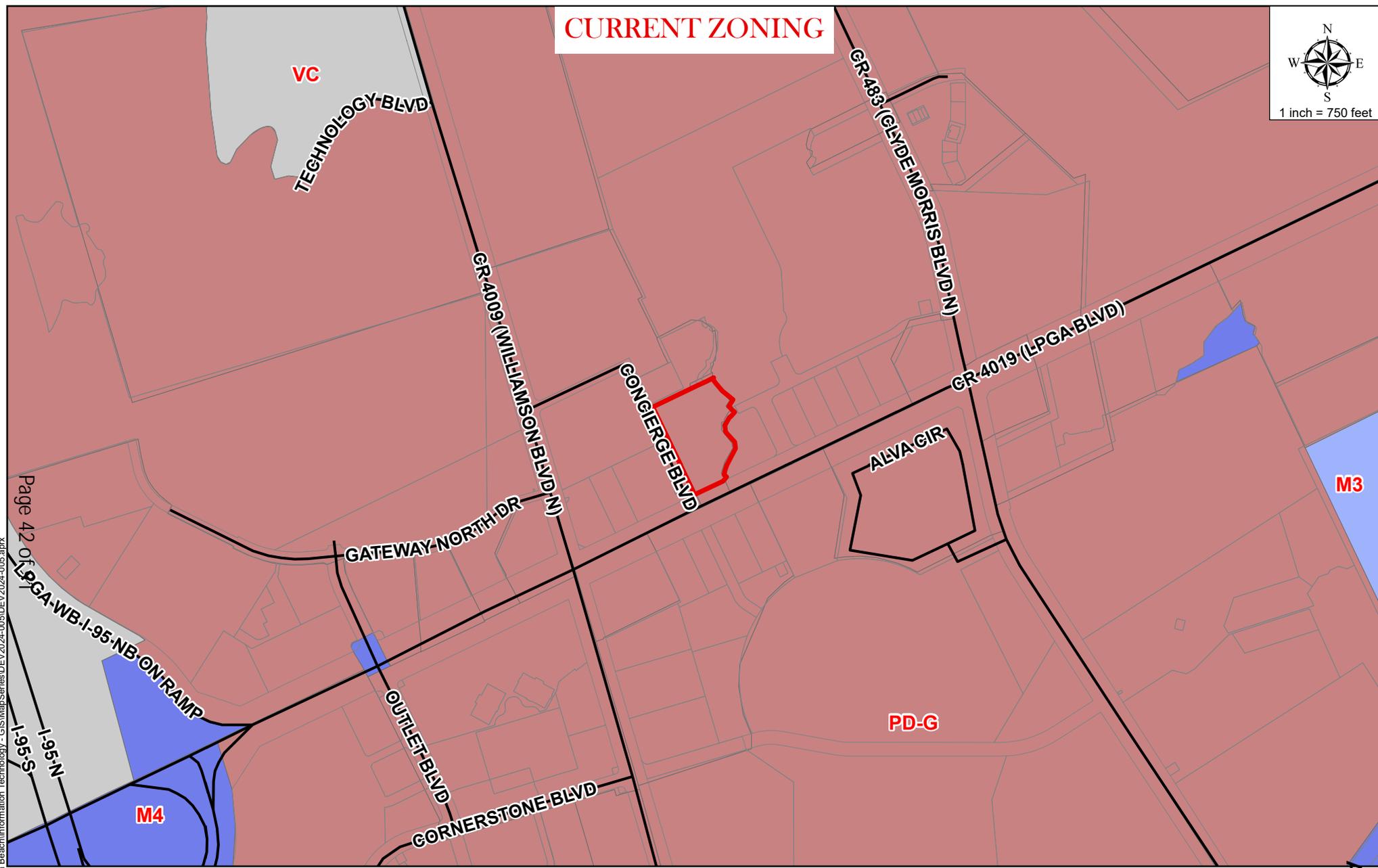
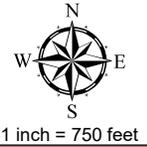
DEV2024-005 AFSHARI LPGA - 1ST AMENDMENT CURRENT LAND USE MAP

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Agenda Item #4.B.

CURRENT ZONING

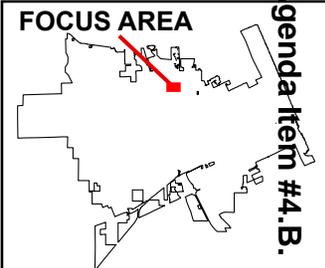


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DEV2024-005 AFSHARI LPGA - 1ST AMENDMENT CURRENT ZONING MAP

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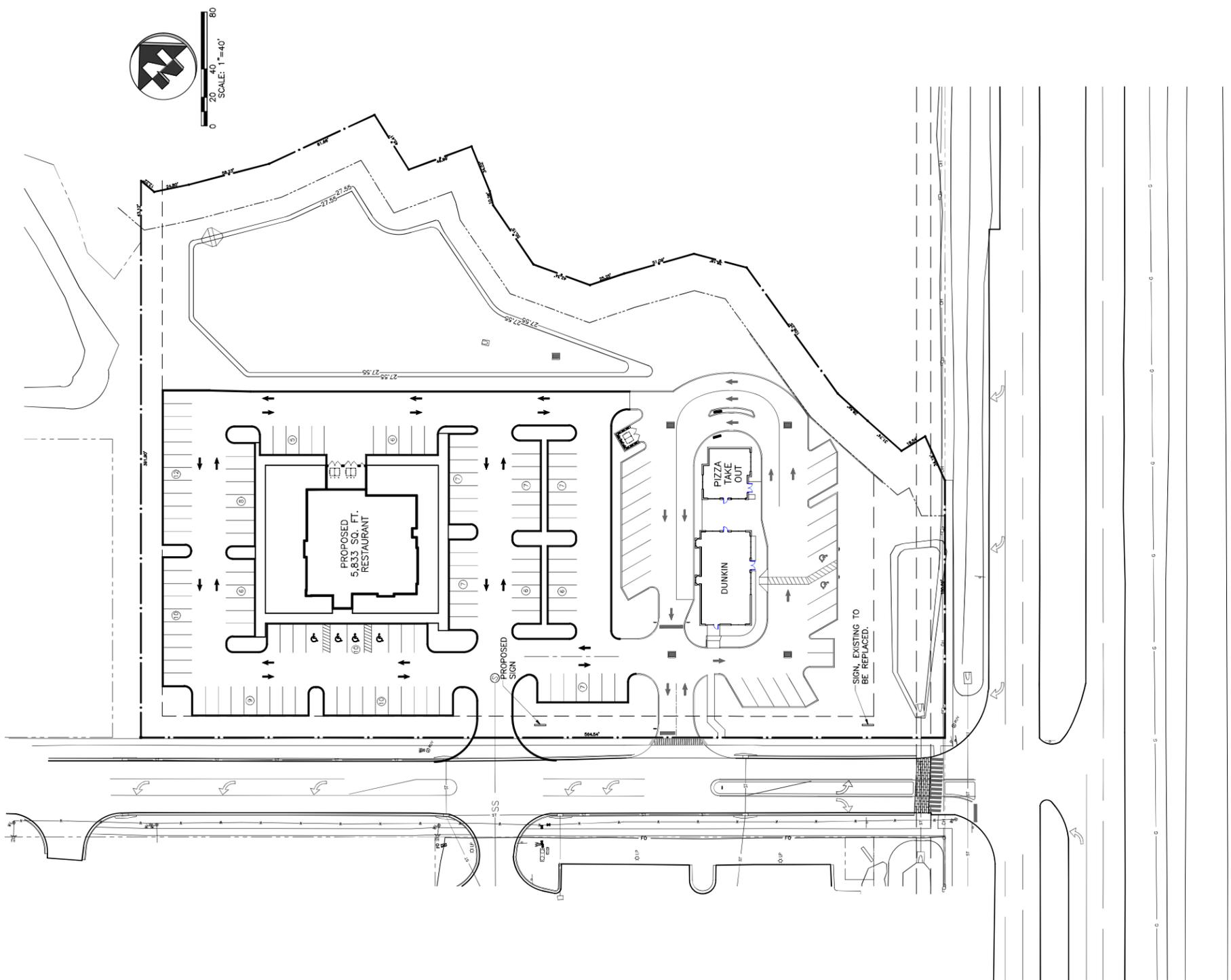


Agenda Item #4.B.

ATTACHMENT A

DATE: 11-22-23	PHONE: (386) 428-5834 - FAX: (386) 409-3781 ANDERSON ENGINEERING • PLANNING • PERMITTING	RICHARD J. DIXON, P.E. PROFESSIONAL ENGINEER FL. REG. # 47544 102 SOUTH ORANGE STREET NEW SMYRNA BEACH, FL (386) 428-5834	PD PLAN(DEV2024-005) FOR: LPGA PD - RESTAURANT LPGA BLVD. & CONCIERGE BLVD, DAYTONA BEACH, FL	PROJECT NO.: 23-1397 CHECKED BY: RD DRAFTER: DBA CLIENT: AFSHAFF 1190.LLC REV. DATE: 03-08-24 PD REVISIONS	SHEET NO. EX-1
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PROJECT SITE:	EXISTING PARCEL IS AN EXISTING DUNKIN AND A PROPOSED PIZZA TAKE OUT IN THE EXISTING VACANT BUILDING. THE VACANT PARCEL IS TO BE A RESTAURANT.
ZONING DATA:	ZONING: PD-G FUTURE LAND USE: MIXED USE
BUILDING SETBACKS:	FRONT:(LPGA) 50' REAR: 25' SIDES: 25'
BUFFERS:	FRONT:(LPGA) 50' SIDES: 15' WETLAND: 25'
SITE DATA:	TOTAL AREA 194,433 S.F. 4.46 AC. FLOOD ZONES: "X" & "AE"
PROPOSED BUILDING AREAS:	COFFEE SHOP 2,775 S.F. PIZZA TAKE OUT 1,036 S.F. RESTAURANT 5,833 S.F.
IMPERVIOUS AREAS:	ALLOWABLE IMPERVIOUS AREA(S.F.) 136,103 S.F. ALLOWABLE IMPERVIOUS AREA(%) 70% PROPOSED IMPERVIOUS AREA(S.F.) 120,052 S.F. PROPOSED IMPERVIOUS AREA(%) 62%
PARKING REQUIREMENTS:	EXISTING BUILDINGS: EXISTING COFFEE SHOP (21) SPACES PROVIDED PROPOSED PIZZA TAKE OUT* (7) SPACES REQUIRED (7) SPACES PROVIDED TOTAL(EXIST. BLDGS.) (28) SPACES REQUIRED (28) SPACES PROVIDED PROPOSED BUILDING: PROPOSED RESTAURANT(5,833 SQ. FT.)* (75) SPACES REQUIRED (121) SPACES PROVIDED TOTAL ALL BUILDINGS: (149) SPACES PROVIDED

* 30% CUSTOMER SERVICE AREA ASSUMED (TAKE OUT).
 ** 65% CUSTOMER SERVICE AREA ASSUMED.

REV.	DATE	NOTES
1	03-08-24	PD REVISIONS
DRAFTER: DBA		
CHECKED BY: RD		
PROJECT NO.: 23-1397		

CLIENT: AFSHARI 1190.LLC

**PD PLAN(DEV 2024-005 FOR:
LPGA PD - HOTEL
LPGA BLVD. & CONCIERGE BLVD,
DAYTONA BEACH, FL**

RICHARD J. DIXON, P.E.
PROFESSIONAL ENGINEER
FL REG.# 47544
102 SOUTH ORANGE STREET
NEW SMYRNA BEACH, FL
(386) 428-5834

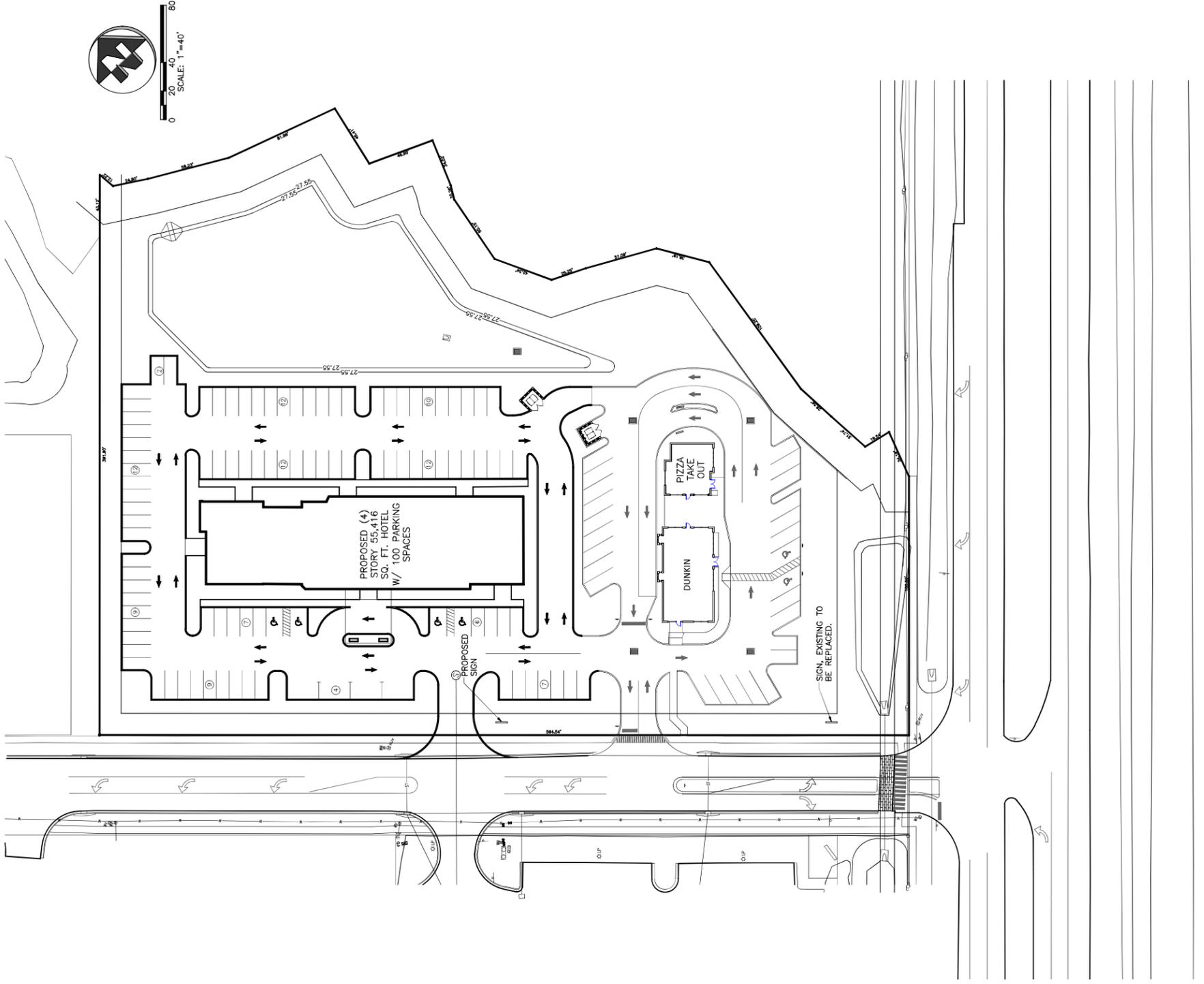
RD ANDERSON
ENGINEERING • PLANNING • PERMITTING
PHONE: (386) 428-5834 - FAX: (386) 409-3781

DATE:
11-22-23

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PROJECT SITE: EXISTING PARCEL IS AN EXISTING DUNKIN AND A PROPOSED PIZZA TAKE OUT IN THE EXISTING VACANT BUILDING. THE VACANT PARCEL IS TO BE A (4) STORY 94 ROOM HOTEL.
ZONING DATA: ZONING: PD-G FUTURE LAND USE: MIXED USE
BUILDING SETBACKS: FRONT:(LPGA) 50' REAR: 25' SIDES: 25'
BUFFERS: FRONT:(LPGA) 50' SIDES: 15' WETLAND: 25'
SITE DATA: TOTAL AREA 194,433 S.F. 4.46 AC. FLOOD ZONES: "X" & "AE"
PROPOSED BUILDING AREAS: COFFEE SHOP 2,775 S.F. PIZZA TAKE OUT 1,036 S.F. HOTEL 55,416 S.F.
IMPERVIOUS AREAS: ALLOWABLE IMPERVIOUS AREA(S.F.) 136,103 S.F. ALLOWABLE IMPERVIOUS AREA(%) 70% PROPOSED IMPERVIOUS AREA(S.F.) 130,389 S.F. PROPOSED IMPERVIOUS AREA(%) 67%
PARKING REQUIREMENTS: EXISTING BUILDINGS: EXISTING COFFEE SHOP (21) SPACES PROVIDED PROPOSED PIZZA TAKE OUT* (7) SPACES REQUIRED (7) SPACES PROVIDED TOTAL(EXIST. BLDGS.) (28) SPACES REQUIRED (28) SPACES PROVIDED PROPOSED BUILDING: 94 ROOM HOTEL (94) SPACES REQUIRED 1 SPACE PER ROOM (6) SPACES REQUIRED 1 SPACE PER 15 ROOMS (100) SPACES REQUIRED TOTAL(PROPOSED BLDG.) (100) SPACES PROVIDED TOTAL ALL BUILDINGS: (128) SPACES REQUIRED (128) SPACES PROVIDED

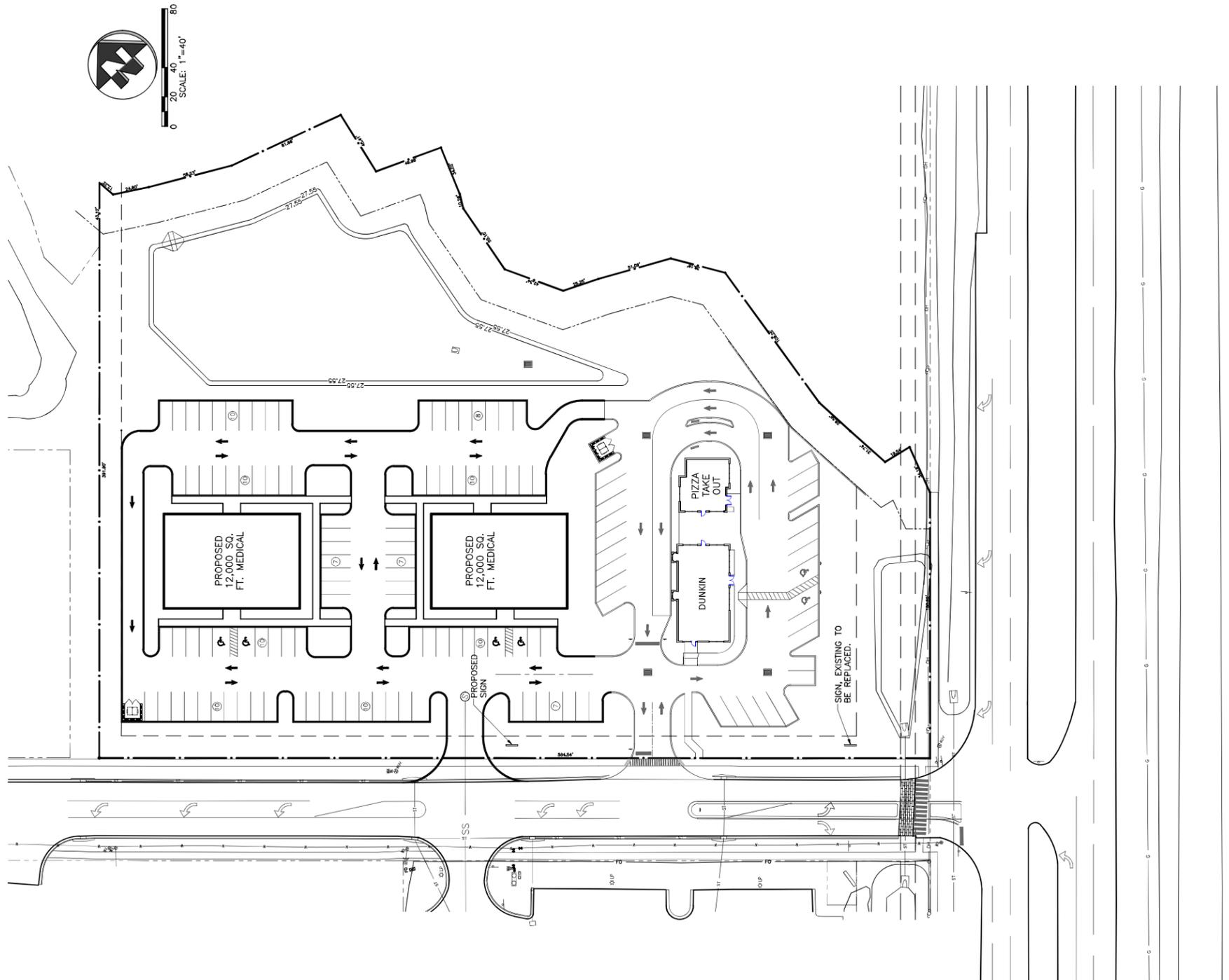
*30% CUSTOMER SERVICE AREA ASSUMED (TAKE OUT).



DATE: 11-22-23	PHONE: (386) 428-5834 - FAX: (386) 409-3781 ANDERSON ENGINEERING • PLANNING • PERMITTING	RICHARD J. DIXON, P.E. PROFESSIONAL ENGINEER F.L. REG.# 47544 102 SOUTH ORANGE STREET NEW SMYRNA BEACH, FL 32168 (386) 428-5834	PD PLAN(DEV 2024-005) FOR: LPGA PD - MEDICAL OFFICES LPGA BLVD. & CONCIERGE BLVD, DAYTONA BEACH, FL	PROJECT NO.: 23-1397 CHECKED BY: RD DRAFTER: DBA CLIENT: AFSHARI 1190.LLC REV. DATE: 03-08-24 PD REVISIONS	SHEET NO. EX-3
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<p>PROJECT SITE: EXISTING PARCEL IS AN EXISTING DUNKIN AND A PROPOSED PIZZA TAKE OUT IN THE EXISTING VACANT BUILDING. THE VACANT PARCEL IS TO BE TWO, 12,000 SQ. FT. (2) STORY MEDICAL BUILDINGS.</p> <p>ZONING DATA: ZONING: PD-G FUTURE LAND USE: MIXED USE</p> <p>BUILDING SETBACKS: FRONT:(LPGA) 50' REAR: 25' SIDES: 25'</p> <p>BUFFERS: FRONT:(LPGA) 50' SIDES: 15' WETLAND: 25'</p> <p>SITE DATA: TOTAL AREA 194,433 S.F. 4.46 AC. "X" & "AE"</p> <p>FLOOD ZONES:</p> <p>PROPOSED BUILDING AREAS: COFFEE SHOP 2,775 S.F. PIZZA TAKE OUT 1,036 S.F. MEDICAL BUILDINGS 24,000 S.F.</p> <p>IMPERVIOUS AREAS: ALLOWABLE IMPERVIOUS AREA(S.F.) 136,103 S.F. ALLOWABLE IMPERVIOUS AREA(%) 70% PROPOSED IMPERVIOUS AREA(S.F.) 121,106 S.F. PROPOSED IMPERVIOUS AREA(%) 65%</p> <p>PARKING REQUIREMENTS: EXISTING BUILDINGS: EXISTING COFFEE SHOP (21) SPACES PROVIDED PROPOSED PIZZA TAKE OUT* (7) SPACES REQUIRED TOTAL(EXIST. BLDGS.) (7) SPACES PROVIDED PROPOSED BUILDINGS: MEDICAL OFFICE (28) SPACES REQUIRED (4 SPACES PER 1,000 S.F.) = (96) SPACES PROVIDED TOTAL ALL BUILDINGS: (125) SPACES REQUIRED (125) SPACES PROVIDED</p> <p style="font-size: x-small;">*30% CUSTOMER SERVICE AREA ASSUMED (TAKE OUT).</p>
--



REV.	DATE	NOTES
1	03-08-24	PD REVISIONS
DRAFTER: DBA		
CHECKED BY: RD		
CLIENT: AFSHARRI 1190.LLC		
PROJECT NO.: 23-1397		

**PD PLAN (DEV 2024-005) FOR:
LPGA PD - RETAIL, FAST FOOD
LPGA BLVD. & CONCIERGE BLVD.,
DAYTONA BEACH, FL.**

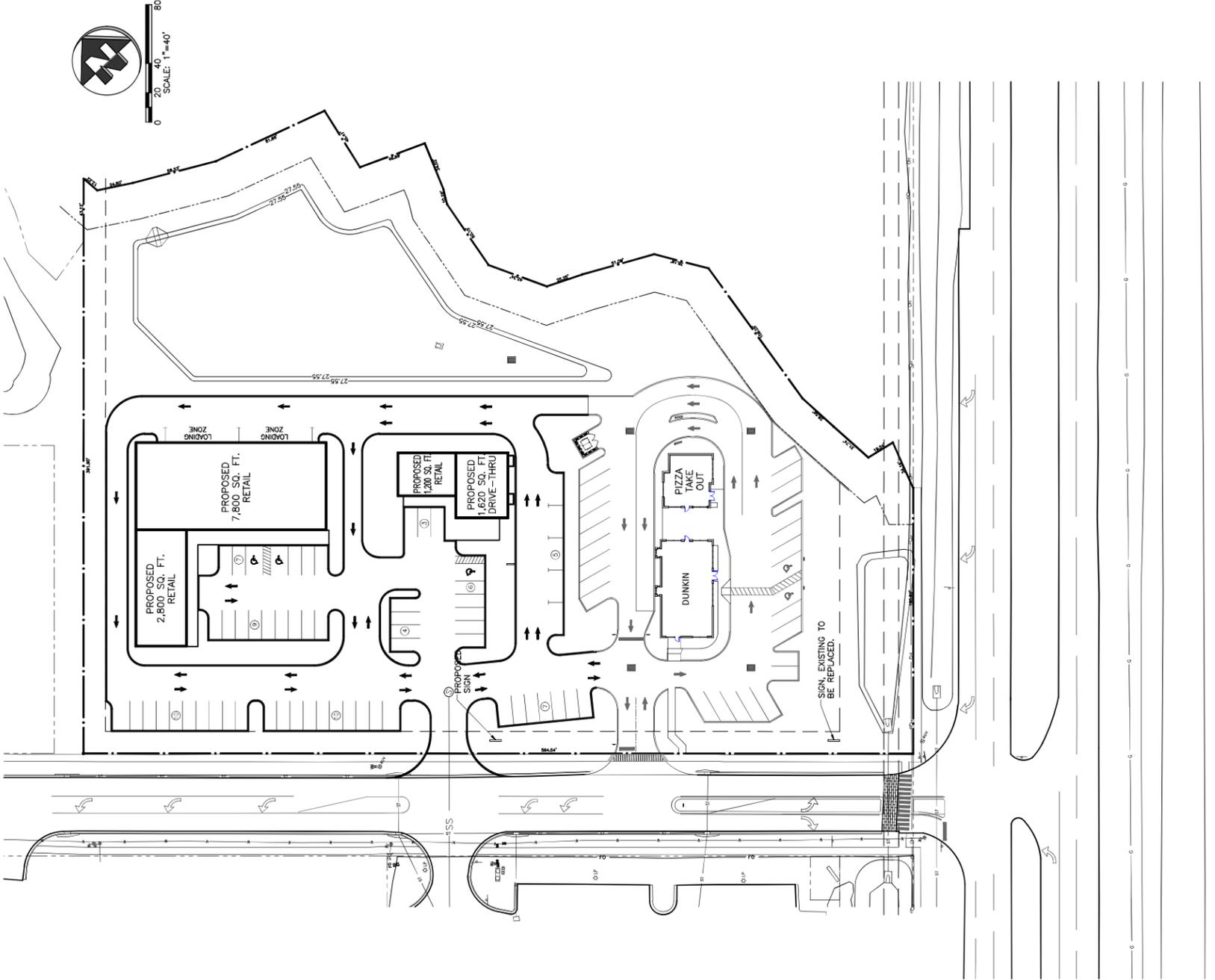
RICHARD J. DIXON, P.E.
PROFESSIONAL ENGINEER
FL. REG. # 47544
102 SOUTH ORANGE STREET
NEW SMYRNA BEACH, FL
(386) 428-5834

RD ANDERSON
ENGINEERING • PLANNING • PERMITTING
PHONE: (386) 428-5834 - FAX: (386) 409-3781

DATE: 11-22-23

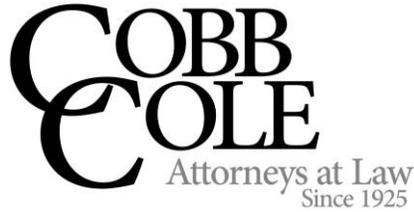
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PROJECT SITE: EXISTING PARCEL IS AN EXISTING DUNKIN AND A PROPOSED PIZZA TAKE OUT IN THE EXISTING VACANT BUILDING. THE VACANT PARCEL IS TO BE 11,800 SQ. FT. OF RETAIL AND A DRIVE-THRU RESTAURANT.
ZONING DATA: ZONING: PD-G FUTURE LAND USE: MIXED USE
BUILDING SETBACKS: FRONT:(LPGA) 50' REAR: 25' SIDES: 25'
BUFFERS: FRONT:(LPGA) 50' SIDES: 15' WETLAND: 25'
SITE DATA: TOTAL AREA 194,433 S.F. FLOOD ZONES: 4.46 AC. 'X' & "AE"
PROPOSED BUILDING AREAS: COFFEE SHOP 2,775 S.F. PIZZA TAKE OUT 1,036 S.F. RETAIL 11,800 S.F. RESTAURANT WITH DRIVE-THRU 1,620 S.F.
IMPERVIOUS AREAS: ALLOWABLE IMPERVIOUS AREA(S.F.) 136,103 S.F. ALLOWABLE IMPERVIOUS AREA(%) 70% PROPOSED IMPERVIOUS AREA(S.F.) 127,682 S.F. PROPOSED IMPERVIOUS AREA(%) 66%
PARKING REQUIREMENTS: EXISTING BUILDINGS: EXISTING COFFEE SHOP (21) SPACES PROVIDED PROPOSED PIZZA TAKE OUT* (7) SPACES REQUIRED (7) SPACES PROVIDED TOTAL(EXIST. BLDGS.) (28) SPACES REQUIRED (28) SPACES PROVIDED PROPOSED BUILDINGS: PROPOSED RETAIL(11,800 S.F.) = (42) SPACES REQUIRED (3.5 PER 1,000 S.F.) = (42) SPACES PROVIDED RESTAURANT WITH DRIVE-THRU** (1 PER 30 S.F. OF CUSTOMER SERVICE AREA) = (17) SPACES REQUIRED (17) SPACES PROVIDED TOTAL ALL BUILDINGS: (87) SPACES REQUIRED (87) SPACES PROVIDED
*30% CUSTOMER SERVICE AREA ASSUMED (TAKE OUT). **50% CUSTOMER SERVICE AREA ASSUMED (DRIVE-THRU).



ATTACHMENT A

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka



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Jessica L. Gow
Nika K. Hosseini
Sydney V. Cichon
Baylee D. Bunyard
Anthony E. Aguanno
Anne M. Kehrli
James P. Love III
Alanna V. Smith

OF COUNSEL
Larry D. Marsh
Ira Halfond

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

March 13, 2024

VIA HAND DELIVERY

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

Re: Waiver & Benefits Letter
First Amendment to Afshari LPGA Planned Development-General Rezoning

Dear Mr. Mrozek:

As you know, Cobb Cole has the pleasure of representing Afshari LPGA, LLC (Applicant”) in connection with their application for an Amendment to the approved Planned Development Agreement on the property located along LPGA Boulevard in Daytona Beach, Florida (the “Property”). The Applicant intends to develop the property for retail and mixed use opportunities. As required by the City of Daytona Beach’s Land Development Code (“LDC”), this letter will detail the public benefits of the development as well as the proposed LDC modifications.

Development Summary/Public Benefits. The project will develop existing, vacant lots on the Property for potential retail and commercial uses. This proposed development will foster economic development within the area and result in an increased ad valorem tax base for the City of Daytona Beach. The original Planned District contemplated development of a coffee shop and medical office uses – while the coffee shop has been developed and is operation on the site, the medical uses have not moved forward. The Applicant believes that while this use may still be developed on the site, activating the site for additional use types may allow for other uses that support the growing residential population in this corridor.

LDC Modifications. The Applicants recognize the importance of the standards set forth in the LDC and have made every reasonable effort to bring forward a project consistent with the LDC. However, the general application of the LDC, which is designed to apply on a single project basis, would constrain the potential development and limit the ability to create a cohesive and master planned project. As more particularly described below, the Project requires certain minor

City of Daytona Beach

code waivers to allow for flexibility in design and development, which are balanced against the public benefits of the proposed development.

Article 6, Section 6.10. – Signage

Section 6.10 of the LDC sets forth certain signage standards for the Property. The Applicant is requesting the following modifications:

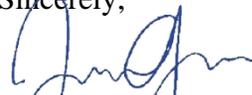
Ground Signage - Section 6.10.K.2 sets forth a maximum ground sign program of 2 signs, up to a maximum sign area of 120 sq. ft. per parcel of land. Prior to subdivision, it is difficult to measure compliance with this standard, and ground signage in the general vicinity is larger. The Applicant is requesting a master sign program to include a total of two (2) signs, with a maximum height of 20' and sign area of 160 sq. ft. per sign.

Section 6.10.E.1.g. prohibits off-site signs that contain commercial messages not related to the site, or advertise goods, products, services, or facilities not available or located on the site, or direct persons to a different location from where the sign is installed. As the parcels will be master planned for a mixed-use development, this modification is required to allow master signage to be located on one parcel while advertising multiple uses or sites.

This project will provide additional retail and mixed-use opportunities, which will support the growing residential and professional development in the area. Through the Planned Development process, the Applicant will be able to bring a well-planned and visually pleasing development that meets the requirements and policies of the Comprehensive Plan. The Applicants respectfully request approval of the Planned Development-General zoning and the proposed modifications.

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Jessica Gow, Esq.

Direct Dial (386)-323-9225

Email Jessica.Gow@CobbCole.com



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: Jessica Gow, Esq.

Date: April 3, 2024

Client/Matter #: First Amendment to Afshari LPGA Planned District
DEV2024-005

Subject: Neighborhood Meeting Summary –April 1, 2024

A neighborhood meeting was held in the meeting room of the Holiday Inn LPGA, 137 Automall Circle, Daytona Beach, FL on April 1, 2024 at 6:00 p.m.

Jessica Gow, Michael Sznajstajler, Rick Dixon, Chris Walsh, and Sara Afshari were in attendance to explain the request. A small number of interested citizen attended the meeting. See the attached sign-in sheet.

Ms. Gow gave an overview of the Amendment request and handed out the concept plans associated with the requested revisions to allow additional uses for the site.

Residents in attendance asked general questions regarding whether the owner has any interested leasing or development partners at this time, and whether a pharmacy use would be permitted. The development team noted we did not have development partners for the rear of the site at this time, although there is a take-out pizzeria interested in existing space on the site adjacent to the Dunkin Donuts. The developer raised a question regarding access management to the site, and the team noted that during review with the County, the full access operation of the current Concierge Boulevard access may be modified, as development to the east is reviewing a potential mid-block signal design.

We have included the list of property owners to whom we sent the Invitation to Neighborhood Meeting, a copy of the Invitation, and photos of the signs we posted on the property.

We look forward to this item being scheduled for the Planning Board and the City Commission at their next available meetings.

Thank you.

DEV2024-005

NEIGHBORHOOD MEETING

FIRST MENDMENT TO

AFSHARI LPGA PLANNED DISTRICT

HOLIDAY INN LPGA, 137 AUTOMALL CIRCLE

DAYTONA BEACH, FL

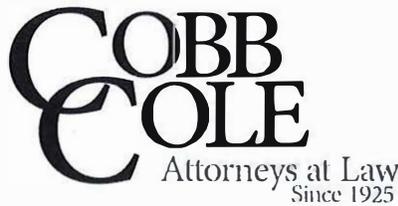
APRIL 1, 2024

6:00 P.M.

SIGN IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE OR EMAIL</u>
Charles Corcoran	Home town News	386.230.0708
DAVID DONAHOO	619 NORTH BEACH ST DAYTONA BEACH, FL	682-232-5809 ddonahoo@cotemangoodevote.com
Sara Afshari	36 Amsterdam Rd Ormond Bch, FL	386 862 0211
RICK DIXON	102 S. ORANGE ST NSB, FL 32168	386 428 5234
Jessica Gow	Cobb Cole	380-323-9226
Michael Snapstajler	" "	
Cyrus WALSH	WALSH TRAFFIC	386 801-5682
Anne Ruby	137 Park Ave DB	317-223-1094
JOHN J. Nicholson		386-265-8018

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
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Anne M. Kehrl
James P. Love III
Alanna V. Smith

OF COUNSEL
Larry D. Marsh
Ira Halfond

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

March 19, 2024

INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor:

The law firm of Cobb Cole has the pleasure of representing Afshari LPGA, LLC, the owner of property located at 1601 Concierge Boulevard in Daytona Beach, as shown on the attached map. The owner intends to amend the approved Planned District to clarify permitted uses and development criteria within the PD Property.

As neighbors to the proposed development, we would like to invite you to discuss the project on **Monday, April 1, 2024, at 6:00 p.m.** at the Holiday Inn LPGA, located at 137 Automall Circle, Daytona Beach, FL 32114.

You may provide written comments or questions regarding this request by email to Tequila.nelson@CobbCole.com or by letter to Tequila Nelson, Cobb Cole, 149 S. Ridgewood Avenue, Suite 700, Daytona Beach, FL 32114. Please include your name, address, and contact information in your correspondence.

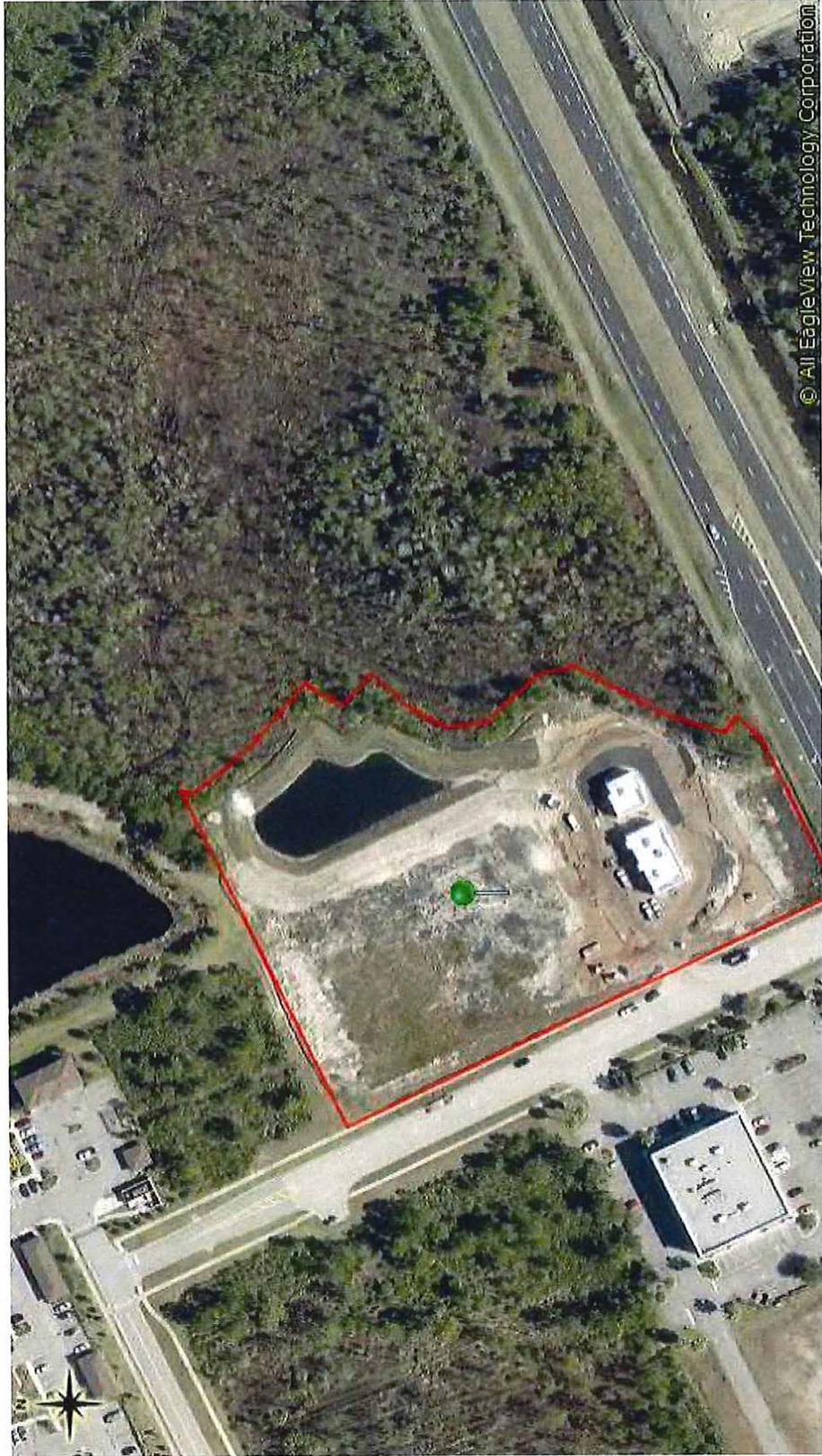
We look forward to seeing you at this meeting if you are interested in discussing this amendment to the existing project.

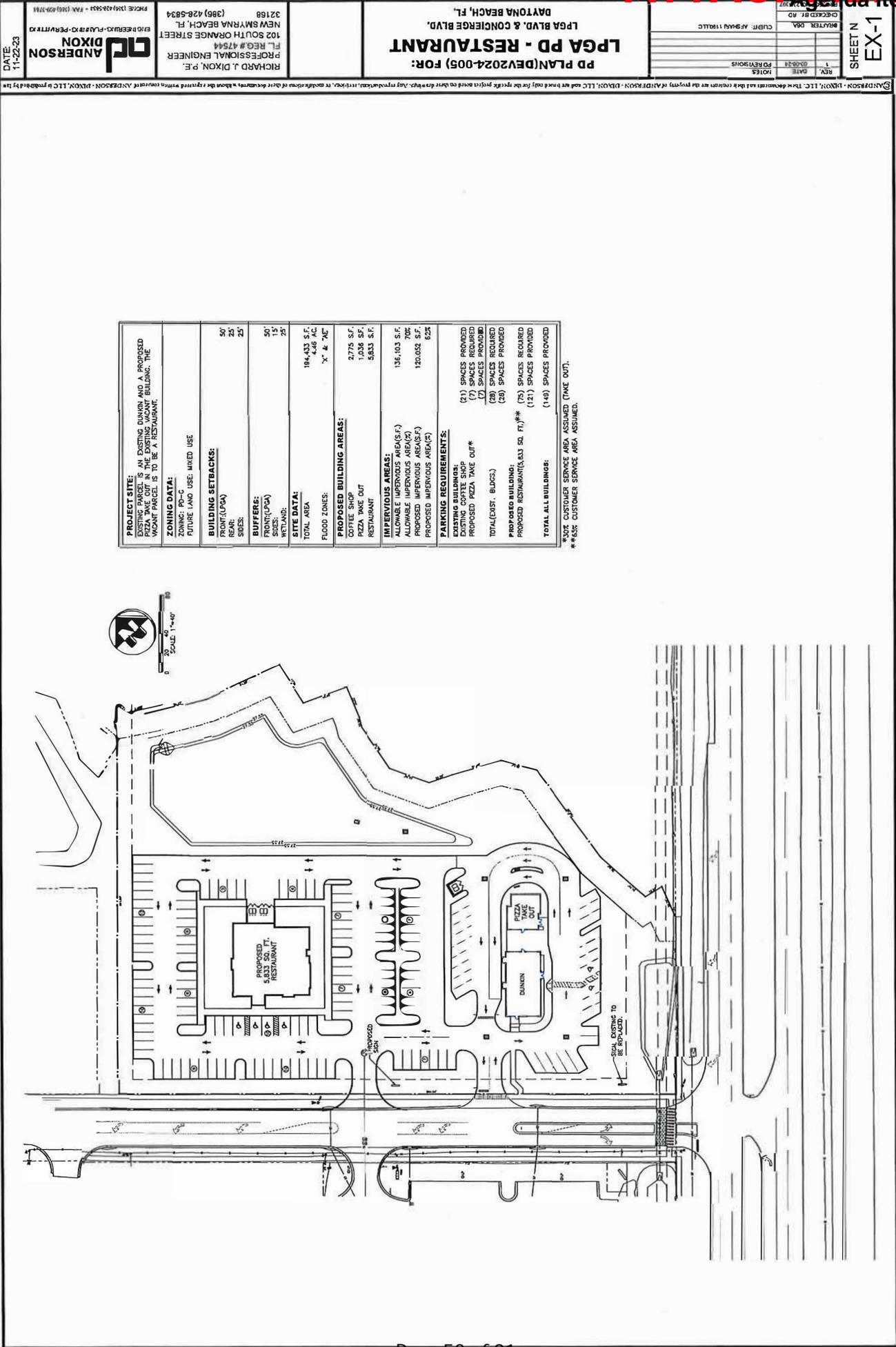
Sincerely,

Jessica L. Gow
Direct Dial (386) 323-9225
Email Jessica.Gow@CobbCole.com
Fax (386) 323-9207

JLG/tmn

1601 Concierge Blvd





PROJECT SITE:
EXISTING PARCEL IS AN EXISTING DUNKIN AND A PROPOSED BUILDING. THE VACANT PARCEL IS TO BE A RESTAURANT.

ZONING DATA:
ZONING: PC-C
FUTURE LAND USE: MIXED USE

BUILDING SETBACKS:
FRONT (LPPA) 50'
REAR 25'
SIDES 25'

BUFFERE:
FRONT (LPPA) 50'
SIDES 15'
WETLAND: 25'

SITE DATA:
TOTAL AREA 184,433 S.F.
4.46 AC
"X" & "Y"

FLOOD ZONES:

PROPOSED BUILDING AREAS:
COFFEE SHOP 2,775 S.F.
PIZZA TAKE OUT 1,036 S.F.
RESTAURANT 5,833 S.F.

IMPERVIOUS AREAS:
ALLOWABLE IMPERVIOUS AREA(S)(F) 136,103 S.F.
ALLOWABLE IMPERVIOUS AREA(S)(C) 705
PROPOSED IMPERVIOUS AREA(S)(F) 120,052 S.F.
PROPOSED IMPERVIOUS AREA(S)(C) 625

PARKING REQUIREMENTS:
EXISTING BUILDINGS:
EXISTING COFFEE SHOP (21) SPACES PROVIDED
PROPOSED PIZZA TAKE OUT* (7) SPACES REQUIRED
TOTAL (EMST. BLDGS.) (28) SPACES REQUIRED
PROPOSED BUILDINGS:
PROPOSED RESTAURANT (5,833 SQ. FT.)* (121) SPACES PROVIDED
TOTAL ALL BUILDINGS: (149) SPACES PROVIDED

*%62 CUSTOMER SERVICE AREA ASSUMED (TAKE OUT).
**%62 CUSTOMER SERVICE AREA ASSUMED.

DATE: 11-22-23

PROJECT: 1349-028-933 - FAX: (386) 428-5834

CLIENT: AFWAY HALLC

PROJECT NO: 202307

DATE: 11-22-23

REVISIONS:

NO. DATE BY

1 11-22-23 RJD

PROJECT: LPGA PD - RESTAURANT

PROJECT NO: 1349-028-933

PROJECT ADDRESS: 102 SOUTH ORANGE STREET, FL REG # 47544

PROJECT CONTACT: RICHARD J. DIXON, P.E. PROFESSIONAL ENGINEER

PROJECT PHONE: (386) 428-5834

PROJECT FAX: (386) 428-5834

PROJECT EMAIL: RJD@RJDIXON.COM

PROJECT WEBSITE: WWW.RJDIXON.COM

PROJECT LOGO: RICHARD J. DIXON, P.E.

PROJECT TITLE: PD PLAN (DEV2024-005) FOR: LPGA PD - RESTAURANT

PROJECT ADDRESS: 102 SOUTH ORANGE STREET, FL REG # 47544

PROJECT CONTACT: RICHARD J. DIXON, P.E. PROFESSIONAL ENGINEER

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PROJECT TITLE: PD PLAN (DEV2024-005) FOR: LPGA PD - RESTAURANT

PROJECT ADDRESS: 102 SOUTH ORANGE STREET, FL REG # 47544

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PROJECT PHONE: (386) 428-5834

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PROJECT EMAIL: RJD@RJDIXON.COM

PROJECT WEBSITE: WWW.RJDIXON.COM

PROJECT LOGO: RICHARD J. DIXON, P.E.

REV.	DATE	DESCRIPTION
1	03-05-23	FOR REVIEW
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**PD PLAN(DEV 2024-005 FOR:
LPGA PD - HOTEL**
LPGA BLVD. & CONCEERGE BLVD.
DAYTONA BEACH, FL.

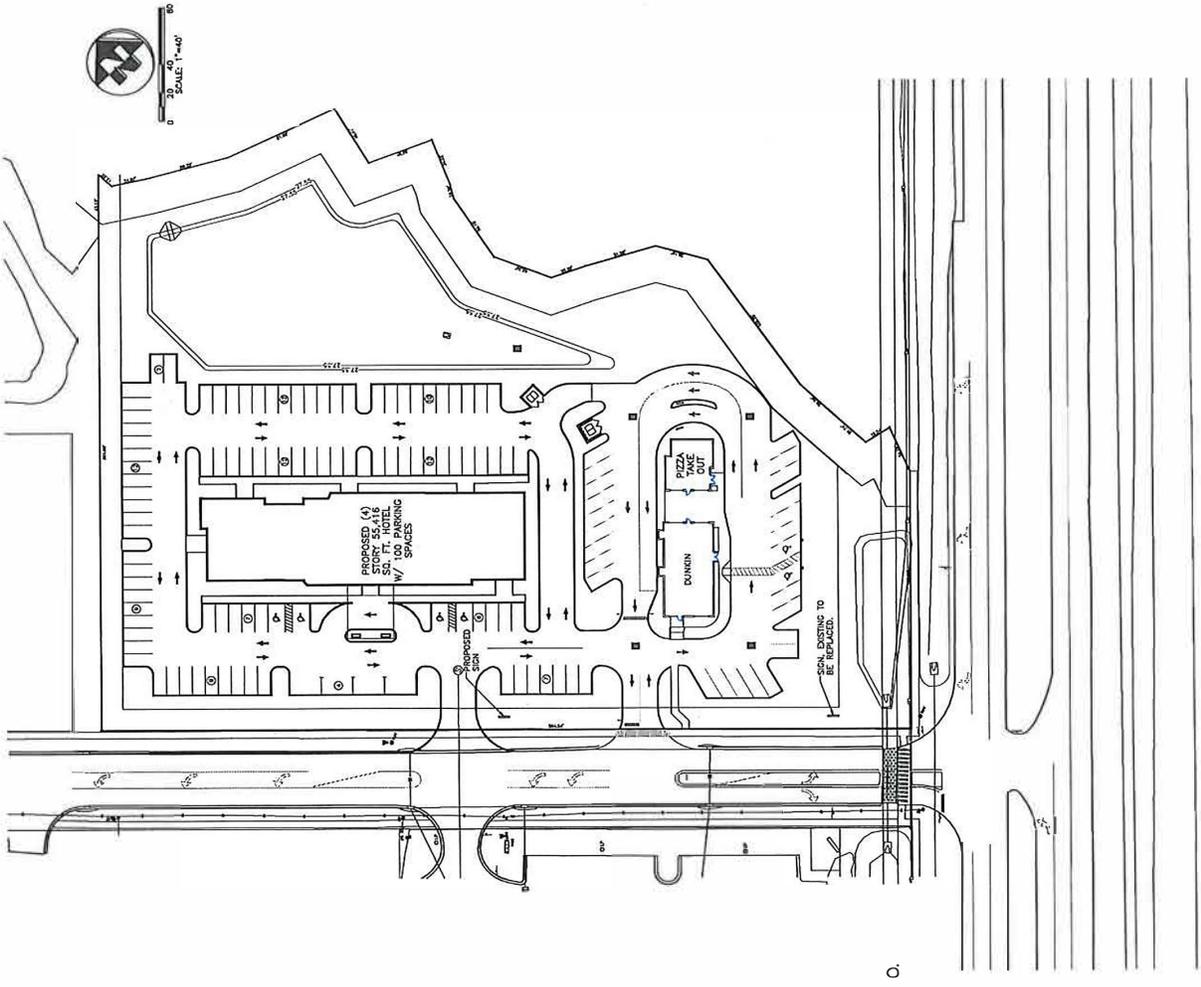
RICHARD J. DIXON, P.E.
PROFESSIONAL ENGINEER
FL REG.# 47544
102 SOUTH ORANGE STREET
NEW SMYRNA BEACH, FL
(386) 428-5834

**ANDERSON
DIXON**
ENGINEERS-PLANNERS-ARCHITECTS
PHONE (407) 253-1841 - FAX (407) 253-1841

DATE: 11-22-23

PROJECT SITE: EXISTING PARCEL IS AN EXISTING QUINN AND A PROPOSED PIZZA TAKE OUT IN THE EXISTING QUINN BUILDING. THE VACANT PARCEL IS TO BE A (7) STORY 24 ROOM HOTEL.
ZONING DATA: ZONING: PD-C FUTURE LAND USE: HOTEL USE
BUILDING SETBACKS: FRONT (POA) 50' REAR 25' SIDES 25'
BUFFERS: FRONT (POA) 50' REAR 25' SIDES 25'
WETLAND: WETLAND: 25'
SITE DATA: TOTAL AREA 194,433 S.F. FLOOD ZONING: 4.46 AC. "X" & "L" 55,416 S.F.
PROPOSED BUILDING AREAS: COFFEE SHOP 2,775 S.F. PIZZA TAKE OUT 1,036 S.F. HOTEL 55,416 S.F.
IMPERVIOUS AREAS: TOTAL IMPERVIOUS AREAS(S,F) 136,103 S.F. ALLOWABLE IMPERVIOUS AREAS(S,F) 130,369 S.F. PROPOSED IMPERVIOUS AREAS(S,F) 130,369 S.F. PROPOSED IMPERVIOUS AREA(S) 67%
PARKING REQUIREMENTS: EXISTING BUILDINGS: EXISTING PIZZA TAKE OUT* 7 SPACES PROVIDED EXISTING QUINN 21 SPACES PROVIDED TOTAL(EXIST. BLDGS.) 28 SPACES PROVIDED PROPOSED BUILDING: 94 ROOM HOTEL 64 SPACES REQUIRED PIZZA TAKE OUT 1 SPACE PER 15 ROOMS (6) SPACES REQUIRED TOTAL(PROPOSED BLDG.) 100 SPACES PROVIDED TOTAL ALL BUILDINGS: TOTAL SPACES REQUIRED 106 SPACES TOTAL SPACES PROVIDED 128 SPACES PROVIDED

* 10% CUSTOMER SERVICE AREA ASSUMED (TAKE OUT).



SHEET NO. EX-3

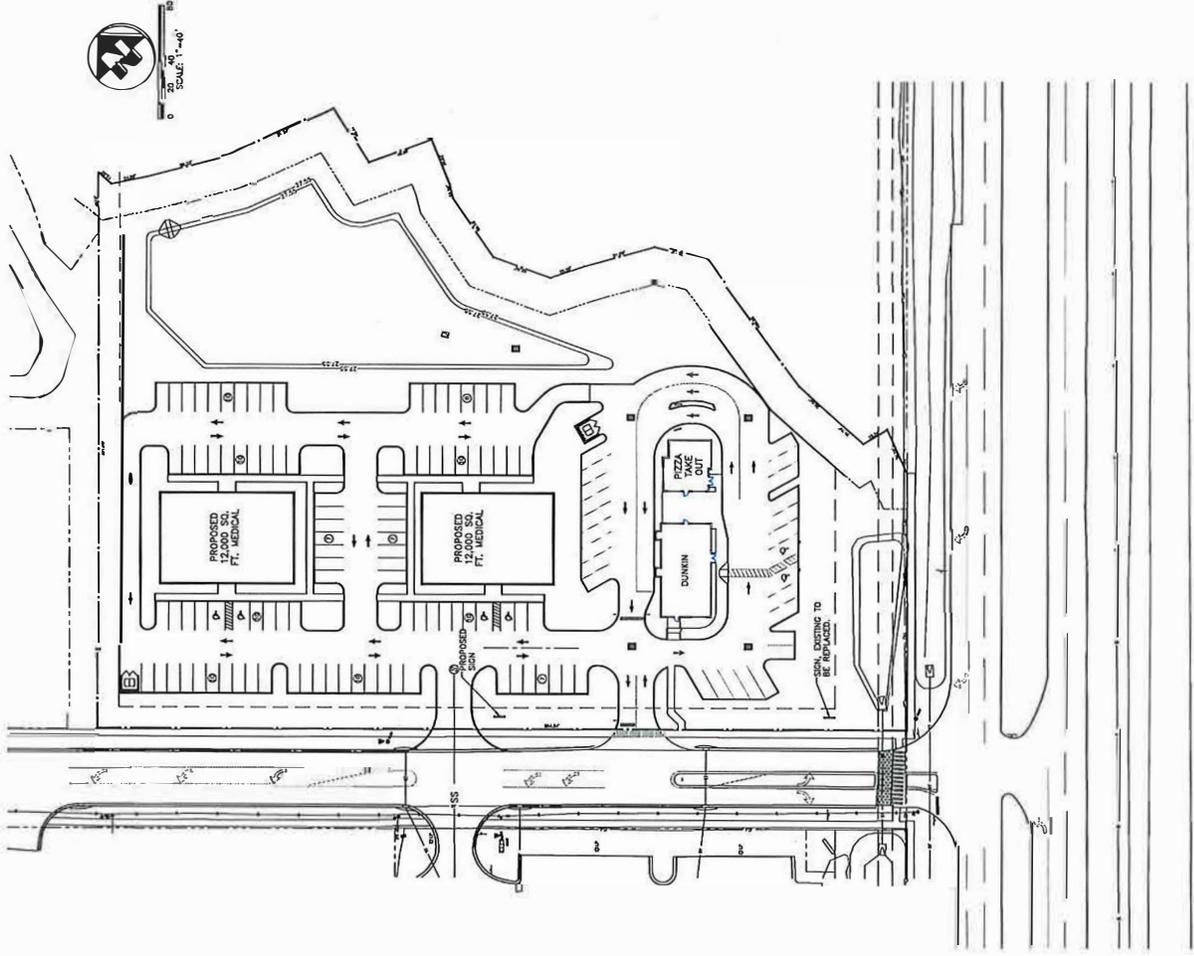
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REV	1
DATE	03-09-24
NO. OF REVISIONS	1
CHECKED BY: MD	
DRAWN BY: MD	
CLIENT: M-SPUR 1190 LLC	

**PD PLAN(DEV 2024-005) FOR:
LPGA PD - MEDICAL OFFICES**
DAYTONA BEACH, FL

RICHARD J. DIXON, P.E.
PROFESSIONAL ENGINEER
FL REG.# 47544
102 SOUTH ORANGE STREET
NEW SMYRNA BEACH, FL
(385) 426-5834
PHONE (M/F) 475-5534 - FAX (M/F) 475-7241

DATE: 11-22-23

PROJECT SITE EXISTING BUILDING AND A PROPOSED PIZZA TAKE OUT IN THE EXISTING VACANT BUILDING. THE VACANT PARCEL IS TO BE TWO 12,000 SQ. FT. (2) STORY MEDICAL BUILDINGS.	ZONING DATA: FUTURE LAND USE: MIXED USE ZONING PD-C
BUILDING SETBACKS: FRONT (LPGA) SIDE: 50' 25' 25'	BUFFERS: SEAWALL/LEAKA WETLAND: 50' 15' 25'
SITE DATA: TOTAL AREA 184,432 S.F. 4.46 AC. FLOOD ZONE: "X" & "AE"	PROPOSED BUILDING AREAS: EXISTING COFFEE SHOP PROPOSED PIZZA TAKE OUT* 2,974 S.F. 1,034 S.F. 1,034 S.F. MEDICAL BUILDINGS 24,000 S.F.
IMPERVIOUS AREAS: ALLOWABLE IMPERVIOUS AREA(SF) ALLOWABLE IMPERVIOUS AREA(SF) PROPOSED IMPERVIOUS AREA(SF) PROPOSED IMPERVIOUS AREA(SF)	PARKING REQUIREMENTS: EXISTING BUILDINGS: EXISTING COFFEE SHOP PROPOSED PIZZA TAKE OUT* TOTAL (EXIST. BLDGS.) PROPOSED BUILDINGS: MEDICAL OFFICE MEDICAL OFFICE (4 SPACES PER 1,000 S.F.) TOTAL ALL BUILDINGS: *30% CUSTOMER SERVICE AREA ASSUMED (TAKE OUT).
	(21) SPACES PROVIDED (21) SPACES REQUIRED (21) SPACES PROVIDED (20) SPACES PROVIDED 24,000 S.F. - (86) SPACES REQUIRED - (87) SPACES PROVIDED (165) SPACES REQUIRED (123) SPACES PROVIDED



SHEET NO.
EX-4

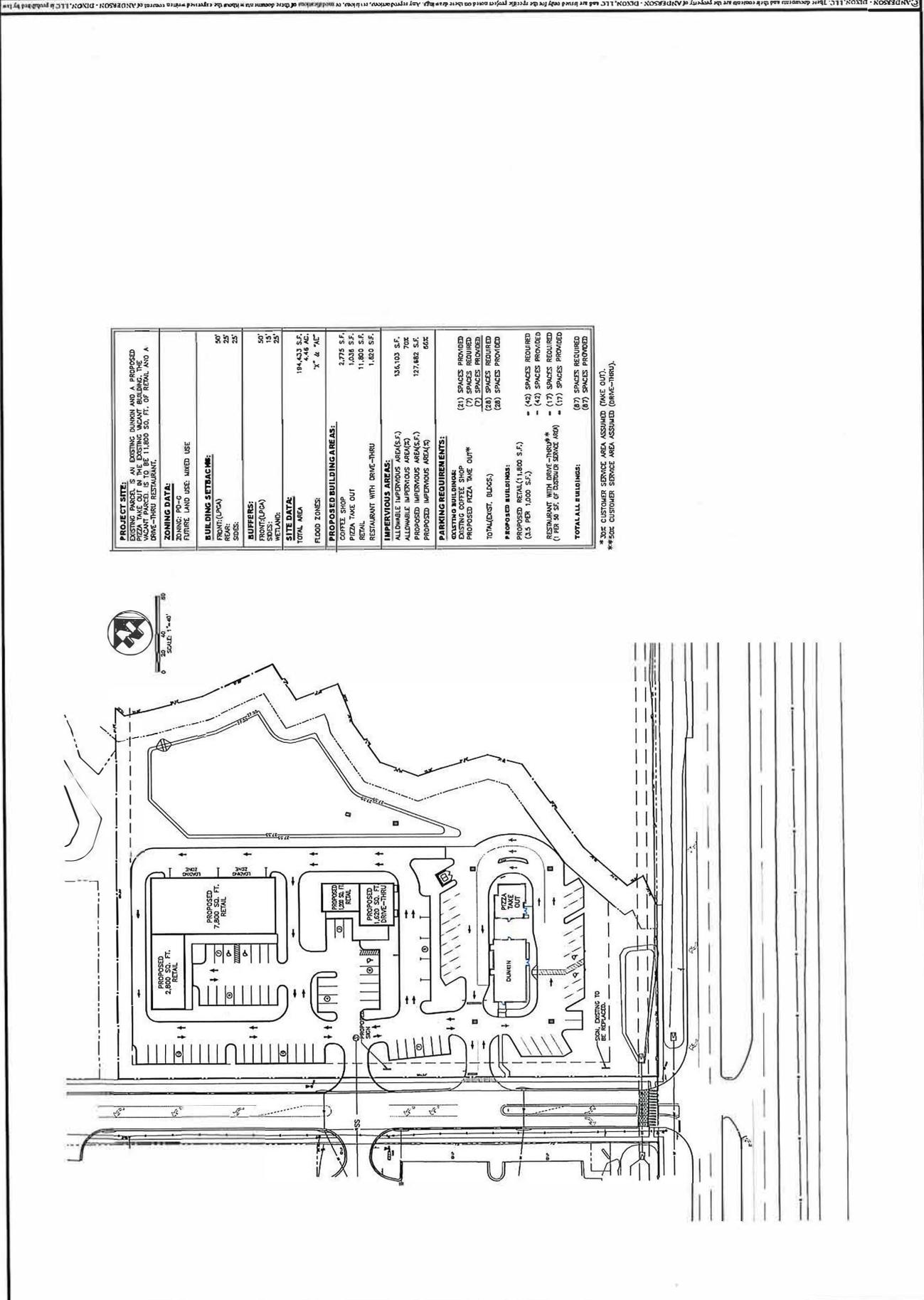
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REV	0001
DATE	11-22-23
REV	0001
DATE	11-22-23
REV	0001
DATE	11-22-23
REV	0001

**PD PLAN (DEV 2024-005) FOR:
LPGA PD - RETAIL, FAST FOOD**
LPGA BLVD. & CONCIERGE BLVD.
DAYTONA BEACH, FL.

RICHARD J. DIXON, P.E.
PROFESSIONAL ENGINEER
FL REG # 47544
102 SOUTH ORANGE STREET
NEW SMYRNA BEACH, FL
(386) 428-5834

ANDERSON DIXON
EXHIBITING PLANNING PERMITTING
PHONE (386) 428-5834 - FAX (386) 428-5834

DATE: 11-22-23



PROJECT SITE:
EXISTING PARCEL IS AN EXISTING DUNNAN AND A PROPOSED PIZZA TAKE OUT IN THE EXISTING MOUNT BUILDING. THE DRIVE-THRU RESTAURANT IS 11,800 SQ. FT. OF RETAIL AND A DRIVE-THRU RESTAURANT.

ZONING DATA:
ZONING: PD-C
FUTURE LAND USE: MIXED USE

BUILDING SETBACKS:
FRONT (LUPA): 50'
REAR: 25'
SIDE: 25'

BUFFERES:
FRONT (LUPA): 15'
REAR: 15'
WETLAND: 25'

SITE DATA:
TOTAL AREA: 184,433 S.F.
4.46 AC.
"X" & "Y"

FLOOD ZONES:
X" & "Y"

PROPOSED BUILDING AREAS:
COFFEE SHOP: 2,775 S.F.
PIZZA TAKE OUT: 1,008 S.F.
RESTAURANT WITH DRIVE-THRU: 11,800 S.F.
RESTAURANT WITH DRIVE-THRU: 1,800 S.F.

IMPERVIOUS AREAS:
ALLOWABLE IMPERVIOUS AREA(S.F.): 136,103 S.F.
ALLOWABLE IMPERVIOUS AREA(S.F.): 127,882 S.F.
PROPOSED IMPERVIOUS AREA(S.F.): 662

PARKING REQUIREMENTS:
EXISTING BUILDINGS:
PROPOSED PIZZA TAKE OUT*
TOTAL (EXIST. BLDGS.)
PROPOSED BUILDINGS:
PROPOSED RETAIL (11,800 S.F.)
(3.5 PER 1,000 S.F.)
RESTAURANT WITH DRIVE-THRU*
(1 PER 36 S.F. OF RESTAURANT SPACE AREA)
TOTAL ALL BUILDINGS:
(21) SPACES PROVIDED
(7) SPACES REQUIRED
(7) SPACES PROVIDED
(28) SPACES REQUIRED
(28) SPACES PROVIDED
- (43) SPACES REQUIRED
- (42) SPACES PROVIDED
- (17) SPACES REQUIRED
- (17) SPACES PROVIDED
(87) SPACES REQUIRED
(87) SPACES PROVIDED

*30% CUSTOMER SERVICE AREA ASSUMED (TAKE OUT).
**50% CUSTOMER SERVICE AREA ASSUMED (DRIVE-THRU).

Print using Adobe® Reader®'s "Actual size" setting

AFSHARI LPGA LLC
26 AMSDEN RD
ORMOND BEACH, FL 32174

SHOPPES AT WILLIAMSON CROSSING
7940 VIA DELLAGIO WAY STE 200
ORLANDO, FL 32819

CONCIERGE PROPERTY OWNERS
1140 N WILLIAMSON BLVD STE 140
DAYTONA BEACH, FL 32114

3J7B REAL ESTATE LLC
677 KING ST 3RD FL
CHARLESTON, SC 29403

CONCIERGE LPGA LLC
ATTN DR HUSSAIN RAWJI
2441 SLEEPY OAK LN
DELAND, FL 32720

BLAKE AT LPGA LLC
125 S ALCANIZ ST STE 2
PENSACOLA, FL 32502

CONCIERGE PROPERTY OWNERS
PO BOX 10809
DAYTONA BEACH, FL 32120

TOP ACE VENTURES LLC
548 BAYBERRY LAKES BLVD
DAYTONA BEACH, FL 32124

BR SANDS PARC LLC
712 FIFTH AVE 9TH FLR
NEW YORK, NY 10019

DAYTONA LUX DEVELOPMENT LLC
2300 MARSHPOINT RD
NEPTUNE BEACH, FL 32266

RACETRAC PETROLEUM INC
200 GALLERIA PARKWAY SE SUITE 900
ATLANTA, GA 30081

CRE-GS TOMOKA VILLAGE SOUTH JV LLC
465 MEETING ST STE 500
CHARLESTON, SC 29403

WILLIAMSON CROSSING OWNERS
7940 VIA DELLAGIO WAY STE 200
ORLANDO, FL 32819

CRE-GS TOMOKA VILLAGE SOUTH PHASE I
465 MEETING ST STE 500
CHARLESTON, SC 29403

11809 LPGA LLC
10432 KIRBY SMITH RD
ORLANDO, FL 32832

CRE-GS TOMOKA VILLAGE SOUTH PHASE II
465 MEETING ST STE 500
CHARLESTON, SC 29403

CENTRAL FLORIDA KFC INC
2501 HOLLYWOOD BLVD STE 220
HOLLYWOOD, FL 33020

CRE-GS TOMOKA VILLAGE SOUTH RETAIL
465 MEETING ST STE 500
CHARLESTON, SC 29403

NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON

4/18/24 AT 6:00 PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PP Amendment

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Holiday Inn & PGA, 137 Autumnal Cir, Doha

INTERESTED PARTIES CAN CONTACT Cobb Cole

AT 304/323-9264 FOR FURTHER INFORMATION.

butera

53-4700

butera@s

Independently Owned

READY TO 24

NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON
4/1/24 AT 6:00 PM TO INTRODUCE THE
FOLLOWING APPLICATION FOR THIS PROPERTY:

PD Amendment

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Holiday Inn PGA, 137 Andrews Cir, DB, FL

INTERESTED PARTIES CAN CONTACT Cobb Cole
AT 386-323-9267 FOR FURTHER INFORMATION.

Agenda Item 4C (Quasi-Judicial Hearing)

Major Site Plan Approval

DEV2023-455

Sunglow Mini-Storage Complex

STAFF REPORT

MEETING DATE: June 27, 2024, Planning Board
REPORT DATE: June 20, 2024
SUBJECT: DEV2023-455 Sunglow Mini-Storage Complex
APPLICANT: Phillip Hollis, Flagship Companies, Group, LLC
OWNER: Lee Khazraee, Sunglow Construction
STAFF: Doug Gutierrez AICP, Planning Manager & Luke Rinkus, Planner

SUMMARY OF REQUEST

This request is for a major site plan application to allow for a self-storage facility, offices, and flex space.

According to Section 3.4.1.2.b, *Site Plan*, Land Development Code (LDC), a Major Site Plan approval is required if the project is 20,000 square feet or more of gross floor area. A Major Site Plan requires review and approval by the Planning Board. The basis of the decision by the Planning Board shall be the site plan's compliance with the review standards in Section 3.4.1.5, LDC.

A majority vote by the Planning Board members present and voting is required to approve the Major Site Plan.

Staff recommendation: Staff finds the proposed Major Site Plan meets the review standards of the Land Development Code. Staff recommends the Planning Board approve the Major Site Plan for Sunglow Mini-Storage to allow to allow for a self-storage facility, offices, and flex space on ±13.2 acres.

SITE INFORMATION

Location: West of Wesley Street, a few blocks north of LPGA Boulevard.

Parcel No(s): 5202-22-00-0030 (Lot 1)
4233-13-00-0030 (Lot 2)

Property Size: ± 1.91 acres (Lot 1)
± 11.29 acres (Lot 2)

Existing Zoning: Planned Development - General (PD-G)

Existing Future Land Use: Mixed Use (MU)

Adjacent Land Use and Zoning: *Existing uses listed in the table below are not intended to be an all-inclusive list, but a general summary of types of uses near the subject property.*

	Existing Use(s)	Future Land Use Designation	Existing Zoning Classification
Site	Vacant	MU	PD-G
North	Single-Family Residential	VC ULI	VC R-4
South	Vacant	L2-R	PD-G
East	Single-Family Residential	VC ULI	VC R-4
West	Vacant	L2-R	MFR-12



Aerial View of the Property

PROJECT DESCRIPTION

The proposed site plan for the property is shown in **Attachment A**. The Major Site Plan proposes the construction of several buildings on two lots. Lot 1 will have two office buildings, totaling 19,625 square feet. Lot 2 will have a three-story storage building with five smaller storage buildings totaling 107,907 square feet. Lot 2 will also have a dry pond located in the north-west corner of the site. Parking infrastructure will be on both lot 1 and 2, with 73 and 53 spaces provided respectively.

PROJECT ANALYSIS

Developments subject to approval of a Site Plan shall require approval of a Major Site Plan in accordance with Section 3.4.I.3, Major Site Plan Procedure, if the development proposes 20,000 square feet or more of gross floor area. The total proposed project gross floor area is approximately 68,824 SF for the development at full buildout. Major site plans require review and approval by the Planning Board (City Commission action not required).

Major Site Plan Review Standards

Per Section 3.4.I.5, LDC, an application for a Major Site Plan shall be approved only on a finding there is competent substantial evidence in the record that the proposed development meets the review standards as follows:

a. Is consistent with the Comprehensive Plan.

The subject property has a Future Land Use (FLU) designation of Mixed Use (MU), which allows for office and light industrial as a principal use. The proposed use is consistent with the MU designation in the Comprehensive Plan.

b. Complies with the applicable district, use, and intensity and dimensional standards of this Code.

The site plan for the development, shown in *Attachment A*, has been reviewed by the City’s Technical Review Team (TRT) for compliance with the applicable provisions in the LDC and the PD agreement. The TRT has determined the site plan complies with the use, intensity, and dimensional standards of the LDC and PD agreement. The proposed development meets this review standard.

c. Complies with the applicable development standards of this Code (Article 6).

The site plan has been reviewed by the TRT for compliance with the development standards of Article 6. **Prior to issuance of a site plan approval letter for the project, the following conditions must be met:**

Utilities

1. Prior to CO provide the stormwater billing exhibit of the impervious areas so the utility accounts can be set up correctly.
2. Prior to CO provide the easement documents, sketches, and legal descriptions of the 20 ft access/utility easement for the existing 4" water main in the rear and along one side of the property, as well as, the proposed easement for the utilities through to Taylor Street. The easements will need to go to CC for approval. The easements can either be approved by City Commission on the final plat or by separate instrument.

SITE DETAILS

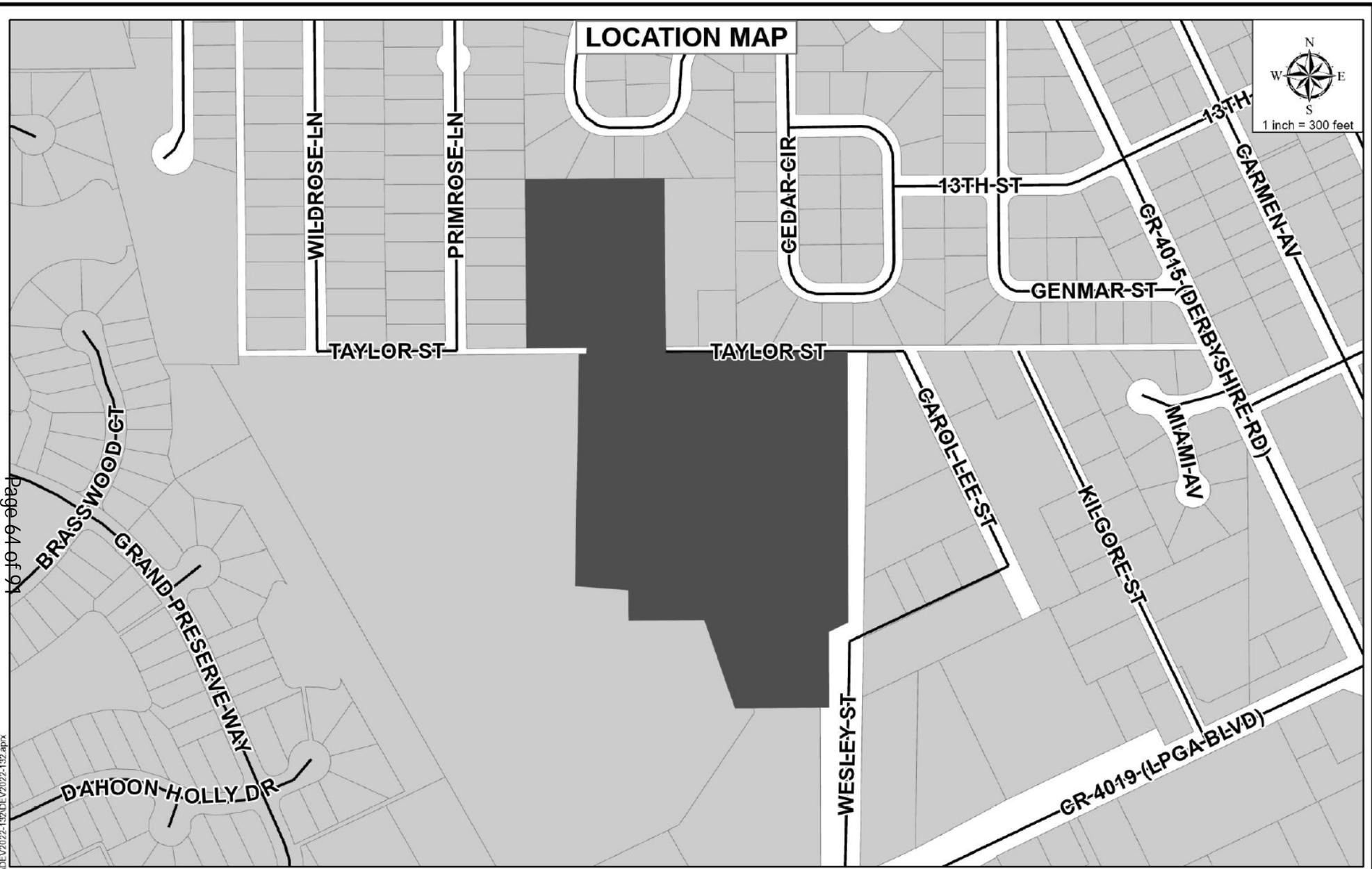
1. The proposed building and site configuration is consistent with the Sunglow Mini-Storage Complex PD Agreement. The proposed architectural design is provided in **Attachment B**.

2. Vehicle Connections – The project includes a direct vehicle ingress/egress access point connection to Wesley Street and an additional access point to and Taylor Street Blvd.
 3. Landscaping – The detailed landscape plan (**Attachment C**) for the project has been reviewed for compliance with the Sunglow Mini-Storage Complex PD Agreement provided.
- d. **Complies with all other applicable standards in this Code.**
City Staff has reviewed the proposed site plan and has found it in compliance with all other applicable standards in the LDC.
 - e. **Complies with all requirements or conditions of any prior applicable development orders.**
There are no applicable development orders on this property.
 - f. **Is issued a Concurrency Certificate in accordance with Section 3.4.Z.2.b, Concurrency Certificate Determination Procedure.**
The proposed plan has been reviewed by staff in accordance with the LDC and has been found to be in compliance

RECOMMENDATION

Staff finds the proposed Major Site Plan meets the review standards in the Land Development Code and the Sunglow Mini-Storage Complex PD Agreement. Staff recommends the Planning Board approve the Major Site Plan for Sunglow Mini-Storage to allow for a self-storage facility, offices, and flex space on ±13.2 acres

A majority vote by the Planning Board members present and voting is required to approve the Major Site Plan.



**DEV2023-455
SUNGLOW MINI STORAGE
SITE PLAN
LOCATION MAP**



City of Daytona Beach Map disclaimer:
 These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.



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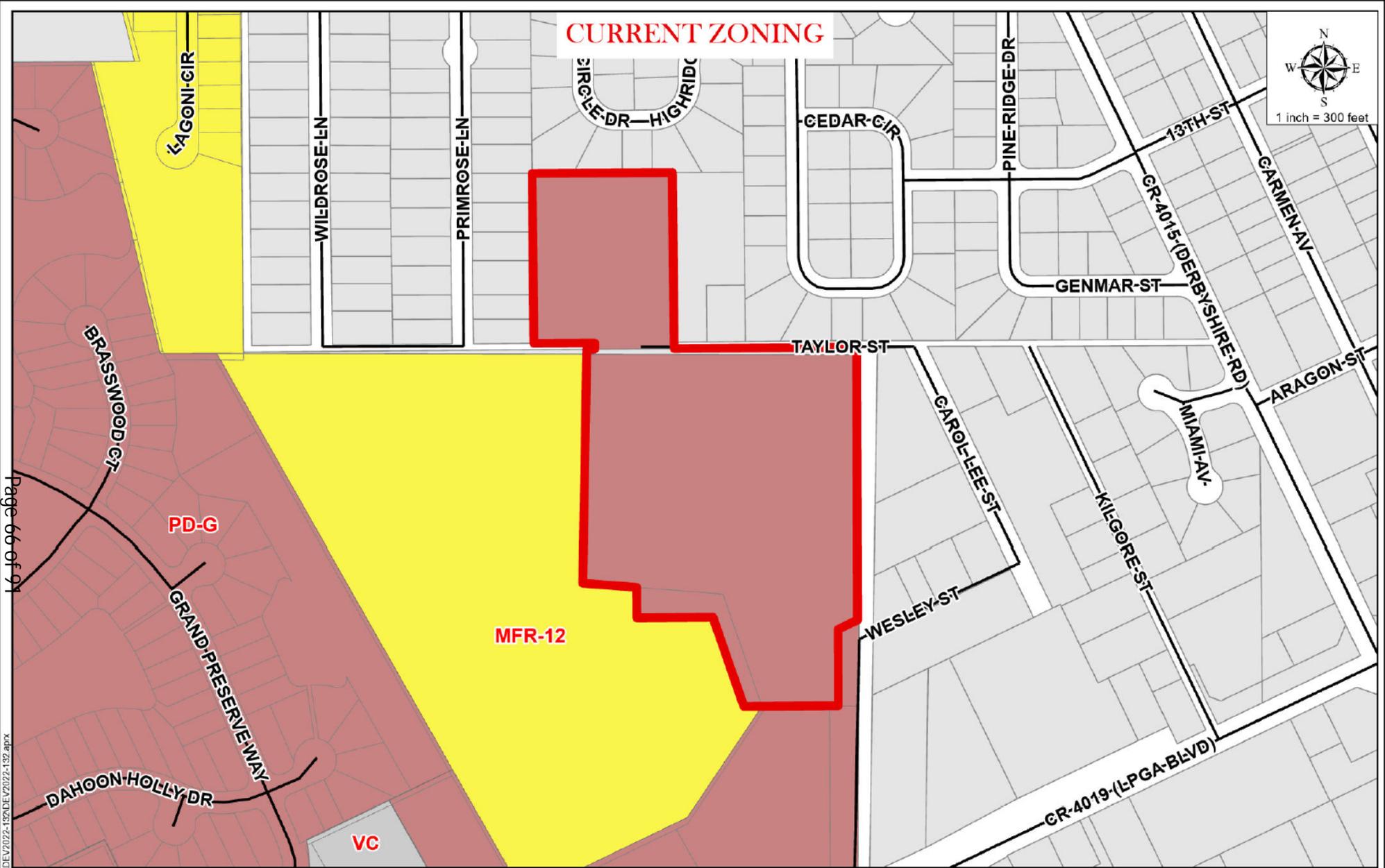
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**DEV2023-455
SUNGLOW MINI STORAGE
SITE PLAN
AERIAL MAP**

City of Daytona Beach Map disclaimer:
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Agenda Item #4.C



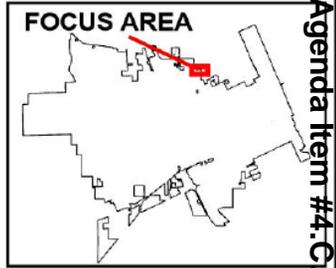
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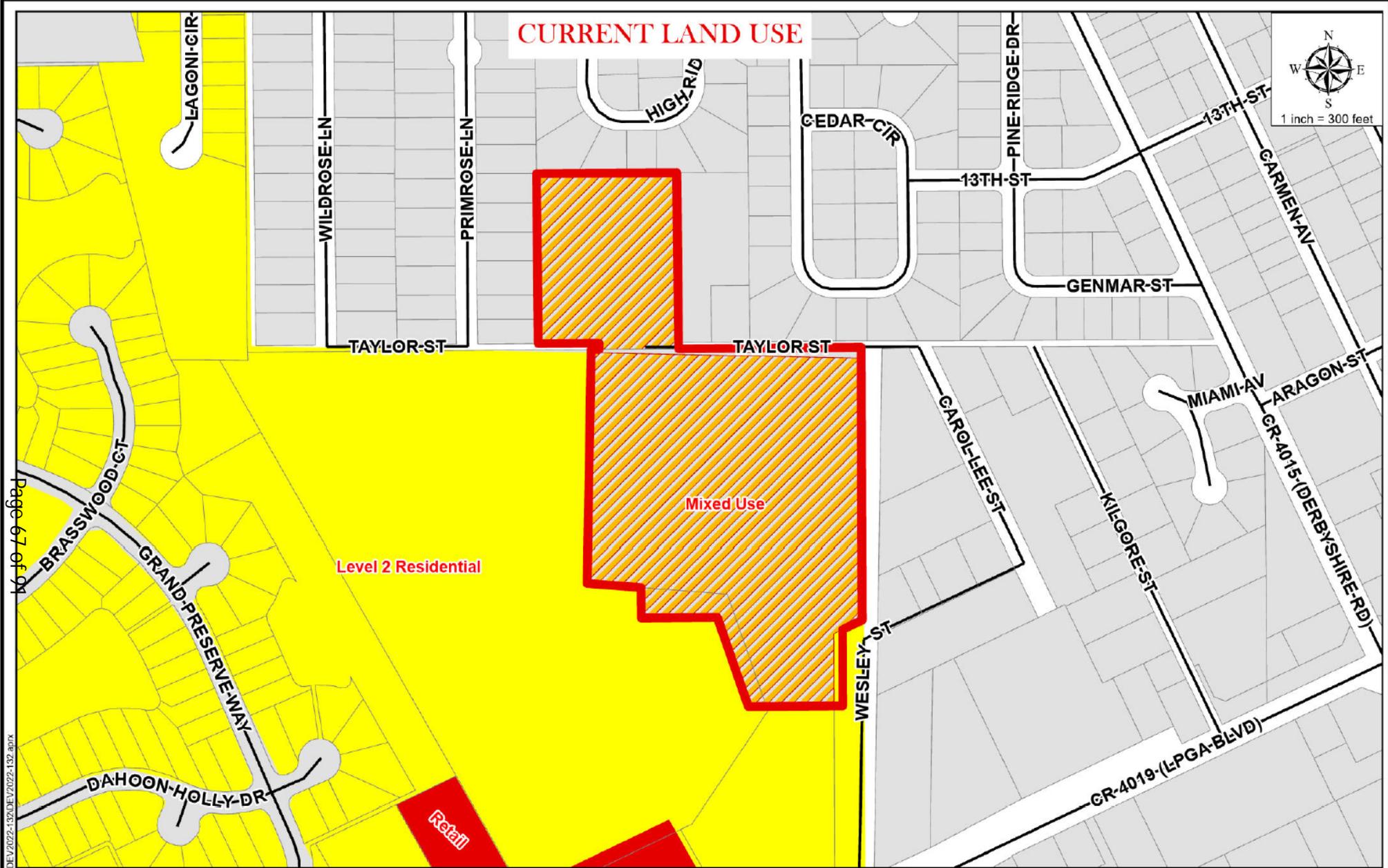


**DEV2023-455
SUNGLOW MINI STORAGE
SITE PLAN
CURRENT ZONING MAP**

City of Daytona Beach Map disclaimer:
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Agenda Item #4.C



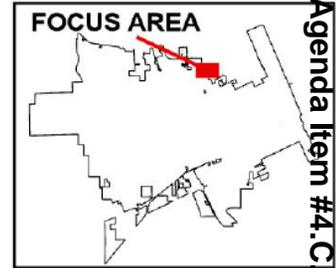
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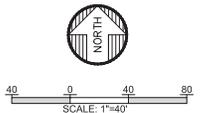
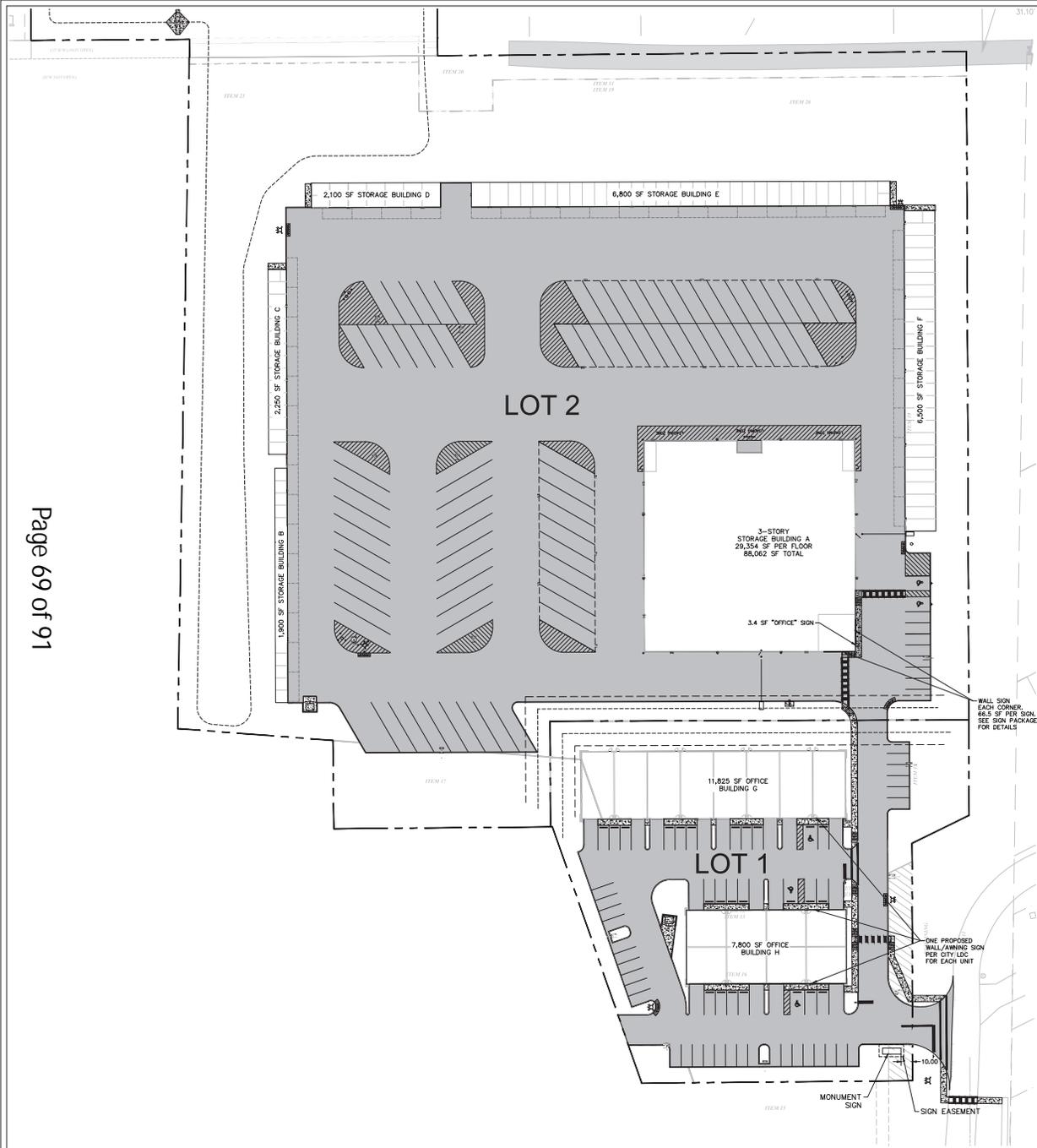


**DEV2023-455
SUNGLOW MINI STORAGE
SITE PLAN
CURRENT LAND USE MAP**

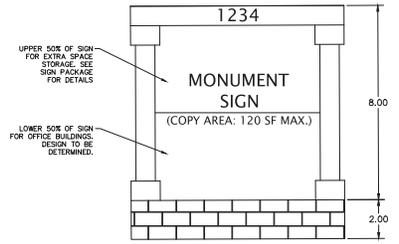
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Agenda Item #4.C



- NOTES:**
- ONE MONUMENT SIGN TO BE INSTALLED IN EASEMENT ON LOT 1 AS SHOWN.
 - MONUMENT SIGN TO HAVE MAXIMUM COPY AREA OF 120 SF.
 - COPY AREA TO BE SPLIT 50% FOR LOT 1 AND 50% FOR LOT 2.
 - WALL SIGNAGE FOR LOT 2 TO BE MAXIMUM OF 200 SF TOTAL WITH NO MORE THAN ONE WALL SIGN PER BUILDING FACADE.
 - AWNING SIGNS AND OR DOOR SIGNS PERMITTED AS OUTLINED IN THE CITY OF DAYTONA BEACH LDC FOR LOT 1.
 - PER 1ST AMENDMENT TO SUNGLOW PD, SIGNAGE COMPLIANCE WITH TABLE 6.10.K.2.A: DISTRICT SIGN SCHEDULE: BUSINESS DISTRICTS (BP, BR-1, BR-2, BA AND OP)



CONCEPTUAL SIGN DETAIL
(N.T.S)

ALANN ENGINEERING GROUP, INC.
1115 W. UNIVERSITY AVENUE
DAYTONA BEACH, FLORIDA 32114
TEL: (386) 273-7640
FAX: (386) 673-3927



SUNGLOW MINI-STORAGE COMPLEX PD
DAYTONA BEACH, FLORIDA
SIGNAGE PLAN

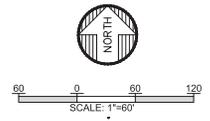
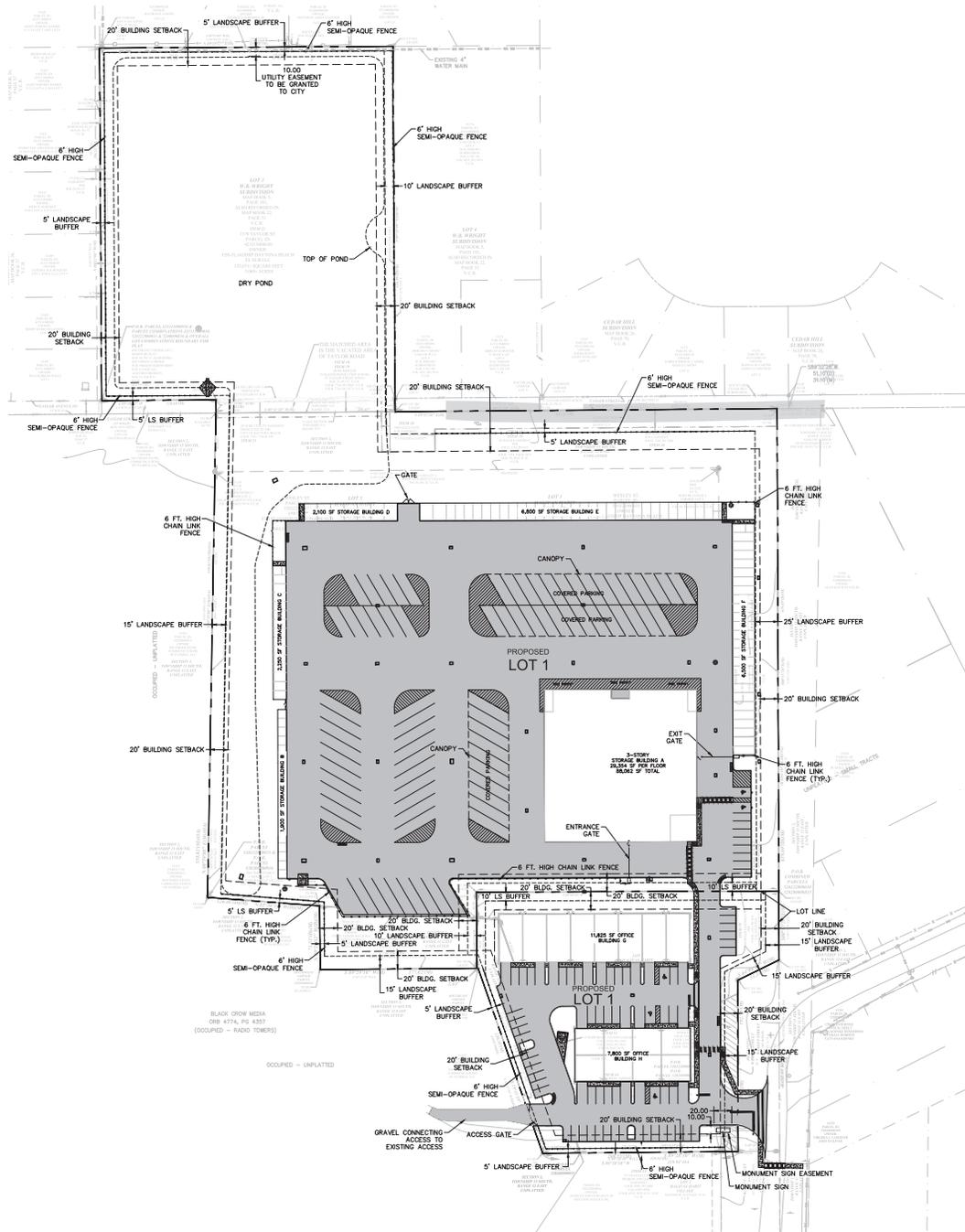
NO	DATE	REVISION	BY
1	12/27/23	PER CITY COMMENTS	KAB
2	04/08/24	PER CITY COMMENTS	KAB
3	06/07/24	PER CITY COMMENTS	KAB

DESIGNER	FILE	DATE	SCALE	AS NOTED
KAB	1839-1	10-27-23		

DRAWN BY	PROJECT	DATE
WES	1839-1	

Agenda Item #4.C

SHEET #4.C
C000A



LEGEND:
 PROPOSED ASPHALT PAVEMENT
 PROPOSED SIDEWALK/CONCRETE PAVEMENT

NOTES:

1. WATER WILL BE EXTENDED ALONG WESLEY STREET AND LPGA BLVD. TO CONNECT TO EXISTING CITY OF DAYTONA BEACH UTILITIES.
2. WASTEWATER WILL BE EXTENDED TO THE NORTH ALONG TAYLOR STREET TO CONNECT TO AN EXISTING CITY FORCE MAIN.
3. DRY UTILITIES SUCH AS ELECTRIC, TELEPHONE AND CABLE/FIBER OPTIC SHALL BE PROVIDED BY FRANCHISE UTILITIES WITH EXTENSIONS FROM EXISTING PUBLIC SYSTEMS.
4. STORMWATER SHALL BE DESIGNED IN ACCORDANCE WITH CITY OF DAYTONA BEACH AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT CRITERIA. TREATMENT AND ATTENUATION SHALL BE PROVIDED ON-SITE IN A PROPOSED RETENTION/DETENTION POND WITH ON-SITE STORM SEWER CONVEYANCE SYSTEM.
5. FENCES SHALL COMPLY WITH SECTION 6.8 OF THE CITY OF DAYTONA BEACH LDC.
6. ACCESS THROUGH THE PROPOSED LOTS 1 AND 2 FOR ACCESS, DRAINAGE & UTILITIES EASEMENTS ARE PROVIDED PER OFFICIAL RECORD BOOK 8558, PAGES 4146-4167 AS SHOWN ON THE PROPOSED SITE PLAN TO BE APPROVED BY THE CITY OF DAYTONA BEACH AND TO BE MEMORIALIZED IN THE FINAL PLAT RECORDING.

ALAN ENGINEERING GROUP, INC.
 113 W. WASHINGTON STREET
 DAYTONA BEACH, FLORIDA 32114
 TEL: (386) 273-7640
 FAX: (386) 673-3927



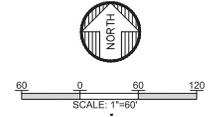
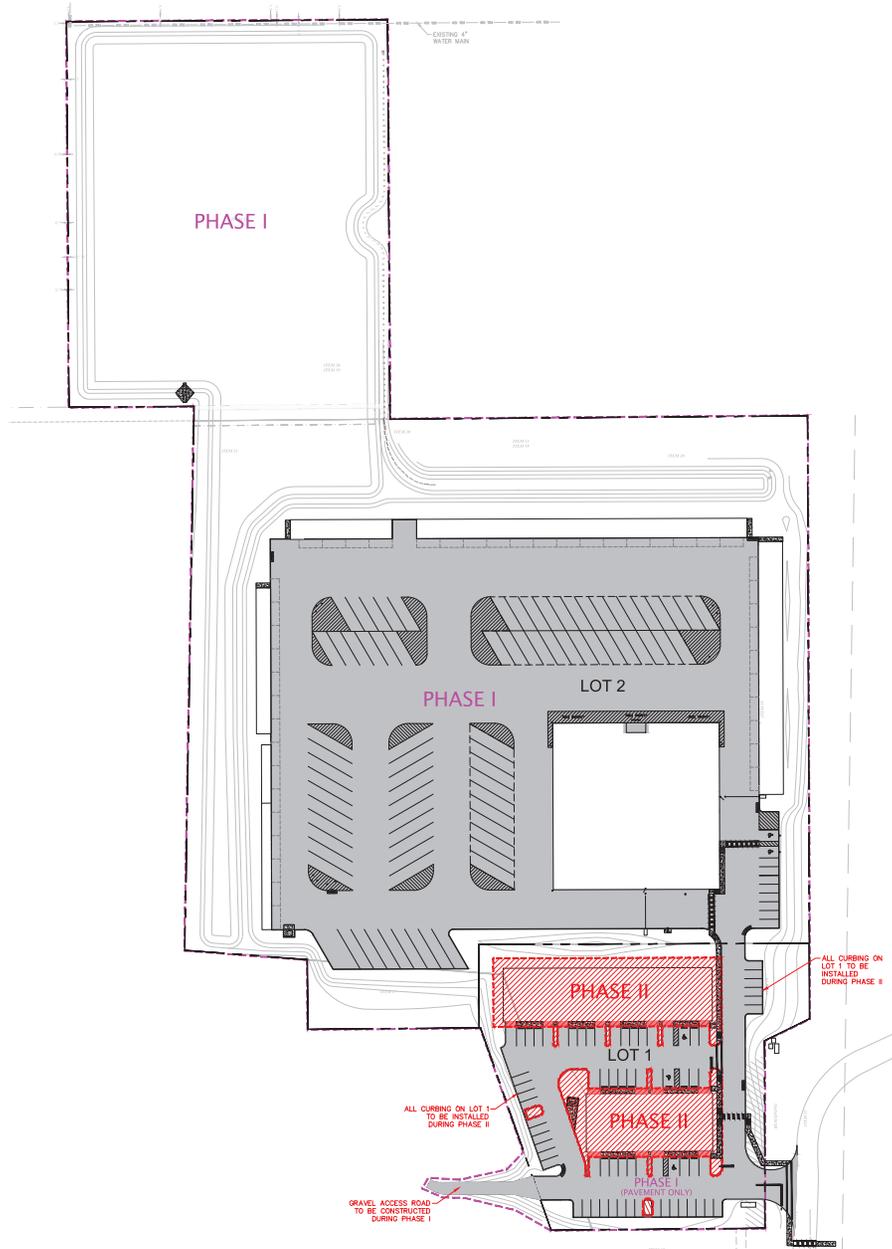
SUNSLOW MINI-STORAGE COMPLEX PD
 DAYTONA BEACH, FLORIDA
 OVERALL LAYOUT PLAN

NO.	DATE	BY	REVISION
1	12/27/23	KAB	PER CITY COMMENTS
2	04/08/23	KAB	PER CITY COMMENTS
3	06/07/24	KAB	PER CITY COMMENTS

DESIGNER	FILE	DATE	SCALE	AS NOTED
KAB	1839-1	10/27/23	AS NOTED	

Agenda Item #4.C

Sheets 1-10
 CO #4.C



--- PHASE I BOUNDARY LINE
 --- PHASE II BOUNDARY LINE

PHASING NOTES:

PHASE I:

- CLEAR ENTIRE PROPERTY
- MASS GRADE ENTIRE PROPERTY
- INSTALL ALL DRAINAGE SYSTEMS, SWALES AND RETENTION AREAS
- CONSTRUCT ALL PARKING AND BUILDINGS AS SHOWN ON PHASING MAP
- CONSTRUCT ALL OFF-SITE IMPROVEMENTS
- GRADE AND COMPACT OFFICE BUILDING ENVELOPES TO PAD READINESS
- INSTALL ALL LANDSCAPING ON NORTH PORTION ASSOCIATED WITH STORAGE FACILITIES
- INSTALL PERIMETER LANDSCAPING ON SOUTH PORTION
- INSTALL ALL FENCING

PHASE II:

- CONSTRUCT OFFICE BUILDINGS
- INSTALL CURBS AND SIDEWALKS ON SOUTH PORTION AROUND OFFICE BUILDINGS
- COMPLETE OVERHEAD DOOR ACCESS DRIVES
- INSTALL BALANCE OF LANDSCAPING ON SOUTH PORTION AROUND OFFICE BUILDINGS
- INCLUDING INTERNAL PARKING ISLANDS & FOUNDATION PLANTING AROUND PHASE II BUILDINGS

ALAN ENGINEERING GROUP, INC.
 10000 W. UNIVERSITY BLVD.
 SUITE 113
 BOCA RATON, FLORIDA 33433
 TEL: (305) 473-7640
 FAX: (305) 473-3927



SUNGLOW MINI-STORAGE COMPLEX PD
 DAYTONA BEACH, FLORIDA
 PHASING PLAN

NO	DATE	BY	REVISION
3	06/07/24	KAB	PER CITY COMMENTS
2	04/08/23	KAB	PER CITY COMMENTS
1	12/27/22	KAB	PER CITY COMMENTS

DESIGNER	FILE	DATE	AS NOTED
KAB	1839-1	10-27-23	SCALE
DRAWN BY	PROJECT		AS NOTED
WES	1839-1		

Agenda Item #4.C

SHEET 15
 CO 5



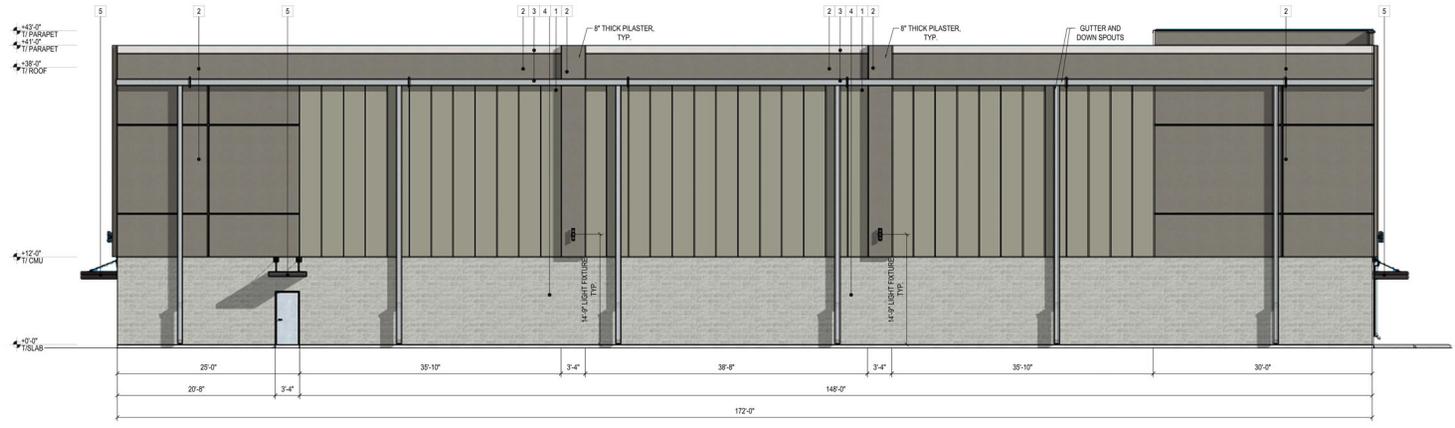
PERSPECTIVE VIEW

WESLEY STREET STORAGE COMPLEX
FLAGSHIP DEVELOPMENT
DAYTONA BEACH, FL
A3000 PERSPECTIVE VIEW

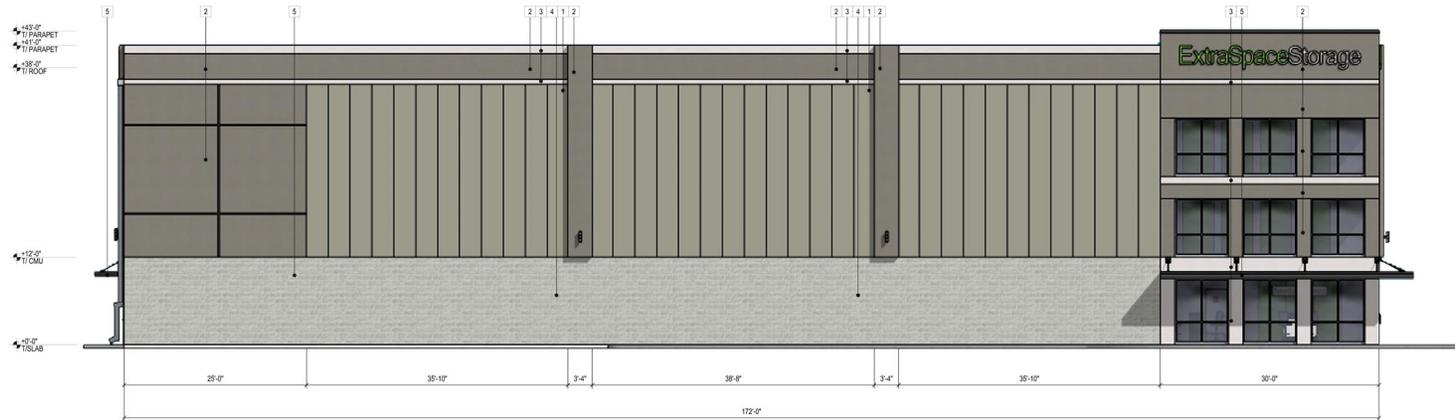


#4.C.

EXTERIOR FINISH LEGEND				
CODE	MATERIALS	MANUFACTURE	COLOR/FINISH	NOTES
1	INSULATED PANELS	CF ARCHITECTURAL	LIGHT GRAY	--
2	EFS	DRYWIT	617 WINTER EVE	--
3	EFS	DRYWIT	613 OVERCAST	--
4	SPLIT FACE BLOCK	--	SW ARGOS 7065	--
5	AWNING	--	CHARCOAL POWDER COAT	--



02 WEST ELEVATION
1/8" = 1'



01 SOUTH ELEVATION
1/8" = 1'



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A & E Firm

1911 E. COLONIAL DR #107
ORLANDO, FLORIDA 32803
Ph. (407) 745-5300

Plans Prepared By:
CPL, LLC

State of Florida License:
Architect No. A4389525
Engineer No. 5218
Landscape No. LC2008208
Surveyor No. 7142

NOT FOR CONSTRUCTION

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, INFORMATION, AND BELIEF, THIS DESIGN IS IN COMPLIANCE WITH APPLICABLE CODES AND LAWS.

NO.	DATE

Designed: SMITH, JAMAROUS
Drawn: 01-05-2024
Checked:
Job No.:
© 2023

DAYTONA BEACH, FL
WESLEY STREET SELF STORAGE
Agenda
#4.C.

THIS SHEET IS FOR CONSTRUCTION. FOR COMPLETE SET OF PLANS, SEE GENERAL NOTES FOR MATERIALS AND FINISHES.

A302
EXTERIOR ELEVATIONS

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

GENERAL NOTES

ALL PLANT MATERIAL THAT IS INSTALLED MUST BE FLORIDA NO.1 GRADE OR BETTER ACCORDING TO THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
 ANY VARIATIONS FROM THE APPROVED LANDSCAPE PLAN MUST BE INITIALLY REVIEWED BY THIS LANDSCAPE ARCHITECT PRIOR TO ANY PROPOSED REVISIONS TO THE LANDSCAPE PLANTING PLAN. FAILURE TO COMPLY WITH THIS PROCEDURE MAY RESULT IN REQUIRED MITIGATION AND/OR DELAY OF THIS PROJECT.

ALL FILL DIRT TO BE PLACED IN THE PROPOSED LANDSCAPE AREAS AND/OR BERMS, MUST HAVE A pH RANGE BETWEEN 5.5 AND 7.5, BE ORGANIC IN NATURE, FREE OF ROCKS AND DEBRIS, AND MATCH WITH THE EXISTING SOILS.
 CURVILINEAR LANDSCAPE BEDS ARE TO BE EDGED WITH SMOOTH FLOWING CURVES. STRAIGHT-LINE LANDSCAPE BEDS ARE TO BE EDGED IN A STRAIGHT LINE AND MUST BE PARALLEL TO PARKING LOTS, WALKWAYS, AND/OR STRUCTURES UNLESS INTENTIONALLY DESIGNED TO MEANDER.

BAHIA 'ARGENTINE' SOLID SOD IS TO BE USED IN ALL NON-IRRIGATED OPEN SODDED AREAS AS SHOWN ON THIS PLAN AND THE LANDSCAPE IRRIGATION PLAN. ALL OPEN SPACE INCLUDING BUT NOT LIMITED TO UNDISTURBED AREAS, RETENTION AREAS, AREAS SUBJECT TO POSSIBLE EROSION, RIGHT-OF-WAYS (R.O.W.), ETC, SHALL ALSO BE SODDED WITH BAHIA 'ARGENTINE' SOLID SOD OR SOLID BERMUDA SOD. ALSO, REFERENCE AND SEE CIVIL ENGINEERING DWGS FOR SODDING LIMITATIONS OF SOD AT WET AND/OR DRY RETENTION AREAS, AND THE EDGE OF PAVEMENTS AND Y.O.W. ST. AUGUSTINE SOLID SOD IN SODDED AREAS SUCH AS FRONTS OF BUILDINGS AND PARKING ISLANDS.

THE IRRIGATION SYSTEM SHALL MEET SECTION 808.04 OF THE VOLUSIA CODE.
 REMOVE ALL NON-BIODEGRADABLE NYLON TREE BALL STRAPPING AND REMOVE THE BURLAP FROM THE TOPS OF ALL ROOTBALLS THAT ARE BAG (BURLAPPED AND BALLED) IF CONTAINER TREES ARE NOT INSTALLED. ALSO, REMOVE THE TREE BALL HOISTING BASKET HOOKS. SEE TREE PLANTING DETAIL.

ALL IRRIGATION BACK-FLOW DEVICES WILL BE VISUALLY SCREENED WITH LANDSCAPING AND PAINTED BLACK AND/OR NILE GREEN. MODIFY ALL SHRUB PLANTINGS AND IRRIGATION HEAD LAYOUT FOR EXISTING TREE AND PALMS ON SITE DESIGNED TO REMAIN.

A MINIMUM FIVE-FOOT (5') GRASS RING SHALL BE INSTALLED AROUND EACH CATCH BASIN LOCATED WITHIN ANY LANDSCAPE AREA. THE CONTRACTOR IS TO BE SURE THAT NO MULCH CAN FLOW INTO THESE BASINS.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ANY PROPOSED TREES AND SHRUBS TO BE PRESERVED. SEE TREE PROTECTION DETAIL. NO VEHICLES OR MATERIALS SHALL BE PLACED UNDER OR AROUND THESE TREES TO REMAIN.

ALL EXISTING SHRUBS, GROUND COVERS AND TREES NOT SHOWN TO REMAIN ARE TO BE REMOVED ALONG WITH THEIR ROOT SYSTEM. ALL UNDERBRUSH, STUMPS, AND DEAD BRANCHES ARE TO BE REMOVED ON ALL EXISTING REMAINING TREES AND PALMS. ALL WORK AROUND SPECIMEN TREES WILL BE LIMITED TO HAND LABOR AND TOOLS.

ALL EVASIVE EXOTIC PLANTS, AS LISTED ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE PLANT SPECIES LIST, SHALL BE REMOVED. THIS SHALL INCLUDE ALL BRAZILIAN PEPPER WHICH MAY BE EXISTING.

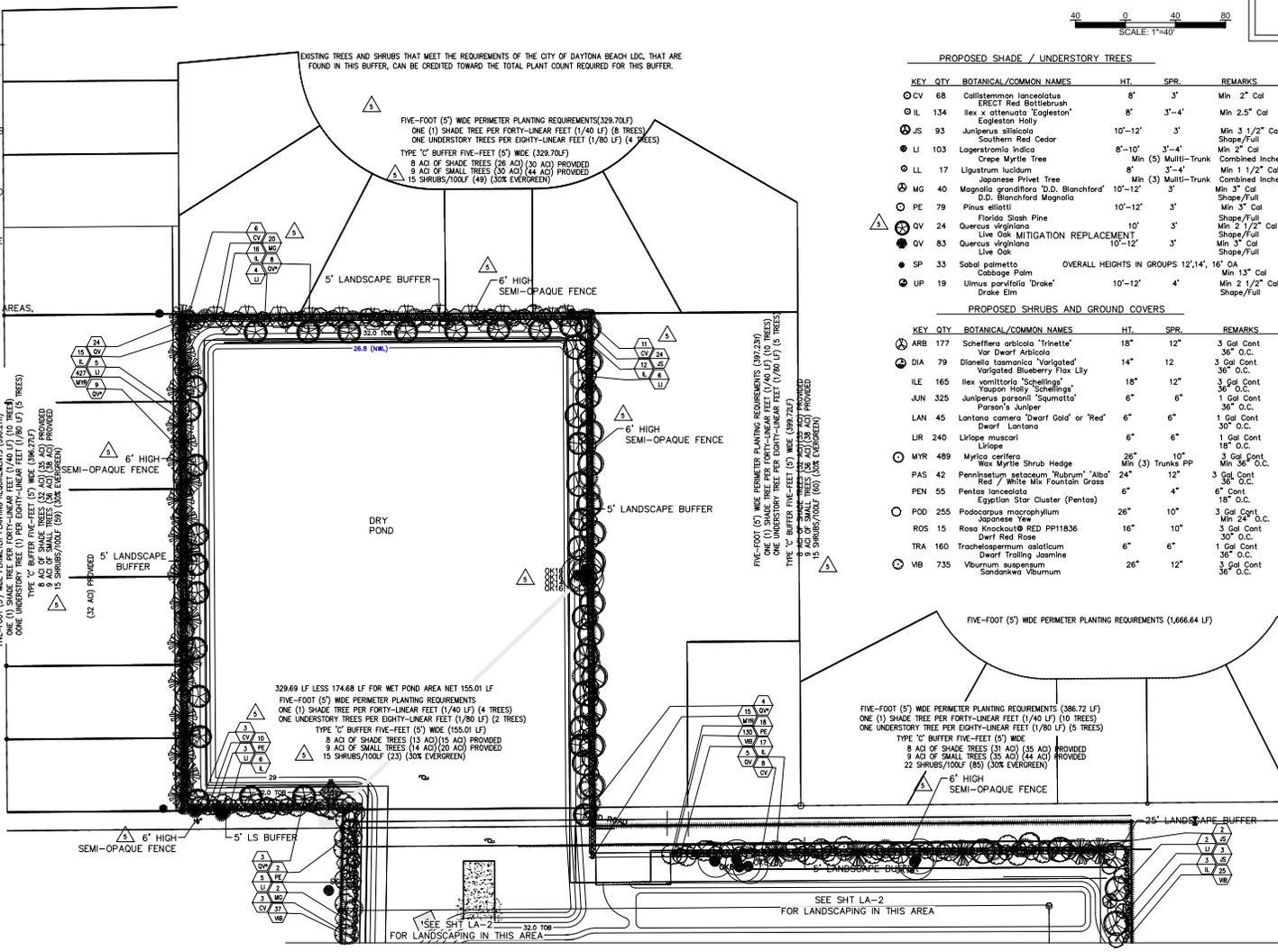
ALL EXISTING HARDSCAPE SURFACES WHICH ARE SHOWN TO BE REMOVED, SHALL HAVE THEIR LIMEROCK AND/OR COMPACTED BASES REMOVED DOWN TO THE NATIVE SOIL BASE.

THE LOCATION OF ALL REQUIRED TREES MUST NOT CONFLICT WITH THE LIGHTING FIXTURES, SIGNS, UNDERGROUND AND OVERHEAD UTILITIES, FIRE HYDRANTS, ETC.

ALL TREES NOT LOCATED WITHIN A MULCHED PLANTING BED SHALL HAVE A MINIMUM FIVE-FOOT (5') THICK RING INSTALLED AROUND THE TRUNK AREA. TREES SHALL HAVE A MINIMUM OF FIVE-FOOT (5') FROM BACK OF CURB OR SIDEWALK (TYP).

SEE ENGINEER'S PLAN FOR ALL EXISTING AND PROPOSED EASEMENTS, COVENANTS, R.O.W., BUFFER DIMENSIONS, AND ALL SITE LAYOUT DIMENSIONING.

PROJECT MULCH SHALL BE PINE BARK NUGGETS AND BE INSTALLED A MINIMUM OF THREE-INCHES (3") THICK AND A MINIMUM OF TWELVE-INCHES (12") FROM ANY PLANTED TREE TRUNK.



CITY OF DAYTONA BEACH
 DEV2023-455

ALANN ENGINEERING GROUP, INC.
 CONSULTING ENGINEERS
 850 AIRPORT ROAD, SUITE 113
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PROPOSED SHADE / UNDERSTORY TREES

KEY	QTY	BOTANICAL / COMMON NAMES	HT.	SPR.	REMARKS
CV	68	Callistemon lanceolatus 'Erect' Red Bottlebrush	8'	3'	Min 2" Cal
IL	134	Ilex x attenuata 'Eagleston' Eagleston Holly	8'	3'-4'	Min 2.5" Cal
JS	93	Juniperus elliptica Southern Red Cedar	10'-12'	3'	Min 3 1/2" Cal Shape/Full
LI	103	Lagerstromia indica Orange Myrtle Tree	8'-10'	3'-4'	Min 2" Cal
LL	17	Ligustrum lucidum Japanese Privet Tree	8'	3'-4'	Min 1 1/2" Cal
MG	40	Magnolia grandiflora 'D.D. Blanchford' D.D. Blanchford Magnolia	10'-12'	3'	Min 3" Cal Shape/Full
PE	79	Pinus elliotii Florida Slash Pine	10'-12'	3'	Min 3" Cal
QV	24	Quercus virginiana Live Oak MITIGATION REPLACEMENT	10'	3'	Min 2 1/2" Cal Shape/Full
QV	83	Quercus virginiana Live Oak	10'-12'	3'	Min 3" Cal Shape/Full
SP	33	Sabal palmetto Cabbage Palm	10'-12'	4'	Min 1 3/4" Cal
UP	19	Ulmus parvifolia 'Drake' Drake Elm	10'-12'	4'	Min 2 1/2" Cal Shape/Full

PROPOSED SHRUBS AND GROUND COVERS

KEY	QTY	BOTANICAL / COMMON NAMES	HT.	SPR.	REMARKS
ARB	177	Shefflera arboricola 'Trinette' Var Dwarf Arboicola	18"	12"	3 Gal Cont 36" O.C.
DIA	79	Diaena lasiocarpa 'Variegata' Variegated Blueberry Flax Lily	14"	12"	3 Gal Cont 36" O.C.
ILE	165	Ilex vomitoria 'Schellings' Yaupon Holly 'Schellings'	18"	12"	3 Gal Cont 36" O.C.
JUN	325	Juniperus parsonii 'Squamata' Parson's Juniper	6"	6"	1 Gal Cont 36" O.C.
LAN	45	Lantana camara 'Dwarf Gold' or 'Red' Dwarf Lantana	6"	6"	1 Gal Cont 36" O.C.
LIR	240	Liriodendron muscari Liriodendron	6"	6"	1 Gal Cont 18" O.C.
MYR	489	Myrica carifera Wax Myrtle Shrub Hedge	26"	10"	3 Gal Cont 36" O.C.
PAS	42	Pennisetum setaceum 'Rubrum' 'Alba' Red / White Mix Fountain Grass	24"	12"	3 Gal Cont 36" O.C.
PEN	55	Pentstemon lanceolata Egyptian Star Cluster (Fountain)	6"	4"	6" Cont 18" O.C.
POD	255	Podocarpus macrophyllum Japanese Yew	26"	10"	3 Gal Cont 36" O.C.
ROS	15	Rosa Knockout® RED PP11836 Dwarf Red Rose	16"	10"	3 Gal Cont 36" O.C.
TRA	160	Trachelospermum asiaticum Dwarf Trailing Jasmine	6"	6"	1 Gal Cont 36" O.C.
VB	735	Verbena suppersum 'Candyrock' Verbena	26"	12"	3 Gal Cont 36" O.C.

SUNGLow MINI-STORAGE COMPLEX PD
 DAYTONA BEACH, FLORIDA
 DETENTION POND LANDSCAPE PLANTING PLAN

Page 76 of 91

NO.	DATE	BY	REVISION
1	04/24/24	WBS	PER CITY COMMENTS
2	04/24/24	WBS	PER CITY COMMENTS
3	04/24/24	WBS	PER CITY COMMENTS
4	04/24/24	WBS	PER CITY COMMENTS

DESIGNER	DATE	AS NOTED
WBS	10/7/23	
WBS	10/19/23	
WBS	11/13/23	

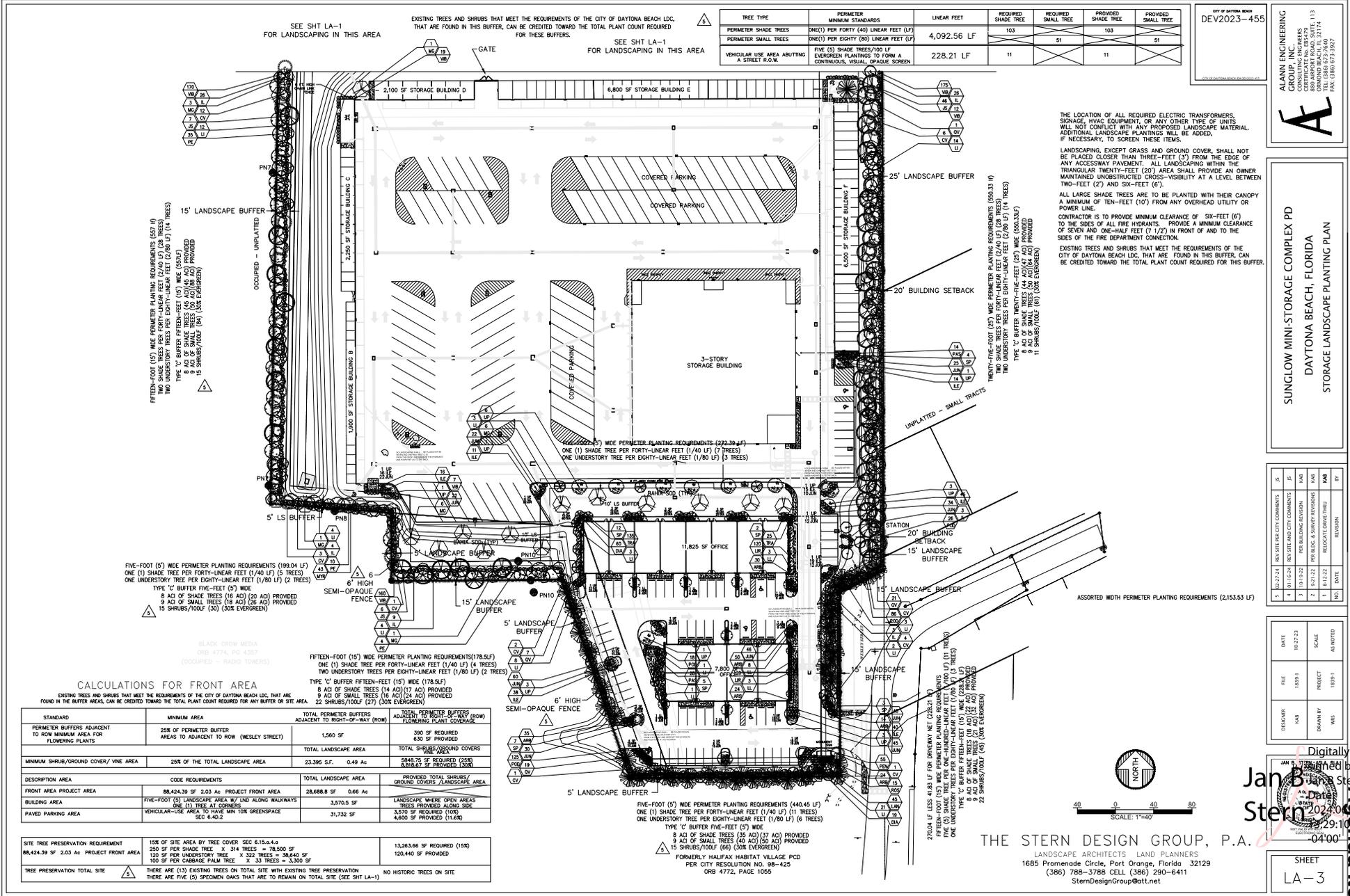


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 Date: 2024.06.03 13:28:40 -0400

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SHEET
 LA-2

Agenda Item #4.C



TREE TYPE	PERMETER MINIMUM STANDARDS	LINEAR FEET	REQUIRED SHADE TREE	REQUIRED SMALL TREE	PROVIDED SHADE TREE	PROVIDED SMALL TREE
PERMETER SHADE TREES	ONE(1) PER FORTY (40) LINEAR FEET (LF)	4,092.56 LF	103		103	
PERMETER SMALL TREES	ONE(1) PER EIGHTY (80) LINEAR FEET (LF)			51		51
VEHICULAR USE AREA ABUTTING A STREET R.O.W.	FIVE (5) SHADE TREES/100 LF EVERGREEN PLANTINGS TO FORM A CONTINUOUS, VISUAL, GRADE SCREEN	228.21 LF	11		11	

CITY OF DAYTONA BEACH
DEV2023-455

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A

SUNLOW MINI-STORAGE COMPLEX PD
DAYTONA BEACH, FLORIDA
STORAGE LANDSCAPE PLANTING PLAN

THE LOCATION OF ALL REQUIRED ELECTRIC TRANSFORMERS, SIGNAGE, HVAC EQUIPMENT, OR ANY OTHER TYPE OF UNITS WILL NOT CONFLICT WITH ANY PROPOSED LANDSCAPE MATERIAL. ADDITIONAL LANDSCAPE PLANTINGS WILL BE ADDED, IF NECESSARY, TO SCREEN THESE ITEMS.

LANDSCAPING, EXCEPT GRASS AND GROUND COVER, SHALL NOT BE PLACED CLOSER THAN THREE- FEET (3') FROM THE EDGE OF ANY ACCESSWAY PAVEMENT. ALL LANDSCAPING WITHIN THE TRIANGULAR TWENTY- FEET (20') AREA SHALL PROVIDE AN OWNER MAINTAINED UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN TWO- FEET (2') AND SIX- FEET (6').

ALL LARGE SHADE TREES ARE TO BE PLANTED WITH THEIR CANOPY A MINIMUM OF TEN- FEET (10') FROM ANY OVERHEAD UTILITY OR POWER LINE.

CONTRACTOR IS TO PROVIDE MINIMUM CLEARANCE OF SIX- FEET (6') TO THE SIDES OF ALL FIRE HYDRANTS. PROVIDE A MINIMUM CLEARANCE OF SEVEN AND ONE- HALF FEET (7' 1/2") IN FRONT OF AND TO THE SIDES OF THE FIRE DEPARTMENT CONNECTION.

EXISTING TREES AND SHRUBS THAT MEET THE REQUIREMENTS OF THE CITY OF DAYTONA BEACH LDC, THAT ARE FOUND IN THIS BUFFER, CAN BE CREDITED TOWARD THE TOTAL PLANT COUNT REQUIRED FOR THIS BUFFER.

FIFTEEN- FOOT (15') WIDE PERMETER PLANTING REQUIREMENTS (652.10 LF)
ONE (1) SHADE TREE PER FORTY- LINEAR FEET (2/40 LF) (16 TREES)
TWO UNDERSTORY TREES PER EIGHTY- LINEAR FEET (2/80 LF) (14 TREES)
TYPE 'C' BUFFER FIFTEEN- FEET (15') WIDE (524.17 LF)
ONE (1) SHADE TREE PER FORTY- LINEAR FEET (2/40 LF) (13 TREES)
TWO UNDERSTORY TREES PER EIGHTY- LINEAR FEET (2/80 LF) (11 TREES)
8 AQ OF SHADE TREES (16 AQ) (24 AQ) PROVIDED
9 AQ OF SMALL TREES (18 AQ) (24 AQ) PROVIDED
15 SHRUBS/100LF (64) (30% EVERGREEN)

FIVE- FOOT (5') WIDE PERMETER PLANTING REQUIREMENTS (199.04 LF)
ONE (1) SHADE TREE PER FORTY- LINEAR FEET (1/40 LF) (5 TREES)
ONE UNDERSTORY TREE PER EIGHTY- LINEAR FEET (1/80 LF) (2 TREES)
TYPE 'C' BUFFER FIVE- FEET (5') WIDE (159.54 LF)
ONE (1) SHADE TREE PER FORTY- LINEAR FEET (1/40 LF) (4 TREES)
ONE UNDERSTORY TREE PER EIGHTY- LINEAR FEET (1/80 LF) (2 TREES)
8 AQ OF SHADE TREES (16 AQ) (24 AQ) PROVIDED
9 AQ OF SMALL TREES (18 AQ) (24 AQ) PROVIDED
15 SHRUBS/100LF (30) (30% EVERGREEN)

FIFTEEN- FOOT (15') WIDE PERMETER PLANTING REQUIREMENTS (178.56 LF)
ONE (1) SHADE TREE PER FORTY- LINEAR FEET (1/40 LF) (4 TREES)
TWO UNDERSTORY TREES PER EIGHTY- LINEAR FEET (1/80 LF) (2 TREES)
TYPE 'C' BUFFER FIFTEEN- FEET (15') WIDE (178.56 LF)
ONE (1) SHADE TREE PER FORTY- LINEAR FEET (1/40 LF) (4 TREES)
TWO UNDERSTORY TREES PER EIGHTY- LINEAR FEET (1/80 LF) (2 TREES)
8 AQ OF SHADE TREES (16 AQ) (24 AQ) PROVIDED
9 AQ OF SMALL TREES (18 AQ) (24 AQ) PROVIDED
22 SHRUBS/100LF (27) (30% EVERGREEN)

THIRTY- FIVE- FOOT (35') WIDE PERMETER PLANTING REQUIREMENTS (372.39 LF)
ONE (1) SHADE TREE PER FORTY- LINEAR FEET (1/40 LF) (7 TREES)
ONE UNDERSTORY TREE PER EIGHTY- LINEAR FEET (1/80 LF) (3 TREES)

SEVEN- FOOT (7') WIDE PERMETER PLANTING REQUIREMENTS (100.80 LF)
ONE (1) SHADE TREE PER FORTY- LINEAR FEET (1/40 LF) (3 TREES)
ONE UNDERSTORY TREE PER EIGHTY- LINEAR FEET (1/80 LF) (1 TREES)
TYPE 'C' BUFFER SEVEN- FEET (7') WIDE (100.80 LF)
ONE (1) SHADE TREE PER FORTY- LINEAR FEET (1/40 LF) (3 TREES)
ONE UNDERSTORY TREE PER EIGHTY- LINEAR FEET (1/80 LF) (1 TREES)
8 AQ OF SHADE TREES (16 AQ) (24 AQ) PROVIDED
9 AQ OF SMALL TREES (18 AQ) (24 AQ) PROVIDED
22 SHRUBS/100LF (27) (30% EVERGREEN)

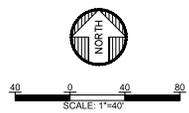
CALCULATIONS FOR FRONT AREA

STANDARD	MINIMUM AREA	TOTAL PERMETER BUFFERS ADJACENT TO RIGHT- OF- WAY (ROW)	TOTAL PERMETER BUFFERS ADJACENT TO LEFT- OF- WAY (ROW)
PERMETER BUFFERS ADJACENT TO ROW MINIMUM AREA FOR FLOWERING PLANTS	25% OF PERMETER BUFFER AREAS TO ADJACENT TO ROW (MESLEY STREET)	1,560 SF	390 SF REQUIRED 430 SF PROVIDED
MINIMUM SHRUB/GROUND COVER/VINE AREA	25% OF THE TOTAL LANDSCAPE AREA	23,395 SF, 0.49 Ac	TOTAL LANDSCAPE AREA 5846.75 SF REQUIRED (100% SHRUBS/100LF) 8,818.67 SF PROVIDED (150%)
DESCRIPTION AREA	CODE REQUIREMENTS	TOTAL LANDSCAPE AREA	PROVIDED TOTAL SHRUBS/GROUND COVERS LANDSCAPE AREA
FRONT AREA PROJECT AREA	88,424.39 SF 2.03 Ac PROJECT FRONT AREA	28,688.8 SF 0.66 Ac	
BUILDING AREA	FIVE- FOOT (5') LANDSCAPE AREA BY/WD ALONG WALKWAYS	3,570.5 SF	LANDSCAPE WHERE OPEN AREAS TREES PROVIDED ALONG SIDE
PAVED PARKING AREA	VEHICULAR- USE AREA TO HAVE MIN 10% GREENSPACE SEC 6.4-0.2	31,732 SF	4,600 SF PROVIDED (11.6%)

SITE TREE PRESERVATION REQUIREMENT	15% OF SITE AREA BY TREE COVER SEC 6.15-0.4.0	13,263.66 SF REQUIRED (15%)
PERMETER BUFFERS ADJACENT TO ROW MINIMUM AREA FOR FLOWERING PLANTS	250 SF PER SHADE TREE " X 3/4 TREES = 78,500 SF 120 SF PER UNDERSTORY TREE " X 322 TREES = 38,640 SF 150 SF PER CARBAGE PALM TREE " X 33 TREES = 3,300 SF	120,440 SF PROVIDED
TREE PRESERVATION TOTAL SITE	THERE ARE (13) EXISTING TREES ON TOTAL SITE WITH EXISTING TREE PRESERVATION THERE ARE FIVE (5) SPECIMEN OAKS THAT ARE TO REMAIN ON TOTAL SITE (SEE SHT LA-1)	NO HISTORIC TREES ON SITE

NO.	DATE	REVISION
1	11/16/24	REV SITE AND CITY COMMENTS
2	11/19/24	PER BUILDING EXISTENCE
3	12/12/24	PER BLOCK & SHORRY EXISTENCE
4	12/22/24	RELOCATE DRIVE THRU

DESIGNER	DATE	SCALE
JAB	12/27/24	AS NOTED
JAB	1/13/25	PROJECT
WBS	1/13/25	DRAWN BY



THE STERN DESIGN GROUP, P.A.
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Digitally signed by Jan B. Stern
Date: 2025.01.13 14:04:00 -0400

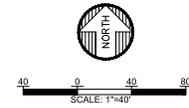
SHEET
LA-3

TORO, or equal manufacturer, 500 MPR Plus Spray Nozzles, at 30 p.s.i., with pressure compensating nozzles, installed where shown (Adjust for Site Compensation)

- 8' Radius Series - Quarter Head @ 0.25 G.P.M.
- 120 Head @ 0.35 G.P.M.
- Half Head @ 0.50 G.P.M.
- 240 Head @ 0.75 G.P.M.
- Three-quarter Head @ 0.75 G.P.M.
- Full Head @ 1.00 G.P.M.
- 10' Radius Series - Quarter Head @ 0.50 G.P.M.
- 120 Head @ 0.50 G.P.M.
- Half Head @ 1.00 G.P.M.
- 240 Head @ 1.25 G.P.M.
- Three-quarter Head @ 1.25 G.P.M.
- Full Head @ 1.50 G.P.M.
- 12' Radius Series - Quarter Head @ 0.50 G.P.M.
- 120 Head @ 0.75 G.P.M.
- Half Head @ 1.25 G.P.M.
- 240 Head @ 1.75 G.P.M.
- Three-quarter Head @ 1.75 G.P.M.
- Full Head @ 2.50 G.P.M.
- 15' Radius Series - Quarter Head @ 1.00 G.P.M.
- 120 Head @ 1.25 G.P.M.
- Half Head @ 1.50 G.P.M.
- 240 Head @ 2.25 G.P.M.
- Three-quarter Head @ 3.00 G.P.M.
- Full Head @ 4.00 G.P.M.
- 17' Radius Series - Quarter Head @ 1.00 G.P.M.
- 120 Head @ 1.25 G.P.M.
- Half Head @ 1.50 G.P.M.
- 240 Head @ 2.25 G.P.M.
- Three-quarter Head @ 3.00 G.P.M.
- Full Head @ 4.00 G.P.M.
- End Strip Series, 4' x 15' @ 0.50 G.P.M.
- Side Strip Series, 2' x 6' @ 0.25 G.P.M.
- Side Strip Series, 4' x 30' @ 1.50 G.P.M.
- Flood Bubbler @ 0.50 G.P.M.

WATER-WISE CALCULATIONS

APPROXIMATE PROJECT SITE ACREAGE 584,557.52 SF (13.24 AC)
 287,496 SF LANDSCAPE-GREEN SPACE AREA (6.60 AC)
 71,874 SF NON-IRRIGATED/LOW-VOLUME AREA (25%) REQUIRED
 148,200 SF NON-IRRIGATED AREA PROVIDED (51%) BAHIA SOD



CITY OF DAYTONA BEACH
 DEV2023-455

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SUNGLOW MINI-STORAGE COMPLEX PD
 DAYTONA BEACH, FLORIDA
 DETENTION POND IRRIGATION PLAN

A HIGH VOLUME AREA IS ANY ZONE USING ROTARY HEADS OR REQUIRING 1" OF WATER PER WEEK. THE RUN TIME ON THESE AREAS SHALL BE SET TO NOT APPLY MORE THAN 1" OF WATER PER WEEK. ALL ST. AUGUSTINE SOD ZONES SHALL BE CONSIDERED HIGH VOLUME IRRIGATION.

A MEDIUM VOLUME AREA IS ANY ZONE OF SPRAY HEADS. THE RUN TIME ON THESE AREAS SHALL BE SET TO APPLY 0.5" OF WATER PER WEEK. ALL SHRUB AREAS SHALL BE CONSIDERED MEDIUM VOLUME IRRIGATION.

A LOW VOLUME AREA IS ANY ZONE OF BUBBLER OR DRIP SPRAY HEADS. THE RUN TIME ON THESE AREAS SHALL BE SET TO APPLY 0.25" OF WATER PER WEEK. ALL DRIP OR TREE BUBBLER AREAS SHALL BE CONSIDERED LOW VOLUME IRRIGATION.

ALL HEADS SHALL HAVE CHECK VALVES AND BE PRESSURE COMPENSATING.

A MAINTENANCE CHECKLIST SHALL BE PROVIDED TO THE OWNER BY THE IRRIGATION CONTRACTOR IT SHALL HAVE A MAINTENANCE SCHEDULE, PROPER IRRIGATION SETTINGS ACCORDING TO SEASON, RECOMMENDATIONS FOR CHECKING THE RAIN SENSOR DEVICE, FILTER CLEANING RECOMMENDATIONS AND INFORMATION ON CURRENT WATER RESTRICTIONS.

THE IRRIGATION CONTRACTOR SHALL SUBMIT A COMPLETED AND ENCLOSED CHECKLIST ON A FORM PROVIDED BY THE PERMITTING AUTHORITY. IT SHALL BE ACCOMPANIED BY AN AS-BUILT SKETCH OF THE IRRIGATION SYSTEM. THIS SHALL BE SUPPLIED WITHIN 30 DAYS OF THE COMPLETION OF THE IRRIGATION SYSTEM OR WITH THE REQUEST FOR FINAL INSPECTION.

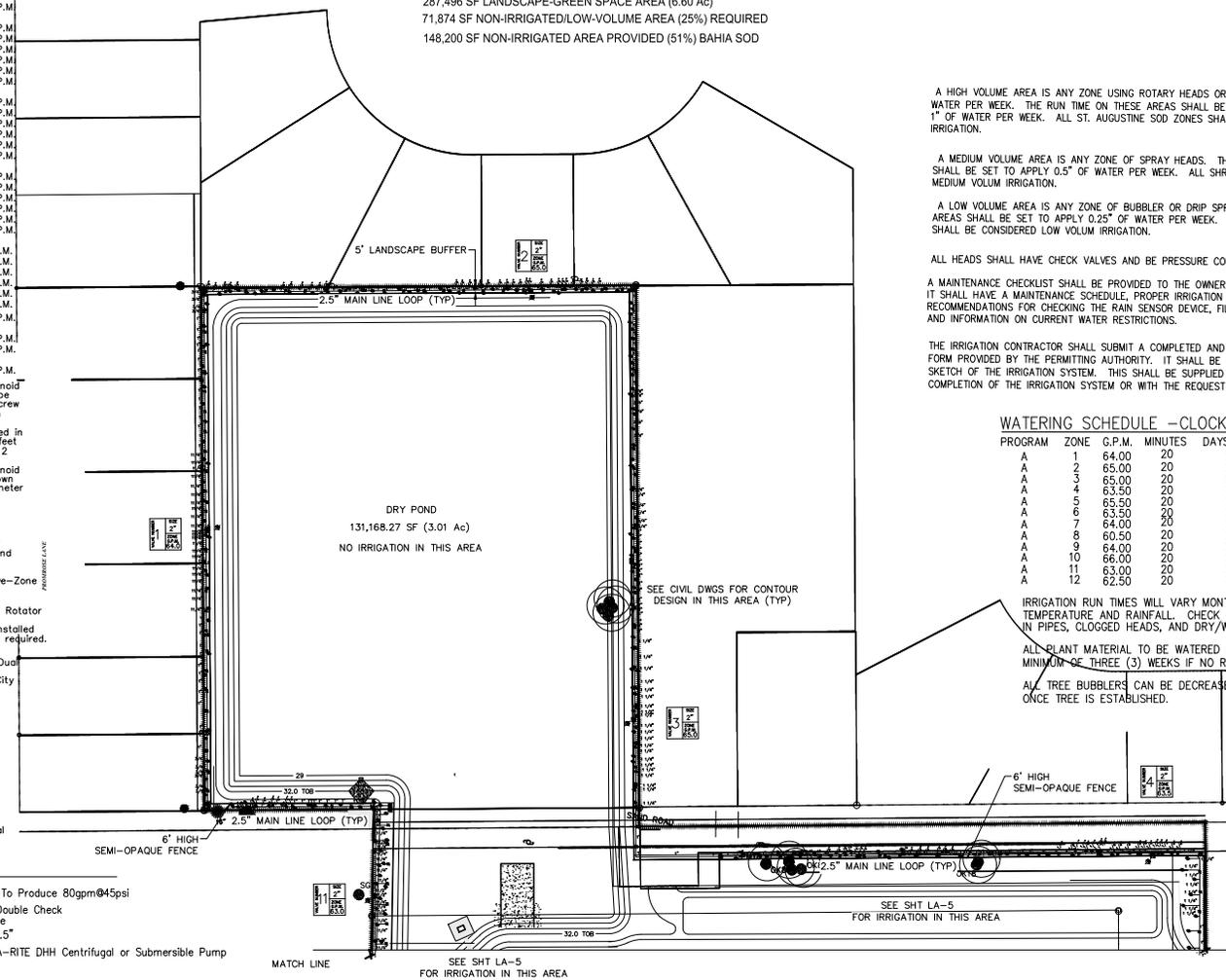
WATERING SCHEDULE -CLOCK A

PROGRAM	ZONE	G.P.M.	MINUTES	DAYS/WEEK	WATER USAGE
A	1	64.00	20	2	M
A	2	65.00	20	2	M
A	3	65.00	20	2	M
A	4	63.50	20	2	M
A	5	65.50	20	2	M
A	6	63.50	20	2	M
A	7	64.00	20	2	M
A	8	60.50	20	2	M
A	9	64.00	20	2	M
A	10	66.00	20	2	M
A	11	63.00	20	2	M
A	12	62.50	20	2	M

IRRIGATION RUN TIMES WILL VARY MONTHLY DUE TO TEMPERATURE AND RAINFALL. CHECK WEEKLY FOR BREAKS IN PIPES, CLOGGED HEADS, AND DRY/WET SOIL CONDITIONS.

ALL PLANT MATERIAL TO BE WATERED EVERY DAY FOR A MINIMUM OF THREE (3) WEEKS IF NO RAINFALL.

ALL TREE BUBBLERS CAN BE DECREASED OR CANCELLED ONCE TREE IS ESTABLISHED.



- ☒ "Rainbird", or equal manufacturer, plastic solenoid valves, EP Series, sized as shown on Landscape Irrigation Plans, with flow control and bleed screw installed in a "meter" plastic valve box (green cover for potable water; purple cover for non-potable water), square 8"x12" top installed in ground. Keep all valves a minimum of four-feet (4') from all walkways, driveways, etc. QTY=12
- ☒ "Rainbird", or equal manufacturer, plastic solenoid valve, EP Series, sized to fit main line as shown with a 24V Solenoid for master installed at meter (IF METER IS USED) QTY=0
- ☒ "Rainbird", or equal manufacturer, Electro-Mechanical Station Time Clock, wall mounted inside appropriate building, or where shown on Landscape Irrigation Plans, or as per Owner with 117v/24v. With LPP-K primary and valve lightning surge protection respectively controller master circuit connected to 110v. Master valve solenoid. QTY= One @ (1) Twelve-Zone (12)
- ☒ "Hunter", or equal manufacturer, MP12 Pop-up Rotator Spray Rotor, @ 40 p.s.i., at 17' radius as designed and shown, with appropriate nozzle installed for required arc. Site adjust as necessary and required.
- ☒ "Rainbird", or equal manufacturer, PVB Series Dual Check Valve and Backflow Preventer, sized as required, mounted above ground as per local City and/or County Codes. QTY=1
- ☒ "Hunter", or equal manufacturer, RAIN-CLIK (Rain Shut-Off Device) installed as per manufacturer's instructions where shown on Landscape Irrigation Plans. QTY= 1
- Pipe Connected
- Pipe NOT Connected
- Pipe in Sleeve
- Sleeve Only
- ☒ Shows connection point of solenoid valve lateral to project main-line

LEGEND

DESCRIPTION	
WATER SOURCE	Four-inch (4") Well To Produce 80gpm@45psi
IRRIGATION BACKFLOW	Backflow Preventer Double Check or Reduced Pressure
FILTER	Miller Leaman ML-2.5"
WATER SOURCE	Three (3) Stage STA-RITE DHH Centrifugal or Submersible Pump
PUMP START	Hunter PSR-52
MAIN LINE	2 1/2" Sch 40 PVC Loop
WATER STORAGE TANK	Contractor Sized (If Required)

Contractor will connect Project Irrigation Main-Line to Pump/Well Source

NO.	DATE	REVISION

DESIGNER	DATE	SCALE	AS NOTED
JS	03-21-24		

THE STERN DESIGN GROUP, P.A.
 LANDSCAPE ARCHITECTS LAND PLANNERS
 1685 Promenade Circle, Port Orange, Florida 32129
 (386) 788-3788 CELL (386) 290-6411
 SternDesignGroup@att.net

Digitally signed by Jan B. Stern
 DN: cn=Jan B. Stern, o=Stern Design Group, ou=, email=Jan.B.Stern@sterndesign.com, c=US
 2024.06.13 13:29:33 -0400

SHEET
 LA-4

Agenda Item 4.E. (Legislative Hearing)

Land Development Code Text Amendment

DEV2024-006

Changes to Proportionate Share Approval Process

STAFF REPORT

DATE: June 20, 2024

TO: Planning Board Members

FROM: Dennis Mrozek, AICP, Planning Director

AMENDMENT REQUEST

A request by the Growth Management and Planning Department to amend Article 2 (Administrative Authorities) and Article 3 (Review Standards) of the Land Development Code, to modify the approval process for transportation Proportionate Share Agreements and include additional Staff responsibilities for review and approval of certain contracts and instruments.

AMENDMENT DESCRIPTION

Staff is seeking approval to amend Land Development Code (LDC) Article 2 (Administrative Authorities), and Article 3 (Review Standards) to (a) allow for City Staff approval of Proportionate Share Agreements; and (b) allow City Staff the ability to review and approve specific contracts and instruments identified in the code (*Attachment A*).

All development in the City which has been determined that needed transportation capacity is unavailable and that mitigation is required, may participate in the City's proportionate share program or one of the mitigation programs outlined in the River to Sea Transportation Planning Organization (R2CTPO) Guidelines to satisfy transportation concurrency considering the impacts of development on specific public roads. Calculations in determining the exact amount of a proportionate share payment or value of required improvements are reviewed by City and County staff in accordance with the Land Development Code and Florida Statutes. Once proportionate share obligations are determined, the applicant submits a Proportionate Share Agreement to City and County staff for review. The Proportionate Share Agreement is currently required to be approved by the City Commission. County approval is also required if County facilities are being impacted. Because site plan approval cannot be finalized until after approval of a Proportionate Share Agreement and payment of the proportionate share, delays in the approval process can adversely impact timing of development activity. Staff proposes to modify the proportionate share approval process to allow administrative approval of Proportionate Share Agreements by the City Manager. The proposed LDC text amendment would also allow for a transportation concurrency proportionate share deferral agreement with the applicant in

advance of a proportionate share approval, provided all required transportation impact fees are paid in advance. Approval of a proportionate share deferment agreement allows for the conditional issuance of development permits while the proportionate share agreement is under review. Under no circumstances will the development receive a certificate of occupancy until all proportionate share payments have been made.

Summary of LDC Changes

- 1) **Section 2.12.D** – Add City Staff administrative approval responsibilities to the LDC. This includes contracts and instruments already reviewed and approved by staff:
 - a. Proportionate share agreements and proportionate share deferment agreements (detailed later in this report)
 - b. Sidewalk café license agreements (recently adopted by City Commission for staff approval)
 - c. Contracts for plat recording (currently approved by staff)
 - d. Affordable housing deed restrictions (currently approved by staff)

- 2) **Table 3.2 and Table 3.3.E.1** – Remove City Commission review and approval from Development Procedures and Public Hearing tables. These responsibilities are being added to staff responsibilities above.

- 3) **Section 3.4.Z.3.a.v** – Authorizes staff to approve, deny or approve with conditions required proportionate share agreements. Details include:
 - a. Staff determines the application is consistent with this Code and the comprehensive plan; or alternatively is consistent with the conditions imposed. Staff is not required to approve an application with conditions where the application does not fully meet all applicable legal requirements.
 - b. The applicant has executed a proportionate share agreement in the form provided by or approved by the City.
 - c. City staff in its discretion may require Volusia County approval of a proportionate share agreement where the County owns or controls one or more of the segments of the public transportation system eligible for improvement through use of proportionate share fees to be received under the agreement. The form of County approval shall be at staff's discretion and may include making the County an additional party to the agreement.
 - d. Where, based on the traffic impact analysis for a proposed development, it is apparent that all of the potential segments of the public transportation system that may be improved to address transportation concurrency are owned or controlled by Volusia County, and the applicant has paid all required Volusia County transportation impact fees associated with the project to Volusia County, Staff may in its discretion enter into a written transportation concurrency proportionate share deferment agreement with the applicant. This agreement will authorize the conditional issuance of one or more of development permits including site plan approval and building permits, and specify when the proportionate share agreement must be finalized with respect to any remaining development permits. Under no circumstances will the development receive a certificate of occupancy until all proportionate share payments have been made.

AMENDMENT ANALYSIS**Text Amendment Review Standards**

The purpose of Section 3.4.B.1 is to provide a uniform means for amending the text of this Code whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so.

The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

a. Is consistent with the comprehensive plan;

The proposed text amendments are consistent with the comprehensive plan.

b. Is in conflict with any provision of this Code or the Code of Ordinances;

If approved, the proposed amendment is in compliance with the LDC and Code of Ordinances.

c. Is required by changed conditions;

Proportionate Share Agreements are reviewed for compliance with City, County, River to Sea Transportation Planning Organization and Florida Statutes. Approval of a proportionate share agreement is based on clear, objective criteria and is an administrative decision with little room for judgment and discretion. The proposed agreement either meets the standards or it doesn't. This type of process can more efficiently be administered by staff.

d. Addresses a demonstrated community need;

The change would allow a more efficient administrative review and approval by staff with the same result; payment for required transportation improvements for all development in the City.

e. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;

The proposed amendment provides a more efficient transportation concurrency review process.

f. Would result in a logical and orderly development pattern; and

The proposed LDC text amendment is not anticipated to have any adverse impacts on the existing development patterns.

g. Would 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.

Staff does not anticipate any environmental impacts with the proposed amendment.

RECOMMENDATION

Staff recommends approval of the request to modify the approval process for transportation Proportionate Share Agreements and include additional Staff responsibilities for review and approval of certain contracts and instruments. A majority vote of the Planning Board members present and voting is required to recommend approval to the City Commission.

The item is anticipated to be heard by the City Commission for a first reading on August 7, 2024, and for second reading on August 21, 2024.

Proposed Proportionate Fair Share Land Development Code Text
Amendment

Amend Section 2.12 of the Land Development Code (“LDC”) as follows *[strike through indicates deleted text; underline indicates added text]*:

Sec. 2.12. City Staff.

*** [omitted text not affected by this ordinance]

D. Other Administrative Approvals. To review and approve certain contracts and instruments as specifically identified in this code. These include:

1. Proportionate share agreements and proportionate share deferment agreements and relating to transportation concurrency, sections 3.4.Z.3 and ??.
2. Sidewalk café license agreements.
3. Contracts for plat recording.
4. Affordable housing deed restrictions.

Amend Section 3.2 of the LDC as follows *[strike through indicates deleted text; underline indicates added text]*:

Sec. 3.2. Summary table.

Table 3.2, Summary of Development Procedures, identifies the various development permits authorized by this Code and indicates the role staff and City boards have in making recommendations or decisions on applications for each type of development permit. It also identifies those applications that require a public hearing, and the type of public hearing (standard or quasi-judicial) involved. Also noted is whether a pre-application staff conference or neighborhood meeting is required. Reading table rows from left to right provides a summary view of the major steps involved with each type of application for a development permit.

TABLE 3.2: SUMMARY OF DEVELOPMENT PROCEDURES X = Staff Report R = Recommendation D= Decision < > = Standard Public Hearing [] = Quasi-Judicial Public Hearing M = Mandatory O = Optional										
Application Review Procedure	Pre-Application	Neighborhood Meeting	Review and Decision-Making Authorities							
	City Staff	Board of Building	Special Magistrate	Concurrency Appeals	Wellfield Appeals	Board of Adjustment	Historic Preservation Board	Redevelopment Board	Planning Board	City Commission
*** [omitted text not affected by this ordinance]										

Proposed Proportionate Fair Share Land Development Code Text
Amendment

Other Procedures											
Concurrency Certificate Determination (Sec. 3.4.Z.2)	O		D								
Transportation Concurrency Proportionate Share Agreement (Sec. 3.4.Z.3)	M		X								[D]
Concurrency Exemption Determination (Sec. 3.4.Z.3)	O		D								
*** [omitted text not affected by this ordinance]											

Amend Section 3.2 of the LDC as follows [*strike through indicates deleted text; underline indicates added text*]:

Sec. 3.3. Standard procedures.

*** [omitted text not affected by this ordinance]

E. Public Hearing Scheduling and Notice.

1. *Required Public Hearings.* Table 3.3.E.1, Required Public Hearings, identifies the types of applications for a development permit that require public hearings under this Code, the review bodies responsible for conducting those public hearings, and the type of required public hearing (standard or quasi-judicial).

TABLE 3.3.E.1: REQUIRED PUBLIC HEARINGS										
S = Standard Public Hearing Q = Quasi-Judicial Public Hearing										
Application Type ¹	Body Conducting Public Hearing									
	Board of Building Codes	Special Magistrate	Concurrency Appeals Board	Wellfield Appeals Board	Historic Preservation Board	Board of Adjustment	Redevelopment Board	Planning Board	City Commission	
*** [omitted text not affected by this ordinance]										

Proposed Proportionate Fair Share Land Development Code Text
Amendment

Appeal of City staff's decision in administering Building Code or Ch. 22 of the Code of Ordinances (Building Code)	Q								
Transportation Concurrency Proportionate Share Agreement									Q
Right-of-Way Vacation									S
*** [omitted text not affected by this ordinance]									

*** [omitted text not affected by this ordinance]

Amend Section 3.4 of the Land Development Code (“LDC”) as follows *[strike through indicates deleted text; underline indicates added text]*:

Sec. 3.4. Application—Specific procedures.

*** [omitted text not affected by this ordinance]

Z. Concurrency Reviews.

*** [omitted text not affected by this ordinance]

3. *Transportation Concurrency Proportionate Share Determination.*

a. *Procedure.*

- i. Unless otherwise stated herein, all development in the City receiving notification that needed transportation capacity is unavailable and that mitigation is required may participate in the City's proportionate share program or one of the mitigation programs outlined in the R2CTPO Guidelines in order to satisfy transportation concurrency in light of the impacts of development on specific public facilities. Developments of regional impact using proportionate share, and development otherwise exempt from concurrency in Section 3.4.Z.2.a.ii, Exemptions, are not eligible to participate.
- ii. To participate, within ten days after approval of an application for a Concurrency Certificate Determination in accordance with Section 3.4.Z.2, Concurrency Certificate Determination-, the applicant shall notify the City Manager in writing. Upon receipt of notice, the City Manager shall schedule

Proposed Proportionate Fair Share Land Development Code Text
Amendment

a mandatory pre-application meeting to discuss eligibility, procedures and possible mitigation alternatives. The applicant shall attend the mandatory pre-application meeting with representatives of the City, and, if facilities in the strategic highway system (SHS) are affected by the proposed development's traffic, the Florida Department of Transportation (FDOT). The City Manager shall invite adjacent government representatives to attend if the proposed development appears to impact facilities outside the City's jurisdiction.

- iii. Within ten days after the pre-application meeting, the applicant shall submit to the City Manager an application for proportionate share determination. The application shall include the following:
- (a) Project and mitigation description and phasing schedule, if available;
 - (b) A copy of the most recent traffic study with supporting data;
 - (c) A copy of the written Concurrency Certificate Determination application approval; and
 - (d) The applicant-prepared proportionate share calculation and description of the methodology used.

The applicant shall submit five copies of the petition to the City and three copies to the FDOT if SHS facilities are involved in the proportionate share determination.

- iv. Within 30 days after receipt, the City Manager shall review the application for completeness and shall notify the applicant if it is incomplete. The applicant will be given 30 days to cure any deficiencies. If, after 30 days, the application is still insufficient without good cause shown, the application will be deemed withdrawn.
- v. ~~The City Commission shall hold a quasi-judicial public hearing to consider the application and a proportionate share agreement incorporating the terms and conditions of the proportionate share contribution. The City Commission Staff shall at the conclusion of the public hearing shall determine whether to approve, deny or approve with conditions the application and proportionate share agreement, so long as the conditions are consistent with this Code and the comprehensive plan. and proportionate share agreement, so long as provided that each of the following apply:~~
- (a) The application conditions are consistent with this Code and the comprehensive plan; or alternatively is consistent with the conditions imposed. Nothing herein will be deemed to require Staff to approve an application with conditions where the application does not fully meet all applicable legal requirements.
 - (b) The applicant has executed a proportionate share agreement in the form provided by or approved by the City.

Proposed Proportionate Fair Share Land Development Code Text
Amendment

(c) City staff in its discretion may require Volusia County approval of a proportionate share agreement where the County owns or controls one or more of the segments of the public transportation system eligible for improvement through use of proportionate share fees to be received under the agreement. The form of County approval shall be at staff's discretion, and may include making the County an additional party to the agreement.

(d) Where, based on the traffic impact analysis for a proposed development, it is apparent that all of the potential segments of the public transportation system that may be improved to address transportation concurrency are owned or controlled by Volusia County, and the applicant has paid all required Volusia County transportation impact fees associated with the project to Volusia County, Staff may in its discretion enter into a written transportation concurrency proportionate share deferment agreement with the applicant. This agreement will authorize the conditional issuance of one or more of development permits including site plan approval and building permits, and specify when the proportionate share agreement must be finalized with respect to any remaining development permits. Under no circumstances will the development receive a certificate of occupancy until all proportionate share payments have been made.

No such proportionate share agreement shall be effective until fully executed, the City Commission Staff approves it and the applicant has executed it. A fully executed, conformed copy of the proportionate share agreement shall be recorded in the Public Records of Volusia County, Florida at the applicant's expense.

- vi. ~~The City Commission Staff~~ may approve the proportionate share agreement only if the underlying proposed development is consistent with the City of Daytona Beach comprehensive plan, all applicable provisions of this Code, and the proportionate share contribution or construction is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility.
- vii. The filing of an application in accordance with this section shall be without prejudice to the right of the applicant to assert a claim of vested rights for a three-year period or other period as specified by statute; provided, however, that upon execution of a proportionate share agreement, the applicant shall be deemed to have waived any right to assert vested rights.
- viii. Any deadlines established for the City to review, give notice, or give response are aspirational only; and the failure to comply with such deadlines shall not be deemed to constitute a waiver, approval, or acceptance on the part of the City.

*** [omitted text not affected by this ordinance]

Agenda Item 4.F. (Legislative Hearing)

Land Development Code Text Amendment

DEV2024-382

Signage for Public Parks and City Facilities

STAFF REPORT

DATE: June 20, 2024

TO: Planning Board Members

FROM: Dennis Mrozek, AICP, Planning Director

AMENDMENT REQUEST

A request by the Growth Management and Planning Department on behalf of the Public Works Department to amend Article 6 (Development Standards), Section 6.10 (Signage), of the Land Development Code (LDC), to exempt non-commercial informational signage installed by the City in City parks or on City properties, or on City buildings, from LDC signage standards.

AMENDMENT DESCRIPTION

Staff is seeking approval to amend the Land Development Code (LDC) to exempt City parks, City properties or City buildings from meeting LDC signage standards for non-commercial and informational signs that are installed by the City or representatives of the City. The City has numerous properties, including parks and government buildings, located throughout the City, which are in various zoning districts. The LDC permits and regulates signage in the City based on the zoning district of the property. Many of our City properties, especially parks, are located in residential zoning districts, which have the most restrictive signage regulations in the LDC. Installation of signage intended to inform the public by identifying government building (i.e. *City Hall, The City of Daytona Beach Police Department, etc.*) or park names (i.e. *Sunnyland Park, Oleander Park, etc.*), is often hampered by the restrictive signage standards found in the LDC. The proposed LDC amendment would exempt the City from LDC signage regulations in City parks and properties and on City buildings for non-commercial and informational signage.

PROPOSED AMENDMENT

The following are the proposed changes to the LDC. Proposed additions are shown below in underline:

Section 6.10. Signage

[omitted text not affected by this amendment]

B. Sign and Components; Limitations of Regulations.

1. A sign is any device or display consisting of lights, letters, numbers, symbols, pictures, illustrations, announcements, cutouts, insignia, trademarks, or demonstrations—including all trim and borders—that is designed to advertise, inform, identify, or attract the attention of persons not on the premises on which the device or display is located, and that is visible from a public street.
2. Any person or animal stationed at or close to a business site for the purpose of attracting attention to the business by actions or attire is a sign.
3. Sign structure is that material which supports or is capable of supporting a sign, including decorative cover.
4. Advertising message is any copy, logos, or graphic elements of a sign which convey a message, identify a business, or describe products or services offered to the public.
5. Any sign allowed by either a permit or as a matter of right, whether an on-site sign or an off-site sign, except those exempt signs necessary to protect public safety or satisfy legal requirements listed in Section 3.4.Q.2.b.iii may contain noncommercial speech in lieu of any other type of speech.

6. Non-commercial and informational signage for City buildings, City parks and City facilities are exempt from the requirements of this Section.

[omitted text not affected by this amendment]



Daytona Beach City Hall



Daytona Beach PD



Current Signage Sunnyland Park



Proposed Signage Sunnyland Park

AMENDMENT ANALYSIS**Text Amendment Review Standards**

The purpose of Section 3.4.B.1 is to provide a uniform means for amending the text of this Code whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so.

The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

a. Is consistent with the comprehensive plan;

The proposed text amendment is consistent with the comprehensive plan.

b. Is in conflict with any provision of this Code or the Code of Ordinances;

The proposed amendment would not be in conflict with the LDC and Code of Ordinances if adopted by the City Commission.

c. Is required by changed conditions;

The proposed amendment is required to allow the City to design and install non-commercial and informational signage based on the use and not the zoning district, identifying City facilities and buildings for the benefit of the public.

d. Addresses a demonstrated community need;

The change allows City staff to better communicate names of City parks and facilities to the public based on the use.

e. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;

City parks and City facilities are permitted uses within the zoning districts in which they are located, however, the allowable signage for the uses does not accurately reflect what may be needed to identify the property. The proposed Sunnyland Park signage shown above is appropriate for the use, but is currently not permitted in the zoning district the park is located in. This proposed LDC text amendment would allow staff to move forward with installation of these types of non-commercial and informational signage.

f. Would result in a logical and orderly development pattern; and

The proposed LDC text amendment is not anticipated to have any adverse impacts on the existing development patterns.

g. Would 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.

Staff does not anticipate any environmental impacts with the proposed amendment.

RECOMMENDATION

Staff recommends approval of the request to amend the Land Development Code to exempt non-commercial and informational signage installed by the City in City parks or on City properties, or on City buildings, from LDC signage standards.

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

The item is anticipated to be heard by the City Commission for a first reading on August 7, 2024, and for second reading on August 21, 2024.