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Barry Wilcox
Barry.wilcox@mscwinc.com
407-893-4211

September 2, 2009

U.S. Mail

Mr. Rich Walton, AICP
Planning Director
City of Daytona Beach
301 S. Ridgewood Avenue
Daytona Beach, Florida 32114

Subject: **VGMC Case #09-016 – City of Daytona Beach**
Large Scale Amendment – 2nd Cycle 2009 (09-2)
Request for Additional Information
MSCW No.: 09-0001.2160

Dear Mr. Walton:

VGMC Planning Staff has reviewed the above-referenced application pursuant to the requirements contained in Volusia County Code Sections 90-31 through 90-45. During this review, staff received the attached comments and objections from Volusia County, the City of Ormond Beach and Volusia County Schools.

At this time these comments and objections become those of the VGMC. Be advised that this letter constitutes a Request for Additional Information (“RAI”) and, in accordance with Volusia County Code Section 90-35, will toll the running time provided for the VGMC to act on the application. As you are aware, this RAI must be addressed and comments resolved prior to VGMC Application #09-016 being eligible for certification.

In addition, VGMC professional staff has determined that the application may be considered inconsistent under the test set forth in Volusia County Code Section 90-37 and hereby requests a public hearing on this application be held. Upon receipt of the RAI response, provided the information supplied adequately addresses the issues raised herein, VGMC professional staff may deem the application consistent under the test set forth in Section 90-37 and, in writing, withdraw the request for a public hearing on this application.



4750 New Broad Street
Orlando, FL 32814
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As always, we appreciate the efforts of the City of Daytona Beach to further intergovernmental cooperation and coordination in Volusia County. If you have any questions concerning this letter, please do not hesitate to contact us at (407) 893-4211.

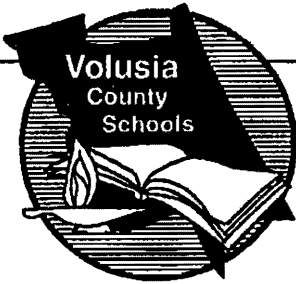
Sincerely,

Barry Wilcox
VGMC Planning Staff

BW/sb

Enclosure: Volusia County Comments

cc: Joan Spinney, VGMC Chairman
Paul Chipok, Esquire, Gray Robinson
Merry Chris Smith, VGMC Coordinator
James Stansbury, Regional Planning Administrator, FDCA
Kelli McGee, Planning and Development Services Director, Volusia County
S. Lauren Kornel, AICP, Senior Planner, City of Ormond Beach
Saralee L. Morrissey, AICP, Director of Site Acquisition and Intergovernmental Coordination,
Volusia County Schools



Dr. Margaret A. Smith
Superintendent of Schools

FACILITIES SERVICES

3750 Olson Drive, Daytona Beach, Florida 32124
PHONE: 386/947-8786 FAX: 386/947-5847

RECEIVED

School Board of Volusia County

Mrs. Diane Smith, Chairman
Ms. Candace Lankford, Vice-Chairman
Ms. Judy Conte
Mr. Stan Schmidt
Dr. Al Williams

AUG 03 2009

July 28, 2009

Ms. Merry Chris Smith
Volusia Growth Management Commission
140 S. Beach Street, Suite 305
Daytona Beach, FL 32114

Merry Chris Smith
VOLUSIA COUNTY SCHOOLS

Re: VGMC Case #09-016 - Daytona Beach 09-2 (2nd Cycle 2009)

Dear Ms. Smith:

School District staff has had the opportunity to review the amendments included in the City of Daytona Beach large scale comprehensive plan amendment package. In regards to amendments **DEV2009-049 Indigo/CTLC Old Tomoka Road** and **DEV2009-051 Indigo/CTLC SR40** please be advised that district staff cannot support these amendments until such time that a capacity enhancement agreement (CEA) has been negotiated and agreed upon.

District staff provided comments in letter form to the applicant which included the request for a Capacity Enhancement Agreement (CEA) to address the district's concerns with the amendments. Representatives from Consolidated Tomoka Land Company (CTLC) met with district staff in June to begin discussions regarding an agreement. The CEA request is consistent with the terms of the Interlocal Agreement for Public School Facility Planning and pursuant to the Volusia County Charter.

At this time school district staff requests that until a CEA is executed by the School Board, applicant and the affected local government(s) that the above referenced amendments not be certified as consistent or otherwise approved.

If you require more information please feel free to contact myself or Helen LaValley at (386) 947-8786 extension 50805.

Sincerely,

Saralee L. Morrissey

Saralee L. Morrissey, AICP
Director of Site Acquisition and
Intergovernmental Coordination

c: Helen LaValley, VCSB Planning Specialist
Rich Walton, DB Planning Director
Barry Wilcox, VGMC Planner



CITY OF ORMOND BEACH

Planning Department • 22 South Beach Street • Ormond Beach, FL 32174 • (386) 676-3238 • Fax (386) 676-3242

July 29, 2009

TRANSMITTED VIA E-MAIL & US POSTAL SERVICE

Ms. Merry Chris Smith, Coordinator
Volusia Growth Management Commission
140 S. Beach Street, Suite 305
Daytona Beach, FL 32214

**Re: City of Daytona Beach 2nd Cycle 2009 Large Scale Comprehensive Plan Amendments
(Daytona Beach 09-2)
VGMC Case# 09-016 – City of Daytona Beach**

Dear Ms. Smith:

This office is in receipt of correspondence dated July 13, 2009 (letter, VGMC Application for Comprehensive Consistency Certification and Staff Report), and also correspondence dated July 10, 2009 (supplemental information) from the City of Daytona Beach regarding the above-mentioned Comprehensive Plan Amendment application. In accordance with VGMC consistency rules, Section 90-35, the City of Ormond Beach has reviewed the amendment package and is requesting additional information regarding VGMC Case No. 09-016.

Regarding Exhibit E: Indigo/OTLC Old Tomoka Road (148 acres), the reports prepared by Ivey Planning Group, LLC and the City of Daytona Beach staff indicate that the proposed land use changes will have adverse traffic impacts on the City of Ormond Beach. There is significant intensification of land use from County Low Impact Urban and Environmental Resource Corridor to City Mixed Uses and Potential Environmentally Significant. The applicant has stated there would be significant impacts to SR 40, which is an emerging Strategic Intermodal System. However, the amendment does not indicate the level of impact nor has the applicant provided information explaining the mitigation of traffic impacts, given the impacts will occur in a Dense Urban Land Area as defined by the Department of Community Affairs.

Staff is requesting additional information for a more complete review. Thank you for the opportunity to review the subject amendment. If you have any questions, please contact me at (386) 676-3345 or at kornel@ormondbeach.org.

Yours truly,

S. Laureen Kornel, AICP
Senior Planner

cc: Ric Goss, AICP, Ormond Beach Planning Director



**Growth and Resource Management
Planning and Development Services**

September 1, 2009

Ms. Merry Chris Smith, Coordinator
Volusia Growth Management Commission
140 South Beach Street, Suite 305
Daytona Beach, FL 32114

**RE: VGMC Case #09-016
Request for Additional Information**

Dear Ms. Smith:

Please accept this letter as Volusia County's Request for Additional Information (RAI) regarding the City of Daytona Beach's Comprehensive Plan amendments (VGMC Case #09-016). RAI Comments # 1 through #3, listed below, apply to the following amendments:

Dev 2009-146	Clour-Anderson property
Dev 2009-048	Indigo/CTLC West ISB
Dev 2009-049	Indigo/Old Tomoka Road
Dev 2009-051	Indigo/CTLC SR 40

RAI comment #4 applies to all the amendments.

RAI Comments:

1. Attached are development yield tables for the amendments, which differ from the amendment applications. Please provide revised data and analysis of the impacts to county infrastructure for the proposed amendments based on these density yield tables.

** The county yields provided in the table are approximate numbers based solely on gross acreage. They do not take into account wetland density reductions or potential clustering bonuses. They also do not account for a mix of uses on the property, however the county does not double count land devoted to commercial uses as also counting toward residential entitlements.*

2. Each of the proposed amendments contains significant portions of environmentally sensitive lands. In the county, these are designated as Natural Resource Management Area (NRMA) Overlay and Environmental Systems Corridor (ESC). What assurances does the city provide that these sensitive areas will be equally protected under the city's land use designations?
3. The Volusia Council of Governments (VCOG) Smart Growth Committee has created the Environmental Core Overlay (ECO), dated October 19, 2007, and is requesting that the county and cities adopt this overlay into our respective comprehensive plans. The ECO map was created to identify environmentally important, interconnected lands, which should receive the greatest degree of protection and suffer the least impact from development. How is the city planning to integrate the ECO land into its comprehensive plan to avoid significant adverse impacts on this natural resource?
4. Please see attached memorandum identifying Volusia County's Traffic Engineering's concerns/questions regarding this amendment.

If you have any questions regarding these RAI comments, please contact Susan Jackson at (386) 736-5959 ext. 2010.

Sincerely,



Kelli McGee
Planning and Development Services Director

Attachments: Development Yield Comparison Table
Traffic Engineering Memorandum

Cc: Jamie Seaman, Deputy County Attorney
Mike Dyer, Assistant County Attorney
Gregory K. Stubbs, Director of Growth & Resource Management
Becky Mendez, Senior Planning Manager
Jon Cheney, Traffic Engineer
Melissa Booker, Transportation Planner
Richard Walton, Planning Director, City of Daytona Beach (*sent via email*)
Barry Wilcox, MSCW (*sent via email*)

Development Yield Comparison Table

See bottom of table for land use abbreviations and calculation formulas.

Dev 2009-146 Cloar-Anderson property Location: Northwest of the I-95/LPGA Interchange in Daytona Beach.	
From: Volusia County	To: City of Daytona Beach
NRMA Overlay – 375 acres ECO (pending) – 133 acres LIU - 120 acres ESC - 255 acres	LIU - 201 acres PES - 174 acres
Total acres - 375 (<i>per County GIS</i>)	Total acres - 375 (<i>per applicant</i>)
Land Use Yield	Land Use Yield
130 dwelling units 50,000 sf ancillary non-residential uses	375 dwelling units 656,667 sf Non-residential (limited to 300,000 sf per minutes?)

Dev 2009-048 Indigo/CTLC West ISB (Exhibit D) Location: South side of West International Speedway Boulevard and north side of I-4, approximately 900 feet west of the I-4 ramp.	
From: Volusia County	To: City of Daytona Beach
NRMA Overlay – 162 acres LIU - 79 acres ESC - 83 acres	Mixed Uses - 80 acres PES - 84 acres
Total Acres – 162 (<i>per County GIS</i>)	Total acres - 164 (<i>per applicant</i>)
Land Use Yield	Land Use Yield
81 dwelling units 50,000 sf ancillary non-residential uses	528 dwelling units 400,000 sf Non-residential

Development Yield Comparison Table

Dev 2009-049 Indigo/Old Tomoka Road (Exhibit E) Location: South of Old Tomoka Road, west of I-95, and east of Tomoka River.	
From: Volusia County	To: City of Daytona Beach
NRMA Overlay – 148 acres ECO (pending) - 6.9 acres LIU - 119 acres ESC - 29 acres	Mixed Uses - 119 acres PES - 29 acres
Total Acres – 148 (<i>per County GIS</i>)	Total acres - 148 (<i>per applicant</i>)
Land Use Yield	Land Use Yield
120 dwelling units 50,000 sf ancillary non-residential uses	800 dwelling units 600,000 sf Non-residential

Dev 2009-051 Indigo/CTLC SR 40 Location: South of SR 40, and west of Tymber Creek Road.	
From: Volusia County	To: City of Daytona Beach
NRMA Overlay – 2711 acres ECO (pending) – 15 acres LIU - 715 acres ESC - 531 acres FR - 1428 acres Conservation - 36 acres	LIU - 2145 acres PES - 553 acres
Total Acres – 2711 (<i>per County GIS</i>)	Total acres - 2698 (<i>per applicant</i>)
Land Use Yield	Land Use Yield
807 dwelling units 50,000 sf ancillary non-residential uses	5397 dwelling units 653,4000 sf Non-residential

County Land Use Abbreviations and generic land use calculations:

- NRMA – Natural Resource Management Area Overlay
- ECO – Environmental Core Overlay (pending)
- LIU – Low Impact Urban (1 du/ 1 acre)
- ESC – Environmental Systems Corridor (1 du/25 acres)
- FR – Forestry Resource (1 du/20 acres)

Daytona Beach Land Use Abbreviations:

- LIU – Low Intensity Urban
- PES – Potentially Environmentally Significant

INTER-OFFICE MEMORANDUM



TO: Susan Jackson, AICP, Planner III

DATE: August 11, 2009

THRU: Jon Cheney, P.E., Traffic Engineer

FROM: Melissa Booker, Transportation Planner 

SUBJECT: City of Daytona Beach, Amendment Cycle 2009-2

We have reviewed the above-referenced and are requesting additional information. Overall, with the exception of Daytona Beach First Baptist Church, the amendment applications do not provide us with an analysis of the short and long-term impacts to the County Thoroughfare System. Specifically, we have questions and/or concerns regarding the following:

- Lack of coordination with impacted jurisdictions and agencies regarding significant increases in trips that require changes to the Number of Lanes maps and/or new or improved transportation facilities;
- Incomplete needed improvements list and lack of proposed mitigation plan;
- Questions and concerns regarding the following policy: "The applicant shall demonstrate the amount of development that may be accommodated without a failure in the transportation network. Development in the area shall be limited to this amount of development until improvements to the network are planned and programmed; or policy has been adopted creating concurrency exemption areas for the affected roadways; or funding commitments are made by FDOT, the City of Daytona Beach and/or the developer that would accommodate an increase in the number of units."
- County land use designations' existing theoretical maximum densities and intensities are inconsistent from those computed by County staff, which subsequently results in different trip yields;
- Level of Service Analysis for the five-year and ten-year planning horizon assumptions and conclusions;
- Model trip distribution (HDR, Inc. analysis);
- Capital project assumptions used in the analysis for the horizon years;
- Inconsistency between the City Land Use Map and the City Number of Lanes Map

The following table summarizes the trip generation and impact potential for the six amendments contained in the amendment cycle package:

Amendment	Relative Location	Theoretical Max Trips From Existing LU Category*	Theoretical Max Trips From Proposed LU Category**	Additional Trips on Network	Significantly Impacted Facilities***	Impacted Jurisdiction(s)
Clair Anderson- 375 Acres	NW of I-95 & LPGA Blvd	3391	31785	28,394	LPGA Blvd I-95 Williamson	Volusia County FDOT Ormond Beach Holly Hill
First Baptist Church – 138 Acres	NW of Tomoka Farms Rd & I-4	2740	6074	0****	N/A	N/A
Indigo/North Tomoka Farms Rd – 13 Acres	SW of LPGA Blvd & Tomoka Farms Rd	995	2784	1,789	Tomoka Farms I-95 LPGA US 92	Volusia County FDOT
Indigo/West ISB – 164 Acres	North of I-4 & South of ISB	22229	22229	0	I-95 Hand Ave Williamson SR 40 LPGA	Volusia County FDOT Ormond Beach Holly Hill
Indigo/Old Tomoka Rd - 148 Acres	SW of I-95 & Old Tomoka Rd	3295	33420	30,125	I-95 Hand Ave Williamson SR 40 LPGA	Volusia County FDOT Ormond Beach Holly Hill
Indigo/SR 40 – 2,698 Acres	SW of I-95 & SR 40	9870	64323	54,453	SR 40 I-95 Tymber Creek Hand Ave Stagecoach LPGA Blvd	Volusia County FDOT Ormond Beach Holly Hill
TOTAL ADDITIONAL TRIPS				11,4761		

*County calculated land use entitlements

**Considers policy development limitations

***May not include all due to lack of acceptable data and analysis

****In 2005 Volusia County approved the TIA for the First Baptist Church PCD. Since the related LUA contains a text policy amendment limiting the development to that of the approved PCD agreement, we do not see the need to analyze the amendment further.

We have provided a transportation analysis submission checklist for each amendment that depicts what was lacking in each analysis and what will be needed to complete our review. The checklists are attached.

We highly recommend that the City coordinate a meeting with City staff, the applicants' traffic engineer(s), County Traffic Engineering staff, and any Impacted local government or agency (Florida Department of Transportation) to discuss the amendments and the methodology for a revised analysis. This important step will save time and will result in a transportation analysis that is acceptable, which will provide us with the information we need to determine the impacts to the Thoroughfare System.

If you would like to discuss this further or need additional information, please contact me at 386-736-5968 x2322.

CC: Becky Mendez, Senior Planning Manager

VOLUSIA COUNTY TRANSPORTATION ENGINEERING

**FUTURE LAND USE (FLU) AMENDMENT - Cloar Anderson
TRANSPORTATION ANALYSIS SUBMISSION CHECKLIST**

	DESCRIPTION	INFORMATION INCLUDED			
		YES	NO	N/A	Remarks ¹
FLU AMENDMENT - TRANSPORTATION REPORT	4 Printed Copies Signed and Sealed by Professional Engineer		✓		
	1 Electronic version of the Analysis & all analysis computer files		✓		
	Site Location relative to surrounding roadway network (map)	✓			In staff report
	Description of proposed land use change(s) <ul style="list-style-type: none"> Existing land use Proposed land use 	✓			In Staff Report
	Proposed FLU Designation trip generation/Internal capture/pass by capture – ITE for Current & Proposed land use change(s) <ul style="list-style-type: none"> DCA/FDOT most intense land use Anticipate land use (if agency has no adopted FAR's) 	✓	✓		County has different trip yields.
	Transit Trips/Modal Split		✓		
	Proposed FLU Amendment trip distribution and assignment (map) <ul style="list-style-type: none"> Model (latest adopted base year Central Florida Regional Planning Model) Manual (document trip distribution decision making) 	✓			Please document how it was done.
	Study area boundaries including all Thoroughfare Road segments within appropriate radius (map) <ul style="list-style-type: none"> 3%, or more, of the adopted LOS service volume 2-mile radius impact on Critical or Near-Critical Roads Issues impacting the Florida DOT's Strategic Intermodal System or local jurisdiction TRIP funded facilities Issues impacting local jurisdiction TCEA (Daytona Bch/Port Orange) or TCMA (DeLand) 			✓	
	List Programmed Roadway Improvements of County, FDOT, and/or City Capital Improvement Programs			✓	
	Analysis of Existing LOS (roadway segment analysis)			✓	Only two road segments
	Future Background Traffic Volume Estimates <ul style="list-style-type: none"> Vested Trips Historical Growth rate, minimum growth rate of 2% (unless documented by professional accepted technique) 			✓	
	Future Total Traffic Volume Estimates (Future Background + FLU Designation Trips)			✓	
	Short Term Analysis (5-Year)			✓	
	Long-Term Analysis (Minimum 10-Year or adopted County/City Comprehensive Plan Transportation Element Horizon Year)			✓	
	If near a City or adjoining county boundary, are extra jurisdictional impacts addressed? Are FDOT impacts addressed?			✓	
	Conclusions (if adverse LOS, is FLU Amendment financial feasibility?)			✓	
	APPENDIX DATA	Methodology Documentation & Conceptual Site Plan		✓	
Background Traffic Growth supporting worksheets			✓		
Trip Generation, Internal Capture, Pass-By Capture worksheets			✓		
Model Trip Distribution & 2-mile Critical/Near-Critical map			✓		
Existing Conditions Analysis supporting worksheets			✓		
Short-Term Conditions Analysis supporting worksheets			✓		
Long-Term Conditions Analysis supporting worksheets		✓			

¹ - Remarks: Justify "NO" and "N/A"

Submitted By: Melissa Booker Printed Name: Melissa Booker, Transportation Planner

Date: 8/10/09

VOLUSIA COUNTY TRANSPORTATION ENGINEERING

**FUTURE LAND USE (FLU) AMENDMENT - *First Baptist Church*
TRANSPORTATION ANALYSIS SUBMISSION CHECKLIST**

	DESCRIPTION	INFORMATION INCLUDED			
		YES	NO	N/A	Remarks ¹
FLU AMENDMENT - TRANSPORTATION REPORT	<i>Approved PED Agreement / TIA approved by County - 2005</i>				
	4 Printed Copies Signed and Sealed by Professional Engineer				
	1 Electronic version of the Analysis & all analysis computer files				
	Site Location relative to surrounding roadway network (map)				
	Description of proposed land use change(s) <ul style="list-style-type: none"> Existing land use Proposed land use 				
	Proposed FLU Designation trip generation/internal capture/pass by capture – ITE for Current & Proposed land use change(s) <ul style="list-style-type: none"> DCA/FDOT most intense land use Anticipate land use (if agency has no adopted FAR's) 				
	Transit Trips/Modal Split				
	Proposed FLU Amendment trip distribution and assignment (map) <ul style="list-style-type: none"> Model (latest adopted base year Central Florida Regional Planning Model) Manual (document trip distribution decision making) 				
	Study area boundaries including all Thoroughfare Road segments within appropriate radius (map) <ul style="list-style-type: none"> 3%, or more, of the adopted LOS service volume 2-mile radius impact on Critical or Near-Critical Roads Issues impacting the Florida DOT's Strategic Intermodal System or local jurisdiction TRIP funded facilities Issues impacting local jurisdiction TCEA (Daytona Bch/Port Orange) or TCMA (DeLand) 				
	List Programmed Roadway Improvements of County, FDOT, and/or City Capital Improvement Programs				
	Analysis of Existing LOS (roadway segment analysis)				
	Future Background Traffic Volume Estimates <ul style="list-style-type: none"> Vested Trips Historical Growth rate, minimum growth rate of 2% (unless documented by professional accepted technique) 				
	Future Total Traffic Volume Estimates (Future Background + FLU Designation Trips)				
	Short Term Analysis (5-Year)				
	Long-Term Analysis (Minimum 10-Year or adopted County/City Comprehensive Plan Transportation Element Horizon Year)				
	If near a City or adjoining county boundary, are extra jurisdictional impacts addressed? Are FDOT impacts addressed?				
	Conclusions (if adverse LOS, is FLU Amendment financial feasibility?)				
APPENDIX DATA	Methodology Documentation & Conceptual Site Plan				
	Background Traffic Growth supporting worksheets				
	Trip Generation, Internal Capture, Pass-By Capture worksheets				
	Model Trip Distribution & 2-mile Critical/Near-Critical map				
	Existing Conditions Analysis supporting worksheets				
	Short-Term Conditions Analysis supporting worksheets				
Long-Term Conditions Analysis supporting worksheets					

¹ - Remarks: Justify "NO" and "N/A"

Submitted By: *Melissa Booker* Printed Name: Melissa Booker, Transit Planner

Date: 8/10/09

VOLUSIA COUNTY TRANSPORTATION ENGINEERING

FUTURE LAND USE (FLU) AMENDMENT - Indigo - North Tomoka Farms Rd.
TRANSPORTATION ANALYSIS SUBMISSION CHECKLIST

	DESCRIPTION	INFORMATION INCLUDED				
		YES	NO	N/A	Remarks ¹	
FLU AMENDMENT - TRANSPORTATION REPORT	4 Printed Copies Signed and Sealed by Professional Engineer		✓			
	1 Electronic version of the Analysis & all analysis computer files		✓			
	Site Location relative to surrounding roadway network (map)	✓			In staff report	
	Description of proposed land use change(s) <ul style="list-style-type: none"> Existing land use Proposed land use 	✓				
	Proposed FLU Designation trip generation/internal capture/pass by capture – ITE for Current & Proposed land use change(s) <ul style="list-style-type: none"> DCA/FDOT most intense land use Anticipate land use (if agency has no adopted FAR's) 	✓			In staff report	
	Transit Trips/Modal Split		✓			
	Proposed FLU Amendment trip distribution and assignment (map) <ul style="list-style-type: none"> Model (latest adopted base year Central Florida Regional Planning Model) Manual (document trip distribution decision making) 		✓			
	Study area boundaries including all Thoroughfare Road segments within appropriate radius (map) <ul style="list-style-type: none"> 3%, or more, of the adopted LOS service volume 2-mile radius impact on Critical or Near-Critical Roads Issues impacting the Florida DOT's Strategic Intermodal System or local jurisdiction TRIP funded facilities Issues impacting local jurisdiction TCEA (Daytona Bch/Port Orange) or TCMA (DeLand) 		✓			
	List Programmed Roadway Improvements of County, FDOT, and/or City Capital Improvement Programs		✓			
	Analysis of Existing LOS (roadway segment analysis)		✓			
	Future Background Traffic Volume Estimates <ul style="list-style-type: none"> Vested Trips Historical Growth rate, minimum growth rate of 2% (unless documented by professional accepted technique) 		✓			
	Future Total Traffic Volume Estimates (Future Background + FLU Designation Trips)		✓			
	Short Term Analysis (5-Year)		✓			
	Long-Term Analysis (Minimum 10-Year or adopted County/City Comprehensive Plan Transportation Element Horizon Year)		✓			
	If near a City or adjoining county boundary, are extra jurisdictional impacts addressed? Are FDOT impacts addressed?		✓			
	Conclusions (if adverse LOS, is FLU Amendment financial feasibility?)		✓			
	APPENDIX DATA	Methodology Documentation & Conceptual Site Plan		✓		
		Background Traffic Growth supporting worksheets		✓		
Trip Generation, Internal Capture, Pass-By Capture worksheets			✓			
Model Trip Distribution & 2-mile Critical/Near-Critical map			✓			
Existing Conditions Analysis supporting worksheets			✓			
Short-Term Conditions Analysis supporting worksheets			✓			
Long-Term Conditions Analysis supporting worksheets		✓				

¹ - Remarks: Justify "NO" and "N/A"

Submitted By: MDB Printed Name: Melissa Booker, Transportation Planner

Date: 8/16/09

VOLUSIA COUNTY TRANSPORTATION ENGINEERING

**FUTURE LAND USE (FLU) AMENDMENT - Indigo-CTC West ISB
TRANSPORTATION ANALYSIS SUBMISSION CHECKLIST**

	DESCRIPTION	INFORMATION INCLUDED			
		YES	NO	N/A	Remarks ¹
FLU AMENDMENT - TRANSPORTATION REPORT	4 Printed Copies Signed and Sealed by Professional Engineer		✓		
	1 Electronic version of the Analysis & all analysis computer files		✓		
	Site Location relative to surrounding roadway network (map)	✓			
	Description of proposed land use change(s) <ul style="list-style-type: none"> Existing land use Proposed land use 	✓			Staff Report Discrepancies based on existing land use entitlement. Please revise
	Proposed FLU Designation trip generation/internal capture/pass by capture – ITE for Current & Proposed land use change(s) <ul style="list-style-type: none"> DCA/FDOT most intense land use Anticipate land use (if agency has no adopted FAR's) 	✓			
	Transit Trips/Modal Split		✓		
	Proposed FLU Amendment trip distribution and assignment (map) <ul style="list-style-type: none"> Model (latest adopted base year Central Florida Regional Planning Model) Manual (document trip distribution decision making) 	✓			Please coordinate in revised analysis
	Study area boundaries including all Thoroughfare Road segments within appropriate radius (map) <ul style="list-style-type: none"> 3%, or more, of the adopted LOS service volume 2-mile radius impact on Critical or Near-Critical Roads Issues impacting the Florida DOT's Strategic Intermodal System or local jurisdiction TRIP funded facilities Issues impacting local jurisdiction TCEA (Daytona Bch/Port Orange) or TCMA (DeLand) 			✓ ✓ ✓ ✓	Submit significance Request methodology mtg.
	List Programmed Roadway Improvements of County, FDOT, and/or City Capital Improvement Programs	✓			erroneous - contains projects not slated for construction
	Analysis of Existing LOS (roadway segment analysis)			✓	
	Future Background Traffic Volume Estimates <ul style="list-style-type: none"> Vested Trips Historical Growth rate, minimum growth rate of 2% (unless documented by professional accepted technique) 	✓			
	Future Total Traffic Volume Estimates (Future Background + FLU Designation Trips)	✓			Revision needed
	Short Term Analysis (5-Year)			✓	Please separate
	Long-Term Analysis (Minimum 10-Year or adopted County/City Comprehensive Plan Transportation Element Horizon Year)			✓	these analyses - different network assumptions
	If near a City or adjoining county boundary, are extra jurisdictional impacts addressed? Are FDOT impacts addressed?			✓	
Conclusions (if adverse LOS, is FLU Amendment financial feasibility?)			✓		
APPENDIX DATA	Methodology Documentation & Conceptual Site Plan		✓		
	Background Traffic Growth supporting worksheets		✓		
	Trip Generation, Internal Capture, Pass-By Capture worksheets		✓		
	Model Trip Distribution & 2-mile Critical/Near-Critical map		✓		
	Existing Conditions Analysis supporting worksheets		✓		
	Short-Term Conditions Analysis supporting worksheets		✓		
	Long-Term Conditions Analysis supporting worksheets		✓		

¹ - Remarks: Justify "NO" and "N/A"

Submitted By: Melissa Booker Printed Name: Melissa Booker, Transp. Planner

Date: 8/11/09

VOLUSIA COUNTY TRANSPORTATION ENGINEERING

FUTURE LAND USE (FLU) AMENDMENT - Inaigo/CTLC - Old Tomoka Road
TRANSPORTATION ANALYSIS SUBMISSION CHECKLIST

	DESCRIPTION	INFORMATION INCLUDED			
		YES	NO	N/A	Remarks ¹
FLU AMENDMENT - TRANSPORTATION REPORT	4 Printed Copies Signed and Sealed by Professional Engineer		✓		
	1 Electronic version of the Analysis & all analysis computer files		✓		
	Site Location relative to surrounding roadway network (map)	✓			
	Description of proposed land use change(s) <ul style="list-style-type: none"> Existing land use Proposed land use 	✓			Maximum devt. entitlement discrepancies
	Proposed FLU Designation trip generation/Internal capture/pass by capture – ITE for Current & Proposed land use change(s) <ul style="list-style-type: none"> DCA/FDOT most intense land use Anticipate land use (if agency has no adopted FAR's) 	✓			Discrepancies based on existing land use entitlement. Please Revise.
	Transit Trips/Modal Split		✓		
	Proposed FLU Amendment trip distribution and assignment (map) <ul style="list-style-type: none"> Model (latest adopted base year Central Florida Regional Planning Model) Manual (document trip distribution decision making) 	✓			Please coordinate in revised analysis
	Study area boundaries including all Thoroughfare Road segments within appropriate radius (map) <ul style="list-style-type: none"> 3%, or more, of the adopted LOS service volume 2-mile radius impact on Critical or Near-Critical Roads Issues impacting the Florida DOT's Strategic Intermodal System or local jurisdiction TRIP funded facilities Issues impacting local jurisdiction TCEA (Daytona Bch/Port Orange) or TCMA (DeLand) 			✓ ✓ ✓ ✓	Submit significance test request methodology meeting
	List Programmed Roadway Improvements of County, FDOT, and/or City Capital Improvement Programs	✓			Erroneous - Contains projects not slated for construction
	Analysis of Existing LOS (roadway segment analysis)		✓		
	Future Background Traffic Volume Estimates <ul style="list-style-type: none"> Vested Trips Historical Growth rate, minimum growth rate of 2% (unless documented by professional accepted technique) 	✓			
	Future Total Traffic Volume Estimates (Future Background + FLU Designation Trips)	✓			Revision needed
	Short Term Analysis (5-Year)		✓		Please separate
	Long-Term Analysis (Minimum 10-Year or adopted County/City Comprehensive Plan Transportation Element Horizon Year)		✓		these analyses - different network assumptions
	If near a City or adjoining county boundary, are extra jurisdictional impacts addressed? Are FDOT impacts addressed?		✓		
	Conclusions (If adverse LOS, is FLU Amendment financial feasibility?)		✓		
APPENDIX DATA	Methodology Documentation & Conceptual Site Plan		✓		
	Background Traffic Growth supporting worksheets		✓		
	Trip Generation, Internal Capture, Pass-By Capture worksheets		✓		
	Model Trip Distribution & 2-mile Critical/Near-Critical map		✓		
	Existing Conditions Analysis supporting worksheets		✓		
	Short-Term Conditions Analysis supporting worksheets		✓		
Long-Term Conditions Analysis supporting worksheets		✓			

¹ - Remarks: Justify "NO" and "N/A"

Submitted By: Melissa Booker

Printed Name: Melissa Booker, Transportation Planner

Date: 8/11/09

VOLUSIA COUNTY TRANSPORTATION ENGINEERING

**FUTURE LAND USE (FLU) AMENDMENT - Indigo / CTC SR 40
TRANSPORTATION ANALYSIS SUBMISSION CHECKLIST**

	DESCRIPTION	INFORMATION INCLUDED			
		YES	NO	N/A	Remarks ¹
FLU AMENDMENT - TRANSPORTATION REPORT	4 Printed Copies Signed and Sealed by Professional Engineer		✓		
	1 Electronic version of the Analysis & all analysis computer files		✓		
	Site Location relative to surrounding roadway network (map)	✓			Staff Report
	Description of proposed land use change(s) • Existing land use • Proposed land use	✓			Disc. reparcies based on exist.
	Proposed FLU Designation trip generation/internal capture/pass by capture – ITE for Current & Proposed land use change(s) • DCA/FDOT most intense land use • Anticipate land use (if agency has no adopted FAR's)	✓			Any Land use entitlements Please Revise
	Transit Trips/Modal Split		✓		
	Proposed FLU Amendment trip distribution and assignment (map) • Model (latest adopted base year Central Florida Regional Planning Model) • Manual (document trip distribution decision making)	✓			Please coordinate in revised analysis
	Study area boundaries including all Thoroughfare Road segments within appropriate radius (map) • 3%, or more, of the adopted LOS service volume • 2-mile radius impact on Critical or Near-Critical Roads • Issues impacting the Florida DOT's Strategic Intermodal System or local jurisdiction TRIP funded facilities • Issues impacting local jurisdiction TCEA (Daytona Bch/Port Orange) or TCMA (DeLand)			✓ ✓ ✓	Submit significance test Request @ method
	List Programmed Roadway Improvements of County, FDOT, and/or City Capital Improvement Programs	✓			erroneous-contains projects not slated for construction
	Analysis of Existing LOS (roadway segment analysis)		✓		
	Future Background Traffic Volume Estimates • Vested Trips • Historical Growth rate, minimum growth rate of 2% (unless documented by professional accepted technique)	✓			
	Future Total Traffic Volume Estimates (Future Background + FLU Designation Trips)	✓			Revision Needed
	Short Term Analysis (5-Year)		✓		Please separate
	Long-Term Analysis (Minimum 10-Year or adopted County/City Comprehensive Plan Transportation Element Horizon Year)		✓		these analyses - different network assumptions
	If near a City or adjoining county boundary, are extra jurisdictional impacts addressed? Are FDOT impacts addressed?		✓		
Conclusions (if adverse LOS, is FLU Amendment financial feasibility?)		✓			
APPENDIX DATA	Methodology Documentation & Conceptual Site Plan		✓		
	Background Traffic Growth supporting worksheets		✓		
	Trip Generation, Internal Capture, Pass-By Capture worksheets		✓		
	Model Trip Distribution & 2-mile Critical/Near-Critical map		✓		
	Existing Conditions Analysis supporting worksheets		✓		
	Short-Term Conditions Analysis supporting worksheets		✓		
	Long-Term Conditions Analysis supporting worksheets		✓		

¹ - Remarks: Justify "NO" and "N/A"

Submitted By: Melissa Booker Printed Name: Melissa Booker, Transp. Planner

Date: 8/11/09

**Western Port St. Lucie Industrial Center, St Lucie County
Estimating program from Industrial Distribution Center & Intermodal Logistics Facility ILC**

	Acres	%	Land Area Sq. Ft	Bldg. Floor Area Sq. Ft	Floor Area Ratio
Gross Area	4120		179,467,200		0.22
Existing Mining Area	465	11%			
FPL Easements	155	33%			
Adjusted Gross Acres	3500		152,460,000		0.26
Borrow Lake & wet stormwater management	700	20%			
Dry stormwater management	245	7.0%			
Net Developable area	2555		111,295,800		0.359
Interchange Hub ICTF	500	20%	21,780,000	25,000	0.00
Distribution Center Industrial/ Warehousing(Incl. buffers & roads, ROW's)	2055	411%	89,515,800	40,000,000	0.45
Totals	4120	100%	179,467,200	40,025,000	0.22

	Acres	%	Land Area Sq. Ft	Bldg. Floor Area Sq. Ft	Floor Area Ratio
Gross Area	4789		208,608,840		0.19
Existing Mining Area	465	10%			
FPL Easements	155	3%			
Wetlands, Conservation	499	10%			
Developable Land	3670		159,865,200		0.25
Co-generation Plant	25	1%			
AquaFiber	5	0%			
Water & Waste Water	25	1%			
Borrow Lake & wet stormwater management	720	20%			
Dry stormwater management	251	7%			
Accessory & Support uses	89	2%	3,876,840	-	-
Net Developable area	2555		111,295,800		
Interchange Hub ICTF	500	10%	21,780,000	25,000	0.00
Distribution Center Industrial/ Warehousing	2055	43%	89,515,800	40,000,000	0.45
Totals	4789	100%	208,608,840	40,025,000	0.19
		0%			
		0%			
		-			



CITY OF ORMOND BEACH

Planning Department • 22 South Beach Street • Ormond Beach, FL 32174 • (386) 676-3238 • Fax (386) 676-3242

July 29, 2009

TRANSMITTED VIA E-MAIL & US POSTAL SERVICE

RECEIVED

Ms. Merry Chris Smith, Coordinator
Volusia Growth Management Commission
140 S. Beach Street, Suite 305
Daytona Beach, FL 32214

JUL 29 2009

Merry C. Smith
VOLUSIA GROWTH MANAGEMENT COMMISSION

**Re: City of Daytona Beach 2nd Cycle 2009 Large Scale Comprehensive Plan Amendments
(Daytona Beach 09-2)
VGMC Case# 09-016 – City of Daytona Beach**

Dear Ms. Smith:

This office is in receipt of correspondence dated July 13, 2009 (letter, VGMC Application for Comprehensive Consistency Certification and Staff Report), and also correspondence dated July 10, 2009 (supplemental information) from the City of Daytona Beach regarding the above-mentioned Comprehensive Plan Amendment application. In accordance with VGMC consistency rules, Section 90-35, the City of Ormond Beach has reviewed the amendment package and is requesting additional information regarding VGMC Case No. 09-016.

Regarding Exhibit F: Indigo/CTLC SR 40 (2,698 acres), the reports prepared by Ivey Planning Group, LLC and the City of Daytona Beach staff indicate that the proposed land use changes will have adverse traffic impacts on the City of Ormond Beach. There is significant intensification of land use from County Low Impact Urban and Environmental Resource Corridor to City Mixed Uses and Potential Environmentally Significant. The applicant has stated there would be significant impacts to SR 40, which is an emerging Strategic Intermodal System. However, the amendment does not indicate the level of impact nor has the applicant provided information explaining the mitigation of traffic impacts, given the impacts will occur in a Dense Urban Land Area as defined by the Department of Community Affairs.

Staff is requesting additional information for a more complete review. Thank you for the opportunity to review the subject amendment. If you have any questions, please contact me at (386) 676-3345 or at kornel@ormondbeach.org.

Yours truly,

S. Laureen Kornel

S. Laureen Kornel, AICP
Senior Planner

cc: Ric Goss, AICP, Ormond Beach Planning Director



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Regarding Exhibit E: Indigo/OTLC Old Tomoka Road (148 acres), the reports prepared by Ivey Planning Group, LLC and the City of Daytona Beach staff indicate that the proposed land use changes will have adverse traffic impacts on the City of Ormond Beach. There is significant intensification of land use from County Low Impact Urban and Environmental Resource Corridor to City Mixed Uses and Potential Environmentally Significant. The applicant has stated there would be significant impacts to SR 40, which is an emerging Strategic Intermodal System. However, the amendment does not indicate the level of impact nor has the applicant provided information explaining the mitigation of traffic impacts, given the impacts will occur in a Dense Urban Land Area as defined by the Department of Community Affairs.

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S. Laureen Kornel

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