



The City of Daytona Beach
AGENDA
Planning Board Meeting
6:00 PM - Thursday, December 19, 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 November 21, 2024 Planning Board Meeting held at 301 S. Ridgewood Avenue, Daytona Beach, FL 32114.	4 - 9
November 21 2024 draft minutes PB	
4. NEW ITEMS	
4.A. SMA Healthcare – Semi-Public Use Permit DEV2024-385 (Quasi-Judicial Hearing)	10 - 36
A request by Eric Horst, SMA Healthcare, for a semi-public use permit for 3.51± acre portion of a 6.91± acre parcel, zoned Single-Family Residential-5 (SFR-5), to allow for the continued use of a nonprofit outpatient behavioral healthcare facility on an existing developed site and to grant associated waivers. The property is located at 1220 Willis Avenue.	
4A - SMA Health Care Semi PU DEV2024-385	
4.B. Volusia Square Preliminary-Plat DEV2024-262 (Quasi-Judicial Hearing)	37 - 43
A request by Mark S. Dowst of Mark Dowst & Associates, Inc, on behalf of Volusia Retail S-AIK, LLC, to approve a preliminary plat for the development of 20.13± acres of land, to approve a nine-lot subdivision to allow for retail use. The property is generally located on Thames Road, between West International Speedway Blvd and South Williamson Blvd.	
4B - Volusia Square DEV2024-262	
4.C. Add Self-Storage or Mini-Warehouse Facility Uses in BR-2 Zoning District - Land Development Code Text Amendment DEV2024-397 (Legislative Hearing)	44 - 51

A request by Truett Gardner of Gardner Brewer Hudson, on behalf of Yoram Izhak and Daytona Beach Center LLC, to amend the Land Development Code (LDC), Table 5.2.A.2 and Section 5.2.B.23, to allow self-storage or mini-warehouse facilities as a principal use by right in the Business Shopping Center (BR-2) zoning district, subject to revised standards for Self-Service Storage Uses.

[4C - Add Self-Storage or Mini Warehouse Facility Uses in BR-2 Zoning District](#)

4.D. Add Auto Sales and Rentals to RDM-5 - Land Development Code Text Amendment DEV2024-768 (Legislative Hearing)

52 - 60

A request by the Growth Management and Planning Department, Planning Division, to amend Article 5 (Use Standards), Table 5.2.A.3 (Principal Use Table for Redevelopment Districts), and Section 5.2.B (Standards for Specific Principal Uses) of the Land Development Code, to add Sales or Rental of Light Vehicles as a permitted use in limited areas of the RDM-5 zoning district.

[4D - Rent Sale Vehicles in RDM5 DEV2024-768](#)

5. OTHER BUSINESS

5.A. 2025 Planning Board Calendar Approval

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[2025 Planning Board Meetings](#)

5.B. Election of Planning Board Officers

5.C. Downtown/Balough Road Redevelopment Area Board Report

5.D. Midtown Redevelopment Area Board Report

5.E. Beachside Redevelopment Area Board Report

5.F. Affordable Housing Advisory Committee (AHAC) Report

5.G. Public Comments

5.H. Staff Comments

5.I. 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.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023



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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
November 21, 2024

Minutes of the Regular Meeting of the Planning Board for the City of Daytona Beach, Florida, held on Thursday, November 21, 2024, at 6:00 p.m. in the Commission Chambers, City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

1. Call to Order

Mr. McLean, Chair, called the meeting to order

2. Roll Call

Board Members:

Tony Barhoo	Present
Michael McLean, Chair	Present
James Newman	Absent
Milverton Robinson	Present
Tony Servance	Absent
Cathy Washington, Secretary	Present
Vernon Weatherholtz, Vice Chair	Present

Staff Present:

Dennis Mrozek, Planning Director
David Russell, Assistant City Attorney
Doug Gutierrez, Planning Manager
Danalee Petyk, Senior Planner
Luke Rinkus, Planner
Emilio O’Brien, Senior Planner
Luci Brito

3. Approval Of Minutes – October 24, 2024

Approval of the Minutes of the October 24, 2024, Planning Board Meeting held at City Hall, 301 South Ridgewood Avenue, Daytona Beach, Florida.

A motion was made by Mr. Barhoo and seconded by Mr. Weatherholtz to approve the minutes. The motion carried (5-0) as follows:

Tony Barhoo	Yes
Michael McLean	Yes

Milverton Robinson	Yes
Cathy Washington,	Yes
Vernon Weatherholtz	Yes

4. Items

A. Reserve at Strickland Small Scale Comprehensive Plan Amendment (SSCPA) DEV2024-334 (Legislative Hearing)

A request by Rob Merrell III, Esq. Cobb Cole & Associates for approval of a Small-Scale Comprehensive Plan Amendment (SSCPA) changing the future land use map designation from Office Transition (OT) to Mixed Use (MU) and new Neighborhood “K” policy. The Applicant is also applying for a rezoning to a Planned Development – General (PD-G).

Staff Presentation:

Doug Gutierrez, Planning Manager, presented the staff report which was included as part of the packet. A request by Rob Merrell III, Esq. Cobb Cole & Associates for approval of a Small-Scale Comprehensive Plan Amendment (SSCPA) changing the future land use map designation from Office Transition (OT) to Mixed Use (MU) and new Neighborhood “K” policy. The Applicant is also applying for a rezoning to a Planned Development – General (PD-G).

Staff finds that the small-scale amendment is consistent with the Comprehensive Plan, does not represent urban sprawl and the City has available capacity to serve the demand on available water and sewer.

A motion was made by Mr. Barhoo and seconded by Ms. Washington to approve Reserve at Strickland Small Scale Comprehensive Plan Amendment (SSCPA) DEV2024-334. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Yes
Michael McLean, Chair	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

B. 1st Amendment to Reserve at Strickland PD Planned Development-General (PD-G) Dev2024-335 (Quasi-Judicial Hearing)

A request by Robert A. Merrell III, Esq. Cobb Cole, & Associates to amend The Reserve at Strickland Planned Development (PD) Agreement to allow for additional commercial uses and to revise the development criteria.

Staff Presentation:

Danalee Petyk, Senior Planner, presented the staff report which was included as part of the packet. A request by Robert A. Merrell III, Esq. Cobb Cole, & Associates to amend The Reserve at Strickland Planned Development (PD) Agreement to allow for additional commercial uses and to revise the development criteria.

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 Reserve at Strickland Planned Development (PD) Agreement to the City Commission with a recommendation of approval.

Applicant Presentation:

Robert A. Merrell III, Esq. Cobb Cole, & Associates, presented the project.

Mr. Barhoo asked how the project impacts the traffic around the school which is down the street from the project.

Mr. Merrell explained moving the project from office to retail would spread the traffic out.

Mr. Robinson was concerned about what types of businesses would be allowed because there was a middle school down the street.

Mr. Merrell advised the owner of the property is willing to exclude Medical Marijuana, Cannabis Dispensary and Smoke Shops except for Cigar Sales.

A motion was made by Mr. Barhoo and seconded by Mr. Weatherholtz to approve 1st Amendment to Reserve at Stickland PD Planned Development-General (PD-G) Dev2024-335. PD must exclude Medical Marijuana, Cannabis Dispensary and Smoke Shops except for Cigar Sales. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Yes
Michael McLean, Chair	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

C. Waypointe Pre-Plat DEV2023-123 Preliminary Plat for Overall Subdivision (Quasi-Judicial Hearing)

A request by Jarod C. Stubbs of Kimley Horn & Associates on behalf of Dorothy C Kirton Living Trust (property owner), to approve a preliminary plat for the development of 426.7 acres of proposed multi-use. These uses include single family, townhomes and commercial development parcels, including multi-family. This land comes from five parcels on Tomoka Farms Road, west of I-95.

Staff Presentation:

Luke Rinkus, Planner, presented the staff report which was included as part of the packet. A request by Jarod C. Stubbs of Kimley Horn & Associates on behalf of Dorothy C Kirton Living Trust (property owner), to approve a preliminary plat for the development of 426.7 acres of proposed multi-use. These uses include single family, townhomes and commercial development parcels, including multi-family. This land comes from five parcels on Tomoka Farms Road, west of I-95.

Staff recommends approval of the Major Subdivision Preliminary Plat for the Waypoint project to allow the development of single family, townhome, and commercial development uses including multi-family on 426.7 acres on Tomoka Farms Road, west of I-95.

Mr. Barhoo wanted to know how far apart the single-family houses were.

Mr. Mzorek stated the homes had 5 feet setbacks so there would be 10 feet between houses.

Applicant Presentation:

.Joey Posey, ESQ, on behalf of the developer, was available for questions.

Mr. Barhoo wanted to know about the access points.

Mr. Posey stated there are 4 access points to the development.

Mr. Weatherholtz asked about the retention ponds and drainage.

Jarod Stubbs, Kimley Horn, stated the project has been permitted and at the project will have more flood plain compensation once the project is finished than the property currently has.

Mr. Weatherholtz asked how high they were going to raise the proposed project.

Mr. Stubbs stated plus or minus four or five feet.

Mr. Weatherholtz asked if they were bringing in fill for the property.

Mr. Stubbs stated the intent is to use the all the soil from the site.

Mr. Weatherholtz asked if core and borings had been done.

Mr. Stubbs stated over 64 borings had been done on the property.

Mr. Robinson asked about environmental issues.

Mr. Posey stated most of the property was a pasture but the area on the east side of the is being preserved and will be incorporated into walkable trails as part of the amenities on the property.

A motion was made by Mr. Barhoo seconded by Mr. Robinson, to approve the Waypointe Pre-Plat DEV2023-123 Preliminary Plat for Overall Subdivision. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Yes
Michael McLean, Chair	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

D. LDC Text Amendment-Remove Prohibition to Food Pantries in Redevelopment Areas DEV2024-689 (Legislative Hearing)

A request by the Growth Management and Planning Department, Planning Division, to amend Article 5 (Use Standards), Section 5.2.B (Standards for Specific Principal Uses), of the Land Development Code, to remove the prohibition to food pantries as an accessory use to Places of Worship in Redevelopment Areas.

Staff Presentation:

Dennis Mzorek, Planning Director presented the staff report which was included as part of the packet. A request by the Growth Management and Planning Department, Planning Division, to amend Article 5 (Use Standards), Section 5.2.B (Standards for Specific Principal Uses), of the Land Development Code, to remove the prohibition to food pantries as an accessory use to Places of Worship in Redevelopment Areas.

Staff recommends approval of the request to amend the Land Development Code to remove the current prohibition to food pantries as an accessory use to Places of Worship in Redevelopment Areas.

A motion was made by Mr. Barhoo seconded by Ms. Washington , to approve LDC Text Amendment-Remove Prohibition to Food Pantries in Redevelopment Areas DEV2024-689. The motion carried (5-0) with the breakdown as follows:

Tony Barhoo	Yes
Michael McLean, Chair	Yes
Milverton Robinson	Yes
Cathy Washington, Secretary	Yes
Vernon Weatherholtz, Vice Chair	Yes

5. Other Business

- A. Downtown /Ballough Road Redevelopment Area Board Report
- B. Midtown Redevelopment Area Board Report
- C. Beachside Redevelopment Area Board Report
- D. Affordable Housing Advisory Committee (AHAC) Report

Mr. Barhoo asked if there was some kind of standard which determines the percentages or discounts that the projects get in reference to affordable housing.

Mr. Mzorek stated the city negotiates with the developer to determine those amounts.

E. Public Comments

F. Staff Comments

G. Board Members Comments

The meeting was adjourned at 6:59 P.M.

Michael McLean, Chair

Luci Brito, Secretary

DRAFT

Agenda Item 4A (Quasi-Judicial Hearing)
Semi-Public Use Permit
DEV2024-385
SMA Healthcare – Northeast Care Center

STAFF REPORT

MEETING DATE: December 19, 2024, Planning Board
REPORT DATE: December 3, 2024
SUBJECT: DEV2024-385 SMA Healthcare Semi-Public Use Permit
APPLICANT: Eric Horst, SMA Healthcare
OWNER: State of Florida
STAFF: Danalee Petyk, AICP, Senior Planner

SUMMARY OF REQUEST

This request is for a Semi-Public Use Permit on ± 3.51 acre portion of a ± 6.91 acre parcel to allow for the continued use of a nonprofit outpatient behavioral healthcare facility on an existing developed site and to grant associated waivers. The existing zoning is Single-Family Residential-5 (SFR-5) with a future land use designation of Schools (SCH – Government/Institution).

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 on February 5, 2025.

Staff recommendation: Staff finds the requested Semi-Public Use Permit meets the standards in Section 3.4.H.4, Land Development Code. Staff recommends the Planning Board forward the Semi-Public Use Permit to allow “medical or dental clinic/office” as a permitted use for the continued use of a nonprofit outpatient behavioral healthcare facility on an existing developed site and to grant associated waivers on a ± 3.51 acre portion of a ± 6.91 acre parcel zoned Single-Family Residential-5 (SFR-5) to the City Commission with a recommendation of approval.

SITE INFORMATION

Location: 1220 Willis Avenue
Parcel No(s): 5338-20-04-0053
Property Size: ± 3.51 acres portion of ± 6.91 acres overall
Existing Zoning: Single-Family Residential-5 (SFR-5)
Existing Future Land Use: Schools (SCH – Government/Institution)

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	SMA Healthcare	SCH	SFR-5
North (same property)	Children’s Specialty Center	SCH	SFR-5
South	Daytona State College Softball Field	SCH	SFR-5
East	Daytona State College	SCH	SFR-5
West	Vacant Halifax Hospital	HOSP	HM



Aerial View of the Property

PROJECT DESCRIPTION AND HISTORY

The property located at 1220 Willis Avenue, north of Daytona State College, was originally constructed in the 1960s and has operated as an outpatient behavioral health services facility since 1967. The State-owned property is used for healthcare and similar services including the subject SMA Healthcare facility, a children's healthcare facility, and a special needs childhood services center (operated by the Easter Seals). The overall parcel is ± 6.91 acres of which SMA Healthcare occupies the southern ± 3.51 acres.

The use of the SMA Healthcare facility for outpatient behavioral health services is most similar to a "medical or dental clinic/office" use, which is not a permitted use in the property's Single-Family Residential-5 (SFR-5) zoning designation. In 2021, City staff issued a Use Determination on the property after the applicant requested a business license (*Attachment D*). The determination allowed the facility to continue operations as a legal nonconforming use in the SFR-5 zoning district, provided the nonconforming use met the conditions in Section 8.2, Land Development Code (LDC), regulating Nonconforming Uses. These conditions include no expansions or extensions of the structure or the use, no changes in use, and no discontinuance of the nonconforming use for three (3) months or longer. If any of the conditions were not met, the nonconforming use would no longer be allowed on the property.

As the applicant wishes to apply for grants and other investments in the future, they are applying for this Semi-Public Use Permit to change the status on the property from "legal nonconforming use" to "conforming use". The Semi-Public Use Permit request would allow "medical or dental clinic/office" as a permitted use and allow the facility to continue operations legally. The Semi-Public Use permit would only apply to the southern 3.51-acre portion of the property occupied by SMA Healthcare.

In addition to allowing the "medical or dental clinic/office" use, the Semi-Public Use Permit request includes several waivers (*Attachment B*) to bring the existing facility into conformity with the LDC without requiring any physical or exterior changes to the buildings or property. These waivers include:

- Reduce parking space and parking drive aisle dimensions
- Allow an existing unpaved access drive and waive requirements to resurface it
- Reduce two-way driveway width requirements
- Allow Business District Sign standards to apply instead of residential sign standards
- Waive landscape requirements for parking lots, perimeter buffers, and building perimeters
- Waive the requirement for a sidewalk connection from the property to Heinemann Street

A site plan showing the existing property layout is shown in *Attachment A*.

PROJECT ANALYSIS**Semi-Public Use Permit Review Standards**

According to Section 3.4.H.4, *Public or Semipublic Use Permit Review Standards*, LDC, the City shall consider the criteria below when determining whether to approve a proposed Public or Semi-Public Use Permit. The applicant provided responses to the criteria as shown in *Attachment C*. Staff's analysis of the proposal, the applicant responses, and the Semi-Public Use Permit Review Standards are below.

A Public or Semipublic Use Permit shall be approved only on a finding there is competent substantial evidence in the record that the proposed Public or Semipublic Use:

a. Is necessary;

The outpatient behavioral health services facility on Willis Avenue has been in operation since 1967, offering healthcare and treatment for clients in Daytona Beach and the surrounding areas. Per the applicant, the facility served over 4,000 individual clients in a 12-month period between 2023 and 2024, with approximately half of those being residents of Daytona Beach. The facility is located in close proximity to Halifax Medical Center which allows it to better serve the community. The long-term use of this location for these types of service demonstrates the necessity of the semipublic use requested.

b. Would be consistent with the comprehensive plan;

The property has a Schools (SCH) future land use designation, which is "an area generally set aside for the location of sizeable educational facilities including public schools". While the semipublic use is not an educational facility, this does not preclude them from requesting the Semi-Public Use Permit which, if approved, would demonstrate consistency with the comprehensive plan. Furthermore, the Comprehensive Plan's Neighborhood L Issue A states "As the Halifax area continues to grow, there will be an increasing need for centralized, regional medical facilities." SMA Healthcare along with the surrounding medical uses and Halifax Medical Center create this centralized, regional medical facility. The proposed use consistent with the comprehensive plan.

c. Would comply with all applicable zoning district standards, unless the requirements are specifically waived by the Planning Board and the City Commission;

The semipublic use would comply with all zoning district standards where applicable. The applicant has requested several waivers with the Semi-Public Use Permit which would bring the existing facility into conformity with the LDC. No alterations or changes to the existing buildings or site are proposed with this request. The waivers are listed in *Attachment B* and are summarized below:

- *Parking*: Two waivers from Section 6.2.H – General Design Standards for Off-Street Parking and Loading Areas, LDC.

- Reduction in the required parking space and parking drive aisle dimensional requirements.
- Waive requirement for surfacing of off-street parking and loading areas to allow an existing unpaved access drive.
- *Mobility and Access*: Waiver from Section 6.3.G – Vehicular Access and Connectivity, LDC.
 - Reduction in the required width for two-way driveways for nonresidential uses.
- *Signage*: Waiver from Section 6.10 – Signage, LDC.
 - Allow the Business District Sign standards to apply to the property instead of the residential sign standards
- *Landscaping*: Waiver from Section 6.4 – Landscaping, LDC
 - Waiver the landscape requirements for parking lots, perimeter landscape strips and buffers, and around building perimeters.
- *Sidewalks*: Waiver from Section 7.2.E – Sidewalks, LDC
 - Waiver the requirement for a sidewalk connection from the property to the existing sidewalk on Heinemann Street

As the property has been fully developed since the 1960s and has been in continuous operation since, there is limited ability to alter the site to meet the current LDC regulations without substantial construction. As such, no modifications to the building or site are proposed with the request, and granting the waivers above would bring the property into compliance with the current LDC standards.

d. Would comply with all standards in Section 5.2.B, Standards for Specific Principal Uses;

There are no use-specific standards for “medical or dental clinic/office” in Section 5.2.B, LDC.

e. Would avoid overburdening existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection;

The facility is an existing development which has been operating with the requested semipublic use since the 1960s. Therefore, there are no additional anticipated impacts from approving the Semi-Public Use Permit.

f. Would be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district, and does not inappropriately cluster or overburden a single area with public or semipublic uses;

The existing facility is in close proximity to other medical facilities, including Halifax Medical Center, and Daytona State College. These are all considered “institutional uses” in the LDC and are similar in scope and character. Furthermore, public or semipublic uses would not be clustered as the other existing uses are permitted in their respective zoning districts. The

“medical or dental clinic/office” use is appropriate for its location and is compatible with the general character of the surrounding lands.

g. Would avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

The facility is an existing development which has been operating with the requested semipublic use since the 1960s and no expansion or alterations thereof is proposed. There are no anticipated significant adverse impacts from approving the Semi-Public Use Permit.

h. Would adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;

The facility is an existing development which has been operating with the requested semipublic use since the 1960s and no expansion or alterations thereof is proposed. There are no anticipated adverse visual impacts from approving the Semi-Public Use Permit.

i. Would avoid significant deterioration of water and air resources, scenic resources, and other natural resources;

The facility is an existing development which has been operating with the requested semipublic use since the 1960s and no expansion or alterations thereof is proposed. Significant deterioration of natural resources is not anticipated from approving the Semi-Public Use Permit.

j. Would maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;

The facility is an existing development which has been operating with the requested semipublic use since the 1960s and no expansion or alterations thereof is proposed. The existing access drives and sidewalks will remain as is.

k. Allows for the protection of land values and the ability of neighboring lands to develop uses permitted in the zoning district; and

The facility is an existing development which has been operating with the requested semipublic use since the 1960s and no expansion or alterations thereof is proposed. There is no indication approving the Semi-Public Use Permit would impact the land values or the ability of neighboring lands to develop.

l. Would comply with all relevant City, State, and federal laws and regulations.

The proposed use will comply with all relevant City, State, and federal laws and regulations.

Neighborhood Meeting

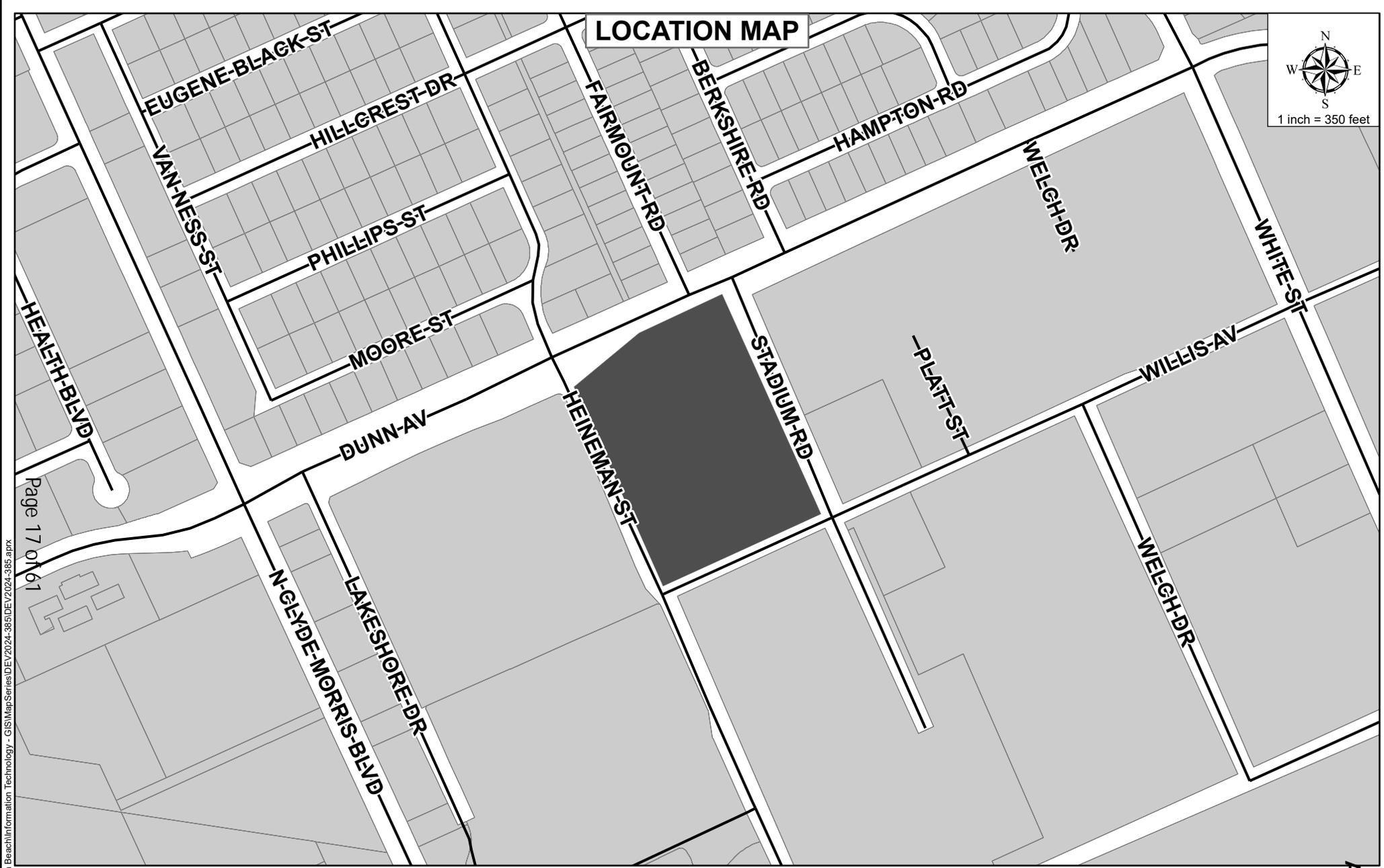
The applicant conducted a neighborhood meeting on November 18, 2024, as required by the LDC. A summary of the neighborhood meeting prepared by the applicant is in *Attachment E*.

RECOMMENDATION

Staff finds the requested Semi-Public Use Permit meets the standards in Section 3.4.H.4, Land Development Code. Staff recommends the Planning Board forward the Semi-Public Use Permit to allow “medical or dental clinic/office” as a permitted use for the continued use of a nonprofit outpatient behavioral healthcare facility on an existing developed site and to grant associated waivers on a ± 3.51 acre portion of a ± 6.91 acre parcel zoned Single-Family Residential-5 (SFR-5) 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 final consideration on **February 6, 2025**.



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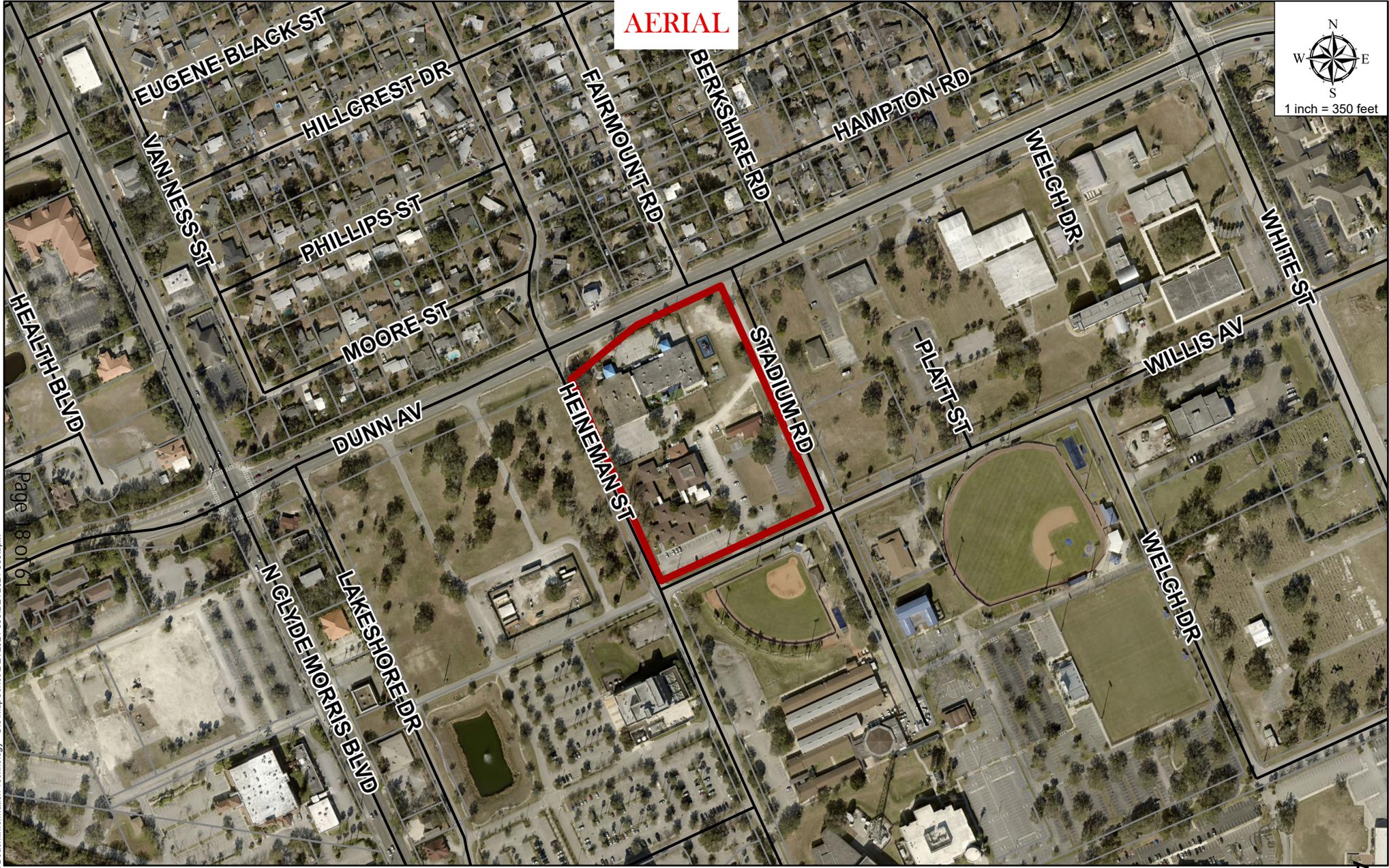


DEV2024-385
4A SMA HEALTH CARE SEMI PUBLIC USE
LOCATION MAP

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Agenda Item #4.A.

AERIAL



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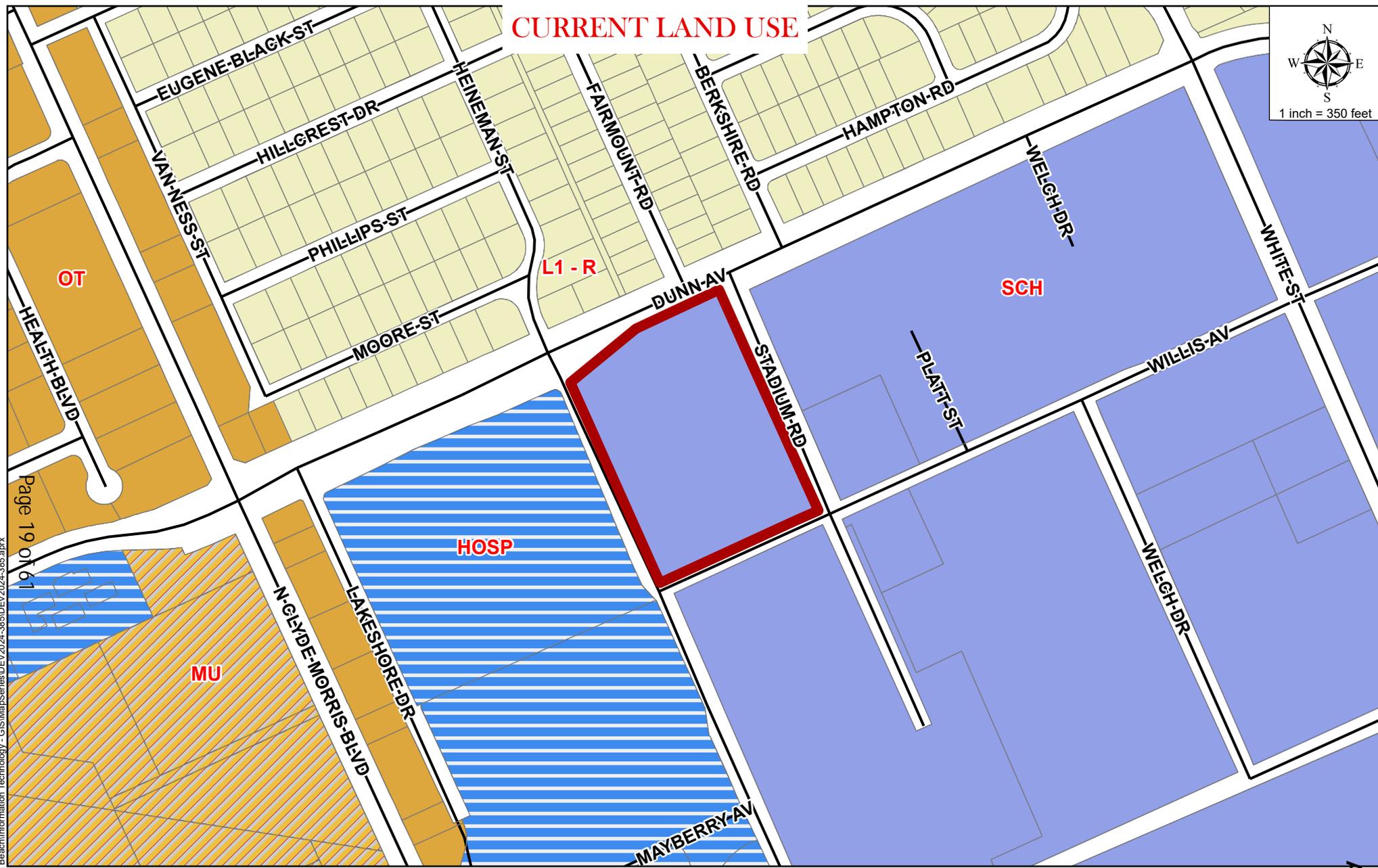
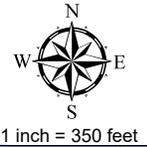
DEV2024-385 4A SMA HEALTH CARE SEMI PUBLIC USE AERIAL MAP

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Agenda Item #4.A.

CURRENT LAND USE



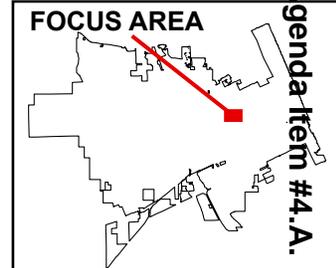
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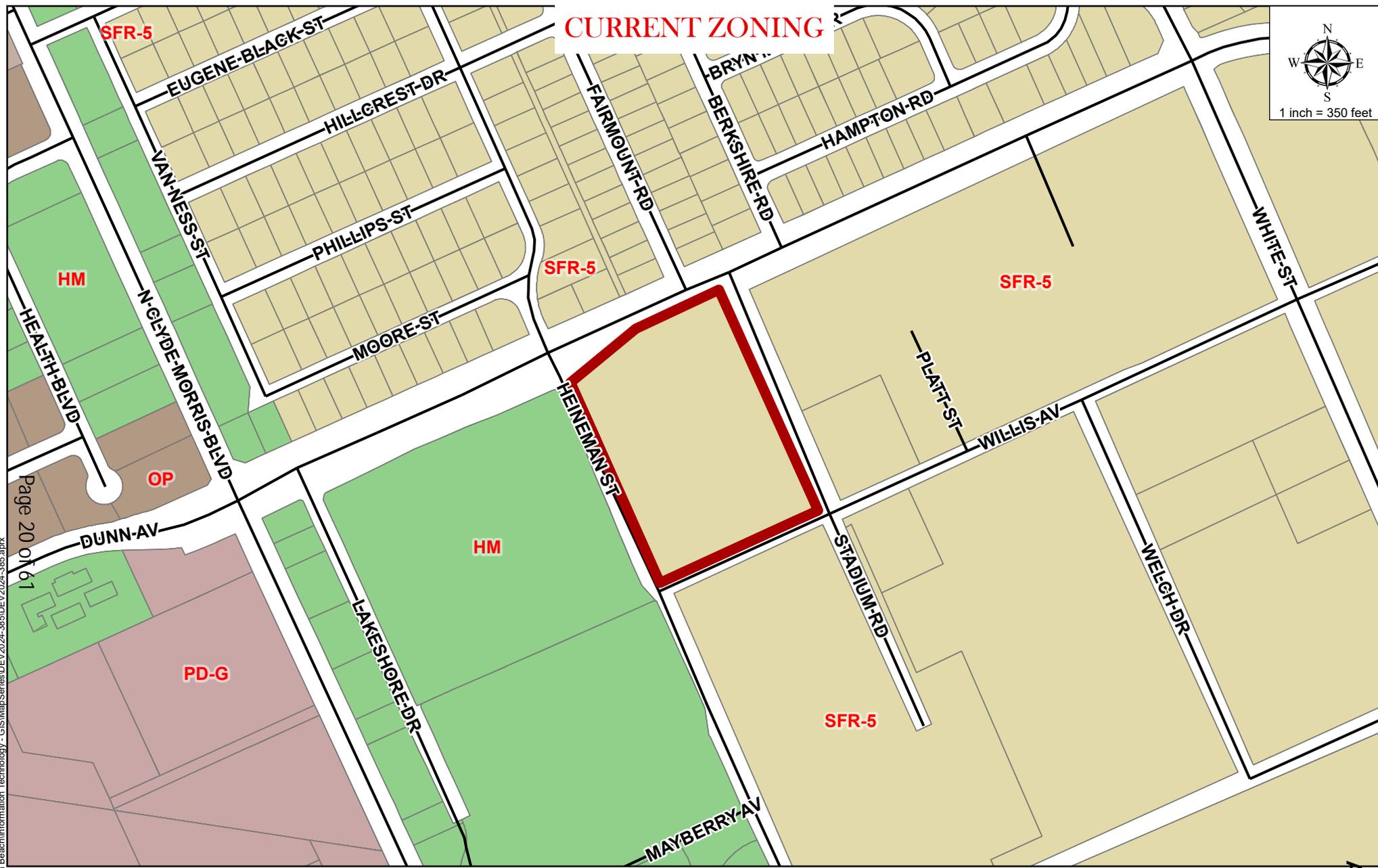
DEV2024-385 4A SMA HEALTH CARE SEMI PUBLIC USE CURRENT LAND USE MAP

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Agenda Item #4.A.

CURRENT ZONING



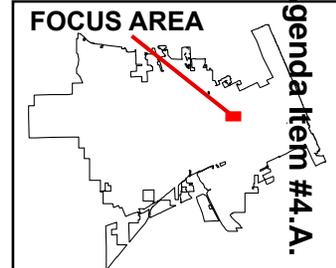
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DEV2024-385 4A SMA HEALTH CARE SEMI PUBLIC USE CURRENT ZONING MAP

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DEV-2024-385 SMA Northeast Care Center – Waivers included the SPUP Request

1. **Waiver Request #1:** Dimensional Standards for Parking Spaces (90 degree) and Aisles
LDC Table 6.2.H.1.(B, C, and D)
 - A.** Parking Space Dimensions: 9 feet x 19 feet
 - B.** Aisle Width: 24 feet
 - **Reason for Waiver:** SMA is applying for a Semi-Public Use Permit solely to update its status from a legal nonconforming use. SMA does not plan to make any physical or exterior changes to the buildings or parking areas. Since the site is nonconforming, we request a waiver to retain the existing parking spaces and aisle dimensions, which have been functional and in use for decades.
 - **Minimum Existing Parking Space Dimension:** 5.91 feet x 16.07 feet
 - **Minimum Existing Aisle Width:** 21.03 feet

2. **Waiver Request #2:** Surfacing
LDC Section 6.2.H.4
 - **Reason for Waiver:** The Northeast Care Center has been in operation since 1967 and is established as a nonconforming site. No changes are planned to any of the existing site conditions, to the extent applicable, SMA is requesting a waiver from the City's surfacing requirements for the existing unpaved access drive that is off-site.

3. **Waiver Request #3:** Driveway Width for Nonresidential Use (Two-Way): 24 feet
LDC Section 6.3.G.6.b(c)
 - **Reason for Waiver:** SMA is applying for a Semi-Public Use Permit solely to update its status from a legal nonconforming use. No physical or exterior changes to the existing buildings or driveways are proposed. Since the site is already operating functionally, in its nonconforming state, SMA requests a waiver to maintain the current driveway widths where they do not meet the 24-foot width requirement for two-way traffic.
 - **Minimum Existing Driveway Width:** 18.2 feet

4. **Waiver Request #4:** Residential District Sign Schedule
LDC Table 6.10.K.2.B
 - **Reason for Waiver:** The Northeast Care Center has been in operation since 1967. The residential sign standards are not appropriate for this nonresidential use. Through the SPUP permit process, SMA requests recognition of their existing signage and the application of the sign standards outlined in the Business District Sign Schedule (LDC Table 6.10.K.2.A), as these standards better suit the use of the property than the residential sign allowances.

5. **Waiver Request #5:** Landscaping

LDC Section 6.4

- **Reason for Waiver:** Significant landscaping and improvements would require major alterations to the existing site layout, potentially disrupting operations and causing negative impacts. Moreover, the current site conditions and spatial constraints may not support new landscaping without compromising the site's functionality and accessibility. Therefore, SMA requests a waiver from the landscaping requirements related to interior parking lots, property perimeters and foundation set forth in the LDC to maintain the site's operational integrity and minimize disruptions.

6. **Waiver Request #6:** Sidewalks

LDC Section 7.2.E

- **Reason for Waiver:** The Northeast Care Center has been in operation since 1967 and is a nonconforming site. SMA is requesting a waiver from the City's requirement to connect the existing sidewalk along Heinemann Street to the pedestrian areas within the property.

June 21, 2024

Mr. Dennis Mrozek
Planning Director
City of Daytona Beach
301 S Ridgewood Avenue, Room 240
Daytona Beach, Florida 32214

Re: Semi-Public Use Permit Application
SMA Healthcare Northeast Care Center
1220 Willis Avenue
ZC20089

Dear Dennis,

It is our pleasure to present SMA Healthcare's application for a Semi-Public Use Permit for their Northeast Care Center located at 1220 Willis Avenue in Daytona Beach. SMA Healthcare, headquartered in Daytona Beach, provides integrated healthcare for persons with behavioral health disorders in Citrus, Flagler, Marion, Putnam, St. Johns and Volusia Counties.

Their Willis Avenue location has been in continuance operation since 1967. No physical changes are proposed to the gross floor area of any buildings nor are there any proposed exterior changes to the property associated with this application. The sole purpose of this application is to change the status of the Northeast Care Center from a legal nonconforming use to a conforming use through this Semi-Public Use permit process.

Section 3.4.H.4 of the City's land development code sets forth the criteria for a proposed Public or Semipublic Use. Each of those criteria are addressed below:

a. is necessary;

The services provided by SMA Healthcare at their Northeast Care Center include primary healthcare, mental healthcare and treatment for substance use disorders. All of which are in high demand in Daytona Beach. The property's proximity to Halifax Medical Center is an important aspect of SMA's delivery of integrated health services to its clientele. In the last 12 months, SMA Healthcare served 4,393 distinct clients at this location. Of that total number 2,081 or 47.4 % were residents of Daytona Beach. Clearly this demonstrates a need for this facility within the City.

b. would be consistent with the Comprehensive Plan;

The existing use is consistent with the comprehensive plan in that the land use and zoning authorize the semi-public use permits. In addition, the Future Land Use Element Neighborhood L Issue "A" states that "As the Halifax area continues to grow, there will be an increasing need for centralized, regional medical facilities." SMA Healthcare's Northeast Care Center is a centralized, regional medical facility providing primary healthcare and behavioral health services.

c. would comply with all applicable zoning district standards, unless the requirements are specifically waived by the Planning Board and the City Commission;

This site has operated continuously since 1967. SMA Healthcare's sole purpose for this application is to change the status of the Northeast Care Center from a legal nonconforming use to a conforming use through this Semi-Public Use permit process. SMA Healthcare is not proposing any changes to the use, structure or site in conjunction with this application. As a result, SMA is asking the Planning Board and City Commission to grant the following waivers: parking space dimensions (LDC Table 6.2.H.1.) driveway widths (6.3.G.6.b(c)) driveway surfacing requirements (LDC Section 6.H), sidewalks (LDC, Section 7.2.E), landscaping (LDC Section 6.4.), residential sign limits (Section 6.10.K.2 B). In regard to signage we request the application of the more appropriate sign standards contained in the Business Districts Sign Schedule in Section 6.10.K.2.A with the approval of the Semi-Use Permit.

d. would comply with all standards in Section 5.2.B, Standards for Specific Principal Uses;

Based on City's definitions in Article 11 of the LDC, a medical clinic is the most appropriate description of SMA Healthcare's use of the property. SMA Healthcare provides medical services that are billable to insurance companies delivered by licensed medical staff under the supervision of doctors. Many services are provided directly by doctors or APRN's. There is an in-house pharmacy at this facility like that of other in-house pharmacies at other medical facilities. The in-house pharmacy generates revenue from insurance companies and self-paying clientele. Section 5.2 of the LDC does not contain specific standards for medical clinics beyond reference to accessory retail activities that are not relevant to this location.

e. would avoid overburdening existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection;

The Northeast Care Center is an existing use. Therefore, approving the semi-public use permit will have no additional impacts on the capacity of public facilities or services.

f. would be appropriate for its location, is compatible with the general character of surrounding lands and the uses permitted in the zoning district, and does not inappropriately cluster or overburden a single area with public or semipublic uses;

The current zoning is SFR-5. This use has been in place since 1967 with an underlying zoning of residential. Since the time of the original development of the property the character of the surrounding area has become less residential and more conducive to non-residential activities. Single family homes have disappeared from the south side of Dunn Ave and Daytona State College has infilled its campus. In addition to SMA Healthcare and Daytona State College, the area is home to Easter Seals and the State of Florida's Division of Blind Services. The North Care Center is appropriate for the area.

g. would avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

Approving SMA Healthcare's application for a semi-public use cannot have any adverse visual impacts on adjacent lands because the Northeast Care Center is already in place. SMA does not propose any changes to the existing use of the property, the structures on the site, or any site improvements. SMA Healthcare has never received any complaints or notices from the City regarding the appearance of the site.

h. would adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;

Approving SMA Healthcare's application will not have any adverse visual impacts on adjacent lands because SMA is an existing use and is not proposing any changes to the use, the structures, or the site improvements. SMA Healthcare not aware of any complaints about the upkeep of the property from its neighbor or having received any notices from the City regarding the appearance of the site.

i. would avoid significant deterioration of water and air resources, scenic resources, and other natural resources;

Approving SMA Healthcare's application will not have any adverse effects on natural resources because SMA is an existing use that has been in place since 1967. There are no natural resources of significance on the site.

j. would maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;

Approving SMA Healthcare's application will not have any adverse effects on ingress and egress or any other traffic conditions in the area because SMA is an existing use and is not proposing any changes to the existing use of the property, the structures on the site, or any site improvements.

k. allows for the protection of land values and the ability of neighboring lands to develop uses permitted in the zoning district; and

Approving SMA Healthcare's application will no impact on property values or impact the development of neighboring lands because SMA is an existing use and is not proposing any changes to the existing use of the property, the structures on the site, or any site conditions.

l. would comply with all other relevant City, State, and federal laws and regulations.

Approving SMA Healthcare's application will clarify the status of the existing use of this property. Otherwise, SMA Healthcare operates its existing use in compliance with all relevant state and federal requirements of licensed medical facilities providing integrated healthcare for persons with behavioral health disorders.

We look forward to working with the City regarding this Semi-Public Use Permit. If in the review of the application and the supporting material you or anyone on staff has questions or needs additional information, please do not hesitate to call or email.

Sincerely,



Mark P. Karet, AICP
Director of Planning

MK/
20089001
cc: Robert J. Ball, P.E.



The CITY OF DAYTONA BEACH

“THE WORLD'S MOST FAMOUS BEACH”

Office of the Deputy City Manager/Administrative and
Development Services Department

Sent Via E-mail: scott.scottsimpsonlaw@gmail.com

January 15, 2021

Scott E. Simpson, P.A.
595 West Granada Blvd., Suite A
Ormond Beach, FL 32174

RE: Stewart-Marchman Outpatient Therapy for Mental Health and Substance
Abuse Facility 1220 Willis Avenue/PID #5338-20-04-0053

Dear Mr. Simpson:

A request for a business license at the SMA-ACT property located at 1220 Willis Avenue resulted in rendition of a Use Determination request for the property located at PID #533820040053. Since before 2008, the property has been used as an Outpatient Therapy for Mental Health and Substance Abuse Facility (the Facility). In 2008 Stewart-Marchman and Act Corporation merged to become Stewart-Marchman Act Behavioral Health Services, Inc. (SMA/ACT). The merger consolidated the two companies thus, allowing the continuation of the Facility as an existing legal nonconforming use in a single-family R-5 residential zoning district.

STAFF ANALYSIS

Information from Stewart Marchman's staff revealed that in 2008 Stewart Marchman and Act Corporation merged to become Stewart-Marchman Act Behavioral Health Services, Inc. Additionally, the attached letter dated September 3, 2008 from Janet Miller, President/CEO of Act Corporation advises of the merger agreement between Act Corporation and Stewart-Marchman (*Exhibit A*). The letter and agreement indicate all the services provided at 1220 Willis Avenue under Act Corporation's City (BT-37-177) business license would continue to operate with no changes to the uses. Staff's review of the business license for Act Corporation reflects the operation of an outpatient substance abuse facility had been operating on the property since at least 1988.

James Morris, Deputy City Manager/Development & Administrative Services/morrisjames@codb.us•
P.O. Box 2451 • Daytona Beach, FL 32115-2451 • Phone 386-671-8121 • Fax 386-671-8130•

1220 Willis Avenue – Outpatient Substance Abuse Treatment Facility

Staff has determined that the Outpatient Therapy for Mental Health and Substance Abuse Facility use currently operating at 1220 Willis Avenue is a legal non-conforming use that was in existence under the business license for Act Corporation. Continuation of the legal nonconforming use is subject to the regulations and conditions in Article 8, Section 8.2 of the Land Development Code as follows:

Extension, Expansion, or Relocation. A nonconforming use shall not be extended, expanded, or moved to occupy a different area of a structure or lot. An existing nonconforming use may extend into any portion of a structure that was clearly designed or arranged for the particular use when the use became nonconforming.

Change in Use. A nonconforming use may only be changed to a use that is permitted in the zoning district in which it is located. Once a nonconforming use is converted to a conforming use, it shall not be changed back to a nonconforming use.

Discontinuance of Use. If a nonconforming use ceases to operate or is discontinued for a period of three consecutive months or longer, it shall not be reestablished and shall only be replaced with a conforming use.

Time spent renovating or repairing a structure devoted to the nonconforming use is not considered a discontinuance of the use, provided:

- a. All appropriate development permits are obtained;
- b. The renovation or repair is completed within 18 months after commencement of the repair or renovation;
- c. The use is reestablished within one month after completion of the renovation or repairs; and;
- d. Any discontinuance of use caused by government action and without the contributing fault by the nonconforming user shall not be considered in determining the length of discontinuance.

Nonconforming Accessory Uses. A nonconforming accessory use to a conforming principal use shall be discontinued within six months after being rendered nonconforming.

Structures Used for Nonconforming Use. Any reconstruction or repair of a damaged structure used for a nonconforming use shall be subject to the same provisions applicable to nonconforming structures in Section 8.3.E, Reconstruction or Repair after Casualty Damage.

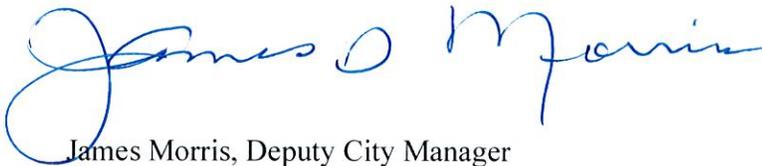
1220 Willis Avenue – Outpatient Substance Abuse Treatment Facility

STAFF DETERMINATION

Based on information provided by SMA/ACT and City staff's determination, the Facility has been in operation since 1988 and has not ceased to operate from 1988 to current. Accordingly, staff has determined the existing use and facilities to be a legal nonconforming use. Since the use is already in existence it is not required to go through the Public or Semi-Public Use Permit process and is approved for a business license allowing the current uses at 1220 Willis Avenue to continue, subject to the regulations and conditions listed above.

Should you require anything further, please feel free to contact me by phone at 386-671-8121 or via email at morrisjames@codb.us.

Sincerely,



James Morris, Deputy City Manager
Development & Administrative Services Department

Memorandum

To: Dennis Mrozek, Planning Director, City of Daytona Beach

From: Mark P. Karet, Director of Planning

Date: November 19, 2024

Project: SMA Healthcare Northeast Care Center
DEV 2024-385] [ZC 20089]

Subject: Neighborhood Meeting Summary

A neighborhood meeting was held on site at 420 Stadium Road, Daytona Beach, Florida, on November 18, 2024, from 6:30 p.m. to 7:00 p.m. Mark Karet attended along with 3 SMA staff members. One neighbor attended representing a nonresidential property owner. (see attached sign-in sheet). The discussions held at the neighborhood meeting are summarized below.

❖ Introduction

- Mark Karet, Zev Cohen & Associates, Inc.

❖ Project Background/History

- Semi-Public Use Permit Explanation
- History of the Application
- SMA's Legal Nonconforming Use Status

❖ Neighborhood Meeting – Requirement of the Daytona Beach Planning Board

❖ Open Floor

- **Robert Doyle, attendee:** Asked about any plans to redevelop the site?
- **Mark Karet:** Explained that there are no plans to make any changes to the site based on this application. Everything would remain as it is.
- **Eric Horst of SMA:** Explained that the nonconforming status made it difficult to make future plans for this location.
- **Jennifer Stephenson of SMA:** Explained that ideally SMA would like a consolidated facility as they have in other communities, but that there are no current plans to do so.
- **Discussion Ended**



300 Interchange Blvd., Suite C
Ormond Beach, FL 32174
386-677-2482 • Fax: 386-677-2505
www.ZevCohen.com

Neighborhood Meeting Sign-In Sheet

<u>Name</u>	<u>Address</u>	<u>Email</u>
Mark Karet		
Eric Horst		
Jennifer Stephenson		
Nicole Sharbano		
Robert Doyle	325 W. Granada Street Suite 1114, Tallahassee 32309	Robert.Doyle@dbs.com Alders

Neighborhood Meeting

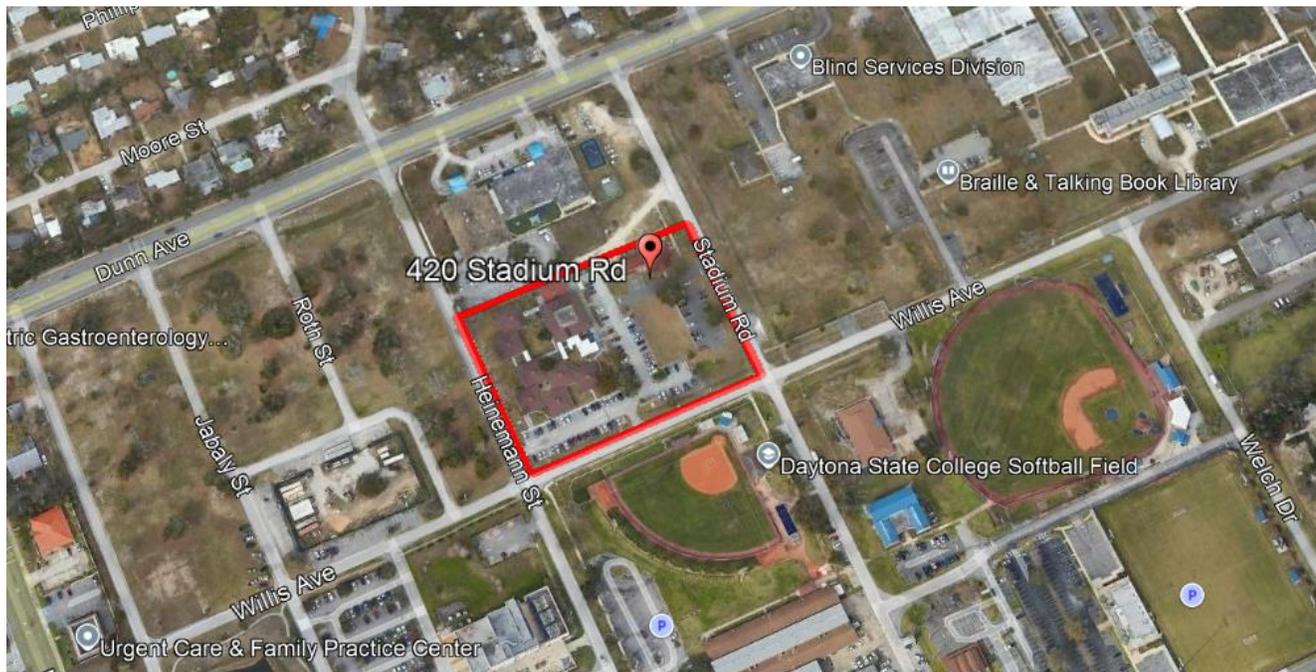
City of Daytona Beach Application No. DEV 2024-385

6:30 PM, November 18, 2024.

420 Stadium Road
Daytona Beach, FL 32114

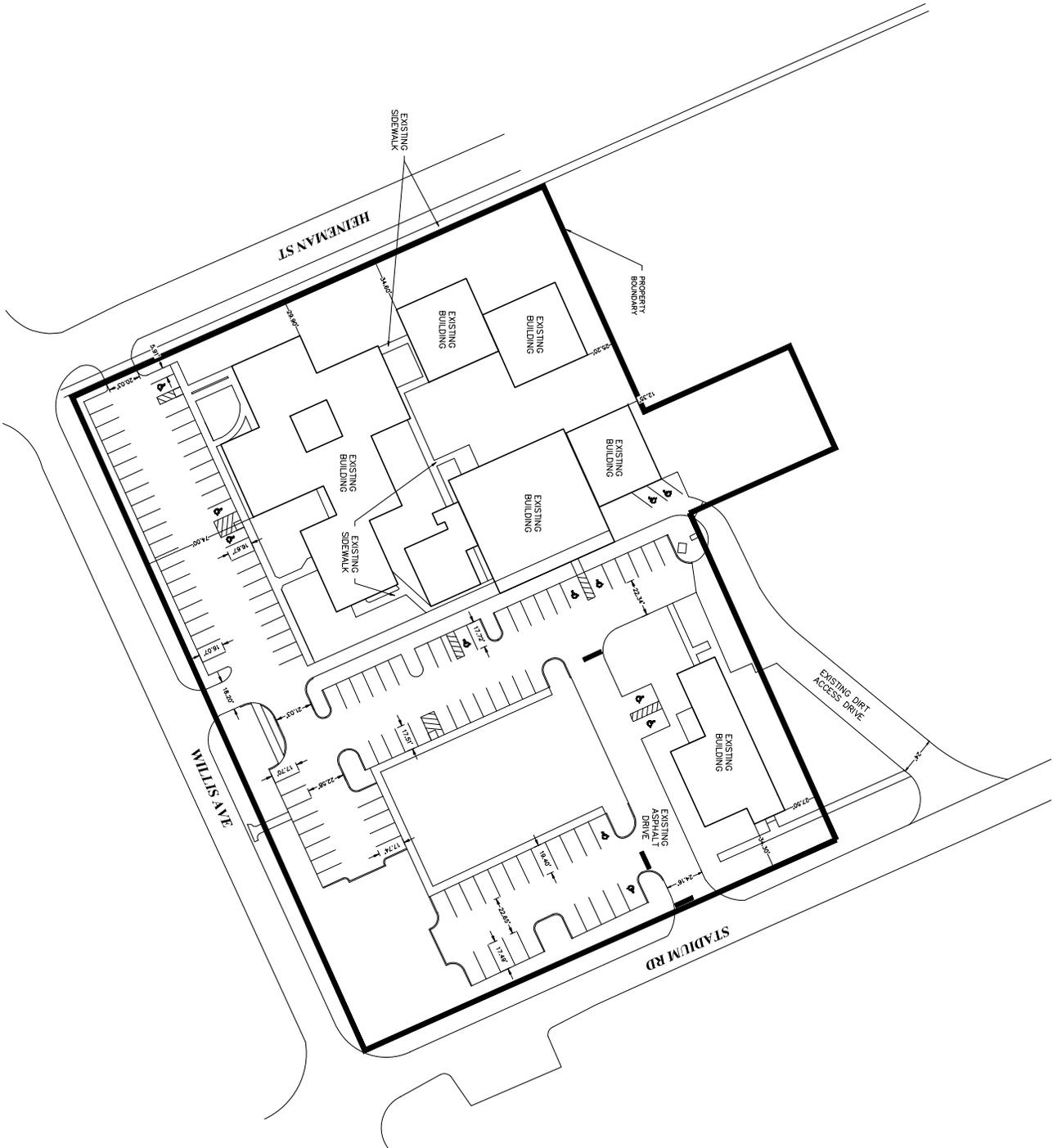
Dear Property Owner:

You are invited to a neighborhood meeting regarding a request by Zev Cohen & Associates on behalf of SMA Healthcare to approve a Semi-Public Use Permit to allow the continued operation of SMA's Northeast Care Center located at 1220 Willis Avenue as a conforming use. **No changes are proposed to the existing use or operations on the property.**

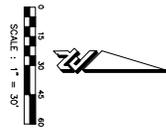


The meeting is being held to allow interested parties within 500 feet of the subject property to listen to an overview of the application that has been made to the City and ask questions. The neighborhood meeting will be held at SMA's primary care building located at 420 Stadium Road, Daytona Beach, FL 32114 on November 18, 2024, at 6:30 PM.

Please feel free to contact Mark Karet, AICP by phone at (386) 677-2482 or email at mkaret@zevcohen.com should you have any questions. Thank you.



TOTAL SITE AREA:
 ± 3.31 AC
TOTAL BUILDING AREA:
 25,967 SF
TOTAL IMPERVIOUS AREA (PAVEMENT & SIDEWALKS):
 51,530 SF
USE:
 MEDICAL CLINIC/OFFICE
PARKING REQUIREMENT:
 4 SPACE PER 1,000 SF
PARKING REQUIRED:
 104 SPACES (6 HANDICAP)
PARKING AVAILABLE:
 115 SPACES (12 HANDICAP)



DEV2024-385

PROJECT NO: 222008 DRAWN BY: EAD CHECKED BY: EAD DATE: 11/14/23 PROJECT TITLE: 2024 CONCEPT PERMIT PLAN SHEET NO: 1 OF 1	PRODUCTION: 222008 REVISIONS: EAD DATE: 11/14/23 PROJECT TITLE: 2024 CONCEPT PERMIT PLAN SHEET NO: 1 OF 1
---	---

**1220 WILLIS AVENUE
SEMI-PUBLIC USE PERMIT
CONCEPT EXHIBIT**

CITY OF DAYTONA BEACH

NO.	DATE	BY	SUBMITTALS / REVISIONS
1			ISSUED FOR CITY COMMENTS

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL
 PLANNING
 TRANSPORTATION

**ZEV COHEN
& ASSOCIATES, INC.**
300 AVENUE MARSH RD., STE. C
DAYTONA BEACH, FL 32114
 WWW.ZEVCOHEN.COM

NEIGHBORHOOD MEETING REQUIREMENTS
THE CITY OF DAYTONA BEACH, FLORIDA

I, the undersigned, hereby certify that I have mailed to the following named property owners whose property is within 500 feet of that property which is the subject of an application for a Planned Development (PD) pursuant to the Land Development Code (LDC) of The City of Daytona Beach, Florida, a notice containing the time, date, location, and general nature of the development proposal. I, the undersigned, also hereby certify that I have posted notice of the neighborhood meeting on the property which is the subject of an application for a Planned Development (PD). The mailed notices were sent at least ten (10) days prior to the neighborhood meeting date. The posted notices were posted on the affected property, visible from each adjoining right-of-way, at least ten (10) days prior to the neighborhood meeting date.

This form, a certified copy of the mailing list (obtained from the Volusia County Property Appraiser's Office), photos of the posted notices, and a written summary of the neighborhood meeting complying with Section 3.3.B of the LDC must be submitted to City Staff at least 14 days before the application is reviewed by an advisory board or decision-making board (if no advisory board is involved).

Project Number DEV 2024-385 Hearing Date 11/18/2024
Typed/Printed Name Jill Eckstein
Signature (sign after reading) Jill Eckstein
Address 300 Interchange Blvd. Ste. C Ormond Beach, FL 32174

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 8th day of November, 2024, by Jill Eckstein, who is personally known to me or has produced _____.

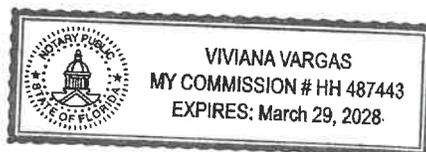
FLORIDA

PRINTED

Viviana Vargas
NOTARY PUBLIC STATE OF

Viviana Vargas
NAME OF NOTARY - TYPED OR

COMMISSION # HH 487443



THOMAS CATINA
1167 HAMPTON RD
DAYTONA BEACH, FL 32114

JECKOVICH DAVID J
135 JENKINS ST STE 105B BOX 351
SAINT AUGUSTINE, FL 32086

DOWNER WAYNE S
508 BERKSHIRE RD
DAYTONA BEACH, FL 32114

ABACO PROPERTIES LLC TR
1890 LPGA BLVD STE 230
DAYTONA BEACH, FL 32117

WINGFIELD BRANDON CHARLES
512 BERKSHIRE RD
DAYTONA BEACH, FL 32114

HALIFAX HOSPITAL MEDICAL CTR
PO BOX 2830
DAYTONA BEACH, FL 32120

BISHOP THERESA A
516 BERKSHIRE RD
DAYTONA BEACH, FL 32114

HALIFAX HOSPITAL MEDICAL CTR
303 N CLYDE MORRIS BLVD
DAYTONA BEACH, FL 32114

ZIMMET ARTHUR
6 HUNTERS RUN CIR
ORMOND BEACH, FL 32174

HUTCHINSON RENATE L
1311 MOORE ST
DAYTONA BEACH, FL 32114

COOK STEVEN
2229 KUMQUAT DR
EDGEWATER, FL 32141

FRYE CHARLOTTE
1307 MOORE ST
DAYTONA BEACH, FL 32114

,

SWISHER CHARLES H JR
1111 SHOCKNEY LN
ORMOND BEACH, FL 32174

SANMIGUEL WILLIAM
113 CATTAIL CT
KISSIMMEE, FL 34743

HALIFAX HOSPITAL MEDICAL CTR
PO BOX 2830
DAYTONA BEACH, FL 32120

MCDOWELL CHARLES
504 FAIRMOUNT RD
DAYTONA BEACH, FL 32114

MILLER ANDREW
675 ALCAZAR DR
ORMOND BEACH, FL 32174

HARTLEY LORI MICHELLE
248 11TH ST
ATLANTIC BEACH, FL 32233

LIU IRIS TR
67 NICHOLAS CT
ORMOND BEACH, FL 32176

BISQUERT JOSEPH S
515 HEINEMAN ST
DAYTONA BEACH, FL 32114

STATE OF FLORIDA TIITF
325 W GAINES ST STE 1114
TALLAHASSEE, FL 32399

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD STE 115
TALLAHASSEE, FL 32399

DAYTONA STATE COLLEGE INC
PO BOX 2811
DAYTONA BEACH, FL 32120

DAYTONA STATE COLLEGE INC
PO BOX 2811
DAYTONA BEACH, FL 32120

BOARD OF TRUSTEE DBCC
1200 W INTERNATL SPEEDWAY BLVD
DAYTONA BEACH, FL 32114

DAYTONA STATE COLLEGE INC
PO BOX 2811
DAYTONA BEACH, FL 32120

HILLCREST HOMESITES HOA
PO BOX 2451
DAYTONA BEACH, FL 32115

Agenda Item 4C (Quasi-Judicial Hearing)
Volusia Square Pre-Plat
DEV2024-262
Preliminary Plat for overall subdivision

STAFF REPORT

DATE: December 19, 2024
TO: Planning Board Members
FROM: Luke Rinkus, Planner

SUMMARY OF REQUEST

A request by Mark S. Dowst of Mark Dowst & Associates, Inc, on behalf of Ralph Pugliano (Title VP of Volusia Retail), to approve a preliminary plat for the development of 20.1 acres of proposed retail space, subdividing an existing parcel into 9 new lots. The land comes from nine lots along Thames road, between W Intl. Speedway Blvd and S Williamson Blvd.

Staff recommendation: Staff finds the proposed Major Subdivision Preliminary Plat meets the review standards in Sections 3.4.K.3.b., Land Development Code. Staff recommends the Planning Board approve the Major Subdivision Preliminary Plat for Volusia Square to allow for the construction of 20.145 acres of proposed retail space.

Project Purpose

The purpose of a subdivision plat review under the City’s Land Development Code (LDC), is to determine whether a proposed subdivision’s layout complies with applicable provisions of the LDC relating to such design-oriented issues as lot dimensional requirements, orientation, and shape; street and sidewalk widths, location, and external connectivity; functionality of drainage system; and location of public utilities serving the subdivision.

A development order approving a Major Subdivision Preliminary Plat authorizes the submittal of an application for approval of a Final Plat for the subdivision or an approved phase of the subdivision, in accordance with the LDC. The proposed Major Subdivision Preliminary Plat (*Attachment A*) will allow the applicant to move forward with the Final Plat approval process, which is required before the subdivision of land (whether improved or unimproved).

SITE INFORMATION

Location: East of Thames Road and W Intl Speedway Blvd, west of S Williamson Blvd
Parcel No(s): 522211000010
Property Size: ± 20.1 acres
Existing Zoning: Planned Development - General (PD-G)
Existing Future Land Use: Retail

Existing uses listed below are not intended to be an all-inclusive list, but a general summary of types of uses near the subject property.

Table 1: Land Use and Zoning

	Existing Uses	Future Land Use Designation	Existing Zoning Classification
Site	Commercial	Retail	PD-G
North	Commercial	Retail	PD-G
South	Airport	Volusia County	Airport
East	Speedway	Commercial Amusement	PD-G
West	Commercial	Retail	Tourist Highway Interchange

PROJECT DESCRIPTION AND HISTORY

Platting of 20.145 acres of proposed retail space from nine lots.

The Volusia Square PD Agreement rezoning (DEV2022-053) was approved by the City Commission on October 4, 2023. The PD is called “Volusia Square Planned District Agreement”.

Major Subdivision Preliminary Plat Review Standards

An application for a Major Subdivision Preliminary Plat shall be approved only on a finding there is competent substantial evidence in the record that the proposed subdivision and associated development complies with:

i. The standards in Article 7: Subdivision and Infrastructure;

Staff has found this Preliminary Plat is compliant with all lot dimensions, access, and infrastructure requirements outlined in Article 7 of the Land Development Code (LDC) and the Volusia Square Planned District Agreement.

ii. Applicable standards in Article 6: Development Standards;

Staff has found this Preliminary Plat is compliant with the standards of the LDC, Article 6: Development Standards and the Volusia Square Planned District Agreement.

Prior to approval of the Final Plat, the following conditions must be satisfied:

- *Surveys need to be Signed and sealed per F.A.C. 5J-17.05.*

iii. All other applicable standards in this Code;

Staff has found this Preliminary Plat is compliant with all other applicable standards in The City's Land Development Code and the Volusia Square Planned District Agreement.

iv. All requirements or conditions of any prior applicable development orders; and

The subject Preliminary Plat has been reviewed by staff and found to be consistent with the Volusia Square Planned District Agreement. The minimum width, depth and lot area size of each proposed lot meets the standards previously approved by the City Commission as a part of the PD Rezoning.

v. All other applicable City regulations.

Staff has found the Preliminary Plat is in compliance with all applicable City regulations. Therefore, approval of the subject Preliminary Plat will allow the applicant to move forward with the Final Plat approval process.

The City's Technical Review Team (TRT) has reviewed the proposed Major Subdivision Preliminary Plat and has found it to be compliant with the subdivision requirements in the LDC & Volusia Square Planned District Agreement.

Major Subdivision Preliminary Plat plans must be reviewed by the Planning Board prior to City Commission action. A development order approving a Major Subdivision Preliminary Plat authorizes the submittal of an application for approval of a Final Plat for the subdivision of an approved phase of the subdivision. Final Plats require approval from the City Commission only. The Final Plat empowers the subdivision of land; however, it does not act as a site plan approval.

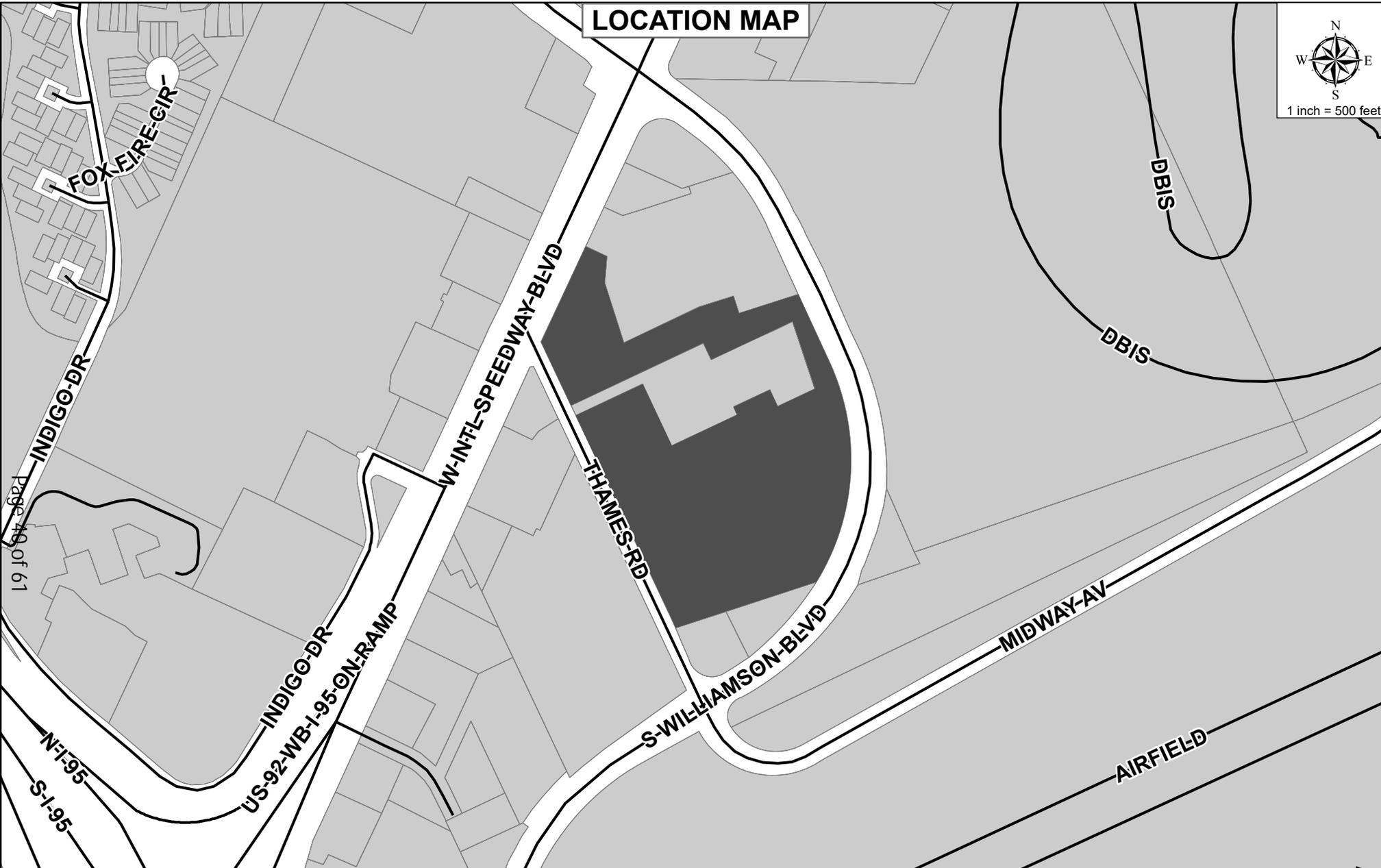
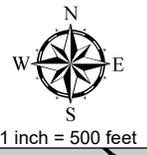
A development order approving a Major Subdivision Preliminary Plat shall automatically expire if an application for approval of a Final Plat for the subdivision, or an approved phase of the subdivision, is not submitted within two years after the date of the development order, or an extension of this time period that is authorized in accordance with the LDC.

RECOMMENDATION

Staff recommends approval of the Major Subdivision Preliminary Plat for the Volusia Square project to allow the development of 20.1 acres of proposed retail space on Thames Road, east of Intl Speedway Blvd.

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

LOCATION MAP

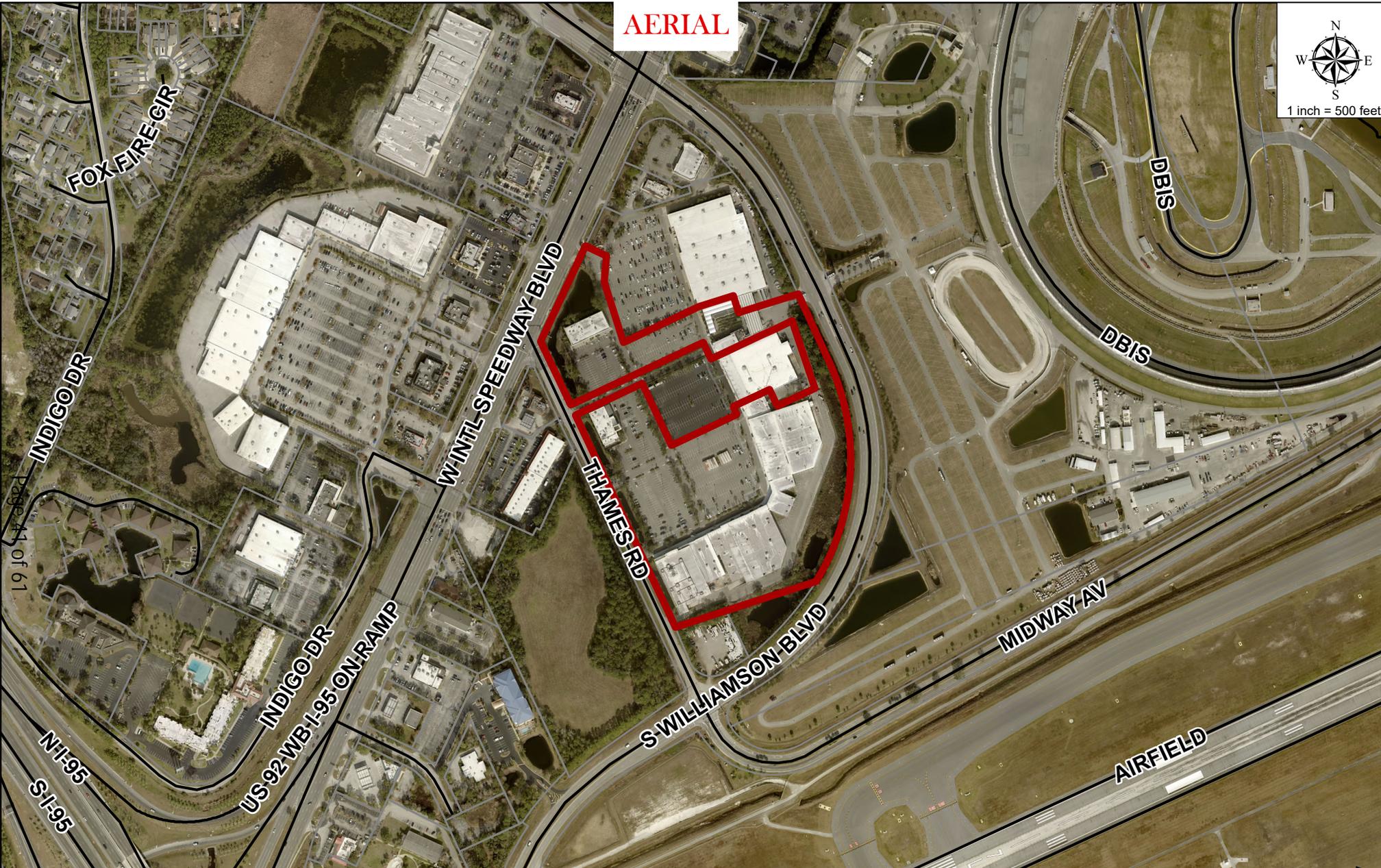


DEV2024-262 VOLUSIA SQUARE PRE-PLAT LOCATION MAP

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

AERIAL

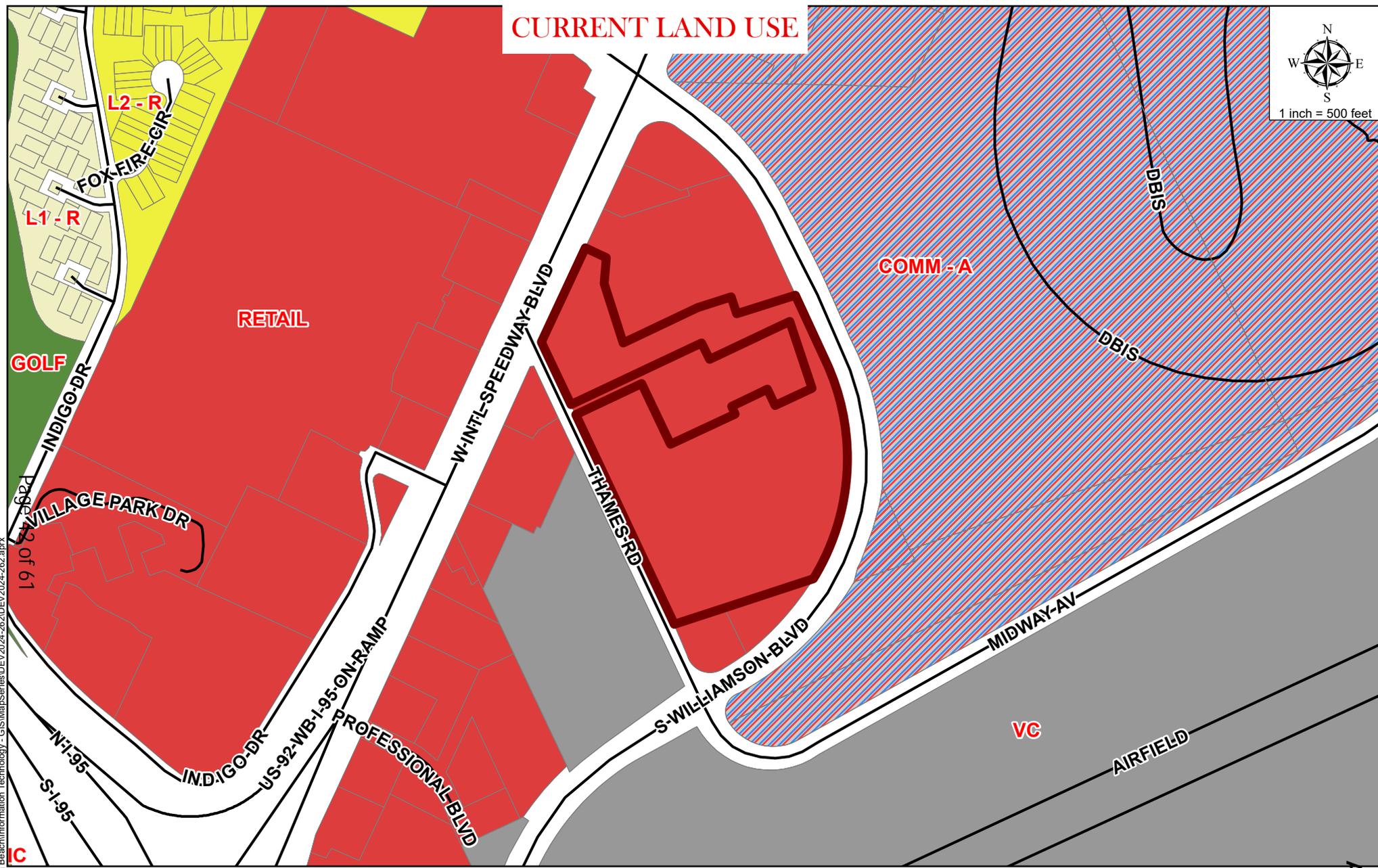
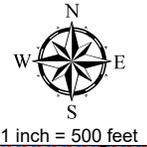


DEV2024-262 VOLUSIA SQUARE PRE-PLAT AERIAL MAP

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Agenda Item #4.B.

CURRENT LAND USE

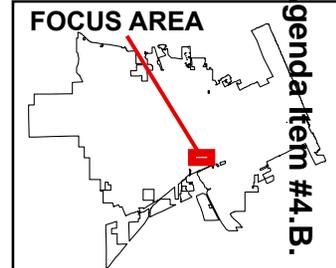


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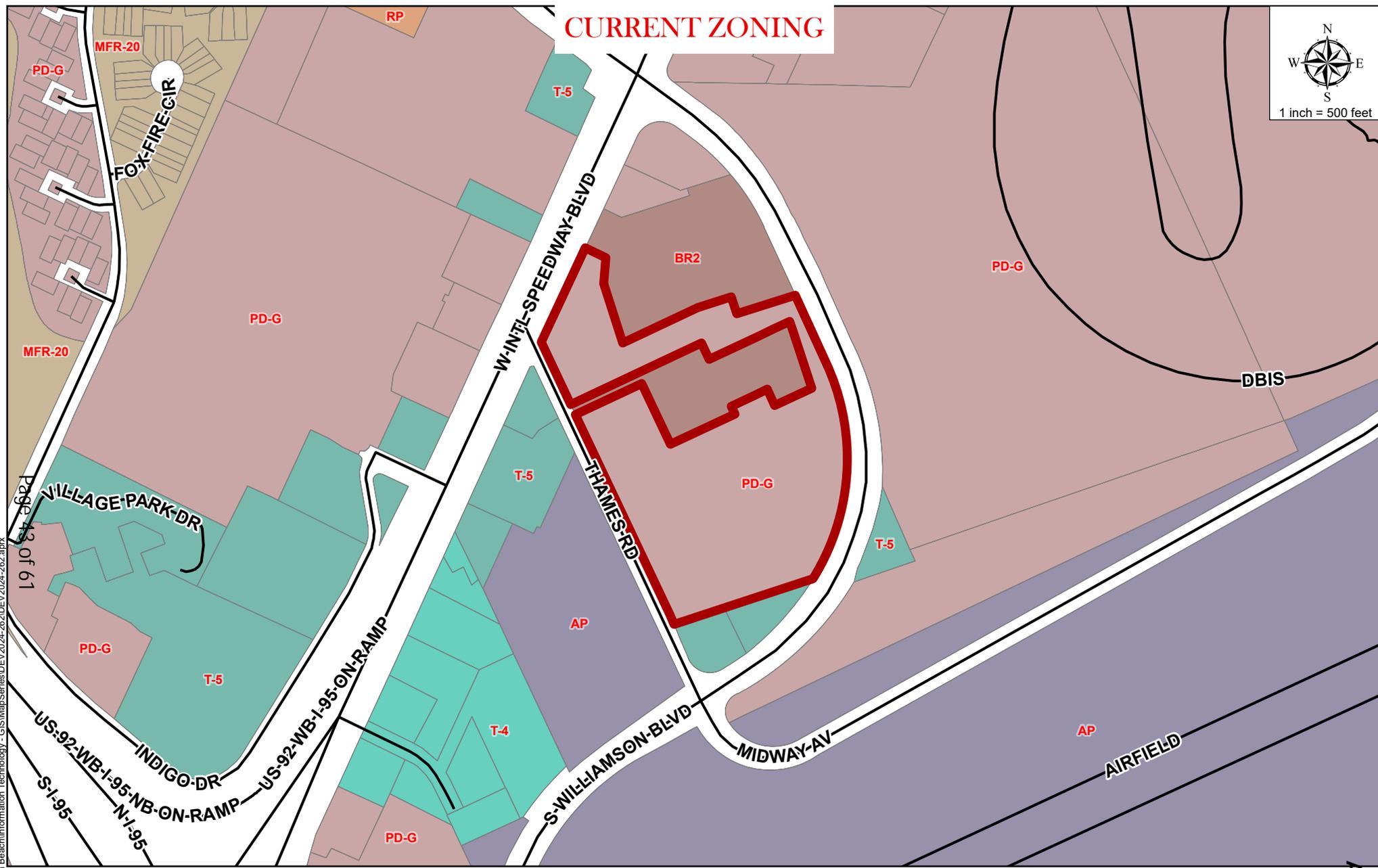
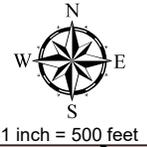
DEV2024-262 VOLUSIA SQUARE PRE-PLAT CURRENT LAND USE MAP

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Agenda Item #4.B.

CURRENT ZONING

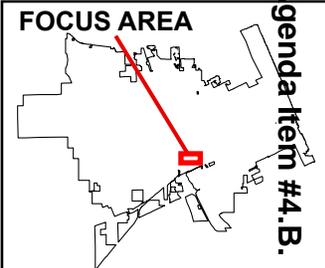


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DEV2024-262 VOLUSIA SQUARE PRE-PLAT CURRENT ZONING MAP

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Agenda Item #4.B.

Agenda Item 4C (Legislative Hearing)

Land Development Code Text Amendment

DEV2024-397

Add Self-Storage or Mini-Warehouse Facility Uses in BR-2 Zoning District

STAFF REPORT

DATE: December 19, 2024
TO: Planning Board Members
FROM: Emilio A. O'Brien, Senior Planner
SUBJECT: Amending Table 5.2.A.2 Mini-Warehouse and Storage Uses in BR-2 Zoning District and Section 5.2.B.23 Self-Service Storage Use Standards

AMENDMENT REQUEST

The applicant, Daytona Beach Center LLC, is requesting an amendment to Article 5 Use Standards, Table 5.2.A.2: Principal Use Table for Residential, Business, Industrial, Tourist, and Specialty Districts of the Land Development Code (LDC), to permit self-storage or mini-warehouse facilities as a principal use by right in the Business Shopping Center (BR-2) zoning district. Additionally, the applicant seeks to amend Article 5, Section 5.2.B.23, Standards for Specific Principal Uses, LDC. The applicant has provided a proposed text amendment, which City staff has reviewed and modified to ensure alignment with the city's planning objectives, LDC, and community interests, while also accommodating the applicant's needs.

AMENDMENT DESCRIPTION

The applicant seeks approval to amend the Land Development Code (LDC) to allow self-storage or mini-warehouse facilities as a principal use by right in mixed-use developments within the BR-2 zoning district, as depicted in *Attachment A* (a map of the properties within the BR-2 zoning district). Currently, these facilities are only permitted in the Business Automotive (BA) and Local Industry (M-1) districts. The proposed amendment would expand the Principal Use Table to permit self-storage facilities in the BR-2 district, subject to specific conditions, provided all applicable LDC standards are met.

The BR-2 district, according to Section 4.3.D.1, LDC, is intended to accommodate a variety of retail and service uses, excluding auto-oriented services. It also permits commercial docking facilities, multifamily residential development, and certain institutional and commercial uses, typically as special or public uses.

Self-storage, including mini-warehouses, is defined in the LDC as facilities offering self-contained units for lease, primarily for personal property storage. Accessory uses include leasing offices and sales of moving supplies, but do not extend to sales, service repairs, or equipment rentals.

Under the proposed amendment, self-storage or mini-warehouse facilities in the BR-2 district would be subject to the following conditions:

- Storage bays must be accessible only via an interior corridor with no direct exterior access.
- Such facilities must not be located within 500 feet of a Major Thoroughfare, except as part of a mixed-use development.
- The only allowed commercial activities are the rental of storage bays, pickup and deposit of goods, and the incidental sales or rental of moving supplies and equipment.
- The storage of recreational vehicles and boats is prohibited.
- Outdoor storage is not permitted.

The amendment seeks to diversify commercial uses within the BR-2 district while preserving the district's intent to support a broad range of retail and service functions.

PROPOSED LDC TEXT AMENDMENT

The applicant is requesting amendments to the LDC to allow self-storage or mini-warehouse facilities as a permitted use in the BR-2 zoning district. Proposed deletions are shown in red ~~strikethrough~~, and additions are highlighted in red underlined text.

Table 5.2.A.2: Principal Use Table for Residential, Business, Industrial, Tourist, and Specialty Districts																							
P = Permitted by Right S = Allowed with a Special Use Permit Blank Cell = Not Permitted by Right																							
Use Category	Use Type	Residential Districts					Business Districts					Industrial Districts				Tourist Districts				Specialty Districts			Use-Specific Standards
		SFR-5	MFR-12	MFR-20	MFR-40	RP	OP	BP	BR-1	BR-2	BA	M-1	M-3	M-4	M-5	T-1	T-2	T-4	T-5	AG	HM	MS	
Self-Service Storage Uses	Self-storage or mini-warehouse facility								<u>P</u>	<u>P</u>	<u>P</u>										5.2.B.23.a		

LDC Section 5.2.B.23. Commercial: Self-Service Storage Uses.

a. *Self-Storage or Mini-Warehouse Facility.* A self-storage or mini-warehouse facility shall comply with the following standards:

i. *Site Layout.*

[omitted text not affected by this amendment]

(c) Self-Storage or Mini-Warehouse Facility in the BR-2 or RDD-3 zoning district shall have only storage bays accessible from an interior corridor. Access for the individual storage bays shall not be from exterior of the building.

(d) Self-Storage or Mini-Warehouse uses shall not be located within 500 feet of a Major Thoroughfare, except that such uses may be permitted as part of a mixed-use development within the BR-2 or RDD-3 zoning districts.

ii. *Operation.*

(a) The only commercial uses permitted on-site, or within the self-storage or mini warehouse facility in the BR-2 or RDD-3 zoning districts, shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage and the incidental sales or rental of moving supplies (e.g., boxes) and equipment (e.g., dollies). Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.

[omitted text not affected by this amendment]

iii. *Storage of Recreational Vehicles and Boats.*

[omitted text not affected by this amendment]

(b) Self-Storage or Mini-Warehouse Facility in the BR-2 or RDD-3 zoning districts shall not have storage of recreation vehicles and boats.

iv. Outdoor storage areas shall be located to the rear of the principal structure and shall comply with the outdoor storage standards in Section 5.3.D.18, Outdoor Storage (as an accessory use).

[omitted text not affected by this amendment]

(c) Self-Storage or Mini-Warehouse Facility in the BR-2 or RDD-3 zoning districts shall not have outdoor storage.

iii. *Parking and Circulation.*

[omitted text not affected by this amendment]

(e) Exterior parking within the BR-2 zoning district shall be provided in a surface lot, structured parking garage, or other approved arrangements, and shall meet the requirements of Article 6, Development Standards, Section 6.2 Off-Street Parking and Loading. The storage facility must provide adequate parking, including space for loading/unloading large items, without interfering with the parking needs of other tenants.

iii. *Building Appearance.*

(a) Where not enclosed within the self-storage or mini-warehouse facility, Garage garage doors serving individual storage units shall be oriented perpendicular to a any public or private street so as to not be visible from adjacent streets.

[omitted text not affected by this amendment]

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 complies with the criteria below. The applicant has also provided a response to the criteria below, which can be found in *Attachment B*.

a. Is consistent with the comprehensive plan;

Staff has reviewed the request for consistency with the Comprehensive Plan and has no objections.

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

The proposed text amendments would not conflict with the LDC or Code of Ordinances if adopted by the City Commission.

c. Is required by changed conditions;

The proposed text amendment is necessary to allow Self-Service Storage Uses citywide, provided they are not located within 500 feet of a Major Thoroughfare, except as part of a mixed-use development within the BR-2 or RDD-3 zoning districts.

d. Addresses a demonstrated community need;

The growing demand for self-storage facilities can be attributed to factors such as increasing urbanization and a rise in consumer goods accumulation. As more people live in high-density or mixed-use areas with limited storage space in their homes or businesses, the need for nearby, accessible storage solutions grows. Additionally, businesses in mixed-use developments may require extra storage for inventory or equipment, further driving the demand for self-storage options in such areas. The proposed amendment addresses the growing demand for self-storage in mixed-use developments, supporting the BR-2 district’s goal of diversifying commercial uses. By setting clear conditions to limit the impact of storage facilities, it provides convenient options while preserving the district’s focus on retail and service functions.

- 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 supports the intent of the BR-2 zoning district, fosters compatibility among uses, and encourages efficient development. By restricting self-storage facilities to mixed-use developments within 500 feet of a Major Thoroughfare, it maintains the district's character and balance while enhancing its functionality.

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

The proposed LDC text amendment would continue to result in logical and orderly development patterns currently existing in the LDC.

- 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 adverse environmental impacts with the proposed amendment.

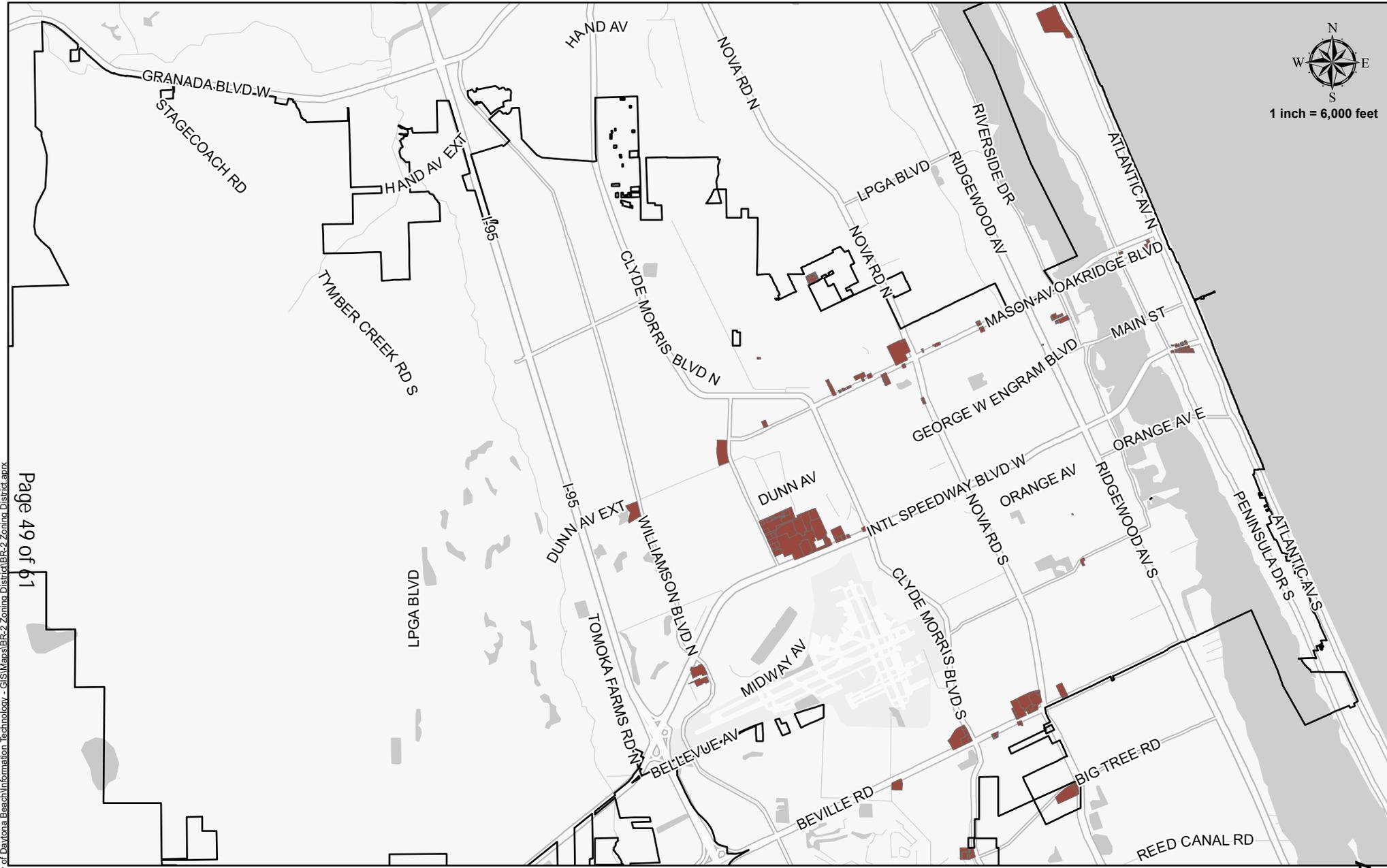
RECOMMENDATION

Staff finds the amendment supports the district's retail and service focus while ensuring compatibility with surrounding uses. Therefore, staff recommends approval of the amendment to Article 5, Use Standards, Table 5.2.A.2: Principal Use Table for Residential, Business, Industrial, Tourist, and Specialty Districts, and Section 5.2.B.23: Standards for Specific Principal Uses - Commercial: Self-Service Storage Uses, Land Development Code (LDC), to permit Self-Storage or Mini-Warehouse Facility as a principal use by right, subject to use-specific standards, in the Business Shopping Center (BR-2) zoning district.

A majority vote by the Planning Board members present and voting is required to recommend approval to the City Commission. The item is tentatively scheduled for the City Commission for first reading on February 5, 2025, and for second reading on February 19, 2025.



1 inch = 6,000 feet



Attachment A

DEV2024-397

BR-2 (BUSINESS RETAIL-2) Zoning District

LDC text amendment

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Agenda Item #4.C.



August 29, 2024

VIA ELECTRONIC SUBMITTAL

Growth Management and Planning
City of Daytona Beach
301 S. Ridgewood Ave., Ste 240
Daytona Beach, FL 32114

Re: DEV2024-397

To Whom it May Concern,

On behalf of our client, IMC Equity Group, we have submitted a Text Amendment application for your review and consideration. The Text Amendment Review Standards guide the City in determining whether to adopt or deny the proposed text amendment. Below is our review and assessment as it pertains to these standards:

a. Is consistent with the comprehensive plan;

- *The proposed text amendment aligns with the goals and objectives of the Comprehensive Plan by fostering compatible and harmonious development that addresses the needs of Daytona Beach. This amendment introduces a neighborhood-serving use in a manner that conservatively respects and protects adjacent residential areas, thus supporting the plan's commitment to balanced and considerate development.*

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

- *The proposed text amendment is not in conflict with any provision of this code or the Code of Ordinances.*

c. Is required by changed conditions;

- *The proposed text amendment is not required by conditions. The request is generated by a need for self-storage as a neighborhood serving use in the BR-2 zoning designation.*

d. Addresses a demonstrated community need;

- *Approximately 42 percent of residents in the United States have a need for a storage unit, whether it is for personal or business purposes. The proposed text amendment would provide this option to residents in the BR-2 zoning designation. However, the proposed text amendment would require certain parameters to be met in order to pursue a self-storage or mini-warehouse facility use on site. As such, this amendment would only be available to a limited number of developments and would have to be mixed-use in nature.*

-
- 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 text amendment aligns with the objectives of the zoning districts outlined in this Code. It supports the development of self-storage facilities within the BR-2 zoning area, taking into account the surrounding uses to ensure that development remains efficient and compatible within the City of Daytona Beach.*
- f. **Would result in a logical and orderly development pattern; and**
- *The proposed text amendment sets forth specific design standards and parameters for this use to guarantee compatibility with the surrounding area. The development must be mixed-use and accessible via an internal corridor, with no individual storage bays accessible from the building's exterior. These requirements are intended to ensure thoughtful design while meeting community needs.*
- 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.**
- *If approved, this request would enable developers to build a mixed-use development that serves the neighborhood and includes self-storage as part of the project. According to the proposed code provisions, the design requirements ensure that the development is thoughtfully integrated with nearby residential areas. This means the design must safeguard water, air, noise levels, stormwater management, wildlife, vegetation, wetlands, and the overall natural environment.*

Sincerely,



T. Truett Gardner



Agenda Item 4.D. (Legislative Hearing)

Land Development Code Text Amendment

DEV2024-768

Add “Sales or Rental of Light Vehicles” use to RDM-5, Table 5.2.A.3 and Modify Section 5.2.B.19.g, Use Specific Standards

STAFF REPORT

DATE: December 6, 2024

TO: Planning Board Members

FROM: Dennis Mrozek, AICP, Planning Director

AMENDMENT REQUEST

A request by the Growth Management and Planning Department, Planning Division, to amend Article 5 (Use Standards), Table 5.2.A.3 (Principal Use Table for Redevelopment Districts), and Section 5.2.B (Standards for Specific Principal Uses) of the Land Development Code, to add Sales or Rental of Light Vehicles as a permitted use in limited areas of the RDM-5 zoning district.

AMENDMENT DESCRIPTION

Staff is seeking approval to amend the Land Development Code (LDC) adding *Sales or Rental of Light Vehicles* as a permitted use in the RDM-5 zoning district for properties fronting West International Speedway Blvd. (W. ISB) and located east of N. Helme Place and west of the railroad tracks. This additional use to the RDM-5 zoning district will permit the Sales or Rental of Light Vehicles to operate in a limited area along W. ISB.

This area currently includes an operating vehicle sales facility that is currently considered a legal nonconforming use. The current legal nonconforming status prevents the current use from being extended, expanded or modified. Adding this use as a permitted use in the RDM-5 zoning district will allow for site improvements and modifications that meet current LDC standards. The proposed additional use in this limited stretch of W. ISB will also allow for the redevelopment of existing properties with the potential Sales or Rental of Light Vehicles use, provided the properties are development to meet all LDC standards.

As part of this proposed LDC amendment, staff is also removing requirements for a large plaza to be located on at least one quadrant of the site of the light vehicle sales or rental property, while also removing the requirement for brick or textured treatment for pedestrian areas. Sites will be developed to meet all LDC requirements for site improvements.

- iii. No vehicles or other similar items shall be displayed on the top of a building.
- iv. No materials for sale or rent other than vehicles, recreational vehicles, or trailers shall be displayed between the principal structure and the street.
- v. If the use is combined with a vehicle repair and servicing or other use, the combined use shall comply with the standards (including districts where permitted) applicable to each component use.
- vi. Sales or rental of light vehicles in the RDD-4 or RDM-5 zoning districts shall comply with the following standards:

(a) In the RDD-4 zoning district, the Site for the use shall abut North Beach Street or Ballough Road.

(b) In the RDM-5 zoning district, the site for the use shall abut West International Speedway Blvd. and be located east of Helme Place and west of the railroad tracks.

~~(bc)~~ The project shall include accessory retail and service establishments which contribute to the creation of evening activity centers and are accessible to pedestrians.

~~(ed)~~ All structures shall comply will all applicable redevelopment design guidelines in Section 6.4.C for buildings, including structures which face commercially oriented streets and open spaces shall utilize building design and/or tenant mix to generate uses that provide a range of activities and services for day and evening hours.

~~(de)~~ Site shall provide off-street parking required in the Land Development Code Section 6.2. The vehicular parking areas shall be striped to designate parking spaces. Vehicles in parking areas visible from street rights-of-way shall be parked only in designated parking spaces. Parking areas visible from the public right-of-way shall not exceed 35 percent of the gross site area. Additional vehicles may be parked in areas not visible from the public right-of-way.

~~(ef)~~ Site landscaping shall meet all required landscape standards in the Land Development Code Section 6.4, ~~and have the following features:~~

~~1. A large plaza located on at least one quadrant of the site with a minimum of 300 square feet.~~

~~2. The project shall incorporate brick or other textured treatment in pedestrian areas using materials consistent or compatible with city standards.~~

~~(fg)~~ There shall be no outside service or storage of supplies or other material displays.

~~(gh)~~ Sales and Rental of Light Vehicles may have accessory repair services provided the following use standards are met:

- 1. All vehicular repairs shall be done within an enclosed structure.

2. All doors for service entrances or bays shall either not face a public right-of-way, or be screened from the public right-of-way so as to obscure the visibility of service activities.
3. Areas devoted to the storage of vehicles to be serviced shall be screened from all public rights-of-way and shall meet all other requirements.

[omitted text not affected by this amendment]

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.

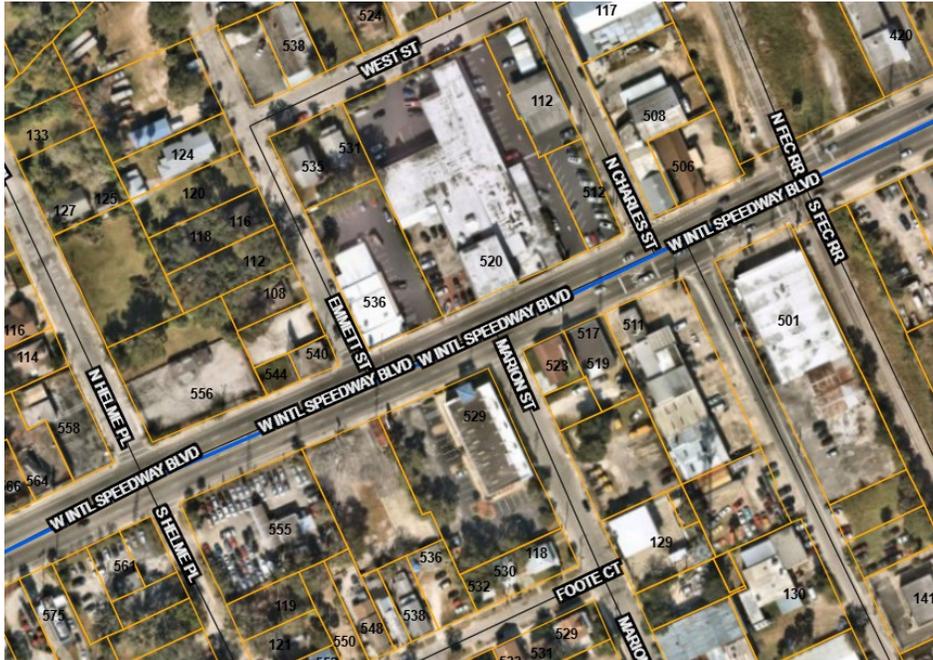
The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the City Commission shall weigh the relevance of and consider whether 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 allows for the Sales and Rental of Light Vehicles in a limited area along West ISB, but only between Helme Place and the railroad tracks. This 875-foot stretch of W. ISB includes an existing Sales and Rental of Light Vehicles use that is currently operating and are considered legal nonconforming uses. The addition of this use to the RDM-5 zoning district for this limited area would make the existing business a legal and conforming use while also allowing a limited number of vacant properties to be developed for the use by meeting all LDC standards. This will allow for site improvements and modifications not otherwise permitted for nonconforming uses for properties with nonconforming uses.
- d. Addresses a demonstrated community need;**
The change allows the proposed additional use in an area that is appropriate for the location and is consistent with current development patterns. This item was presented to the Midtown Redevelopment Board at their December 11, 2024, meeting for review and comments. The board offered no objections to the request.
- 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 RDM-5 zoning designation is a neighborhood transition mixed-use zoning district that provides a mix of residential, institutional and retail and service uses. Any

modifications to existing properties for the Sales and Rental of Light Vehicles use would be required to meet all LDC standards for site design, landscaping, compatibility, etc.

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

The proposed use in this limited area reflects the historical development patterns for this portion of W. ISB and would allow the continuation of this logical and orderly development pattern.



W. ISB from Helme Place to RR Tracks

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.

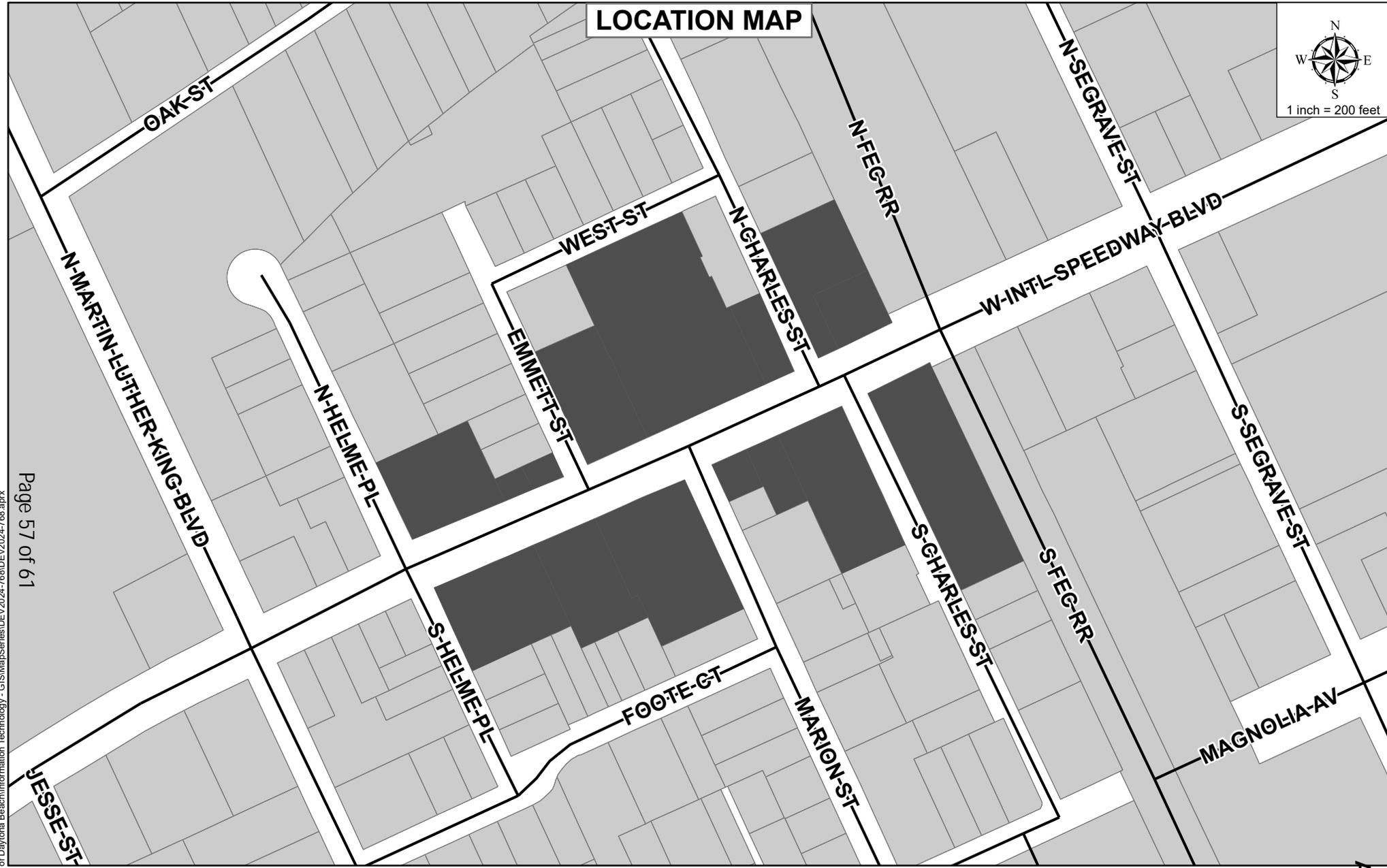
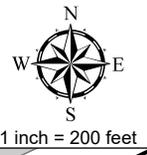
Staff does not anticipate any adverse environmental impacts with the proposed amendment.

RECOMMENDATION

Staff recommends approval of the request to add Sales or Rental of Light Vehicles as a permitted use in limited areas of the RDM-5 zoning district.

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 February 5, 2025, and for second reading on February 19, 2025.

LOCATION MAP

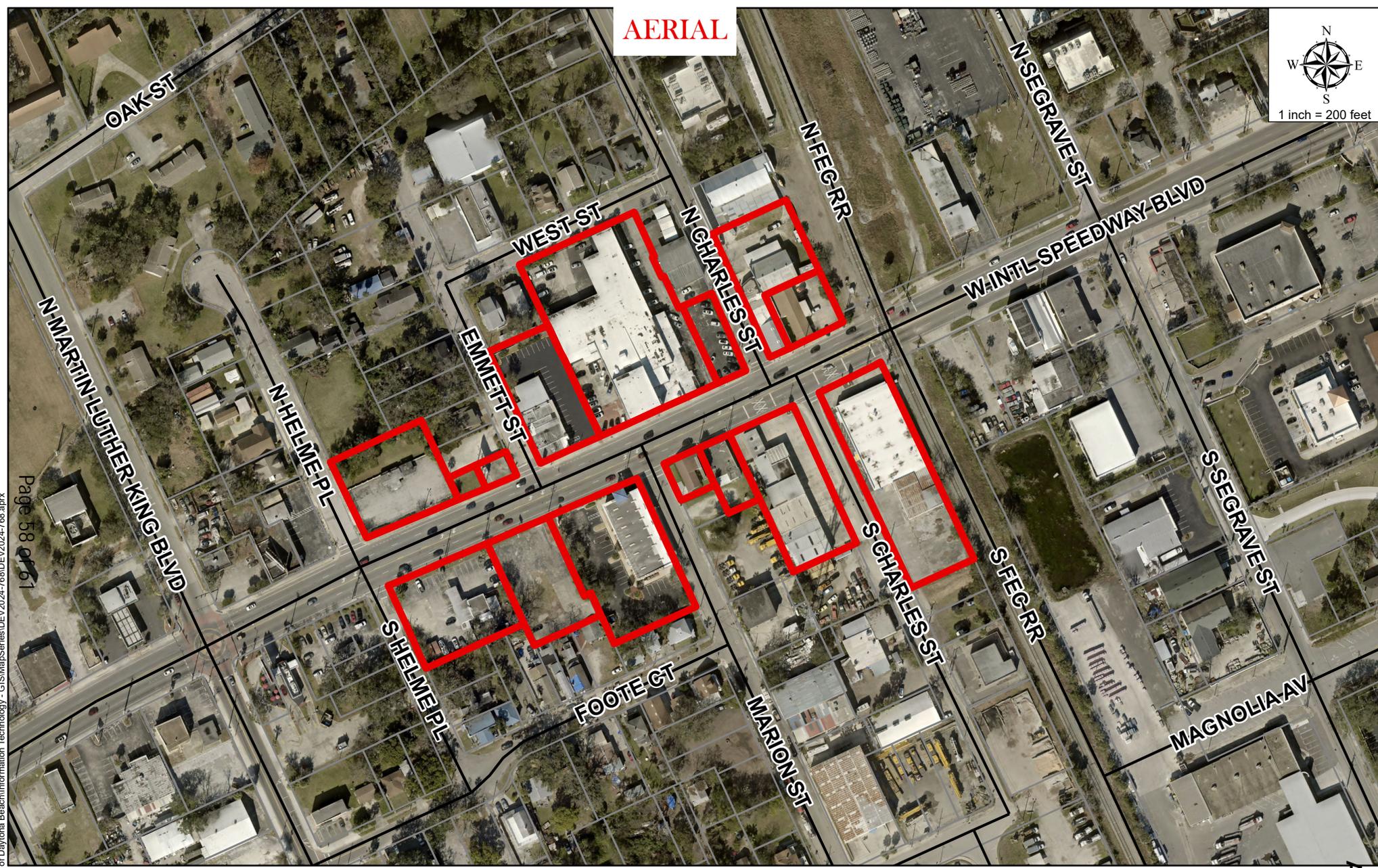


**DEV2024-768
LDC TEXT AMENDMENT
Add Auto Sales and Rentals to RDM-5
LOCATION MAP**

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Agenda Item #4.D.

AERIAL



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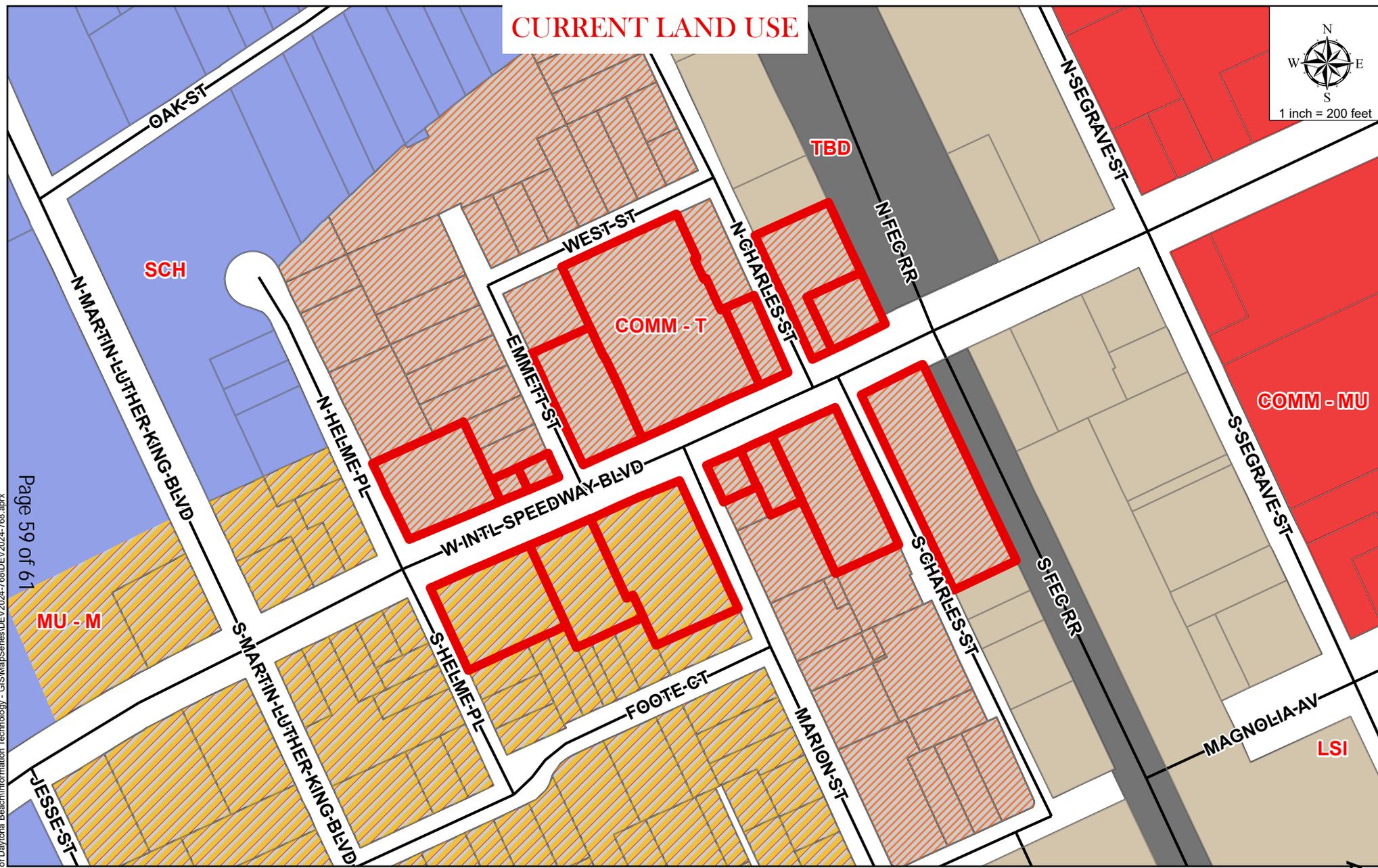
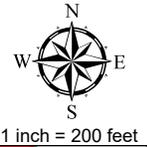


**DEV2024-768
LDC TEXT AMENDMENT
Add Auto Sales and Rentals to RDM-5
AERIAL MAP**

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Agenda Item #4.D.

CURRENT LAND USE



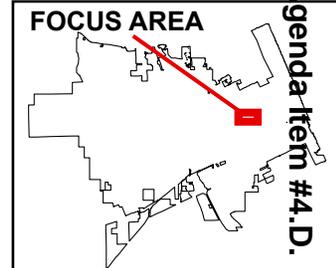
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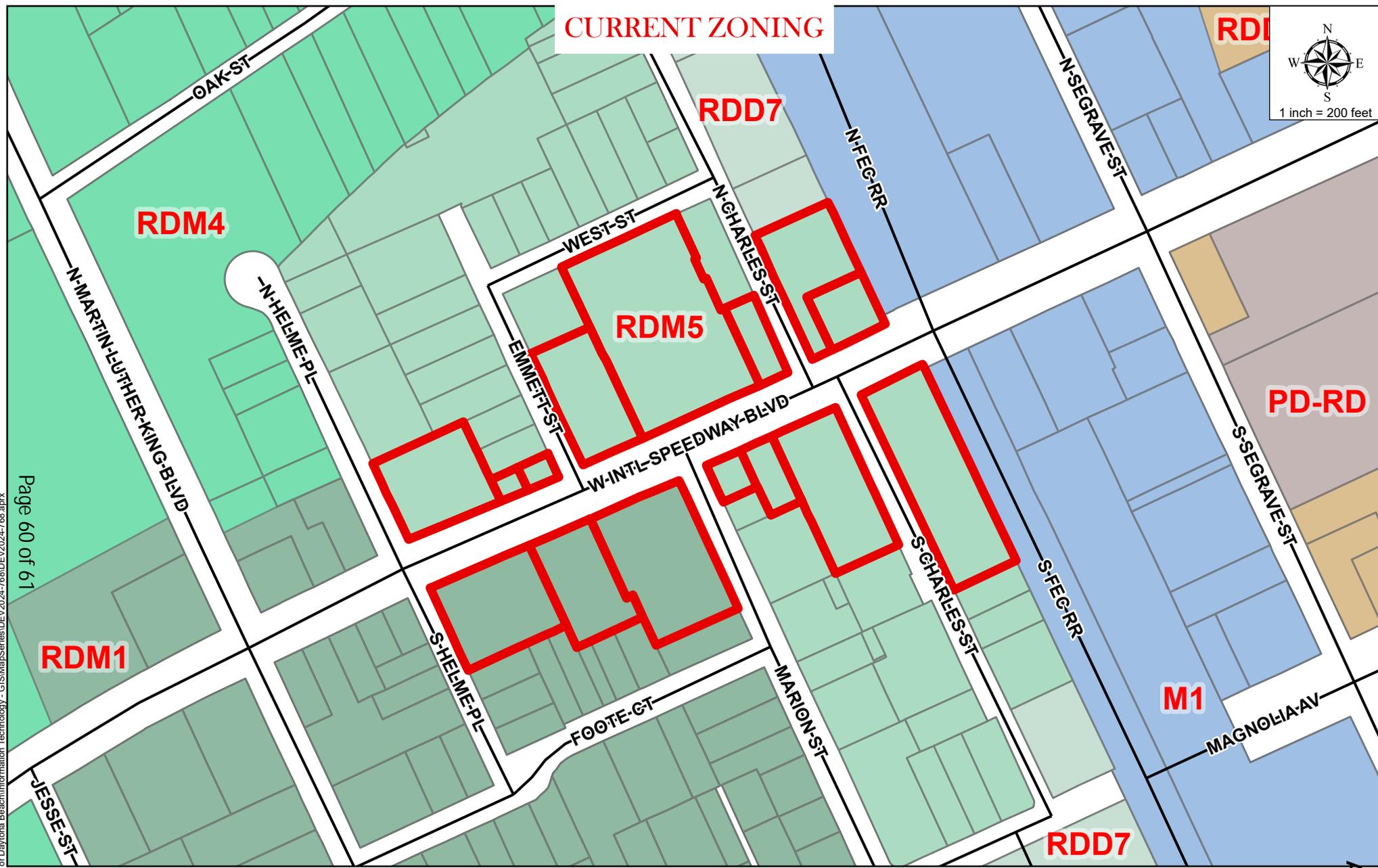
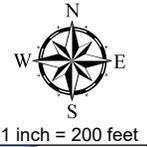


DEV2024-768 LDC TEXT AMENDMENT Add Auto Sales and Rentals to RDM-5 CURRENT LAND USE MAP

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CURRENT ZONING

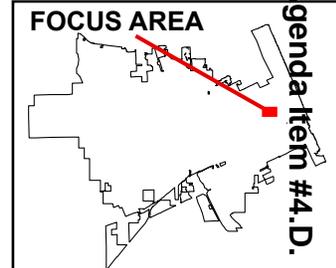


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DEV2024-768 LDC TEXT AMENDMENT Add Auto Sales and Rentals to RDM-5 CURRENT ZONING MAP

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2025 PLANNING BOARD MEETING SCHEDULE

Meeting Date	Day	Time	Location
January 23, 2025	Thursday	6:00 PM	Commission Chambers
February 27, 2025	Thursday	6:00 PM	Commission Chambers
March 27, 2025	Thursday	6:00 PM	Commission Chambers
April 24, 2025	Thursday	6:00 PM	Commission Chambers
May 22, 2025	Thursday	6:00 PM	Commission Chambers
June 26, 2025	Thursday	6:00 PM	Commission Chambers
July 24, 2025	Thursday	6:00 PM	Commission Chambers
August 28, 2025	Thursday	6:00 PM	Commission Chambers
September 25, 2025	Thursday	6:00 PM	Commission Chambers
October 23, 2025	Thursday	6:00 PM	Commission Chambers
November 20, 2025	*Thursday	6:00 PM	Commission Chambers
December 18, 2025	*Thursday	6:00 PM	Commission Chambers

***Due to the Thanksgiving and Christmas holidays, the proposed meeting date for November and December have been scheduled on the third Thursday of the month.**