

**Large Scale Comprehensive Plan Map Amendment**

DEV 2009-125

CTLC West ISB

**Staff Report**

**DATE:** January 14, 2010

**TO:** Planning Board Members

**FROM:** Thad Crowe, AICP, Planning Manager

**PROJECT REQUEST**

A request for approval by Joel Ivey, Ivey Planning Group, LLC, on behalf of Consolidated-Tomoka Land Company (CTLC), for a Large Scale Comprehensive Plan Map Amendment changing the Future Land Use Map designation from County – Low Impact Urban (LIU) and Environmental System Corridor (ESC) to City – Mixed Uses (79± acres) and Potential Environmentally Significant (PES) (83± acres) for a total of 162± acres of land located on the south side of West International Speedway Boulevard (ISB) and the north side of Interstate 4, approximately 900 feet west of the Interstate 4 ramp and adding an issue with the following policies in the Neighborhood V section of the Future Land Use Element.

**PROJECT DESCRIPTION**

The subject property is undeveloped, consisting of woodlands, wetlands, and pastureland, and also a power line transmission corridor that runs north-south across the eastern portion of the site. Ordinance No. 07-24 adopted by the City Commission on January 24, 2008 annexed the property into the City. The following table shows existing land uses as well as future land use and zoning designations for the property and adjacent properties. Maps showing location, zoning, and future land use (current and proposed) are also provided with this report.

**Table 1: Land Use and Zoning Table**

|                       | <b>Existing Land Uses</b> | <b>Future Land Use Designation</b>   | <b>Zoning Classification</b>   |
|-----------------------|---------------------------|--|--|
| Site                  | Undeveloped land          | <i>VC Low Impact Urban (LIU)</i><br><i>VC Environmental System Corridor (ESC)</i>  | <i>VC A-2 Rural Agriculture</i><br><i>VC Resource Corridor (RC)</i>                              |
| North                 | Undeveloped land          | <i>VC Low Impact Urban (LIU)</i><br><i>VC Environmental System Corridor (ESC)</i>  | <i>VC Resource Corridor (RC)</i><br><i>VC A-2 Holding</i>  |
| South<br>(across I-4) | Undeveloped land          | <i>VC Public/Semi-Public (P/SP)</i><br><i>VC Environmental System Corridor (ESC)</i><br><i>VC Forestry Resource (FR)</i> | <i>VC Public Use (P)</i><br><i>VC Resource Corridor (RC)</i><br><i>VC Forestry Resource (FR)</i> |
| East                  | Undeveloped land          | <i>VC Low Impact Urban (LIU)</i><br><i>VC Environmental System Corridor (ESC)</i>  | <i>VC A-2 Rural Agriculture</i><br><i>VC Resource Corridor (RC)</i>                              |
| West                  | Undeveloped land          | Mixed Use  | Planned Commercial Devel. (PCD)  |

*Note: VC indicates Volusia County classifications, others categories are City.*

The entire piece of property is located within the boundaries of the County's Natural Resource Management Area (NRMA). The NRMA consists of three subcategories: Environmental System Corridor (ESC), Forestry Resources and Low Impact Urban (LIU). The property has two of these future land use designations that consist of 79± acres of LIU and 83± acres of ESC. The Future Land Use Element of the Volusia County Comprehensive Plan defines these land uses as follows:



Site from W. ISB

**Environmental System Corridor (ESC)** – *These consist of important ecological corridors consisting of environmentally sensitive and ecologically significant lands. Land use activities occurring within these corridors shall not degrade these natural functions and connections. The intention is to provide protected, natural pathways which connect to other protected areas such as parks, conservation lands and water bodies. This inter-connection helps maintain the ecological integrity and ecodiversity of the County's vast natural resources. ESC's shall include significant interconnected natural systems of environmentally sensitive lands, connecting to and including conservation areas where possible. The ESC's are not intended to include pre-existing improved, cultivated, or developed lands unless such lands contain unique or exceptional ecological value. Conservation and silviculture, utilizing Best Management Practices (BMP's), will be the preferred use, however, other compatible passive agricultural activities may also be permitted such as, unimproved pasture. The primary consideration of compatible agriculture should be potential adverse impacts to the short and long term ecological stability of the system, as well as adjacent lands and waterways. The residential density after the effective date of the Comprehensive Plan shall not exceed 1 dwelling unit per 25 acres.*

**Low Impact Urban (LIU)** – *Lands within the NRMA which are determined to be suitable for urban type development, and are adjacent to existing urban development. Lands within the NRMA serve as a transition between highly protected natural resource areas and existing urban development. The LIU is primarily a residential designation but may allow limited commercial development. Sites within the Low Impact Urban category may be determined to be suitable for urban type development only if they meet the following criteria and comply with all the environmental protection provisions of the NRMA.*

- 1) *The Planned Unit Development zoning process will be used to implement the LIU provisions.*
- 2) *The site is serviced by central utilities at the time of application for development approval.*
- 3) *The gross residential density does not exceed one (1) dwelling unit per acre; however, net density may be greater than one (1) dwelling unit per acre.*
- 4) *At least twenty (20) percent of the total development site is set aside for the preservation of upland habitat sited in an ecologically strategic manner (e.g., adjacent to wetlands);*

- 5) *Encroachment into wetlands and wetland buffers shall be avoided to the maximum extent practicable;*
- 6) *Residential developments are clustered and individual residential lots in subdivisions cannot exceed one (1) acre in size;*
- 7) *Low intensity, commercial development may be allowed in the LIU category only if it meets the following additional criteria:*
  - a. *The development does not exceed a Floor Area Ratio (FAR) of 0.35.*
  - b. *The proposed use is ancillary to residential development in the immediate area. Non-residential developments intended to serve the community or regional market area (see Shopping Center definition in Chapter 20) are not allowed in the LIU.*
  - c. *The buildings within the development are clustered.*
  - d. *The development is designed to protect the environmental resources included inside the NRMA.*
- 8) *In order to protect environmental resources and ensure neighborhood compatibility, commercial development proposals may also be required to:*
  - a. *Use stricter lot coverage or impervious surface ratios.*
  - b. *Provide increased landscaped buffers and/or open space requirements.*
  - c. *Reduce the amount of parking on-site either through adjusted parking ratios or reduced parking space size,*
  - d. *Limit the type of commercial uses allowed.*

The applicant is requesting to amend ESC and LIU County land uses to corresponding City land uses as follows: County LIU to City – Mixed Use and County ESC to City - Potential Environmentally Significant (PES) in order to continue to preserve the environmentally sensitive areas. Future Land Use Element (FLUE) Policy 1.1.2 describes these **City** proposed land uses as follows:

### **MIXED USES**

*An area generally suitable for a variety of land uses including light industrial, office, tourist accommodations, retail, multi-family residential, assisted living facilities, hospitals, public schools and planned amusements. Residential uses shall be located in such a manner that will provide compatibility with the nonresidential uses.*

*The intensities or densities described below are to be interpreted to be maximums. Depending on conditions peculiar to specific locations The City may limit such densities and intensities through the application of zoning and other land development regulations to under the maximum allowed to ensure the goals, objectives and policies of this plan are achieved.*

*Except as may be provided in the various neighborhood policies in this plan, or in Policy 1.1.11 of Section 8, the Redevelopment Element, a development's floor area ratio shall not exceed 3 and residential density shall not exceed 25 dwelling units per acre.*

*All development in the mixed-use category east of I-95 shall be approved as part of a planned development and be reviewed as per Volusia Growth Management Commission (VGMC) Resolution No. 94-2. The purpose is to allow assessments of potential impacts on adjacent or affected jurisdictions.*

**POTENTIAL ENVIRONMENTALLY SIGNIFICANT (PES)**

*Potential areas of highly valued habitat, which provide protection of functionally interconnected wetland and upland systems shall be designated as PES.*

*Permitted land uses in the PES are limited to such uses as silviculture, unimproved pasture, passive recreation, mitigation, utility corridors, and other agricultural activities that do not degrade high value wetland systems. Roadway and stormwater facilities may be allowed provided adverse impacts to wildlife corridors or environmentally sensitive lands are avoided or mitigated.*

*Actual boundaries of the potential high value environmental systems will be determined based on site-specific information in accordance with all statutes, laws, regulations and agency rules then in effect.*

*At such time as a permitting or mitigation agreement is reached regarding the PES areas and/or when platting occurs, PES areas shall be incorporated in the overall mitigation plans. When an area designated PES is determined not to contain federal or state designated threatened or endangered species and/or wetland and upland systems that are important to corridor conditions or contain high value environmentally sensitive lands as determined by the statutes or rules then in effect, the land use will revert to the underlying use designated on the Future Land Use Map consistent with Neighborhood S, K, and V policies concurrent with an amendment to the comprehensive Plan, or may be redesignated to a more appropriate urban use at a later date in accordance with an amendment procedure of the adopted Comprehensive Plan. (Ordinance #07-356)*

The change represents an increase in density and intensity from what the current County land use allows. This amendment came before the Planning Board at the June 4, 2009 meeting as part of the 2009-2 Large Scale Comprehensive Plan Amendment (LSCPA) Cycle. The City Commission approved transmittal of the cycle to the Florida Department of Community Affairs (DCA) and the Volusia Growth Management Commission (VGMC) at their July 1, 2009 meeting. DCA raised objections pertaining to environmental protection, water supply, need, and infrastructure provision. The County through the VGMC process raised concerns pertaining to environmental protection of the NRMA (described later in this report). The County also raised concerns pertaining to traffic impacts. While the environmental issues were resolved through new policies attached to the Clear amendment (another amendment in the 2009-2 cycle), the traffic objection required that the traffic study be in accordance with MPO and FDOT methodology. As this traffic study was not completed in time for this amendment to continue with the 2009-2 cycle, the applicant has re-applied under this cycle.

The applicant has requested the addition of the following issue and policy addressing proposed entitlements on the property as shown below in italicized and underlined text.

**(n) Issue: As identified by Policy 2.2.7 of the Future Land Use Element, the 164-acre property with a parcel ID number of 04-16-32-00-00-0020 is located within a designated urban area of the City. Development of this area shall achieve efficient use of land and reduced infrastructure costs. The current density of one dwelling unit per gross acre is inconsistent with urban development patterns. The property shall be developed as a Planned Unit Development and be restricted by the following development standards.**

- (1) **Policy:** This property shall have a future land use designation of Mixed Use on 80 +/- acres with a PES on 84 +/- acres of the site. The Mixed Use designation shall be limited to a maximum of 400,000 sq. ft. of non-residential and a maximum of 528 dwelling units. Development applications shall be reviewed to ensure that the proposed project design has: reasonably maximized the use of clustering of residential units and buildings to minimize impacts to wetlands, encouraged compact development and a mix of land uses and provided sidewalk connections between residential areas, retail centers and public destination points such as libraries, schools and parks when feasible.
- (2) **Policy:** To provide increased protection of ecologically sensitive lands (lands formerly within the NRMA and designated as ESC), these lands shall be designated in the City as Potentially Environmentally Significant (PES) and have their development rights extinguished except for those uses specifically permitted by the City's Comprehensive Plan.
- (3) **Policy:** Lands with the PES land use category shall be maintained free of structures or other modification to the natural landscape, except for approved drainage conveyances, thoroughfare crossings, utility crossings, walkways, park benches and similar amenities for public use.
- (4) **Policy:** Lands within the former Environmental Systems (Conservation)(ESC) land use category and now City PES shall be preserved through development techniques including requiring Planned Unit Development rezoning, smart growth techniques, cluster zoning and implementing the City's wetland regulations.
- (5) **Policy:** A minimum open space requirement of 25% of site uplands in the Low Intensity Urban (LIU) category shall be required. 10% of the required 25% shall be in the form of an upland buffer along the wetland jurisdictional line in the eastern portion of the property.
- (6) **Policy:** The applicant shall demonstrate the amount of development that may be accommodated without a shortfall in the ability of the City to serve the recreational/park needs of its residents. Any shortfall may be remedied by donation of land, payment of impact fees for recreational purposes, or the provision of such services by others. The applicant shall also provide a recreational/parks master plan that identifies the conceptual location for mini-parks and neighborhood parks prior to development in the area. The plan shall demonstrate that the acreage standards as well as facility standards, as identified by the City's Comprehensive Plan, are sufficient to accommodate the recreational needs of the residents in the area.
- (7) **Policy:** If necessary, the applicant will coordinate with the City of Daytona Beach to locate and provide a site for a fire station to serve future development.

## **PROJECT ANALYSIS**

Policy 1.1.1 of the City's Future Land Use Element (FLUE) provides the following criteria for amendments to the Future Land Use Map:

1. The extent of departure from the appropriate land use area.
2. Conditions in the area that would support the use in the proposed area.
3. Consistency with the goals, objectives and policies in this Comprehensive Plan.
4. Impact on other jurisdictions.

The following analysis addresses the above four criteria.

### 1. Extent of Departure from Land Use

Both the current and proposed land uses allow residential and nonresidential (commercial) uses. As noted in Table 2 on the following page, the application represents a substantive increase in entitlements from what is now allowed under County land use and zoning – approximately six times the current residential density and eight times the current commercial intensity. Staff would note that an increase in development rights is appropriate - while this property is now rural in character, its annexation into the City requires that the cost of urban services must be offset by higher density and intensity.

Also shown in Table 2 is the higher upland preservation element of the proposed land use.

**Table 2: Comparison of Existing and Proposed Land Use Attributes <sup>1</sup>**

| FLUM                        | Volusia County Low Impact Urban   | City Mixed Uses   |
|-----------------------------|---|---|
| Limitations                 | Maximum Residential: 1 UPA<br>Maximum Commercial: 50,000 square feet per parcel <sup>2</sup> , one parcel | Maximum Residential: 20 UPA <sup>3</sup><br>Maximum Commercial: 400,000 SF <sup>3</sup> |
| Max. Commercial             | 50,000  | 400,000   |
| Max. Residential            | 79 <sup>4</sup>   | 528   |
| Open Space Preservation     | Wetland preservation plus minimum preservation 20% site uplands   | Wetland preservation plus minimum preservation 25% site uplands                         |
| Site Uplands/Wetlands       | 79/83± acres  |   |
| Minimum Upland Preservation | 16± acres   | 20± acres   |
| Total Preservation          | 99± acres (61% of site)   | 103± acres (64% of property)  |
| Developable Uplands         | 63± acres   | 59± acres   |

*Notes:*

- 1 162± acre parcel size, 79± acres LIU uplands and 83± acres ESC wetlands.
- 2 Based on County planning staff interpretation.
- 3 Per Applicant's proposed Neighborhood Policies
- 4 County does not allow "double counting" for residential and commercial in LIU. Maximum LIU (79) residential units are derived by deducting 3± commercial acres from LIU upland total - resulting residential acreage/units are 76± acre plus 3 units transferred over from ESC lands at 1 unit per 25 acres. The 3± acres of LIU commercial land was derived using maximum FAR of .35 applied toward the allowable 50,000 SF.

### 2. Conditions in the Area that Support the Use

As stated earlier, the property has been annexed into the City and is thus required to attain a City designation. The property directly to the west has the Mixed Use land use category as its future land use designation, which provides some support for this change. The property is located directly north of I-4 and is also next to the on-ramp which provides direct access to the I-4

westbound lanes. It should also be noted that lands to the north are part of the LPGA Development of Regional Impact (DRI) and include land uses such as Retail and Level 2 Residential that are compatible with the proposed Mixed Uses category.

### 3. Consistency with the Goals, Objectives and Policies in the Comprehensive Plan.

Goals, objectives, and policies of the City's Comprehensive Plan that are relevant to this application are listed below in italicized text.

#### **Section 1 - Future Land Use Element and Neighborhoods (FLUE&N)**

*Future Land Use Element, Goal 1: To achieve a future land use pattern that provides for sufficient supply of land to meet growth demands, ensures that land uses are located in a rational and efficient manner, and promotes economic development.*

Note: this property is strategically located near a major state and federal road (US 92) and will capture trips in this higher-growth area.

***FLUE&N Policy 1.2.1*** - *The Land Development Code shall be maintained in a manner that will cause future major traffic generators to be located in close proximity to thoroughfares, which have the capacity to carry the additional traffic generated by such developments. All future rezoning shall be consistent with this policy.*

Note: this application is in keeping with this policy, as the higher density and intensity uses proposed for this property will have direct access on a major City thoroughfare.

***FLUE&N Objective 1.3 Commercial Land*** - *The City's supply of commercial land shall be sufficient to accommodate both local demand and the demand for regional facilities, since The City of Daytona Beach is the central city in Halifax metropolitan area.*

Note: Commercial development on this property can capture vehicle trips that would otherwise continue east on West ISB.

***FLUE&N Policy 2.2.7*** *Urban development west of I-95 shall be primarily Planned Unit Developments, which achieve the following benefits:*

- *Efficient use of land*
- *Greater protection of natural resources*
- *•Reduced infrastructure costs and corresponding savings to the consumer*
- *Attractive and compatible design.*

Note: This property will be required to come in as a planned development, which would assist in specifying environmental protection, open space, and other quality development standards, as well as any land dedications needed for public purposes (as noted in the next referenced policy).

***FLUE&N Policy 2.3.2*** *The City shall acquire, through purchase or dedication, adequate lands for community facilities, fire stations, police substations and libraries as the need expands.*

Note: In the City staff's Technical Review Team (TRT) process the Fire Chief provided the following comment regarding this amendment: "with the obvious growth that will take place on the west side of the City in a number of different areas and due to extended response times and large coverage areas, it will be necessary to identify a fire station location in the US 92/LPGA Blvd. area for the future. Fire Station No.7 location (LPGA Blvd., just west of I-95) will be able to serve the northwest ends of the LPGA Blvd. area, but as density increases it will be necessary to add an additional fire station to cover the southwest areas." At this point the applicant has not offered a fire station site in the proposed neighborhood policies.

### **Future Land Use Element, Neighborhood V section**

***FLUE&N (j) Issue:*** *Residential and commercial development in Neighborhood V should be limited. Development utilizing mixed use Future Land Use Designation shall be encouraged for property that abuts an interstate highway and is in reasonable proximity to a ramp of an interchange. Existing infrastructure must be reasonably approximate to the site and existing infrastructure must have sufficient capacity to support the proposed development.*

Note: this policy supports the amendment.

### **Traffic Sub-element**

***Traffic Sub-element Objective 1.7*** *Future Land Use Controls maintain a land use pattern that supports and is compatible with the function of the roadway system that is designed to serve it. Higher trip generators are to be located adjacent to and at the intersections of arterial roadways with lower trip generators located adjacent to collector and local streets.*

***Traffic Sub-element Policy 1.7.2*** *The City shall with each request to amend the future land use map and / or zoning map review the roadway system designed to serve the land use proposed and deny such requests where adequate facilities are not planned.*

Note: the property's location on an existing arterial roadway is in keeping with these policies and supports this amendment.

### **Infrastructure Element**

***Infrastructure Element 1.3:*** *The City shall require all new development to have central water and sewer service.*

Note: this policy is applicable to any development that will occur on this property.

#### 4. Impact on Other Jurisdictions

The subject property is in an area that is transitioning from County rural land use designations. The annexation of the property anticipated that it would be served by central services and urban infrastructure. The County has an interest in ensuring that this property and others in the Tomoka River Basin NRMA continue to have sufficient environmental protection and limited development. The County and other municipalities will review this request through the VGMC review process.

#### Infrastructure

When considering a change of land use, an analysis of the maximum development potential is required. Table 3 shows maximum traffic impacts attributed to the existing and proposed land uses:

**Table 3: Project Traffic Impacts**

| Existing Land Use | Units SF   | ITE Code                   | PM Peak Hr. trip rate equation | Total PM Peak Hr. Trips |
|-------------------|------------|----------------------------|--------------------------------|-------------------------|
| Residential       | 78         | 210 (Single Fam. Dwelling) | 1.01/unit                      | 81                      |
| Commercial        | 50,000     | 820 (Shopping Center)      | 3.75/1000 SF                   | 187                     |
| <b>Total</b>      |            |                            |                                | <b>268</b>              |
| Proposed Land Use | Units SF   | ITE Code                   | PM Peak Hr. trip rate equation | Total PM Peak Hr. Trips |
| Residential       | 528        | 220 (Apartments)           | 1.01/unit                      | 533                     |
| Commercial        | 400,000 SF | 820 (Shopping Center)      | 3.75/1000 SF                   | 1,500                   |
| <b>Total</b>      |            |                            |                                | <b>2,033</b>            |
| <b>Net Impact</b> |            |                            |                                | <b>+1,765</b>           |

As noted in the table above the potential traffic impacts resulting from the land use change would be increased by almost tenfold. Table 4 below shows that operational capacity on vicinity roadways (Volusia County 2007 traffic counts) is available.

**Table 4: Area Roadway Status**

| Roadway Link                                       | Roadway Capacity (peak hour) | 2008 Peak Hour Traffic Counts (County) * | Available Operational Capacity ** |
|--|------------------------------|--|-----------------------------------|
| W. Int'l Speedway Blvd., LPGA Boulevard to I-95    | 5,080                        | 2,500                                    | 2,580                             |
| W. Int'l Speedway Blvd., I-4 to LPGA Blvd.         | 5,080                        | 2,850                                    | 2,230                             |
| S. Tomoka Farms Rd., s. of W. Int'l Speedway Blvd. | 2,620                        | 266                                      | 2,354                             |

\* Peak hour counts estimated at 10% of daily trips.

\* Does not include approved and unbuilt projects.

A review of the Volusia County Metropolitan Planning Organization's (MPO)(the region's transportation planning agency) Five Year Plan shows no proposed improvements to vicinity roadways.

The applicant has not yet provided a traffic study, but has provided the following preliminary assessment: "based on preliminary study results, no new level of service deficiencies result due to the proposed comprehensive plan future land use designation compared to the current adopted comprehensive plan future land use designation."

Water: The current maximum permitted capacity for the City's Water Treatment plant is 24 million gallons of water per day. The projected five-year demand is 13.5 million gallons per day. The existing land use could be expected to generate approximately 25,000 gallons of water per day. The proposed land use is expected to generate approximately 203,000 gallons of water per day. The proposed land use would increase the maximum water demand by approximately 178,000 gallons per day. The Utilities Department has reviewed the application and has not indicated any concerns with service of this project by the City's water plant.

Sewer: The current maximum permitted capacity for the City's Westside Regional Wastewater Treatment plant is 15 million gallons of water per day. The projected five-year demand is 7 million gallons per day. The existing land use could be expected to generate approximately 25,000 gallons of sewage per day. The proposed land use is expected to generate approximately 203,000 gallons of sewage per day. The proposed land use would increase the maximum sewer demand by approximately 178,000 gallons per day. The Utilities Department has reviewed the application and has not indicated any concerns with service of this project.

Table five below shows water and sewer impacts for the existing and proposed land uses based on their maximum development potential.

**Table 5: Project Water and Sewer Impacts**

| <b>Existing Land Use</b> |                             |                   |                    |                    |
|--------------------------|-----------------------------|-------------------|--------------------|--------------------|
| <b>Existing Land Use</b> | <b>Units/ Commercial SF</b> | <b>Population</b> | <b>Water (gpd)</b> | <b>Sewer (gpd)</b> |
| LIU (Residential)        | 77                          | 158               | 23,700             | 23,700             |
| LIU (Commercial)         | 50,000                      |                   | 500                | 500                |
| ESC                      | 3                           | 6                 | 900                | 900                |
| <b>Total</b>             |                             |                   | <b>25,100</b>      | <b>25,100</b>      |
| <b>Proposed Land Use</b> |                             |                   |                    |                    |
| <b>Existing Land Use</b> | <b>Units/ Commercial SF</b> | <b>Population</b> | <b>Water (gpd)</b> | <b>Sewer (gpd)</b> |
| Mixed Uses (Residential) | 528                         | 1,087             | 163,050            | 163,050            |
| Mixed Uses (Commercial)  | 400,000                     |                   | 40,000             | 40,000             |
| <b>Total</b>             |                             | <b>1,648</b>      | <b>203,050</b>     | <b>203,050</b>     |
| <b>Net Impact</b>        |                             |                   | <b>+177,950</b>    | <b>+177,950</b>    |
| (gpd) = gallons per day  |                             |                   |                    |                    |

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*Note: Persons per household based on latest U.S. Census rate of 2.06 (Year 2000)  
Sewer and water use level of service standard in the Comprehensive Plan is 150 gpd per person  
and for commercial is .1 per square foot (Seminole County)*

**Schools:** Pursuant to the voter-approved school planning charter amendment that became effective October 30, 2007, any land use or rezoning which increases density must be reviewed by the school district. School concurrency ensures coordination between the City and the school board in planning and permitting developments that affect school capacity and utilization rates. The School District has provided a response to staff that the density increase could generate approximately 13 additional students, and the impacted schools (Palm Terrace Elementary, Campbell Middle, and Mainland High) have available capacity for the project.

**Parks and Recreation:** Given the proposed higher density of the property and the distance from established City parks, staff recommends emphasizing on-site provision of parks to serve the future population of this and surrounding properties. The property is centrally located in the area with good access provided by West ISB and LPGA Boulevard. The following neighborhood policy is proposed with this amendment to ensure that adequate park facilities will be provided.

**(6)Policy:** *The applicant shall demonstrate the amount of development that may be accommodated without a shortfall in the ability of the City to serve the recreational/park needs of its residents. Any shortfall may be remedied by donation of land, payment of impact fees for recreational purposes, or the provision of such services by others. The applicant shall also provide a recreational/parks master plan that identifies the conceptual location for mini-parks and neighborhood parks prior to development in the area. The plan shall demonstrate that the acreage standards as well as facility standards, as identified by the City's Comprehensive Plan, are sufficient to accommodate the recreational needs of the residents in the area.*

### **Urban Sprawl**

In general terms and as directed by Florida Statutes and rules of the Florida Administrative Code, key urban sprawl indicators are leapfrog development, premature development, and development that does not make efficient use of urban services. Local governments are responsible for ensuring that their actions do not further urban sprawl.

Staff believes that this amendment does not represent leapfrog development because it is located in an area with existing development and urban services. Staff also believes that this amendment does not represent premature development because there is an existing population base in the area that is already served, and urban services are available. Staff further believes this amendment promotes efficiency in the use of urban services because central water and sewer services are nearby with available capacity and can be provided to the site. Area roadways like LPGA Boulevard and West ISB appear to have available capacity at this time.

## Summary

Staff finds that this amendment is supportable because it would not be in conflict with various goals, objectives, and policies of the Comprehensive Plan; the property is served by central services and area infrastructure has available capacity, and it does not represent urban sprawl.

## RECOMMENDATION

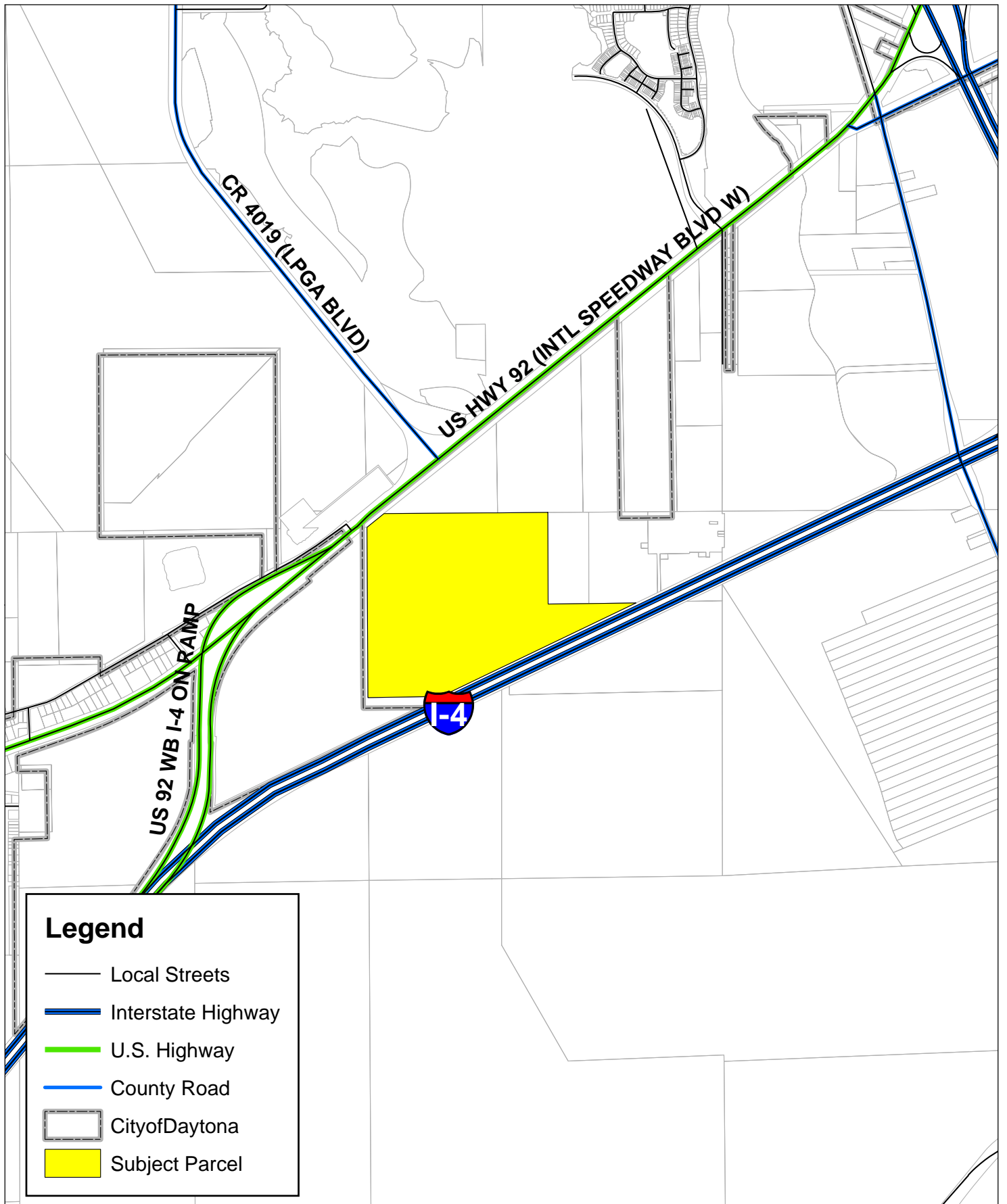
This item is tentatively scheduled for transmittal (public hearing) to the Department of Community Affairs (DCA) and VGMC at the March 17, 2010 City Commission Meeting.

Staff recommends approval of this Large Scale Comprehensive Plan Map Amendment; and approval of adding the following issue with the following policies as provided by the applicant in the Neighborhood V section of the Future Land Use Element.

*(n) Issue: As identified by Policy 2.2.7 of the Future Land Use Element, the 164-acre property with a parcel ID number of 04-16-32-00-00-0020 is located within a designated urban area of the City. Development of this area shall achieve efficient use of land and reduced infrastructure costs. The current density of one dwelling unit per gross acre is inconsistent with urban development patterns. The property shall be developed as a Planned Unit Development and be restricted by the following development standards.*

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- (4) Policy: Lands within the former Environmental Systems (Conservation)(ESC) land use category and now City PES shall be preserved through development techniques including requiring Planned Unit Development rezoning, smart growth techniques, cluster zoning and implementing the City's wetland regulations.*
- (5) Policy: A minimum open space requirement of 25% of site uplands in the Low Intensity Urban (LIU) category shall be required. 10% of the required 25% shall be in the form of an upland buffer along the wetland jurisdictional line in the eastern portion of the property.*

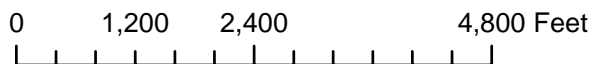
- 
- (6) Policy:** The applicant shall demonstrate the amount of development that may be accommodated without a shortfall in the ability of the City to serve the recreational/park needs of its residents. Any shortfall may be remedied by donation of land, payment of impact fees for recreational purposes, or the provision of such services by others. The applicant shall also provide a recreational/parks master plan that identifies the conceptual location for mini-parks and neighborhood parks prior to development in the area. The plan shall demonstrate that the acreage standards as well as facility standards, as identified by the City's Comprehensive Plan, are sufficient to accommodate the recreational needs of the residents in the area.
- (7) Policy:** If necessary, the applicant will coordinate with the City of Daytona Beach to locate and provide a site for a fire station to serve future development.

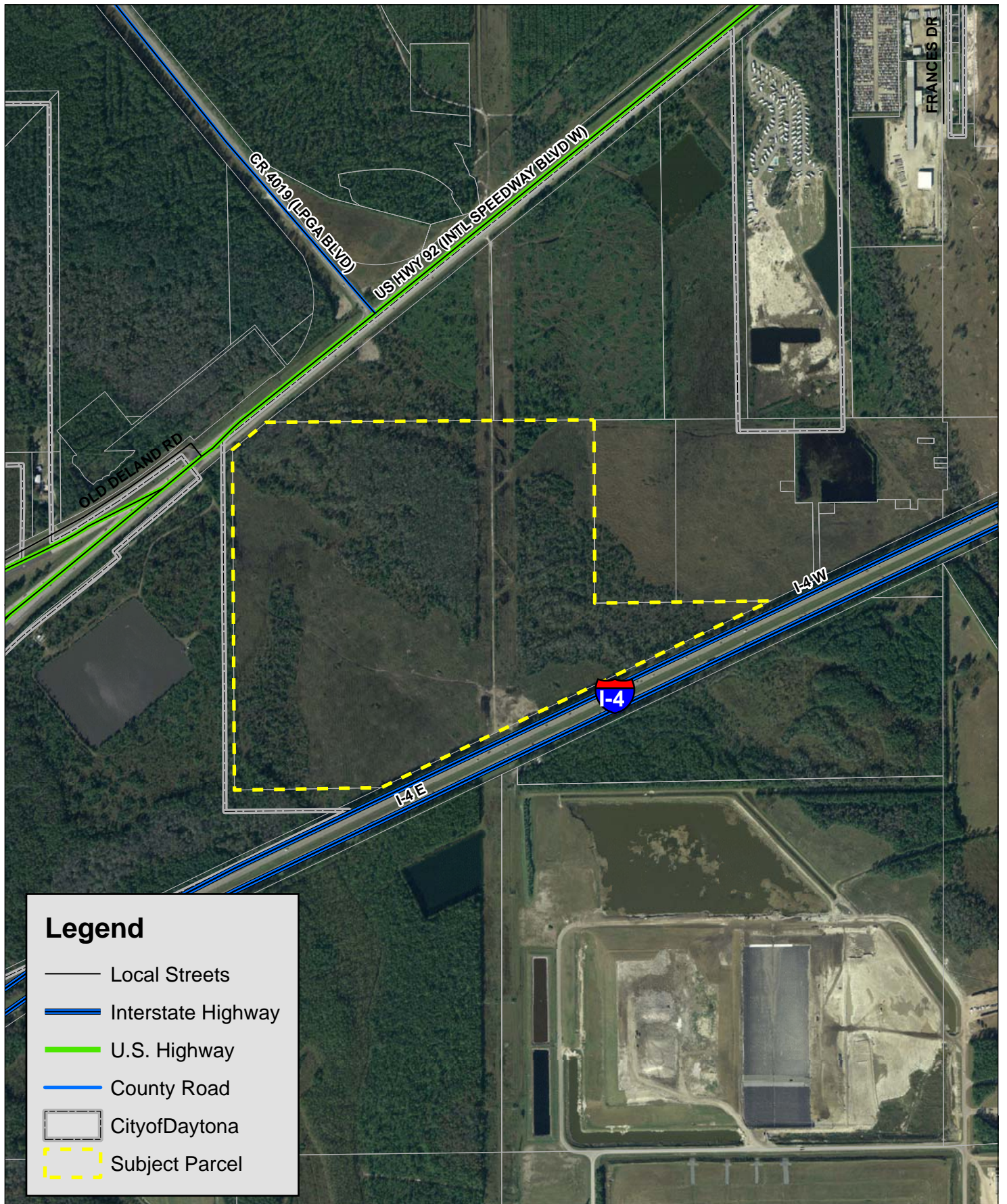


# Comprehensive Plan Amendment - 164 Acres

## Exhibit 1: Location Map

Source: Volusia County and City of Daytona Beach GIS



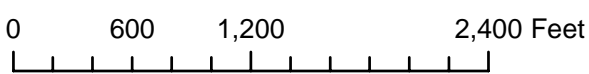


**Legend**

- Local Streets
- Interstate Highway
- U.S. Highway
- County Road
- City of Daytona
- Subject Parcel

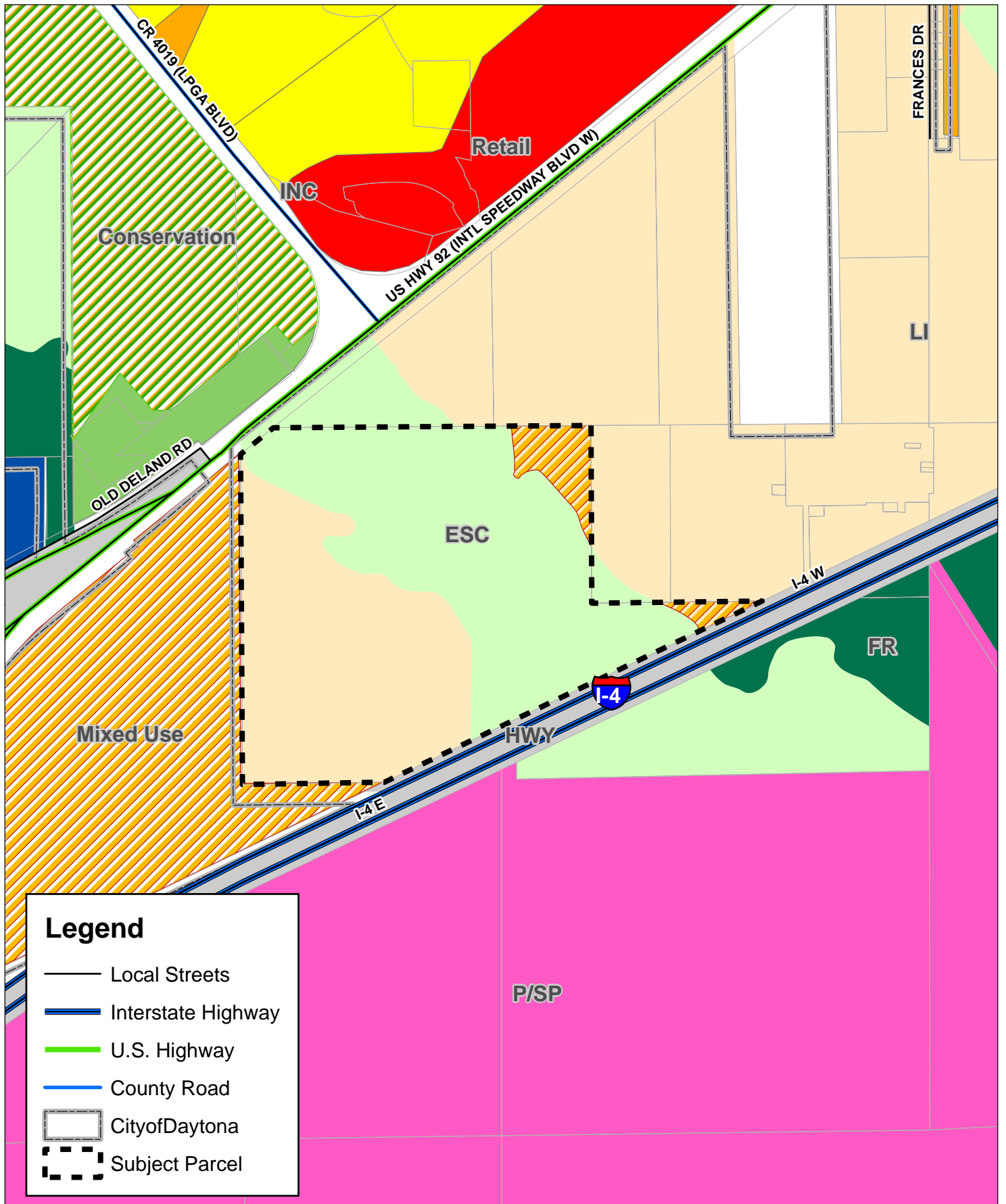
# Comprehensive Plan Amendment - 164 Acres

## Exhibit 2: Location Map



Source: 2004 DOQQs and Volusia County GIS.





# Comprehensive Plan Amendment - 164 Acres

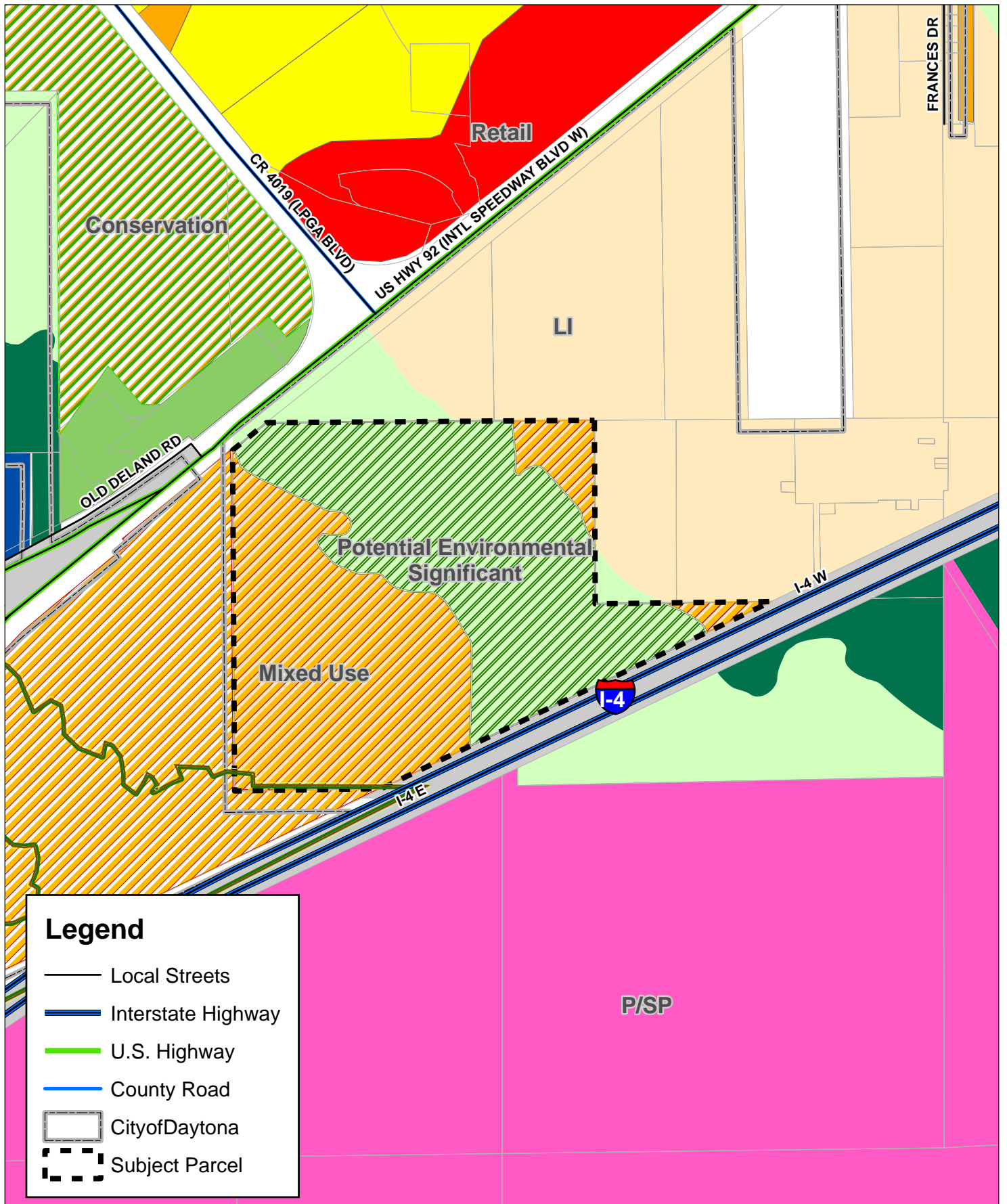
## Exhibit 3: Existing Future Land Use Map



0 600 1,200 2,400 Feet

Source: Volusia County and City of Daytona Beach GIS





# Comprehensive Plan Amendment - 164 Acres

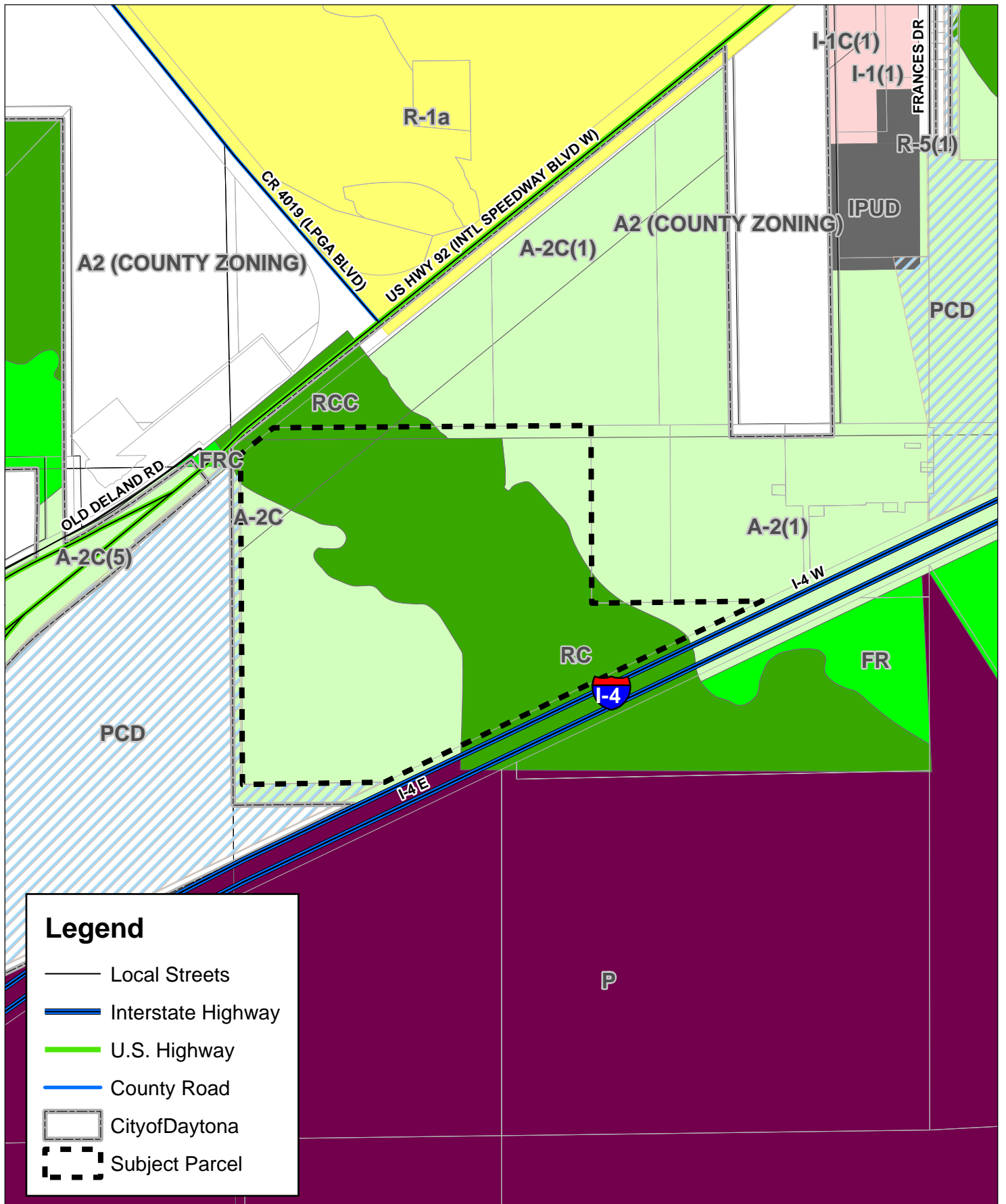
## Exhibit 9: Proposed Future Land Use Map



0 600 1,200 2,400 Feet

Source: Volusia County and City of Daytona Beach GIS



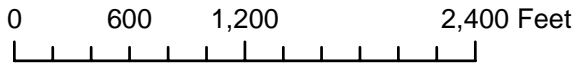


**Legend**

- Local Streets
- Interstate Highway
- U.S. Highway
- County Road
- City of Daytona
- - - Subject Parcel

# Comprehensive Plan Amendment - 164 Acres

## Exhibit 4: Zoning Map



Source: Volusia County and City of Daytona Beach GIS



**City of Daytona Beach**  
**Large Scale Comprehensive Plan Amendment Request**

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**1. APPLICANT INFORMATION**

**Applicant:**

Consolidated-Tomoka Land Co.

**Ownership:**

Indigo Development, Inc.

**Agent:**

Joel Ivey, President  
Ivey Planning Group, LLC  
1349 S. International Parkway Ste. 2441  
Lake Mary, FL 32746

**2. PROJECT DESCRIPTION/REQUEST:**

A Large Scale Land Use Amendment including a map and text amendments to modify the future land use of the subject property from County Low Impact Urban (LIU) and Environmental System Corridor (ESC) to City Mixed Use and Potential Environmentally Significant (PES). The land use will be limited by a neighborhood policy to restrict the floor area ratio (FAR) of the property to 0.18 (maximum of 67 percent of the Mixed Use area) and the residential density to a maximum of 20 dwelling units per acre (maximum of 33 percent of the Mixed Use area). The policy restricting the intensity of development will be added under Neighborhood V of the Future Land Use Element.

**3. PARCEL DATA/LEGAL DESCRIPTION**

Additional parcel data is located on the attached land use maps and sketch of description.

**Size of Property**

The property is approximately 164.2 acres.

**Parcel Number:**

Full Parcel ID: 04-16-32-00-00-0020  
Short Parcel ID: 6204-00-00-0020

**General Location**

The property is located on the south side of US HWY 92 and the north side of Interstate 4, approximately 900 feet west of LPGA Blvd. Please see the attached Location Map affixed as Exhibit 1.

**4. LAND USE INFORMATION**

**Aerial Photograph**

An aerial photograph is provided in Exhibit 2. As can be seen from the aerial the subject property is wooded with some pasture land, marsh and a large power transmission line

running north south through the eastern portion of the site. The site has frontage along Interstate 4 and US HWY 92. Access will be from US HWY 92.

### **Built Features**

The property is currently undeveloped except for the large power line transmission corridor previously mentioned.

### **Future Land Use Map Designation**

The property has two future land use designations; it has 80 acres of County Low Impact Urban (LIU) and 84.2 acres of Environmental Resource Corridor (ESC). Please see the attached Existing Future Land Use Map affixed as Exhibit 3.

The Property is located within the County's Natural Resource Protection Area (NRMA). A portion of the Property (84.2 acres) is designated ESC, which is defined as follows:

***Environmental System Corridor (ESC)*** - These consist of important ecological corridors consisting of environmentally sensitive and ecologically significant lands. Land use activities occurring within these corridors shall not degrade these natural functions and connections. The intention is to provide protected, natural pathways which connect to other protected areas such as parks, conservation lands and water bodies. This inter-connection helps maintain the ecological integrity and ecodiversity of the County's vast natural resources. ESC's shall include significant interconnected natural systems of environmentally sensitive lands, connecting to and including conservation areas where possible. The ESC's are not intended to include pre-existing improved, cultivated, or developed lands unless such lands contain unique or exceptional ecological value. Conservation and silviculture, utilizing Best Management Practices (BMP's), will be the preferred use, however, other compatible passive agricultural activities may also be permitted such as, unimproved pasture. The primary consideration of compatible agriculture should be potential adverse impacts to the short and long term ecological stability of the system, as well as adjacent lands and waterways. residential density after the effective date of the Comprehensive Plan shall not exceed 1 dwelling unit per 25 acres.

***Low Impact Urban (LIU)*** – Lands within the NRMA which are determined to be suitable for urban type development, and are adjacent to existing urban development. Lands within the NRMA serve as a transition between highly protected natural resource areas and existing urban development. The LIU is primarily a residential designation but may allow limited commercial development.

***Future Land Use Policy 1.3.3.3-*** Future Land Use Policy 1.3.3.3 states that the County shall allow up to 5 du/acre in Low Impact Urban in order to foster the creation of housing for very low, low and moderate income groups. Therefore, the applicant recognizes that there is the potential for a more intense development scenario than what has been calculated below as the existing entitlements.

### **Zoning**

The current zoning of the property is Volusia County Agriculture (A2). The A2 zoning designation is a holding category. If the land use amendment is approved, the site will be required to be rezoned to a compatible City land use designation. A zoning map is attached as Exhibit 4.

## **Wetlands & Floodplains**

Based on data provided by, St. Johns River Water Management District, Volusia County and the City of Daytona Beach GIS, please see the attached wetlands and floodplain maps affixed as Exhibits 5 & 6. It appears that the subject property is located in Floodplain Zone A. If wetlands or floodplain areas are confirmed to be present, all appropriate permits from the required agencies pursuant to Local, State and Federal Law will be secured for any potential impacts to wetlands and floodplains during the site planning/engineering process.

## **Environmental Issues**

A Soils map is attached as Exhibit 7. The Vegetative Cover Map is affixed as Exhibit 8.

The intent of the amendment is to accommodate a cluster development of multi-family residential with retail. The design of the project will be determined through the rezoning process to RPUD. Rather than constructing a single family subdivision, which is permitted by the land use currently assigned to the property at 1 du/ac, the applicant will avoid spreading out the permitted units and will instead create greater blocks of preserved open space. Also, the Planned Development rezoning process will build in requirements to preserve environmentally sensitive land through a development agreement required as part of the PD.

The City's Wetlands Protection Regulations contain all the requirements and methods necessary to direct incompatible land uses away from environmentally sensitive lands. The Wetlands Protection Regulations (WPR) require the applicant to conduct a wetland functional analysis to determine a functional value of all wetlands on a site. The criteria used to determine the functional value of each wetland include size of wetland, connectedness, landscape diversity, intactness, uniqueness, and quality of adjacent areas. The WPR then places restrictions on development based on the quality of wetlands present on the site whether they are high, moderate or low quality.

Also, the St. Johns River Water Management Districts applies its regulations to the future development of this site. St. Johns typically requires an average 25 feet, minimum 15 feet, upland buffer adjacent to wetlands. The wetlands are then protected with a conservation easement.

The City WPR derive its authority from the City of Daytona Beach's Comprehensive Plan which includes the following and objectives and policies in its Conservation Element:

### ***Objective 1.3 Natural Resources Protection***

*The City shall maintain City-wide environmental controls in their land development regulations for the Tomoka River corridor (and adjacent relevant areas) to avoid any further degradation of existing vegetative and wildlife habitats and sensitive soil communities.*

***Policy 1.3.1*** *The primary means of accomplishing this objective will be through the retention of interconnected hydroecological systems where the wetlands and uplands function as a productive unit resembling the original landscape. The City shall achieve this objective through its Wetlands Protection Ordinance as a part of the development code. The land development code shall be maintained in a manner that requires an Environmental Impact Assessment. The assessment shall be submitted, reviewed, and*

approved prior to the issuance of a development order for areas that contain native wetlands identified by this element.

**Policy 1.3.3** *The City shall maintain a permit system that requires the St. Johns River Water Management District approval to ensure consideration of the wildlife habitats (shown on Figure 7.2).*

**Policy 1.3.4** *The City shall adopt land development regulations which prohibit fill of the floodplain without off-setting storage capacity. See also Policy 1.3.1.*

GIS mapping information from the Florida Fish and Wildlife Conservation Commission indicates the possible presence of an eagle's nest on the site. All Federal and State regulations will be adhered to if it is confirmed that an active eagle's nest exists on the site.

## 5. **PROPOSED FUTURE LAND USE DESIGNATION**

For the 80 acres currently designated as Low Impact Urban (LIU) the proposed future land use is Mixed Use. A proposed future land use map is attached as Exhibit 9. The City defines Mixed Use as:

**MIXED USES:** *An area generally suitable for a variety of land uses including light industrial, office, tourist accommodations, retail, multi-family residential, assisted living facilities, hospitals, public schools and planned amusements. Residential uses shall be located in such a manner that will provide compatibility with the nonresidential uses.*

*The intensities or densities described below are to be interpreted to be maximums. Depending on conditions peculiar to specific locations The City may limit such densities and intensities through the application of zoning and other land development regulations to under the maximum allowed to ensure the goals, objectives and policies of this plan are achieved.*

*Except as may be provided in the various neighborhood policies in this plan, or in Policy 1.1.11 of Section 8, the Redevelopment Element, a development's floor area ratio shall not exceed 3 and residential density shall not exceed 25 dwelling units per acre.*

*All development in the mixed-use category east of I-95 shall be approved as part of a planned development and be reviewed as per Volusia Growth Management Commission (VGMC) Resolution No. 94-2. The purpose is to allow assessments of potential impacts on adjacent or affected jurisdictions.*

The proposed future land use amendment intends to change the 84.2-acre portion of property designated with County Environmental Systems Corridor (ESC) to a similar city land use category Potential Environmentally Significant (PES), which is defined as follows:

**POTENTIAL ENVIRONMENTALLY SIGNIFICANT (PES):** *Potential areas of highly valued habitat, which provide protection of functionally interconnected wetland and upland systems shall be designated as PES.*

*Permitted land uses in the PES are limited to such uses as silviculture, unimproved pasture, passive recreation, mitigation, utility corridors, and other agricultural activities that do not degrade high value wetland systems. Roadway and stormwater facilities may be allowed provided adverse impacts to wildlife corridors or environmentally sensitive lands are avoided or mitigated.*

*Actual boundaries of the potential high value environmental systems will be determined based on site-specific information in accordance with all statutes, laws, regulations and agency rules then in effect.*

*At such time as a permitting or mitigation agreement is reached regarding the PES areas and/or when platting occurs, PES areas shall be incorporated in the overall mitigation plans. When an area designated PES is determined not to contain federal or state designated threatened or endangered species and/or wetland and upland systems that are important to corridor conditions or contain high value environmentally sensitive lands as determined by the statutes or rules then in effect, the land use will revert to the underlying use designated on the Future Land Use Map consistent with Neighborhood S, K, and V policies concurrent with an amendment to the comprehensive Plan, or may be redesignated to a more appropriate urban use at a later date in accordance with an amendment procedure of the adopted Comprehensive Plan. (Ordinance #07-356)*

Under both the existing land use category and the proposed land use category, this acre portion of the site is designated with an environmentally sensitive FLU.

The request, however, is to limit the FAR of this site to 0.18 with a maximum of 400,000 SF of non-residential uses and the residential component to 20 du/acre with a neighborhood policy as outlined in Section 10 below.

## **6. COMPATIBILITY/JUSTIFICATION FOR CHANGE**

The proposed future land use amendment will remove the property from Volusia County's NRMA designation; however, the applicant recognizes that the Property contains some environmentally sensitive areas and is therefore proposing the City's comparable overlay designation of PES for that portion of the site (84 acres) Despite the fact that the Daytona Beach Comprehensive Plan does not include a NRMA designation, this large scale Comprehensive Plan Amendment has been drafted to mirror many of the environmentally sensitive qualities of the NRMA designation. The applicant is proposing text amendments to further restrict the land use and help protect its environmentally significant features. The applicant is also proposing the City's PES land use designation for the portion of the property that currently has a county land use designation of ESC. There are numerous factors that make a case in favor of a change in FLU. These include:

1. The Property has been annexed into the City of Daytona Beach, and as an annexing property, is required to obtain a City land use designation.

2. The property abuts Interstate 4 and is in close proximity to an interchange access to the I-4.
3. The property directly west is also designated Mixed Use which is the same as the request of this application.
4. To the north is the LPGA DRI with commercial land uses approved at the intersection of LPGA Boulevard and US HWY 92 which are compatible.
5. The property lies within the path of the proposed LPGA Boulevard extension. The adopted Volusia County Metropolitan Planning Organization Long Range Transportation Plan contains a cost feasible project to extend LPGA Boulevard as a two lane facility across this site and Interstate 4 eventually connecting with Tomoka Farms Road southeast of Interstate 4. This project is in phase 2 of the LRTP (between 2011 and 2025). This roadway extension will greatly improve the site's access.

The applicant intends to comply with Daytona Beach's Comprehensive Plan and Land Development Code and will provide the required open space. In addition, all required permits from the appropriate agencies pursuant to Local, State and Federal Law will be secured to identify and mitigate for any potential impacts to wetlands, habitat and floodplains during the site planning/engineering process and prior to construction.

## 7. **COMPREHENSIVE PLAN CONSISTENCY ANALYSIS**

The proposed amendment is consistent with the Goals, Objectives and Policies of the City of Daytona Beach Comprehensive Plan to include the following:

### Future Land Use Element

*Goal 1: To achieve a future land use pattern that provides for sufficient supply of land to meet growth demands, ensures that land uses are located in a rational and efficient manner, and promotes economic development.*

*Policy 1.1.7: The City shall utilize the neighborhood development policies for further direction or specific neighborhood issues as contained in this element.*

*Policy 1.2.1: The Land Development Code shall be maintained in a manner that will cause future major traffic generators to be located in close proximity to thoroughfares, which have the capacity to carry the additional traffic generated by such developments. All future rezoning shall be consistent with this policy.*

*Objective 1.3: The city's supply of commercial land shall be sufficient to accommodate both local demand and the demand for regional facilities, since the City of Daytona Beach is the central city in Halifax metropolitan area.*

*Objective 2.3: Adequate public water, sewer and drainage shall be provided for 100 percent of new developments.*

*Policy 2.4.1: The City's wetlands protection regulations, which provide for buffers and permit mitigation shall be maintained (in conformance with County-wide minimum standards) and enforced.*

*Policy 2.4.3: Water well fields and their cones of influence as shown on the land use map series shall be protected from adverse impacts of development. Future land uses shall be restricted in these areas and standards shall be maintained in the City's Land Development Code.*

### Traffic Element

*Goal 1: To promote safe and efficient traffic circulation serving existing and future land uses.*

*Objective 1.7: Maintain a future land use pattern that supports and is compatible with the function of the roadway system that is designed to serve it. Higher trip generators are to be located adjacent to and at the intersections of arterial roadways with lower trip generators located adjacent to collector and local streets.*

### Infrastructure Element

*Objective 1.3: The City shall require all new development to have central water and sewer service.*

*Objective 1.5: The City shall provide an adequate level of service during the planning period.*

## **8.0 CONSISTENCY WITH THE URBAN SPRAWL RULE:**

Provide statements addressing the application of each sprawl indicator listed below to the proposed comprehensive plan amendment.

### **8.1 Rule 9J-5.006.5.g.1:**

**The proposed amendment does not promote development at lower densities than already permitted nor does it promote single use development. The change allows higher intensity commercial, office or light industrial development as well as higher residential density.**

### **8.2 Rule 9J-5.006.5.g.2:**

**The proposed land use amendment does not promote urban development to occur in rural areas at substantial distances from existing urban areas, while leaping over undeveloped land. The site is in close proximity to an approved mixed use Development of Regional Impact (LPGA) and to the south across Interstate 4 is the County Landfill. A short distance west along US HWY 92 is the County prison and a large industrial area along Indian Lake Road. This site could provide housing opportunities for these employment centers.**

- 8.3 Rule 9J-5.006.5.g.3:  
**The proposed amendment does not promote radial, strip, or isolated development patterns. It is compact and contiguous to other urban development. It is a compact site.**
- 8.4 Rule 9J-5.006.5.g.4:  
**The proposed land use amendment will not result in negative impacts to natural resources of the property. The development of the property will be required to comply with applicable land development code and comprehensive plan regulations with regards to natural resources. The site will contain the PES overlay to help protect its environmentally sensitive areas. Development must also conform to the St. Johns River Water Management District and Florida Fish and Wildlife Conservation Commission rules.**
- 8.5 Rule 9J-5.006.5.g.5:  
**The proposed amendment does not negatively impact adjacent agricultural areas and activities as the site is surrounded by urban uses. Development of the property will be subject to the City's Land Development Regulations for stormwater management resulting in no negative off-site impacts.**
- 8.6 Rule 9J-5.006.5.g.6:  
**Development of the property will utilize existing public facilities and service.**
- 8.7 Rule 9J-5.006.5.g.7:  
**Development of the property will utilize existing public facilities. The site will be required to connect to City of Daytona Beach water and sewer. Sanitary sewer and potable water lines exist in the US HWY 92 right of way adjacent to the site. If new capacity is required, it will be added prior to development through the development review process.**
- 8.8 Rule 9J-5.006.5.g.8:  
**The proposed amendment will not result in negative impacts to the City's or County's infrastructure. Development of the property does not allow for land use patterns or timing which disproportionately increases the cost in time, money and energy of providing and maintaining facilities and services as the proposed land use will allow for development consistent with existing uses in the area. Applicants must abide by the City's concurrency requirements, to include water and sewer service.**
- 8.9 Rule 9J-5.006.5.g.9:  
**The proposed amendment does not impact the separation between urban and rural uses. The subject property is located in an urbanized area with urban densities and land uses. The site is not adjacent to any rural areas.**
- 8.10 Rule 9J-5.006.5.g.10:  
**The proposed amendment does not discourage infill development or the redevelopment of existing neighborhoods because the proposed amendment does not affect existing City policies and initiatives relating to redevelopment.**

- 8.11 Rule 9J-5.006.5.g.11:  
**The proposed amendment encourages an attractive and functional mix of uses in the area. The amendment will enhance the mixed use character of the area.**
- 8.12 Rule 9J-5.006.5.g.12:  
**The proposed amendment does not result in poor accessibility. The subject property has frontage along US HWY 92 and will have access to the LPGA Boulevard extension. Access will be controlled by the City's and FDOT's regulations during the site plan review process.**
- 8.13 Rule 9J-5.006.5.g.13:  
**The proposed amendment does not result in the loss of significant amounts of open space. Open Space will be provided in accordance with the City's Land Development Code Regulations.**
- 8.14 Land Use Compatibility Analysis: Identify and explain how the proposed comprehensive plan amendment is compatible with the existing adjacent and near-by land uses. Describe how the proposed comprehensive plan amendment would be compatible with the adjacent and nearby FLUM designations.

**The proposed amendment is compatible with the surrounding land use designations in the area and with existing development in the area.**

## **9.0 IMPACT ANALYSIS:**

### 9.1 Basic Data Requirements

The land use change will result in an increase in impacts however it should be noted that the request is for a future land use designation for the City's planning horizon of 2025. The site will be developed over time and as infrastructure is improved and expanded. The City's Land Development Code and Concurrency Management System will ensure that public facilities and services that are necessary to support development will be available concurrent with the impacts of development.

### Development Potential of Current FLUM

When considering a change of land use, an analysis of the maximum development potential is required by Florida Department of Community Affairs (DCA). Volusia County Future Land Use Policy 1.3.3.3 permits 5 du/acre in Low Impact Urban in order to foster the development of housing for very low, low and moderate income groups. The applicant recognizes that there is the potential for a more intense development scenario than what has been calculated below but is using the methodology agreed upon by the City of Daytona Beach to calculate existing entitlements. The development potential for the property's current and proposed FLUM designation is as follows:

Current FLUM Designation

The maximum development scenario under the subject property’s existing land use designation of LIU and ESC is 79 residential units and 50,000 sq. ft of low intensity commercial. The residential units would create a population of 163 (79 x 2.06) persons.

**Existing Land Use Entitlements**

|  | Acreage | Current Land Use | Max Intensity        | Units | Sq. Ft. |
|--|---------|------------------|----------------------|-------|---------|
| Existing Most Intense Development Scenario | 80      | LIU              | 0.35 FAR & 1 du/acre | 76**  | 50,000* |
|  | 84      | ESC              | 1 du/25 acres        | 3     |         |
| Total                                      | 164     |                  |                      | 79    | 50,000  |

\*Assuming a max of 50,000 SF per LIU Parcel on 4 acres

\*\*Assuming 76 acres of LIU as residential with a max density of 1du/acre

Proposed FLUM Designation

Under the proposed land use of Mixed use the worst case or most intense development scenario would yield 528 units and 400,000 square feet of non-residential uses as shown in the table below. 528 residential units would create a population of 1,087 persons.

**Proposed Land Use Entitlements**

|  | Acreage | Current Land Use | Max Intensity                                       | Units | Sq. Ft. |
|--|---------|------------------|---|-------|---------|
| Proposed Most Intense Development Scenario | 80      | Mixed Use        | 20 du/ac on 26.4 ac and 0.18 FAR non-res on 53.6 ac | 528   | 400,000 |
|  | 84      | PES              |   |       |         |
| Total                                      | 164     |                  |   | 528   | 400,000 |

Traffic Data and Analysis

The traffic impact analysis will be prepared and submitted subsequent to a traffic methodology meeting with Volusia County.

Public Services

The site will be served by the City of Daytona Beach for water, reuse water and sewer. The developer of the property will be responsible for the extension of the water, wastewater and reclaim water lines to the subject property. Electricity is provided by Florida Power & Light. Bus service is provided by VOTRAN. Fire/Rescue service will be provided jointly by the County and the City as all Volusia County municipalities and the Volusia County Fire Department provide additional mutual aid services.

Parks & Recreation Analysis

The City's Parks and Recreation level of service (LOS) is 3.6 acres per 1,000 population. The proposed amendment will increase the demand for parks and recreation by approximately 3.3 acres (please see analysis/calculation below). According to the City's Evaluation & Appraisal Report, the City currently has double the park land that is currently needed. Based on a current population of 67,251, 235 acres of park land are needed and the City already has 473.7 acres of park land. The amendment will create a need for 3.3 additional acres, which the City can already accommodate with existing park land.

Park Acreage Needed under Existing Land Use:  $163 \text{ persons}/1,000 \times 3.6 = .58 \text{ acres}$   
 Park Acreage Needed under Proposed Land Use:  $1,087/1,000 \times 3.6 = 3.9 \text{ acres}$   
 Additional Park Acreage Needed:  $3.9 \text{ acres} - .58 \text{ acres} = 3.3 \text{ acres}$

In addition, a neighborhood policy is being proposed to require that the applicant demonstrate the amount of development that may be accommodated without a shortfall in the ability of the City to serve the recreational/park needs of its residents and remedy any shortfall if necessary.

Potable Water & Waste Water (Sewer) Analysis

**Potable Water & Sanitary Sewer Demand-Current Land Use**

|  | Acreage | Current Land Use | Max Intensity | Units | Sq. Ft. | Population (units x 2.06) | Demand Calculation | Demand GPD |
|--|---------|------------------|---------------|-------|---------|---------------------------|--------------------|------------|
| Existing Most Intense Development Scenario | 80      | LIU              | .35 FAR       |       | 50,000* |                           | .1GPD per sq. ft.  | 5,000      |
|  |         |                  | 1 du/acre     | 76**  |         | 156                       | 150 GPD per person | 23,400     |
|  | 84.2    | ESC              | 1 du/25 acres | 3     |         | 6                         | 150 GPD per person | 900        |
| Total                                      | 164.2   |                  |               | 79    | 50,000  | 162                       |                    | 29,300     |

\*Assuming 4 acres of LIU acreage as low intensity commercial with a max FAR of .35

\*\*Assuming 76 acres of LIU acreage as residential with a density of 1 du/acre

**Potable Water & Sanitary Sewer Demand-Proposed Land Use**

|  | Acreage | Proposed Land Use | Max Intensity | Units | Sq. Ft. | Population (units x 2.06) | Demand Calculation | Demand GPD |
|--|---------|-------------------|---------------|-------|---------|---------------------------|--------------------|------------|
| Proposed Most Intense Development Scenario | 80      | Mixed Use         | 0.18 FAR      |       | 400,000 |                           | .1GPD per sq. ft.  | 40,000     |
|  |         |                   | 20 du/acre    | 528   |         | 1087                      | 150 GPD per person | 163,050    |
|  | 84.2    | PES               |               |       |         |                           |                    |            |
| Total                                      | 164.2   |                   |               | 528   | 400,000 | 1,087                     |                    | 203,050    |

### Schools

An application will be made to the Volusia County School Board for capacity determination.

## **10. PROPOSED NEIGHBORHOOD POLICIES**

### **Neighborhood V**

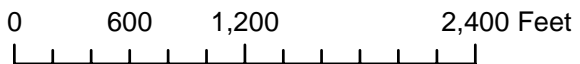
**(o) Issue:** As identified by Policy 2.2.7 of the Future Land Use Element, the 164-acre property with a parcel ID number of 04-16-32-00-00-0020 is located within a designated urban area of the City. Development of this area shall achieve efficient use of land and reduced infrastructure costs. The current density of one dwelling unit per gross acre is inconsistent with urban development patterns. The property shall be developed as a Planned Unit Development and be restricted by the following development standards.

- (1) Policy:** This property shall have a future land use designation of Mixed Use on 80 +/- acres with a PES on 84+/- acres of the site. The Mixed Use designation shall be limited to a maximum of 400,000 sq. ft. of non-residential and a maximum of 528 dwelling units. Development applications shall be reviewed to ensure that the proposed project design has: reasonably maximized the use of clustering of residential units and buildings to minimize impacts to wetlands, encouraged compact development and a mix of land uses and provided sidewalk connections between residential areas, retail centers and public destination points such as libraries, schools and parks when feasible.
- (2) Policy:** This property shall preserve at least 10% of site uplands in the form of an upland buffer along the wetland jurisdictional line in the eastern portion of the property.
- (3) Policy:** The applicant shall demonstrate the amount of development that may be accommodated without a shortfall in the ability of the City to serve the recreational/park needs of its residents. Any shortfall may be remedied by donation of land, payment of impact fees for recreational purposes, or the provision of such services by others. The applicant shall also provide a recreational/parks master plan that identifies the conceptual location for mini-parks and neighborhood parks prior to development in the area. The plan shall demonstrate that the acreage standards as well as facility standards, as identified by the City's Comprehensive Plan, are sufficient to accommodate the recreational needs of the residents in the area.



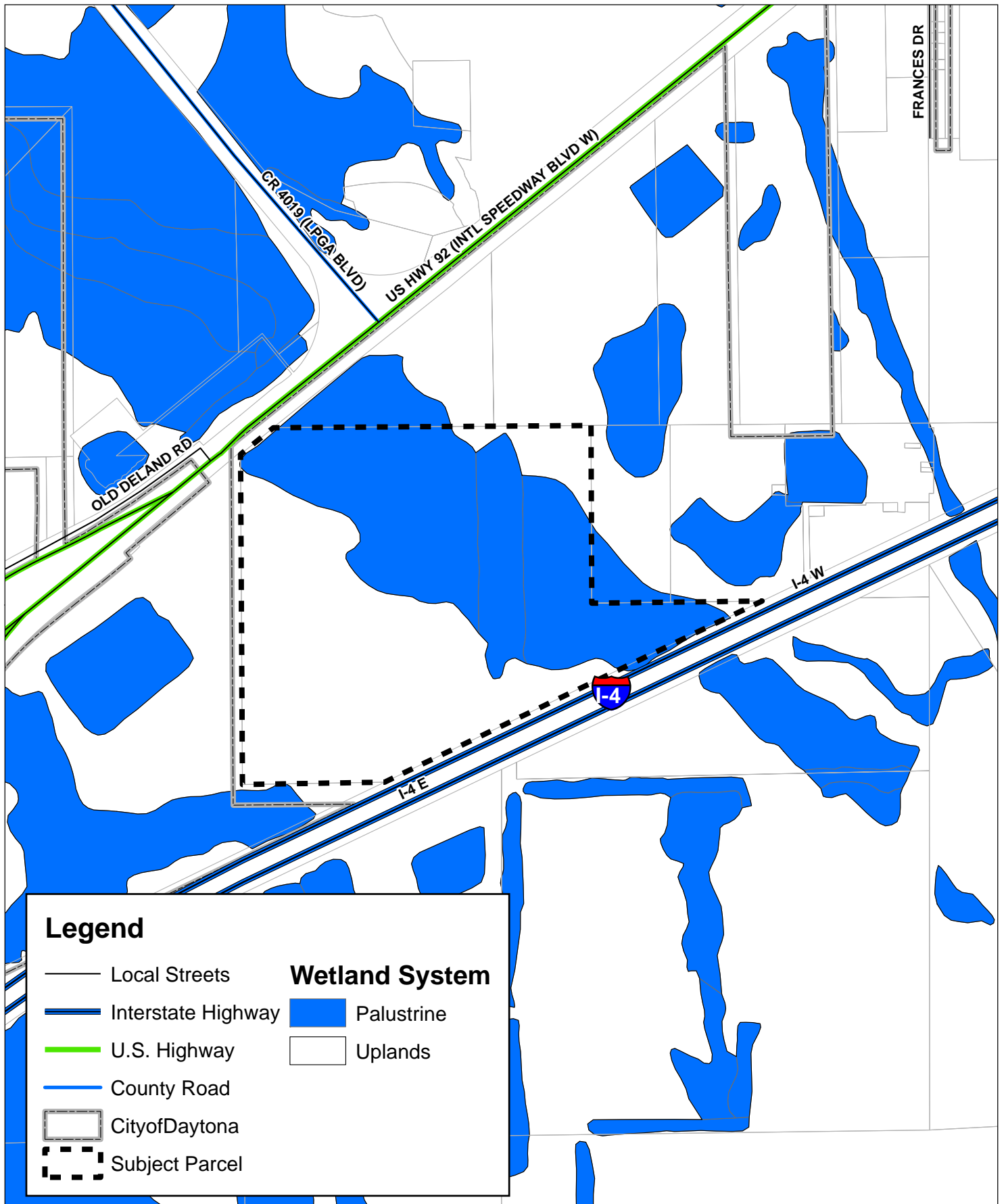
# Comprehensive Plan Amendment - 164 Acres

## Exhibit 6: Floodplains Map



Source: Volusia County and City of Daytona Beach GIS





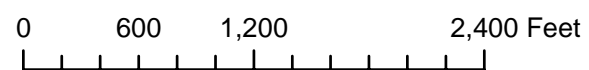
**Legend**

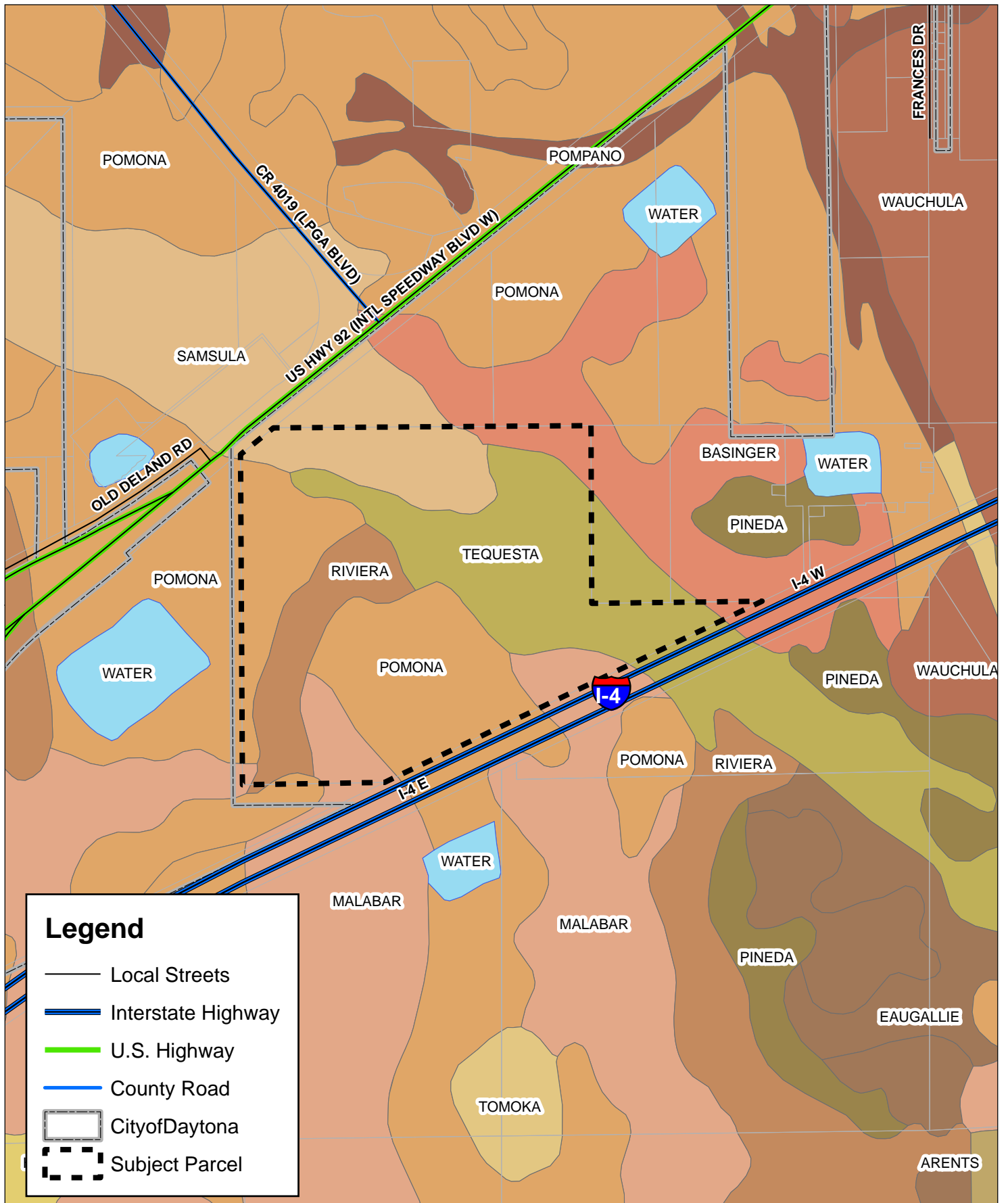
|                    |                       |
|--------------------|-----------------------|
| Local Streets      | <b>Wetland System</b> |
| Interstate Highway | Palustrine            |
| U.S. Highway       | Uplands               |
| County Road        |                       |
| City of Daytona    |                       |
| Subject Parcel     |                       |

# Comprehensive Plan Amendment - 164 Acres

## Exhibit 5: Wetlands Map

Source: Volusia County, City of Daytona Beach and St. Johns River Water Management District GIS





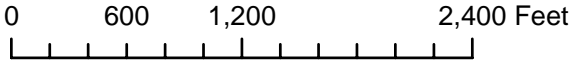
**Legend**

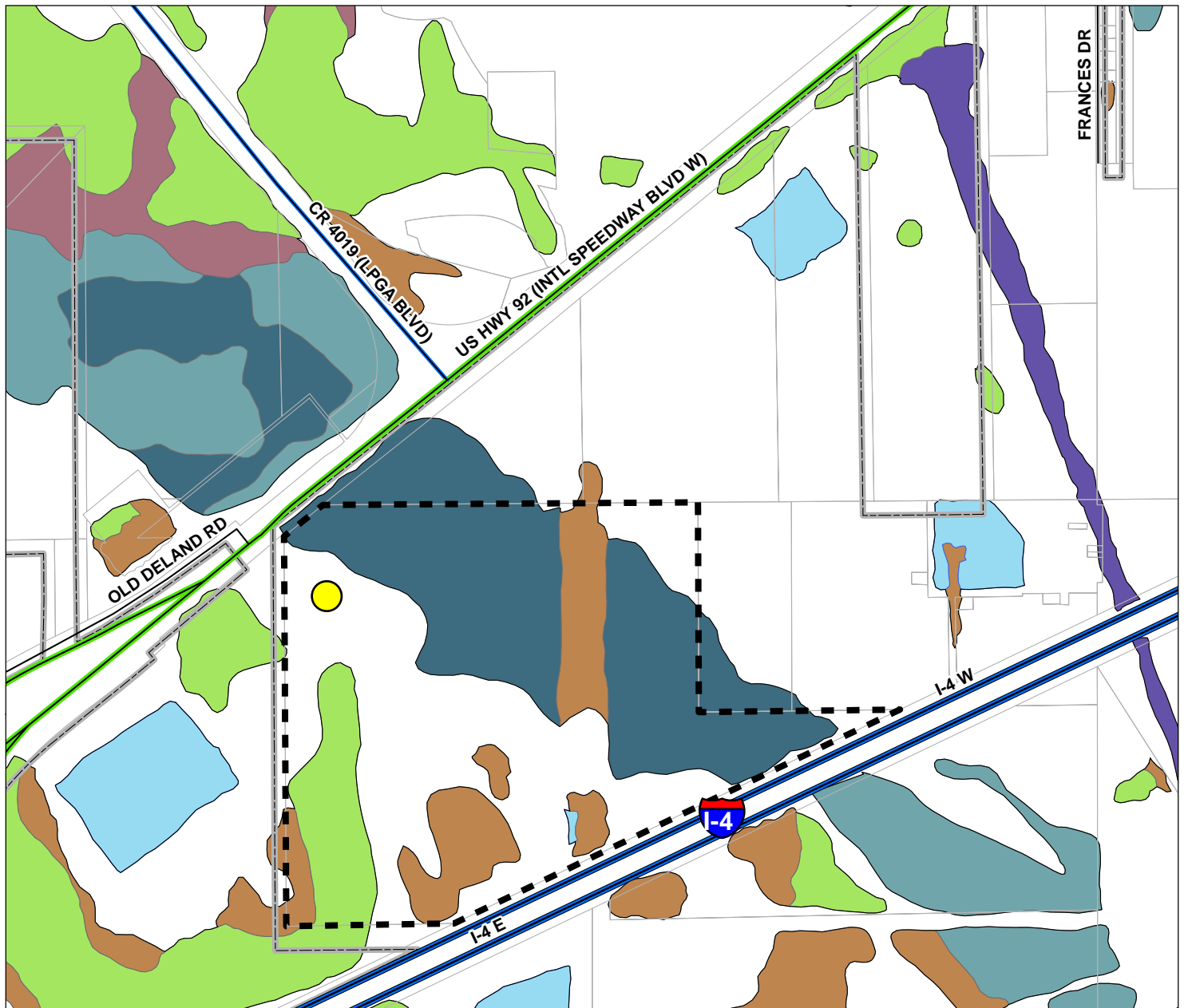
- Local Streets
- Interstate Highway
- U.S. Highway
- County Road
- City of Daytona
- Subject Parcel

# Comprehensive Plan Amendment - 164 Acres

## Exhibit 7: Soils Map

Source: Volusia County, City of Daytona Beach and St. Johns River Water Management District GIS



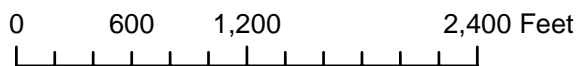


**Legend**

- |                    |                                |                    |
|--------------------|--------------------------------|--------------------|
| Eagle Nest         | <b>Wetland Vegetation</b>      | Transitional Shrub |
| Local Streets      | Bayhead                        | Uplands            |
| Interstate Highway | Bottomland Hardwoods           | Wet Prairie        |
| U.S. Highway       | Forested Flatwoods Depressions | Water excavated    |
| County Road        | Hardwood Swamp                 |                    |
| Subject Parcel     |                                |                    |
| City of Daytona    |                                |                    |

**Comprehensive Plan Amendment - 164 Acres**  
**Exhibit 8: Wetland Vegetation Map**

Source: Volusia County, City of Daytona Beach and St. Johns River Water Management District GIS



**IVEY** PLANNING GROUP, LLC  
 Town Planners Community Builders