



City of Daytona Beach Shores

"Life is Better Here"

"A Premier, Friendly Place to Be"

AGENDA PLANNING & ZONING BOARD MEETING DECEMBER 9, 2019

**8:30 AM, Shores Community Center, 3000 Bellemead Drive
Daytona Beach Shores, FL 32118**

Notice is hereby given to all interested parties that if any person should decide to appeal any decision made at the aforementioned meeting of the P&Z Board, such person will need a recording of the proceedings conducted at such meeting, and for such purpose he or she may need to ensure that a verbatim record of the proceedings was made; such record to include testimony and evidence upon which any appeal shall be based. Individuals covered by the Americans with Disabilities Act of 1990 in need of accommodations for this public meeting should contact the City Clerk, City of Daytona Beach Shores, at least five working days prior to the meeting.

1. **OPENING REMARKS**
2. **MINUTES**
 - A. Planning & Zoning Minutes September 9, 2019
3. **DISCUSSION ITEMS**
 - A. Future Land Use Map Amendment CPA12019029:
Atlantic Avenue Estates, LLC-Parcel ID 6302-05-07-0150
 - B. Zoning Map Amendment RZ12019030: Atlantic
Avenue Estates, LLC-Parcel ID 6302-05-07-0150
4. **OTHER**

- A. Consideration of Meeting Schedule for 2020
- 5. **BOARD COMMENTS**
- 6. **ADJOURNMENT**

MINUTES
PLANNING & ZONING BOARD MEETING
September 9, 2019
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. OPENING REMARKS

Present: Member Rick Delange, Member Chuck Horion, Member Rose Ann Tornatore, Member James Lilly, Chairman John Schmitz

Staff: Board Attorney Lonnie Groot, City Planner Stewart Cruz, Community Services Director Fred Hiatt

2. MINUTES

MEMBER ROSE ANN TORNATORE moved, seconded by MEMBER CHUCK HORION to approve the minutes of July 8, 2019.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5 No = 0).

A. Planning & Zoning Minutes July 8, 2019

3. DISCUSSION ITEMS

A. Development Agreement Application DA12019025: 109 Dunlawton Boulevard, Shores 109, LLC

City Planner Stewart Cruz provided a brief staff report. On August 5th, the owner submitted a development agreement application for the property at 109 Dunlawton Avenue. There are five deviations from the Land Development Code requested by the property owner as the site has many constraints. The first is that the owner shall be permitted to have up to 40 dining seats in an outdoor dining patio area. The second is that the allowable square footage for signage can exceed the permitted footage for a commemorative sign. The third item would be that the owner will not be required to provide landscape buffers on the site. The fourth item would be that the owner shall not be required to provide the minimum fifteen feet turning radius in back up areas. The fifth and final item would be that the owner is permitted to have a two foot front yard setback to construct the outdoor dining area. In return, the city would receive seven public benefits consisting of a permanent utility easement, access easement, additional green area, a commemorative sign, architectural enhancements to the building, addition of a commercial opportunity, and the redevelopment and beautification of an abandoned, outmoded and unsightly commercial property along the gateway to the city. All due public notice was provided and the application meets all criteria. The property would maintain a residential apartment upstairs. Staff recommended approval of the agreement.

The board members questioned the owner as to a timeline and the type of restaurant that would go in the space. Owner Brandon Galbreath explained that he would just develop the property and then interview tenants. He would choose the best one to fit in.

Audience member Bill Dryer stated that the plan looked nice. He inquired about any eligible

economic incentive money since the city had not sold any property as yet. Planner Cruz responded that the city had also budgeted funds that would be replenished.

MEMBER ROSE ANN TORNATORE moved, seconded by MEMBER RICK DELANGE to recommend approval of the Development Agreement DA12019025 as presented to the City Council.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Member Rick Delange, Member Chuck Horion, Member James Lilly, Chairman John Schmitz, Member Rose Ann Tornatore

B. Comprehensive Plan Amendment CPA12019026: Amending the Future Land Use Element to establish a Transfer of Development Rights Program.

City Planner Stewart Cruz presented his staff report explaining that this was considered an administrative amendment by staff. The concept originated from the Economic Development Agency. If approved, it would create a Transfer of Development Rights (TDR) program. The overall goal of the TDR program is to encourage and promote development and the efficient use of land within the City by enabling the transfer of unused and/or unwanted density from one parcel of property to another. All transfers would be density neutral. If this is approved by the City Council, it will then get more detailed for the Land Development Code. All transfers would be documented for the public record and recorded. They would also run with the land in the future. This type of program has been successful in other parts of the country. Staff recommended approval.

Chairman Schmitz inquired who would track the transfers. Planner Cruz stated that a tracking mechanism would be created. Board member Lilly felt that any developer would request a Development Agreement to ensure his project was completed.

There was no public input either for or against.

MEMBER CHUCK HORION moved, seconded by MEMBER ROSE ANN TORNATORE to recommend approval of the Comprehensive Plan Amendment CPA12019026 to the City Council.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 1).

Yes: Member Rick Delange, Member Chuck Horion, Member Rose Ann Tornatore, Chairman John Schmitz

No: Member James Lilly

4. OTHER

5. BOARD COMMENTS

The board inquired about their new responsibilities. Planner Cruz advised that the board would now hear any variance requests. He explained that the board would increase to seven regular members.

6. ADJOURNMENT

The meeting ended at 9:33 am.

Cheri Schwab, Recording Secretary

John Schmitz, Chairman



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AGENDA PLANNING & ZONING BOARD MEETING DECEMBER 9, 2019

**8:30 AM, Shores Community Center, 3000 Bellemead Drive
Daytona Beach Shores, FL 32118**

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PLANNING & ZONING BOARD AGENDA MEMORANDUM DECEMBER 9, 2019 AGENDA

TO: The Members of the Planning & Zoning Board

FROM: Stewart Cruz, City Planner

PREPARED BY: Stewart Cruz, City Planner

SUBJECT: Future Land Use Map Amendment CPA12019029: Atlantic Avenue Estates, LLC-Parcel ID 6302-05-07-0150

SYNOPSIS:

Future Land Use Map Amendment CPA12019029 was submitted to the City on October 17, 2019 by applicant/owner, Atlantic Avenue Estates, LLC. The subject application is a request to change the Daytona Beach Shores Comprehensive Plan Future Land Use Map classification of the property generally located at 3828 S. Atlantic Avenue (PID 6302-05-07-0150) from *Low Density Residential* to *Medium Density Residential*. The former permits up to 12 units per acre while the latter allows up to 35 units per acre. If this change is approved, the subject +/-0.71 acre property density entitlement will change from a total of nine (9) units to 25 residential units on the site. However, the owner/applicant's application notes the plan is to construct a total of 16 residential apartments on site in two separate 8-unit buildings. In addition, if approved, the property will also require a zoning map amendment with the appropriate zoning district classification to match the proposed future land use change.

FISCAL IMPACT STATEMENT:

The FY2019/2020 Budget has adequate funding to implement all administrative and technical functions associated with the proposed amendment. If approved, the subject property will experience an increase in assessed taxable value subsequent to construction of the proposed development.

BACKGROUND:

A. INTRODUCTION

Atlantic Avenue Estates, LLC owner/applicant, request approval of a small-scale amendment to the Future Land Use Map contained in the Daytona Beach Shores Comprehensive Plan (2030). The proposed amendment seeks to change the future land use designation of a vacant +/- 0.71 acre property located on the west side of the 3800 block of S. Atlantic Avenue between Emilia and Marcelle avenues across from the Blue Surf Condo (**Exhibit A.1 attached**). The subject application was received on October 17, 2019. If approved, the amendment would change the future land use classification of the subject property from *Low Density Residential* to *Medium Density Residential*. The former permits up to 12 units per acre while the latter allows up to 35 units per acre. Therefore, the property density entitlement would change from a total of nine (9) units to 25 residential units on the site. However, the owner/applicant's application notes the plan is to construct a total of 16 residential apartments on site in two separate 8-unit buildings.

B. BACKGROUND

On December 8, 2015, the subject property was annexed into the corporate limits of the City of Daytona Beach Shores pursuant to the voluntary annexation process outlined in Section 171.044, Florida Statutes. The property was subsequently assigned a *Low Density Residential* Future Land Use. However, since then, the owner of the property has determined that the market conditions for the original four (4) duplex development have changed such that a change in land use to a greater density is required to construct apartments, which would be more responsive to the current and projected market conditions. If approved, the subject property will also require a matching change in zoning district designation.

C. PROPOSED AMENDMENT ITEM(S)

Overview:

The subject site is 150'x 205' and has an area of 30,750 square feet or +/-0.71 of an acre. The current Future Land Use (FLU) and Zoning designations on the property are *Low Density Residential* (up to 12 units/acre) and "RMF-3" Multifamily Residential (Low Density) District, respectively. The adjacent future land use classifications are depicted in **Exhibit A.2** attached while the existing surrounding land uses are illustrated in **Exhibit A.3** attached. The subject request is to change the existing FLU designation to Medium Density Residential (12.1-35 units/acre). This would permit a maximum of 25 units on the site. The applicant has indicated that two (2) eight unit apartments (i.e., 16 residential units) will be constructed on the subject property, if approved.

Description, Data and Analysis:

A detailed staff analysis is provided in **Exhibit A.4** attached. In addition, further support and analysis is provided by the applicant in **Exhibit B** attached. Both analyses demonstrate the amendment's compliance with the City's Comprehensive Plan and general planning best practice for future land use map amendments. In conclusion, the analyses show that there will not be any significant impact on the neighborhood, environment, roadways, public schools and/or utilities.

D. DUE PUBLIC NOTICE

Pursuant to Sec. 2-2 of the the Daytona Beach Shores Land Development Code and Chapter 163, Florida Statutes, due public notice has been provided by the applicant to the office of the City Clerk.

LEGAL REVIEW:

RECOMMENDATION:

Staff recommends approval of Future Land Use Map Amendment CPA12019029 as presented.

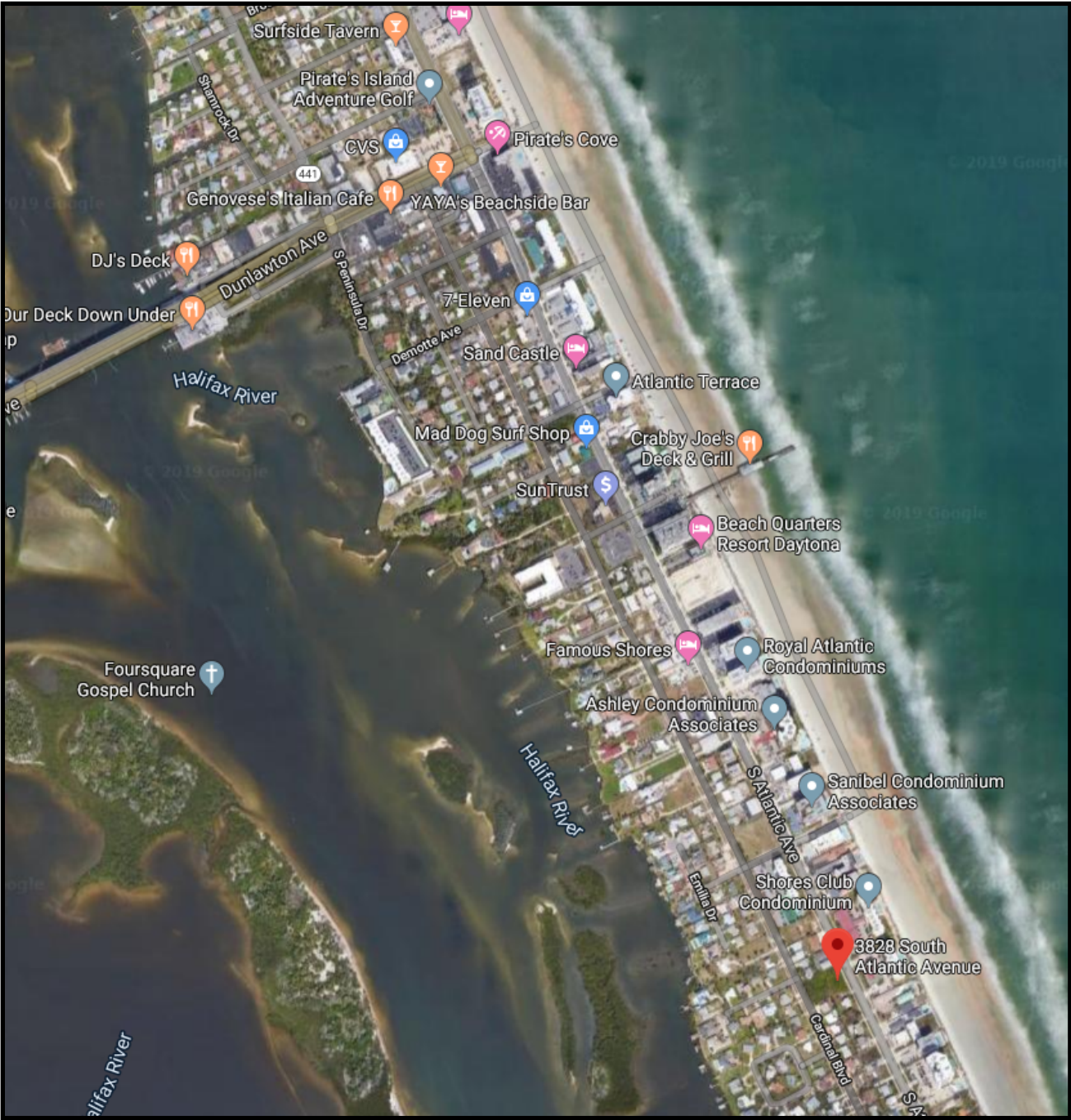
SUGGESTED MOTION:

A Planning and Zoning Board member may move as follows:

1. "I move to recommend approval of CPA12019029 as presented"
- OR
2. "I move to recommend approval of CPA12019029 with the following conditions..."
- OR
3. "I move to deny the application on the basis of the following"

- ATTACHMENT:**
1. EXHIBIT A
 2. Exhibit B-Atlantic Avenue Estates-Application
 3. ORD 2020-XX Atlantic Avenue Estates FLUMA

EXHIBIT A.1: Aerial Location Map



Source: GoogleMaps 2019

EXBHIT A.2: Adjacent Future Land Use

Location	Future Land Use	
	Existing	Proposed
Subject Property	LDR*	MDR**
North	ULI+	
South	LDR & ULI	
East	High Intensity	
West	ULI	

Notes: LDR* = Low Density Residential; MDR** = Medium Density Residential; ULI+ = Volusia County Urban Low Intensity.

Daytona Beach Shores Future Land Use Map: 2030

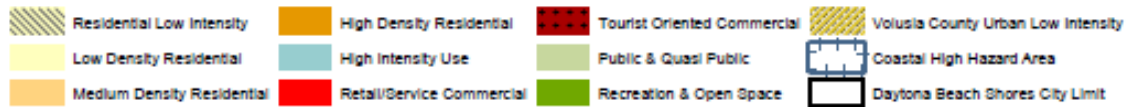


EXHIBIT A.3: Surrounding Land Uses



Source: Volusia County PALMS, 2015

EXHIBIT A.4: Staff Analysis

I. IMPACTS OF PROPOSED AMENDMENT

The current *Residential Low Density* Future Land Use (FLU) classification allows a maximum density of 12 units per acre. Under the proposed *Medium Density Residential*, the maximum density allowed is 35 units per acre. Given the 0.71 acre size of the property, the proposed amendment would theoretically allow 25 residential units on site, which is 16 more than currently allowed under the current classification. The applicant has noted that two 8-unit apartments would be constructed on site, if approved.

In accordance with the Daytona Beach Shores Comprehensive Plan Update (2030) and standard practice from the Florida Department of Economic Opportunity (DEO) and other land use agencies, an impact comparison analysis of the proposed amendment has been completed based upon the theoretical maximum development potential under the current future land use designation versus the designation proposed (**Table 1** below). The following seven public facilities and services were examined and discussed briefly below: (1) Transportation, (2) Sanitary Sewer, (3) Potable Water, (4) Solid Waste, (5) Stormwater Drainage, (6) Recreation, and (7) Public Schools.

Table 1: Impact Analysis (Theoretical Max.)

Development Variable	Current Future Land Use (0-12 units/acre)	Proposed Future Land Use (0-12 units/acre)	Comparison Impact
Residential Units Allowed	9	25	16
Population ¹	16	44	28
AM / PM Peak Hour Trips ²	86/9.09	183/14	97/4
Sanitary Sewer (gallons/day) ³	2,250	6,250	4,000
Potable Water (gallons/day) ⁴	1,760	4,840	3,080
Solid Waste (lbs./day) ⁵	160	440	280
Stormwater Drainage ⁶	n/a	n/a	n/a
Public School Student(s) ⁷	2.5	3.2	0.7

Notes:

1. Population: 1.75 persons per single-family dwelling
2. Transportation: Rates are for peak hour of adjacent street traffic: *Single-family residential unit* = 9.57 Daily trips, 1.01 PM Peak Hour Trips / *Multifamily Low Rise* = 7.32 Daily trips, 0.56 PM Peak Hour Trips
3. Sanitary Sewer: 250 gallons per dwelling unit per day
4. Potable Water: 110 gallons per capita per day
5. Solid Waste: 10 pounds per capita per day
6. Stormwater Drainage: LOS standard = 25 year, 24 hour event. If property is redeveloped, drainage system will be designed to meet the requirements of the Land Development Code.
7. Public School: Generation rates = single family 0.273, multifamily 0.127.

Sources:

2010 US Census; ITE Trip Generation Manual, 9th Edition; Policy 9-1.3 Daytona Beach Shores Comprehensive Plan Update (2030); Volusia County School District 2017 Impact Fee Study.

Transportation:

The subject property is a vacant overgrown single-family lot (**Figure 1**) with vehicular access to the abutting S. Atlantic Avenue (CR 4075) and Cardinal Boulevard. Both roadways have a Federal Functional Classification of “Minor Collector-Urban” and are operating below design capacity. Both roadways connect northbound to S.R. A1A, which is a principal arterial. The City’s vested trips for these roads are negligible. Therefore, when considering the additional vehicular trips for the proposed development (**Table 1**), it is evident the adopted LOS standard will continue to be maintained¹ as the 2018 AADT and LOS are far below the design capacity for the roads in question.

Figure 1: S. Atlantic Avenue View of Site



Sanitary Sewer:

The City’s adopted LOS standard for sanitary sewer is 250 gallons per dwelling unit per day. Using this standard, the proposed land use would theoretically create a demand of 6,250 gallons per day. This potential addition can easily be served by the City of Port Orange Wastewater Treatment Plant as the facility currently has over 4.41 million gallons per day excess capacity (Port Orange 2019 Concurrency Management Report).

Potable Water:

The City’s adopted LOS standard for potable water is 110 gallons per capita per day. Using this standard, the proposed land use would theoretically create a demand of 4,840 gallons of water per day. The City of Port Orange Garnsey Water Treatment Plan has a permitted peak daily flow capacity of over 7.55 million gallons per day (Port Orange 2019 Concurrency Management Report). Therefore, the theoretical increase in demand can easily be served by said facility.

Solid Waste Collection:

The proposed land use allows 25 residential units that would be expected to support a population of 44 persons. Each person is projected to generate solid waste at 10 pounds per day, which results in a total solid waste generation of 440 pounds per day. Solid waste generated within the City of Daytona Beach

¹ According to the most recent data (2018), the adopted Level-Of-Service (LOS) standard for S. Atlantic Avenue and Cardinal Boulevard is “E.” The respective segments of S. Atlantic Avenue within City limits are currently operating at LOS “D” (43% and 68% of design capacity). All of Cardinal Boulevard within City limits is operating at LOS “C.” (8% and 38% of design capacity).

Shores is collected by Waste Pro, which delivers it to the Volusia County landfill. The 3,000-acre landfill is a Class I facility with a projected life span to the year 2050.

Stormwater Drainage:

The City's adopted LOS standard for stormwater is the 25-year, 24-hour storm event. More specifically, the stormwater facilities must be capable of treating and conveying the runoff from such a storm without causing flooding of adjacent properties or polluting any receiving water bodies. In addition, the Comprehensive Plan requires that there be no net loss of stormwater retention function as a result of development. Therefore, if the property is redeveloped the parcel must have the same ability to store and discharge water after development as it does before development occurs. The applicant would be required to address stormwater retention on the property in accordance with these City standards and there should be no impact to the public drainage system.

Recreation and Open Space:

The proposed amendment would theoretically generate an additional 44 residents to the City. The City's most recent population count was 4,247 (2010 US Census). Policy 7-1.2.1 and Policy 9-1.3.1 in the City's Comprehensive plan establish the LOS standards for recreation facilities within the City. Considering the City's population and the City's recreational LOS standards, it is easy to conclude that Daytona Beach Shores currently has adequate capacity for all recreational facilities as required by the City's Adopted Comprehensive Plan and seen in **Table 2** below.

Table 2: Recreation Facilities Analysis

Type of Park/ Recreational Facility	Unit of Measure/LOS Standard	Current LOS (Number of Facilities)	Deficit
Playgrounds	one per 10,000 people	1	None
Neighborhood Park	one per 10,000 people	5	None
Community Park	one per 25,000 people	1	None
Children's Play Areas	one per 10,000 people	1	None
Baseball/Softball Field	one per 15,000 people	1	None
Tennis Courts	one per 2,000 people	5	None
Community Center	one per 20,000 people	1	None
Exercise Trail	one per 14,000 people	1	None
Nature Study Trail	one per 14,000 people	1	None

Public Schools:

Based on the Volusia County School District's student generation rate for multifamily developments, the proposed land use could generate at least three (3) full time students. Therefore, no significant impact on existing public school facilities is expected. However, consistent with the Volusia County Interlocal Agreement for Public School Facilities, the Volusia County School District will be

reviewing the subject application to formally determine the aforementioned and issue a finding of adequate capacity letter, if deemed appropriate. Public schools available to the proposed site would be Longstreet Elementary, Silver Sands Middle, and Spruce Creek High.

II. LAND USE COMPATIBILITY

The FLU of the surrounding area west of S. Atlantic Avenue is primarily residential low density (single-family and duplex) in character with medium density (Ocean's Terrace Club Condo) while the east side of S. Atlantic Avenue is comprised of high-rise multifamily structures and vacation homes. The subject property abuts single-family and duplex residences to the north, single-family residences to the south and west and multifamily structures to the east (**Exhibit A.3**).

Considering the above along with **Table 1** contained in the body of this staff report, it is presumed that the proposed land use, is compatible with the mixture of existing and future land uses of the surrounding neighborhood.

III. APPLICABLE PLANS, CODES AND REGULATIONS

Future Land Use Element (Daytona Beach Shores Comprehensive Plan):

Policy 1-1.1.5: (a) The City shall maintain at least a Level of Service standard "D" at all times on its roadway network throughout the City. This shall include Dunlawton Boulevard, including the bridge. The maintenance of this Level of Service standard is important to ensure that an efficient flow of traffic can be maintained on these primary roads in the event of a hurricane threat. (b) Maintain the clearance time of the population in the Hurricane Vulnerability Zone at sixteen (16) hours based on a level of service standard "D" during the time of a category 5-storm event as measured on the Saffir-Simpson scale. This policy is consistent with the stated objectives contained in the Coastal Management Element of the Volusia County Comprehensive Plan regarding hurricane evacuation and Section 163.3178 (9) (b), F.S. and based on the most current East Central Florida Regional Planning Council hurricane study.

Staff finding: The proposed land use amendment will generate negligible additional traffic, therefore: (a) there will be no decrease in the adopted LOS Standards for S. Atlantic Avenue and Cardinal Boulevard; and (b) considering the aforementioned, the hurricane evacuation clearance time shall also remain more or less the same for the subject roads in question.

Policy 1-1.2.2: The City's existing policy of requiring written assurance from any entity providing sewage treatment, potable water, or solid waste disposal shall be maintained throughout the planning period.

Staff finding: Policy will be enforced during the site development plan process.

Objective 1-1.4: Land uses that are inconsistent with the character and overall Future Land Use Plan of the City shall be discouraged. This shall take the form of not allowing any objectionable uses

(industrial, warehousing, etc.) in the new Land Development Code that will be adopted subsequent to this Comprehensive Plan.

Staff finding: The proposed amendment will not result in an incompatible land use designation such as industrial, warehousing, etc. The proposed medium density residential land use is compatible with adjacent parcels, the neighborhood and overall character of the future land use plan.

Capital Improvement Element

Policy 9-1.3: The City shall use the following Level of Service (LOS) standards in reviewing the impacts of new development and redevelopment on public facility provisions:

- (a) **Sanitary Sewers:** 250 gallons per dwelling unit per day
- (b) **Solid Waste:** 10 pounds per capita per day
- (c) **Drainage:** 25-year, 24-hour design storm
- (d) **Potable Water:** 110 gallons/capita/day (gcd) for Port Orange Service Area
150 gcd for Daytona Beach Service Area
- (e) **Roadways:** Arterials: LOS "D" at peak hour
Collectors: LOS "C" at peak hour
- (f) **Recreation:** See Table A.2 above

Staff finding: As noted elsewhere in this staff report, impacts on public facilities will be negligible and can easily be accommodated by the existing systems capacities.

IV. STAFF FINDINGS

The proposed land use amendment is consistent with overall goals, objectives, and Policies of the Daytona Beach Shores Comprehensive Plan (2030).



City of Daytona Beach Shores
COMMUNITY SERVICES DEPARTMENT
2990 S. Atlantic Avenue
Daytona Beach Shores, FL 32118
Phone (386) 763-5377 Fax (386) 763-5370

pd \$550.00
check #5914

RECEIVED
OCT 17 2019
PLANNING AND ZONING DIVISION
CITY OF DAYTONA BEACH SHORES

12019029

APPLICATION FOR COMPREHENSIVE PLAN/FUTURE LAND USE MAP
AMENDMENT

The Undersigned Applicant requests the Planning and Zoning Board AND City Council to hear and decide upon this application in accordance with Sec. 2-2 of the Land Development Code and Florida Law.

Date Submitted: 10 / 17 / 2019

Applicable Section of the Comprehensive Plan: Future Land Use Map

Fees must be paid at the time the application is submitted.

Applicant's Name: Atlantic Avenue Estates LLC
133-15 Beach Channel Drive
Address: Rockaway Park, New York, 11694 Phone #: 718-236-6065

Property Address: No assigned address - Vacant lot North of 3832 S. Atlantic Avenue

Existing Property Use: Vacant Land

Representing : Local Agent, Zev Cohen and Associates
300 Interchange Blvd. Suite C
Address: Ormond Beach, Florida 32174 Phone #: 386-677-2482

NOTES: 1) Notarized letter of authorization from owner MUST be submitted if application is filed by anyone other than the owner. 2) A completed application MUST be submitted at least 45 days prior to the anticipated Planning and Zoning hearing date.

Legal description of the property:

Lots 14, 15 & 16, Block 7, Ocean View Section of Halifax Estates per Map Book
11, Page 100 per the Official; Records of Volusia County, Florida (1612 PG
0174 Per OR 4705 PGS 2478-2479 Per OR 5532 PG 4310

Description of your request:

This is a request to amend the Future Land Use Map of the City of Daytona Beach
Shores. The request is to change the current Low Density Residential (LDR) to the
designation of Medium Density Residential (MDR).

[Signature]
Applicant's Signature

10 / 17 / 19
Date



City of Daytona Beach Shores
Building & Codes Division
2990 South Atlantic Avenue
Daytona Beach Shores, FL 32118
Telephone (386) 763-5377

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+ 70.40
180.40
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BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

12019030

APPLICATION TO AMEND ZONING MAP

The Undersigned Applicant requests the Planning and Zoning Board and City Council to decide upon this application in accordance with Section 14-66 and 14-67 of the Land Development Code.

FEES MUST BE PAID AT THE TIME THE APPLICATION IS SUBMITTED

Date Submitted: 10/17/2019

Current Zoning: RMF - 3

Requested Zoning: RMF

Applicant's Name: Atlantic Avenue Estates LLC

Address: 133-15 Beach Channel Drive
Rockaway Park, NY, 11694

Phone #: 718-236-6065

Representative: Zev Cohen & Associates, Inc.

Address: 300 Interchange Blvd. Suite C
Ormond Beach, Florida 32174

Phone #: 386-677-2482

Property Address & Parcel ID: No assigned address - VC PID: 6302-05-07-0150

Property Owner: Atlantic Avenue Estates LLC

NOTE: If applicant is not property owner, attach a notarized statement of authorization

Legal Description of Property:

Lots 14, 15 & 16, Block 7, Ocean View Section of Halifax Estates per Map Book 11,

Page 100 per the Official Records of Volusia County, Florida (1612 PG 0174 per or

4705 PGS 2478-2479 per OR 5532 PG 4310)

Applicant's Signature

10/17/19
Date

THE PLANNING & ZONING BOARD WILL APPLY THE CRITERIA IN SECTION 14-66(4) OF THE LAND DEVELOPMENT CODE WHEN CONSIDERING ZONING MAP AMENDMENTS. PLEASE EXPLAIN HOW YOUR REQUEST MEETS THE FOLLOWING CRITERIA: (YOU MAY ATTACH ADDITIONAL SHEETS)

1. The proposed zoning will have a favorable or unfavorable impact on the environment and natural resources of the area affected.

Please refer to the attached analysis regarding the responses to this criterion

402437

2. The proposed zoning will have a favorable or unfavorable impact on the economy of the area affected.

Please refer to the attached analysis regarding the responses to this criterion

3. The proposed zoning will efficiently use or unduly burden water, sewer, solid waste disposal or other necessary public facilities, including schools.

Please refer to the attached analysis regarding the responses to this criterion

4. The proposed zoning will efficiently use or unduly burden transportation facilities.

Please refer to the attached analysis regarding the responses to this criterion

5. The proposed zoning will favorably or adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment.

Please refer to the attached analysis regarding the responses to this criterion

6. The proposed zoning is basically consistent with the comprehensive land use plan.

Please refer to the attached analysis regarding the responses to this criterion

7. Have conditions relative to the property in question and the surrounding area so changed as to require zoning classification boundaries be amended to reflect new conditions?

Please refer to the attached analysis regarding the responses to this criterion

8. Was there a mistake in the original zoning of the property so that such zoning does not properly reflect the actual or developing conditions of the area?

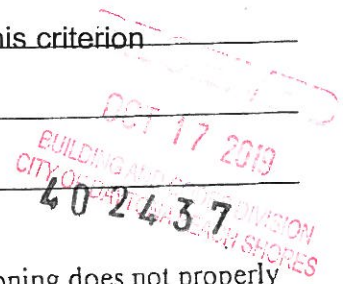
Please refer to the attached analysis regarding the responses to this criterion

9. Will the proposed change promulgate or encourage a physical benefit or have a stabilizing effect on the surrounding areas?

Please refer to the attached analysis regarding the responses to this criterion

10. Would the proposed changes constitute "spot zoning"?

Please refer to the attached analysis regarding the responses to this criterion



11. Is the proposed change a singling out of a small parcel of land, allowing a use totally different from that of the surrounding area, and would such use violate the integrity of the zoning classification?

Please refer to the attached analysis regarding the responses to this criterion

12. Is the change solely for the benefit of the owner and to the detriment of the community?

Please refer to the attached analysis regarding the responses to this criterion

13. Will the proposed change especially suit the applicant's own special purpose rather than serve the community?

Please refer to the attached analysis regarding the responses to this criterion

14. Would the requested change materially diminish the value of surrounding properties or substantially alter the characteristics of the neighborhood?

Please refer to the attached analysis regarding the responses to this criterion

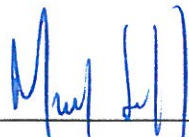
402437
RECEIVED
OCT 17 2019
BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

LETTER OF AUTHORIZATION

Re: Atlantic Avenue Estates, LLC

To Whom It May Concern:

Please be advised that Zev Cohen & Associates, Inc., is our Civil Engineer/Landscape Architect for the above referenced project. In this regard, this letter authorizes Zev Cohen & Associates, Inc., to act as our agent for and with all regulatory agencies, departments and their respective personnel, in an effort to receive all governmental approvals and permits necessary for the construction and development of Parcel 630205070150 located in Daytona Beach Shores, Florida.

By:  Date: 10/11/2019

STATE OF New York
COUNTY OF Kings

The foregoing instrument was acknowledged before me this 11 day of October, 2019 by Mark Schanck. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of October, 2019.

 My commission expires: June 13 2021

MK/ns
15200009
cc:

MICHAEL J. DONOHOE
Notary Public, State of New York
No. 01D06128399
Qualified in Kings County
Commission Expires June 13 2021

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BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

CIVIL ENGINEERING • TRANSPORTATION • ENVIRONMENTAL
LANDSCAPE ARCHITECTURE • PLANNING

402437

ATLANTIC AVENUE ESTATES FLUM & ZONING ANALYSIS

Requested Action:

The applicant is requesting an amendment to the City of Daytona Beach Shores Future Land Use Map for this vacant 0.71± acre property located on the west side of South Atlantic Avenue, approximately 670 feet south of the Amelia Avenue intersection with Atlantic Avenue. The property has 150' of frontage on both South Atlantic Avenue and Cardinal Boulevard. The Property is current designated "Low Density Residential" and is zoned RMF-3. The applicant is requesting a "Medium Density Residential" Future Land Use designation and to rezone the property to RMF-2.

Proposed Development:

The applicant plans to develop two 8-unit 2-story multifamily buildings in 2 phases. One building will face South Atlantic Avenue the other building will face Cardinal Boulevard. Each building will have its own parking.

Comprehensive Plan Amendment Analysis

The following provides a discussion of land use compatibility and a summary of the potential impacts on infrastructure resulting from the change in land use. There is also a discussion on how the proposed amendment is consistent with the requirements of the City of Daytona Beach Shores Comprehensive Plan.

1. Surrounding Land Uses

The area shown below depicts the existing development nearby (within 500' of the center of the property) the subject property. The area is a mixture of single family homes, duplexes and large multi-family residential land uses. Table 1 summarizes the land uses in the area. It is apparent from the table and aerial map that amending the Future Land Use Map will not introduce an incompatible use that will have a negative impact on surrounding uses, given the existing mix of residential land uses.

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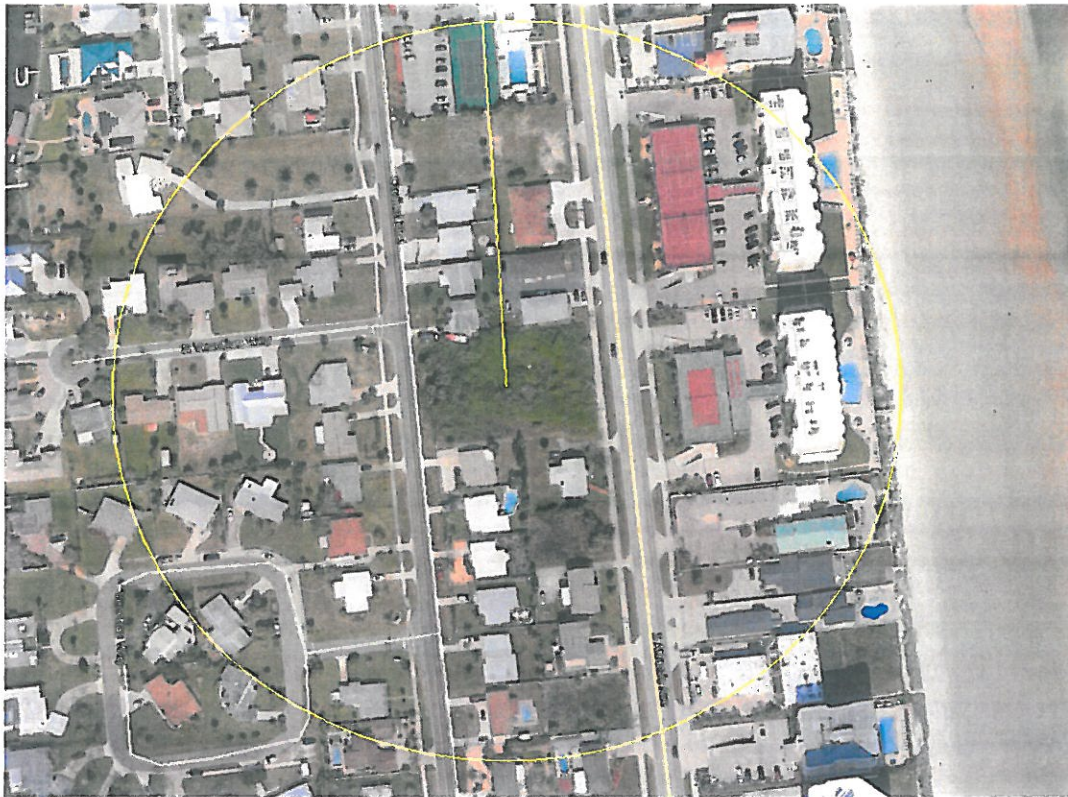


Table 1. Nearby Land Uses

Location	Future Land Use Designation	Existing Use
South	Low Density Residential, High Intensity Use & VC Urban Low Intensity	Single-Family & Multi-family Residential
East	High Intensity Use	Multi-family Residential
North	VC Urban Low Intensity & DBS Medium Density Residential	Duplexes & Multi-family Residential
West	VC Urban Low Intensity	Single-Family Residential

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2. Public Facility Impacts

Potential Development Impact on Infrastructure: The following summarizes the difference in the demand for services between the current land use and the proposed amendment. The current land use designation is Low Density Residential (LDR). The LDR allows up to 12 units per gross acre. Based on the current land use and property size, the projected maximum development on the subject site could be eight (8) dwelling units. The proposed land use designation is Medium Density Residential (MDR). The MDR allows a gross density in a range of 12.1 and 35 units per acre. Based on the proposed land use and property size, the projected maximum development is 24 dwelling units. It is important to note that the 24 units is a theoretical maximum based simply on the gross density allowed and the size of the parcel. Once LDC requirements for building setbacks, parking requirements, stormwater management, landscaping, etc. are applied to the property the actual maximum yield of the property will be less.

Demand coefficients are based on the Daytona Beach Shores concurrency management regulations. Please be aware that this analysis does not vest the project and that a further review for concurrency is required by the City prior to issuance of the development order for the project.

Table 2. Facility Demand Comparison

Public Facility/Service	Current Land Use/Zoning Demand	Proposed Future Land Use/Zoning Designation Demand
Potable Water*	2,222 gpd	6,666 gpd
Sanitary Sewer	2,000 gpd	6,000 gpd
Stormwater	Attenuation and treatment for 24-hour, 25 year event	
Solid Waste Collection	80 lbs./day	240 lbs./day

*Potable water is overly estimated in order to be consistent with projected sanitary sewer demand.

Table 2 shows the demand for services needed to accommodate the proposed change in land use. Per the Daytona Beach Shores Comprehensive Plan there must be adequate capacity available to serve the project at time of construction. Table 3 provides a summary of the capacity and capabilities of the City of Daytona Beach Shores to provide the required services to the property based on the amended Future Land Use Map.

Table 3. Facility Capacity Analysis

Public Facility/Service	Capacity
Potable Water	Net impact is an increase of 4,444 gallons per day. There is adequate capacity with both water supply and treatment for the proposed amendment.
Sanitary Sewer	Net impact is an increase of 4,000 gallons per day. There is adequate capacity for treatment and disposal of sewage.
Stormwater	Development of the site requires more intensive treatment of stormwater on-site prior to discharge into the existing system. Pre- and post-development flow and rate will be maintained. Stormwater treatment shall comply with federal, state and local requirements.
Solid Waste Collection	This reflects a net increase of 160 pounds per day and there is capacity at the Volusia County landfill.

The demand for potable water and sanitary sewer increases with the proposed amendment and there is adequate supply, treatment and distribution available to serve the proposed increase in intensity. Please note that the estimates are based on concurrency standards from the City of Daytona Beach Shores Comprehensive Plan and Land Development Code, which may overestimate the demand. The actual demand will be a function of the final design and occupancy, which is expected to be considerably less than the demand estimates in this memo. The stormwater standards will require approval from St. Johns River Water Management District (SJRWMD), as well as the City of Daytona Beach Shores. The permitting by SJRWMD and the City of Daytona Beach Shores will ensure that the amount and rate of flow of stormwater from the site is maintained at the pre-development levels and the stormwater quality is improved so as to limit potential for pollution of nearby bodies of water.

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Traffic Impacts

A Traffic Impact Analysis (TIA) is not required for the proposed rezoning since the projected traffic will not trip the thresholds established by the City and the River to Sea Transportation Planning Organization (R2CTPO). ZCA completed a preliminary analysis of the transportation impact in order to compare the potential impacts resulting from the proposed Future Land Use Map amendment and rezoning. The analysis shows that under the current land use it is estimated to generate 77 daily two-way trips and 8 PM peak hour trips at build out. The proposed use is projected to 176 daily two-way trips and 14 PM peak hour trips. The net increase of trips at build out will be 99 daily two-way trips and 6 PM peak hour trips that will be distributed on the road network. This means that the transportation demand, specifically the amount of traffic traveling to and from the site, will increase. The following table reflects that the proposed amendment will not have any significant impact on the arterial roads serving the subject area since there is more than adequate capacity. Please note that the City will conduct a formal concurrency review prior to the issuance of the final site development permit.

Table 4. Traffic Impact Analysis

Use	ITE Code	Units	Daily Trip Rate	PM Peak Hour Rate Volume	Estimates Daily Trips	Estimated PM Peak Hour Trips
Single Family Home	210	8 SFDU's	9.57	1.01	77	8
Multi-family Low Rise	220	24 DU's	7.32	.56	176	14

Table 5. Transportation Network Summary

Road	From	To	2014 ADT	LOS Volume	Excess Capacity?
South Atlantic Avenue	Phyllis Avenue	Marcelle Avenue	9,970	14,740	Yes
Cardinal Boulevard	Dunlawton Avenue	Marcelle Avenue	5,190	13,640	Yes

Consistency with Adopted Comprehensive Plan

The Daytona Beach Shores Comprehensive Plan contains several elements that address a variety of issues. The revision of the future land use map typically involves the Future Land Use, Transportation, Utilities and Capital Improvements Elements. Other elements, such as Coastal Management, Conservation and Parks and Recreation, are not impacted by the proposed amendment.

Overall, the addition of a medium density residential development provides for a cohesive land use pattern. The proposed land use change & rezoning will facilitate the development of a vacant lot that is surrounded by existing residential and tourist land uses. The in-fill development will help in reducing the amount of vacant properties within Daytona Beach Shores. The final site plan will incorporate all any needed expansions of City facilities to meet the demand associated with the proposed development. The following lists specific goals, objectives or policies that show that the proposed Future Land Use

Map Amendment and Official Zoning Map Amendment are consistent with the adopted Comprehensive Plan:

Chapter 1. Future Land Use Element

GOAL 1-1: Effectively manage future development by designating appropriate areas for new growth that does not compromise environmental integrity, is responsive to market needs and is consistent with sound land planning practices.

Objective 1-1.1: Future growth will be managed through the preparation, adoption and implementation of a land development code that is compatible with the land use proposals set forth in this Element and coordinated with the availability of municipal facilities and services. Future land development in the City shall discourage urban sprawl through the designation of appropriate densities (see Policy 2 under this Objective) that will retain the compact development already in place. All future development in the City shall be required to maintain at least a 50-foot setback from the existing Coastal Construction Control Line (CCCL). With this, as well as adherence to the regulations being promulgated by the Department of Environmental Protection in the establishment of the new CCCL, new development shall be protected from any storm surge that occurs as a result of tropical storms that impact the area. This objective shall be measured through the implementation of the following policies.

Policy 1-1.1.2: Maintain and enforce land development regulations consistent with the following standards:

1. Residential

- a. Low Intensity: up to 4 units per gross acre
- b. Low Density: up to 12.0 units per gross acre
- c. Low Density-Riverside: between 12.1 and 15 units per gross acre. Properties shall be developed as a planned unit development (PUD) and meet the following designation criteria: (i) land shall abut the Halifax River, (ii) land shall have a minimum parcel size of three (3) acres, (iii) land must be served by public infrastructure including but not limited to potable water and wastewater lines, and (iv) land shall have direct access to a major thoroughfare.
- d. Medium Density: between 12.1 and 35.0 units per gross acre
- e. High Density: between 35.1 and 60 units per gross acre (site specific density to be controlled by Land Development Code)

Policy 1-1.1.3: Maintain and enforce land development regulations consistent with the location and extent of land uses as discussed within the Element and indicated on the Future Land Use Map. To this end, the map that accompanies the new Land Development Regulations shall reflect the Future Land Use Plan Map 2020, in terms of ensuring that zoning districts shall be consistent with the map. All new development and redevelopment activities shall be required to be consistent with the zoning district classifications.

Chapter 5. Coastal Management Element

Policy 5-1.5.5: The City shall require that all infrastructure is available to serve development or redevelopment in its coastal area at the densities proposed in the Future

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CITY OF PALM BEACH SHORES

Land Use Element, consistent with coastal resource protection and safe evacuation, by assuring funding for infrastructure that will be phased to coincide with the demands generated by development or redevelopment. The City recognizes that its entire land area falls within the Hurricane Vulnerability Zone. Therefore, it has a policy that it has already adopted through its building code that requires all new development to be built to withstand hurricane force winds. This policy shall remain in effect throughout the planning period.

Consistency with the Florida Administrative Code

The 2011 the Florida Community Planning Act repealed Rule 9J-5 F.A.C.

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Consistency with the Volusia County Growth Management Consistency Rules

The proposed amendment is consistent with the requirements and will be submitted in accordance with the rules established by the VGMC for determination of consistency for small-scale amendments.

Zoning Review Criteria

The City of Daytona Beach Shores Land Development Code includes provisions in Chapter 82, Article V, Division 5, Sections 83-372 and 374 that require the Board of Planning and Appeals and City Commission to consider the following criteria in its review of each application. The following summarizes the criteria and applicant's response in support of the proposed change to the Official Zoning Map.

The following are the criteria established in the City of Daytona Beach Shores LDC pertaining to amendment to the Official Zoning Map. These are the standards to be used by the Planning and Zoning Board in the review of applications to amend the Official Zoning Map.

1. The proposed zoning will have a favorable or unfavorable impact on the environment and natural resources of the area affected.

The subject property is a .71 acre vacant lot that is surrounded by developed property. A review of geographical information system (GIS) data from Volusia County and St. Johns River Water Management District reveals no indicators of significant natural resources that require preservation or conservation of the land. There should be no impacts to the environmental and natural resources in the area.

2. The proposed zoning will have a favorable or unfavorable impact on the economy of the area affected.

The subject property is vacant and is not being used for its highest and best use. The rezoning to RMF-2 will allow for the development of a medium density residential development that is compatible with the surrounding uses. This will increase the taxable value of the property.

3. The proposed zoning will efficiently use or unduly burden water, sewer, solid waste disposal or other necessary public facilities, including schools.

The proposed rezoning will allow development of the property with 16 units that will have minimal impact to the infrastructure and facilities of the City.

4. The proposed zoning will efficiently use or unduly burden transportation facilities.

The development of the property with 16 units will have minimal impact on the road network in the area and will not result in the traffic to exceed the adopted levels of service.

5. The proposed zoning will favorably or adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment.

The development of the property with 16 units will provide additional housing that is primarily in-fill development that is in close proximity to non-residential areas that provide for employment opportunities.

6. The proposed zoning is basically consistent with the comprehensive land use plan.

The rezoning of the property is consistent with the proposed amendment to the Future Land Use Map and the overall goals, objectives and policies contained in the adopted Comprehensive Plan.

7. Have conditions relative to the property in question and the surrounding area so changed as to require zoning classification boundaries be amended to reflect new conditions?

Properties adjacent to Atlantic Ave are no longer a desirable location for low density residential growth.

8. Was there a mistake in the original zoning of the property so that such zoning does not properly reflect the actual or developing conditions of the area?

No mistakes were made with the original zoning of the property.

9. Will the proposed change promulgate or encourage a physical benefit or have a stabilizing effect on the surrounding areas?

Future Land Use Map Amendment and rezoning will provide the opportunity to develop the vacant land for a residential development that is compatible and consistent with the character of the area. This will have a stabilizing effect on the surrounding area and support commercial activity.

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CITY OF DAYTONA BEACH SHORES

10. Would the proposed changes constitute "spot zoning"?

No the proposed change will not constitute spot zoning since there are multiple zoning classifications assigned to all of the adjoining properties.

11. Is the proposed change a singling out of a small parcel of land, allowing a use totally different from that of the surrounding area, and would such use violate the integrity of the zoning classification?

The proposed rezoning will not allow for a "totally different" use and will not violate the integrity of the zoning classification. The proposed zoning is consistent with the surrounding residential development and provides for a reasonable use that is located immediately across from the multi-family tourist use developed on the east side of South Atlantic Avenue

12. Is the change solely for the benefit of the owner and to the detriment of the community?

While the property owner certainly hopes to benefit from the use of his property, it will not be at the expense of the community. The development of this vacant site as medium density residential will add to the tax base and provide increased customer base to support commercial activity in the City.

13. Will the proposed change especially suit the applicant's own special purpose rather than serve the community?

No, the proposed rezoning will not suit the applicant's special purpose and the proposed land use and zoning is consistent and compatible with the surrounding developed area. This is an in-fill project that will help the City in fostering redevelopment on the west side of A1A.

14. Would the requested change materially diminish the value of surrounding properties or substantially alter the characteristics of the neighborhood?

The proposed development is consistent and compatible with the residential development in the area. It will not diminish the value of surrounding properties and it will not substantially alter the characteristics of the neighborhood

Summary

- The proposed amendment to the City's Future Land Use Map is consistent with the adopted Comprehensive Plan and is compatible with the surrounding land uses.
- The rezoning to RMF-2 is consistent with the proposed amendment to the Future Land Use Map and provides for a compatible use of the property.
- The analysis shows that the theoretical increases in the demand for urban services can be adequately addressed and there is no need for expansion of these facilities in order to serve the

proposed development of the site. A detailed concurrency evaluation will be performed prior to the City of Daytona Beach Shores issuing a development permit.

- The proposed rezoning is generally consistent with the goals, objectives and policies contained in the adopted City of Daytona Beach Shores Comprehensive Plan.
- The proposed rezoning to RMF-2 complies with the requirements contained in *City of Daytona Beach Code of Ordinance, Appendix G, Land Development Code, Chapter 14, Article IX-Planning and Zoning Board, Section 14-66, Supplementing or Amending the Zoning Ordinance.*

Exhibits

Aerial Location

Existing Future Land Use Map

Proposed Future Land Use Map

Existing Zoning

Proposed Zoning

Photos of Site

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CITY OF DAYTONA BEACH SHORES

Altkey: 3568401
ATLANTIC AVENUE ESTATES LLC

Parcel ID: 630205070150
S ATLANTIC AVE , DAYTONA BEACH SHORES

Parcel

Short Parcel Id 630205070150
Property Location S ATLANTIC AVE, DAYTONA BEACH SHORES, 32118
PC Code 0000 - VACANT RES
Total Bldgs 0
Neighborhood 3111 - ALL LOTS ON W/S OF A1A FROM
Business Name
Homestead Property No

Primary Owner

Owner ATLANTIC AVENUE ESTATES LLC

In Care Of

Mailing Address 133-15 BEACH CHANNEL DR
ROCKAWAY PARK NY 11694

All Owners

#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	ATLANTIC AVENUE ESTATES LLC		100	FS - Fee Simple

Legal

Millage Group 403-DAYTONA BEACH SHORES
Legal Description LOTS 14 15 & 16 BLK 7 OCEAN VIEW SEC HALIFAX ESTATES MB 11 PG 100 PER OR 1612 PG 0174 PER OR 4705 PGS 2478-2479 PER OR 5532 PG 4310 PER OR 7177 PG 0575 PER OR 7183 PG 2271
Map TWP-RNG-SEC 16 - 33 - 02
Subdivision-Block-Lot 05 - 07 - 0150
Date Created 30-DEC-81
Year Annexed 2016

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
7183 / 2271	WD-WARRANTY DEED	2015208863	10/30/2015	V	\$100
7177 / 0575	CT-CERTIFICATE OF TITLE	2015197451	10/20/2015	V	\$187,100
5532 / 4310	WD-WARRANTY DEED	2005096258	04/08/2005	V	\$270,000
4705 / 2478	QC-QUIT CLAIM DEED	2001130711	06/15/2001	V	\$10

County Links

Property Tax Bill [CLICK HERE](#)
Link to Permits [CLICK HERE](#)

Other Links

Google Street Address [CLICK HERE](#)
Bing Maps [CLICK HERE](#)

Land & Agriculture

#	Land Code	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0044-VAC RES OCEAN VIEW	FRONT FOOT		.7094	30,900	150.0	206	1,450.00	\$231,094

Land Summary

Land Code 0044-VAC RES OCEAN VIEW

Total Land Value \$231,094
 Value/Square Feet 7.48
 Value/Acre 325,759.80
 Depth Factor 1.25
 Location Factor 100
 Influence 1 -15 - Shape
 Influence 2 -

Total Land Value

Total Land Value

402437

\$231,094

AGVAL Summary

AG Value
 Appraised Value
 Non AG Just Value
 Total Land Value

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 BUILDING & REVENUE DIVISION
 CITY OF DAYTONA BEACH SHORES

Working Tax Roll Values

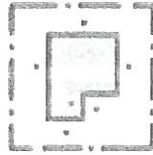
Year	Land Value	Impr Value	Just Value	Non-Sch Assd	HX Savings
2019	\$231,094	\$0	\$231,094	\$195,306	\$0

Working Tax Roll Taxable Values by Authority

Auth	Authority Name	Exemption/10Cap	Taxable
0011	REQ LOCAL EFFORT	\$0	\$231,094
0012	DISCRETIONARY	\$0	\$231,094
0017	CAPITAL IMPROVEMENT	\$0	\$231,094
0050	GENERAL FUND	\$35,788	\$195,306
0055	LIBRARY	\$35,788	\$195,306
0057	VOLUSIA FOREVER	\$35,788	\$195,306
0058	VOLUSIA ECHO	\$35,788	\$195,306
0059	VOLUSIA FOREVER I&S 2005	\$35,788	\$195,306
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$35,788	\$195,306
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$35,788	\$195,306
0100	HALIFAX HOSPITAL AUTHORITY	\$35,788	\$195,306
0240	DAYTONA BEACH SHORES	\$35,788	\$195,306
0241	DAYTONA BEACH SHORES I&S 2006	\$35,788	\$195,306
0520	MOSQUITO CONTROL	\$35,788	\$195,306
0530	PONCE INLET PORT AUTHORITY	\$35,788	\$195,306

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Non-Sch Exemptions	Non-Sch Taxable	HX Savings
2018	\$191,250	\$0	\$191,250	\$177,551	\$0	\$177,551	\$0
2017	\$191,250	\$0	\$191,236	\$161,410	\$0	\$161,410	\$0
2016	\$146,736	\$0	\$146,736	\$146,736	\$0	\$146,736	\$0
2015	\$131,289	\$0	\$131,289	\$131,289	\$0	\$131,289	\$0
2014	\$131,289	\$0	\$131,289	\$131,289	\$0	\$131,289	\$0
2013	\$169,904	\$0	\$169,904	\$169,904	\$0	\$169,904	\$0
2012	\$169,904	\$0	\$169,904	\$169,904	\$0	\$169,904	\$0
2011	\$250,920	\$0	\$250,920	\$250,920	\$0	\$250,920	\$0
2010	\$250,920	\$0	\$250,920	\$250,920	\$0	\$250,920	\$0



Sorry, no sketch available
for this record

Item	Area

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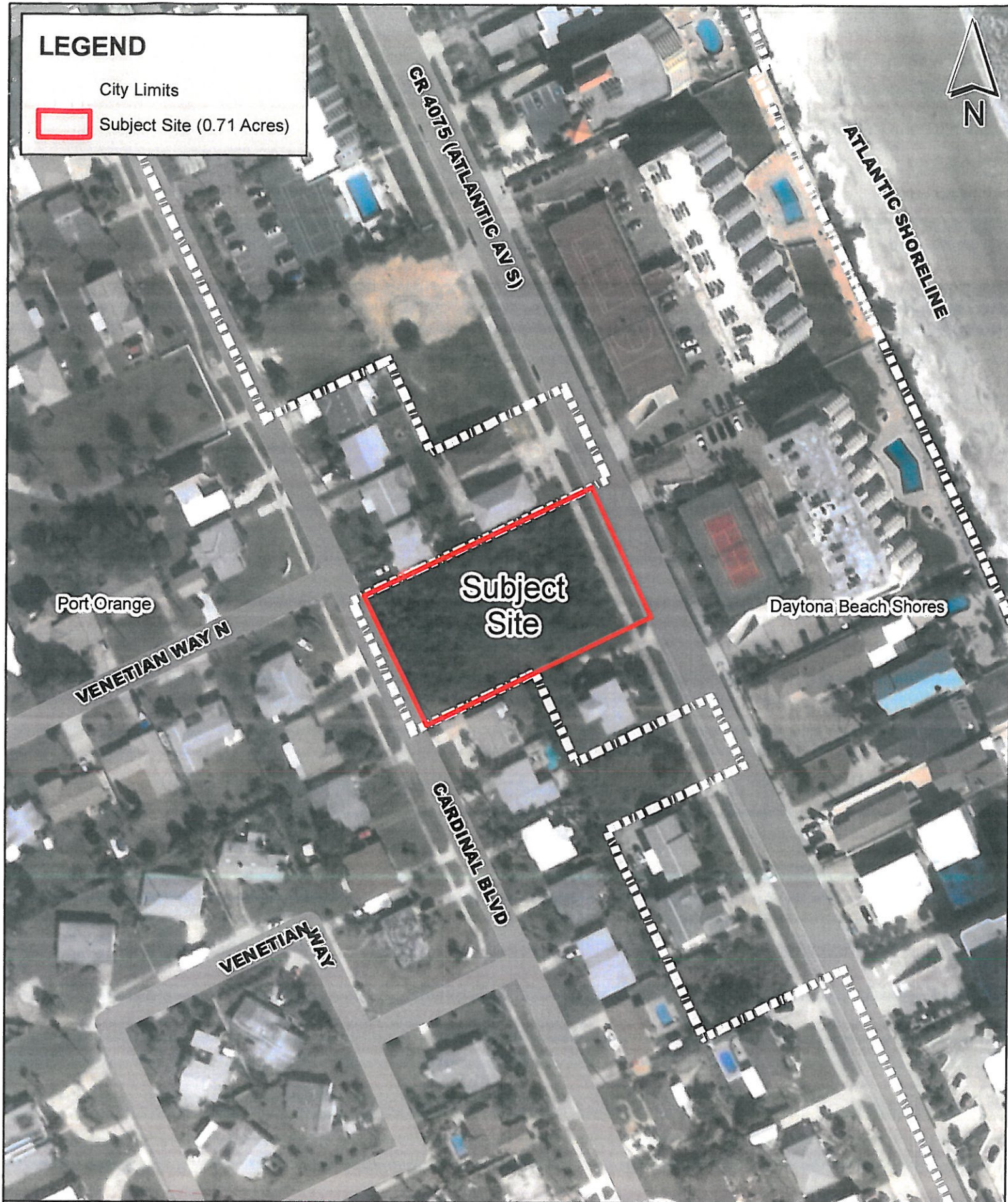
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BUILDING AND OCCUPATION
CITY OF DAYTONA BEACH SHORES

LEGEND

City Limits



Subject Site (0.71 Acres)



Date Saved: 9/27/2019

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OCT 17 2019

PROJECTS/2015/15200/Aerial Map/21.mxd

100 50 0 100 Feet

BUILDING DIVISION

CITY OF DAYTONA BEACH SHORES

Aerial Map
Atlantic Avenue Estates LLC
S. Atlantic Avenue



300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482

LEGEND

City Limits



Subject Site (0.71 Acres)

FLU - Daytona Beach Shores



High Intensity Use



Low Density Residential

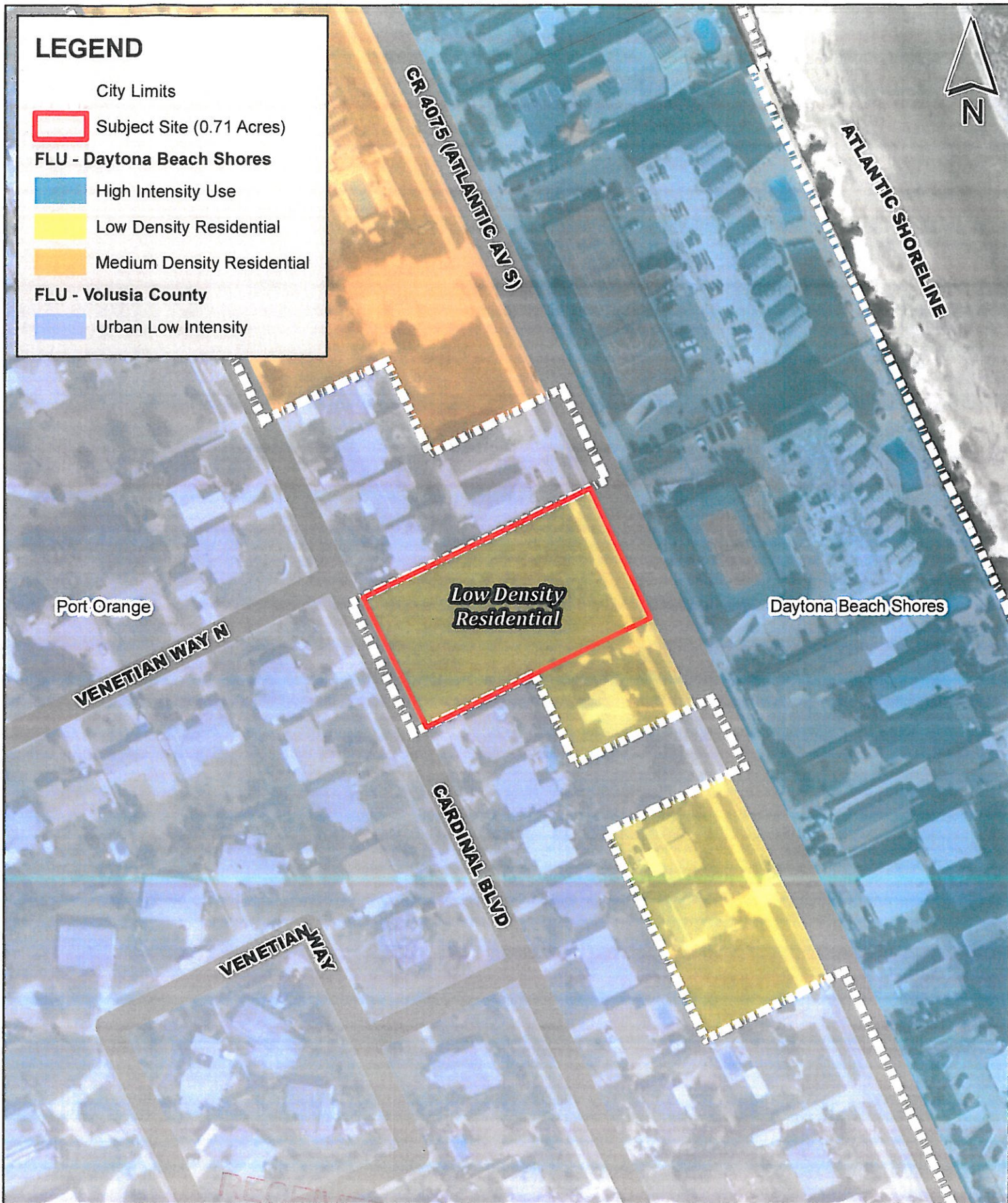


Medium Density Residential

FLU - Volusia County



Urban Low Intensity



Date Saved: 9/27/2019

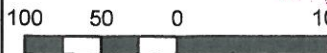
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FLU Map - Existing
Atlantic Avenue Estates LLC
S. Atlantic Avenue



300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482



100 Feet

LEGEND

City Limits



Subject Site (0.71 Acres)

FLU - Daytona Beach Shores



High Intensity Use



Low Density Residential

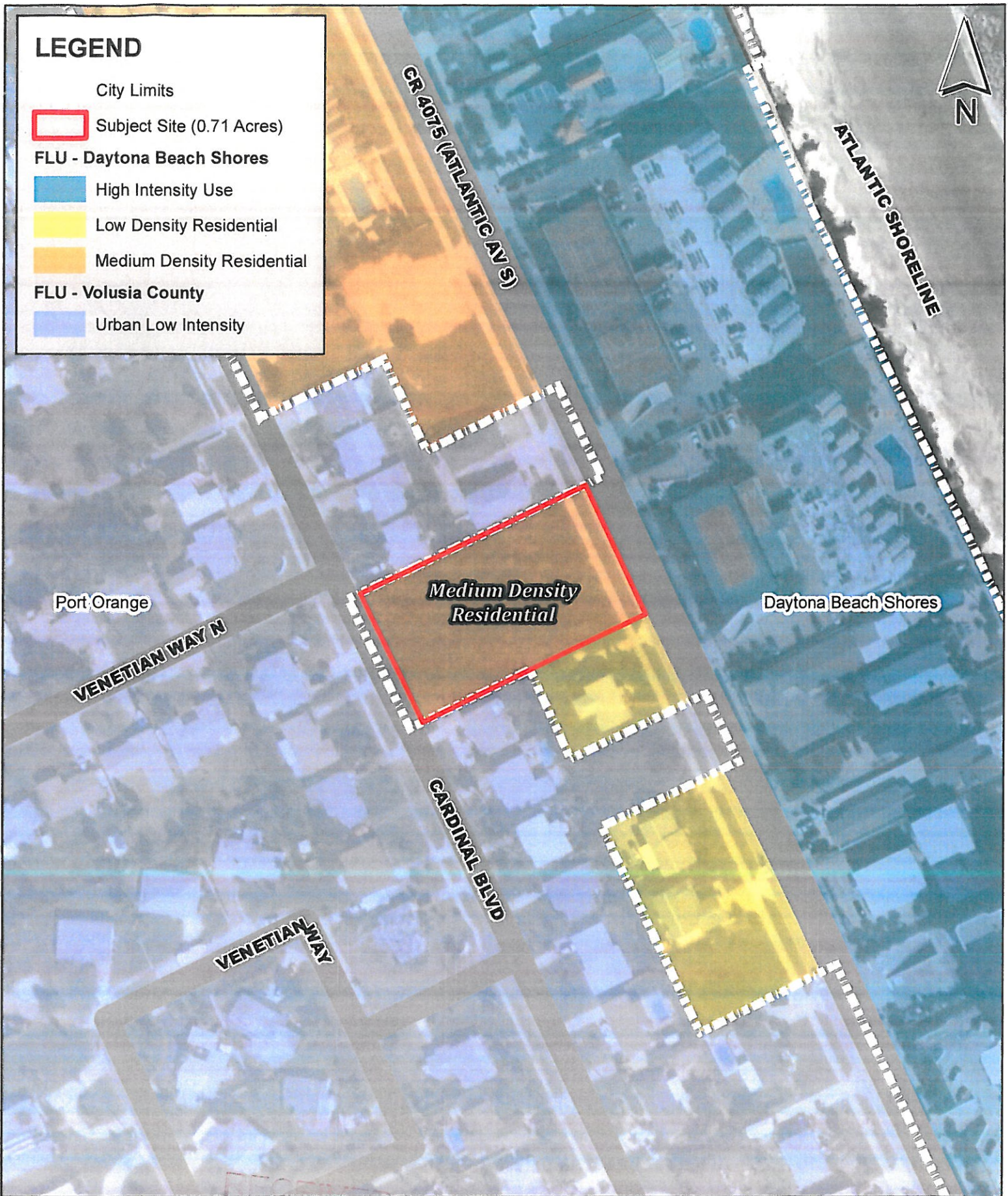


Medium Density Residential

FLU - Volusia County



Urban Low Intensity



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FLU Map - Proposed
Atlantic Avenue Estates LLC
S. Atlantic Avenue

ZEVC **COHEN**
ASSOCIATES INC

300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482

100 50 0

100 Feet

LEGEND

City Limits



Subject Site (0.71 Acres)

Zoning - Daytona Beach Shores



Hotel/Motel - Multifamily Residential (High Density)



Urban Single-Family Residential



Multifamily Residential (Low Density)

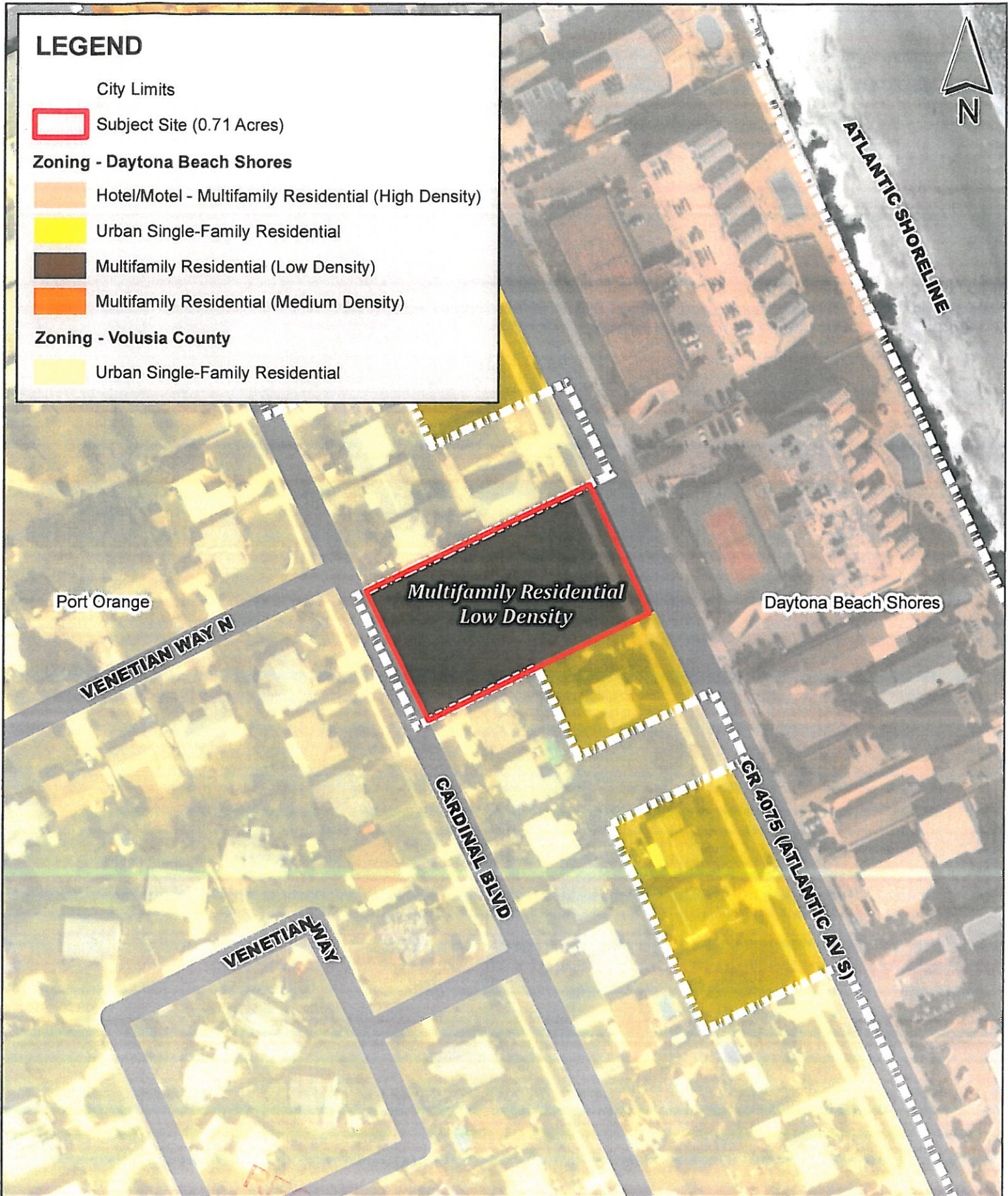


Multifamily Residential (Medium Density)

Zoning - Volusia County



Urban Single-Family Residential



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Zoning - Existing
Atlantic Avenue Estates LLC
S. Atlantic Avenue

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300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482

LEGEND

City Limits



Subject Site (0.71 Acres)

Zoning - Daytona Beach Shores



Multifamily Residential (Medium Density)



Urban Single-Family Residential

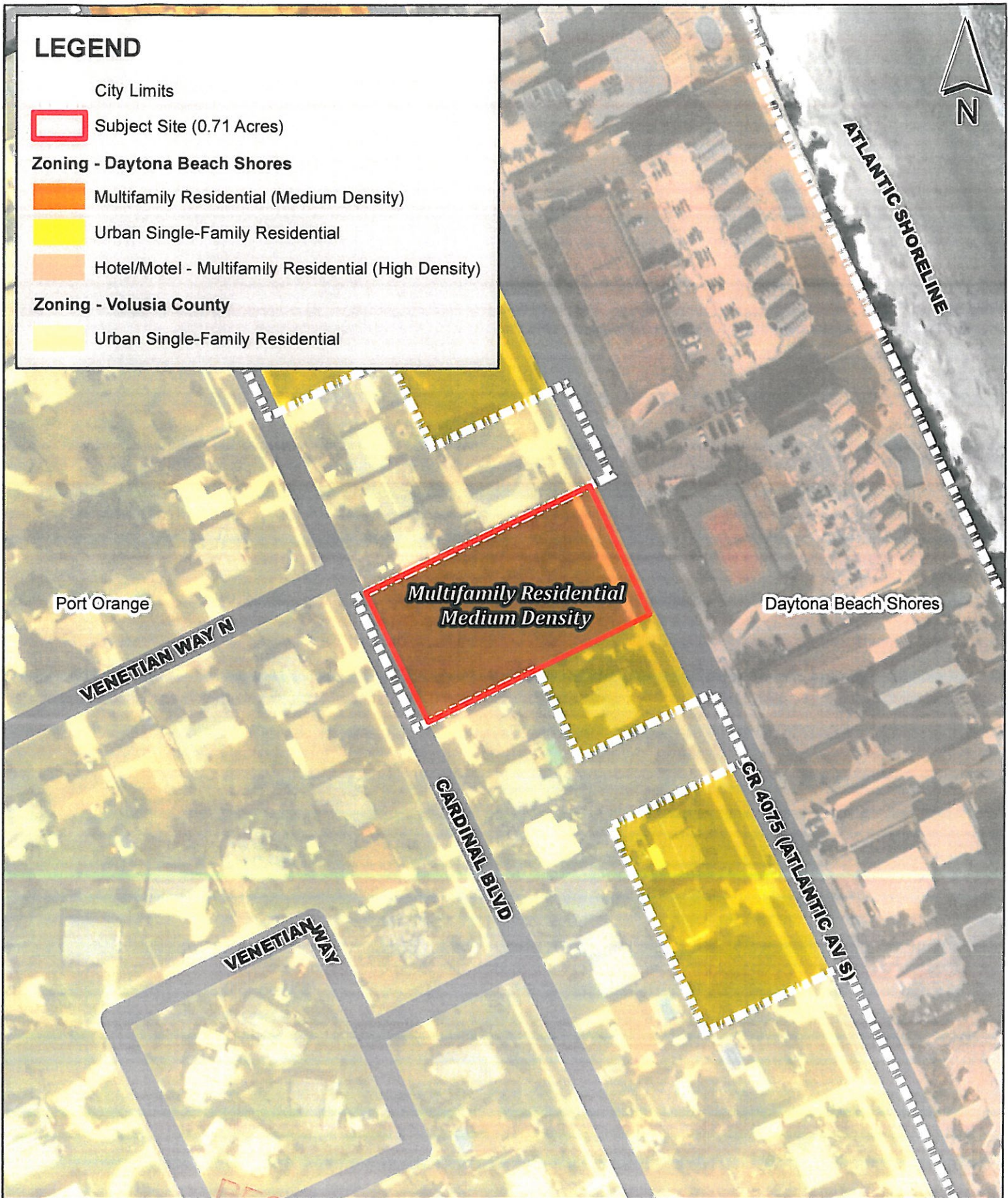


Hotel/Motel - Multifamily Residential (High Density)

Zoning - Volusia County



Urban Single-Family Residential



Date Saved: 10/17/2019

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City of Daytona Beach
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100 50 0 100 Feet

Zoning - Proposed
Atlantic Avenue Estates LLC
S. Atlantic Avenue

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300 Interchange Blvd
Ormond Beach, FL 32174
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South Atlantic Avenue looking towards southwest



South Atlantic Avenue looking towards northwest

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CITY OF DAYTON OHIO 45423



Cardinal Boulevard looking towards southeast



Cardinal Boulevard looking towards southwest

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CITY OF DAYTONA BEACH SHORES
40 2437

ORDINANCE NO: 2019-XX

AN ORDINANCE OF THE CITY OF DAYTONA BEACH SHORES, VOLUSIA COUNTY FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING *THE CITY OF DAYTONA BEACH SHORES COMPREHENSIVE PLAN*, AMENDING CHAPTER 1, “FUTURE LAND USE ELEMENT”, BY AMENDING MAP L-4 ENTITLED, “GENERALIZED FUTURE LAND USE MAP (2030)” TO CHANGE THE FUTURE LAND USE DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT 3828 S. ATLANTIC AVENUE TAX PARCEL ID 6302-05-07-0150, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR IMPLEMENTING ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Daytona Beach Shores is committed to planning and managing the future growth of the City; and

WHEREAS, the City of Daytona Beach Shores has the authority to amend its Comprehensive Plan pursuant to Part II, Chapter 163, *Florida Statutes*; and

WHEREAS, the proposed amendment to the *City of Daytona Beach Shores Comprehensive Plan* directly relates to small scale development activities as provided in Section 163.3187(1)(c), *Florida Statutes*; and

WHEREAS, the Volusia County Growth Management Commission has issued a determination of consistency in accordance with Section 202.3 of the *Charter of Volusia County, Florida*, for the proposed amendment to the *City of Daytona Beach Shores Comprehensive Plan*; and

WHEREAS, the Planning and Zoning Board, which is the local planning agency of the City, and City Council of the City of Daytona Beach Shores have conducted public hearings and issued notices required by Florida law in the preparation and enactment of this Ordinance; and

WHEREAS, Atlantic Avenue Estates, LLC, owner of the real property with short tax parcel ID 6302-05-07-0150 and generally located at 3828 S. Atlantic Avenue, submitted an owner initiated future land use map amendment application to the City of Daytona Beach Shores on October 17, 2019; and

WHEREAS, Atlantic Avenue Estates, LLC is requesting the City of Daytona Beach Shores amends the future land use classification of the subject real property from Low Density Residential to Medium Density Residential; and

WHEREAS, the development of vacant westside properties is important to the economic development and tax base of the City of Daytona Beach Shores; and

WHEREAS, the City Council of the City of Daytona Beach Shores declares that the purpose and intent of the proposed amendment to the *City of Daytona Beach Shores Comprehensive Plan* is to guide future growth and development; encourage the most appropriate use of the land, water and other resources, consistent with the public interest, promote and protect the public health, safety, comfort, good order, appearance, convenience, aesthetics, and general welfare; prevent the overcrowding of land and avoid undue concentration of population; provide adequate facilities and services; conserve and protect natural resources within the City, while protecting private property rights; and

WHEREAS, the City Council of the City of Daytona Beach Shores finds that this Ordinance serves the best interest of the City of Daytona Beach Shores; and

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA, AS FOLLOWS:

SECTION ONE: CHANGE IN FUTURE LAND USE ELEMENT/FUTURE LAND USE MAP. Chapter 1, “Future Land Use Element,” containing the Official Future Land Use Map (Map L-4) of the *City of Daytona Beach Shores Comprehensive Plan* is hereby amended to change the Future Land Use Designation of a +/-0.71 acre property from Low Density Residential to Medium Density Residential as to property as described in Exhibit “A” as follows:

Location Address	Short Tax Parcel ID	Daytona Beach Shores Future Land Use Designation
3828 S. Atlantic Ave.	6302-05-07-0150	Medium Density Residential Low

SECTION TWO: IMPLEMENTING ADMINISTRATIVE ACTIONS. The Community Services Director is hereby authorized to transmit copies of the adopted amendment to the *City of Daytona Beach Shores Comprehensive Plan* to the appropriate agencies and to any other unit of local government who has filed a written request for a copy in accordance with the provisions of Section 163.3187(1)(c)2.b, *Florida Statutes* and *Volusia Growth Management Rules*.

SECTION THREE: CONFLICTS. All ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION FOUR: SEVERABILITY. If any section or portion of a section of this Ordinance, or application of any provision of this Ordinance, proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Ordinance.

SECTION FIVE. NON-CODIFICATION. This Ordinance shall be not be codified in the *City Code of the City of Daytona Beach Shore* or, the *Land Development Code of the City of Daytona Beach Shores*, or the *City of Daytona Beach Shores Comprehensive Plan* provided, however, that the actions taken herein shall be depicted on the Future Land Use Map of the City of Daytona Beach Shores by the City Manager, or designee.

SECTION SIX: EFFECTIVE DATE. This Ordinance shall become effective, in accordance with the provisions of Section 163.3187, *Florida Statutes*, thirty-one (31) days after enactment; provided, however, if this Ordinance is challenged within thirty (30) days after enactment, this Ordinance shall not become effective until the Florida Department of Community Affairs, acting as the State Land Planning Agency, or the Administration Commission, respectively, issues a final order determining that the small scale development amendment to the *City of Daytona Beach Shores Comprehensive Plan* set forth in this Ordinance is in compliance.

CITY OF DAYTONA BEACH SHORES, FLORIDA

NANCY MILLER, MAYOR

MICHAEL T. BOOKER, CITY MANAGER

CHERI SCHWAB, CITY CLERK

Approved as to form and legality:

RAYMOND BRANCH, CITY ATTORNEY

Passed on first reading this _____ day of _____, 2020.

Adopted on second reading this _____ day of _____, 2020.

EXHIBIT A

LOTS 14 15 & 16 BLK 7 OCEAN VIEW SEC HALIFAX ESTATES MB 11 PG 100 PER OR
1612 PG 0174 PER OR 4705 PGS 2478-2479 PER OR 5532 PG 4310 PER OR 7177 PG 0575
PER OR 7183 PG 2271.



City of Daytona Beach Shores

"Life is Better Here"

"A Premier, Friendly Place to Be"

AGENDA PLANNING & ZONING BOARD MEETING DECEMBER 9, 2019

**8:30 AM, Shores Community Center, 3000 Bellemead Drive
Daytona Beach Shores, FL 32118**

Notice is hereby given to all interested parties that if any person should decide to appeal any decision made at the aforementioned meeting of the P&Z Board, such person will need a recording of the proceedings conducted at such meeting, and for such purpose he or she may need to ensure that a verbatim record of the proceedings was made; such record to include testimony and evidence upon which any appeal shall be based. Individuals covered by the Americans with Disabilities Act of 1990 in need of accommodations for this public meeting should contact the City Clerk, City of Daytona Beach Shores, at least five working days prior to the meeting.

PLANNING & ZONING BOARD AGENDA MEMORANDUM DECEMBER 9, 2019 AGENDA

TO: The Members of the Planning & Zoning Board

FROM: Stewart Cruz, City Planner

PREPARED BY: Stewart Cruz, City Planner

SUBJECT: Zoning Map Amendment RZ12019030: Atlantic Avenue Estates, LLC-Parcel ID 6302-05-07-0150

SYNOPSIS:

Zoning Map Amendment RZ12019030 application was submitted to the City on October 17, 2019 by owner/applicant, Atlantic Avenue Estates, LLC. The subject application is a request to change the Official Zoning Map District designation of the property generally located at 3828 S. Atlantic Avenue (PID 6302-05-07-0150) from RMF-3 Multifamily Residential (Low Density) District to RMF-2 Multifamily Residential (Medium Density) District. The former permits up to 12 units per acre while the latter allows up to 35 units per acre. If this change is approved, the subject +/-0.71 acre property density entitlement will change from a total of nine (9) units to 25 residential units on the site. However, the owner/applicant's application notes the plan is to construct a total of 16 residential apartments on site in two separate 8-unit buildings.

FISCAL IMPACT STATEMENT:

The FY2019/2020 Budget has adequate funding to implement all administrative and technical

functions associated with the proposed amendment. If approved, the subject property will experience an increase in assessed taxable value subsequent to construction of the proposed development.

BACKGROUND:

See **Exhibit A** attached.

LEGAL REVIEW:

RECOMMENDATION:

Staff recommends approval of RZ12019030 as presented.

SUGGESTED MOTION:

A Planning and Zoning Board member may move as follows:

1. "I move to recommend approval of RZ12019030 as presented"
- OR
2. "I move to recommend approval of RZ12019030 with the following conditions..."
- OR
3. "I move to deny the application on the basis of the following"

- ATTACHMENT:**
1. Exhibit A-RZ212019030 Atlantic Avenue Estates S. Atlantic Rezoning (P&Z Staff Report)
 2. Exhibit B-Atlantic Avenue Estates-Application
 3. Ord. 2016-XX Atlantic Estates RZ

EXHIBIT A: PLANNING ANALYSIS

A. EXISTING ZONING AND CURRENT LAND USE

Table 1 below provides a narrative description of the zoning district classifications and current land uses (i.e., existing development) for the subject property and surrounding area while **Figure 1** provides an aerial view of the subject property and surrounding land uses.

Table 1: Zoning and Land Use Area Description

Location	Zoning	Current Land Use
Subject Property	RMF-3	Vacant Lot
North	R-9	Duplex & Single Family Residence
South	RSF-2	Single Family Residences
East	T-RMF-1	Blue Surf COA
West	R-9	Single Family Residences

Notes: RMF-3 = Multifamily Residential District (Low Density), R-9 = Volusia County *Urban Single-Family Residential District*; RSF-2 = *Urban Single-Family Residential Detached District*; T-RMF-1 = *Hotel/Motel District – Multifamily Residential (High Density) District*.

Figure 1: Aerial View of Zoning Site Surrounding Neighborhood



Source: Volusia County PALMS, 2015

As noted in **Table 1** above, the subject property is currently zoned “RMF-3 Multi-Family Residential District (Low Density)” According to the Daytona Beach Shores Land Development Code, the purpose, intent and permitted uses of the existing zoning district is as follows:

“RMF-3 Multi-Family Residential District (Low Density)”:

Purpose and Intent. 14-20.1.

The purpose and intent of the RMF-3 Multifamily Residential District is to provide for multifamily residential living and certain properties abutting single-family residential districts providing to the needs of the citizens of the city by providing a well maintained and natural on-site environment for multifamily living.

Permitted Principal Uses and Structures. 14-20.2.

Multifamily dwellings, duplexes and townhouses.

Telecommunication towers and antennas, subject to compliance with section 14-60.1 et seq.

B. PROPOSED ZONING

The proposed zoning for the subject property is RMF-2 Multi-Family Residential District (Medium Density). According to the City’s Land Development Code, the purpose, intent and permitted uses of the proposed zoning district is as follows:

“RMF-2 Multi-Family Residential District (Medium Density)”:

Sec. 14-19. - RMF-2 Multi-Family Residential District (Medium Density).

14-19.1. Purpose and Intent.

The purpose and intent of the RMF-2 Multi-Family Residential District is to provide for multifamily residential living, catering to the needs of the citizens of the city desiring a well-maintained and natural on-site environment for multifamily living.

14-19.2. Permitted Principal Uses and Structures.

Townhouses, multifamily dwellings and adult congregate living units.

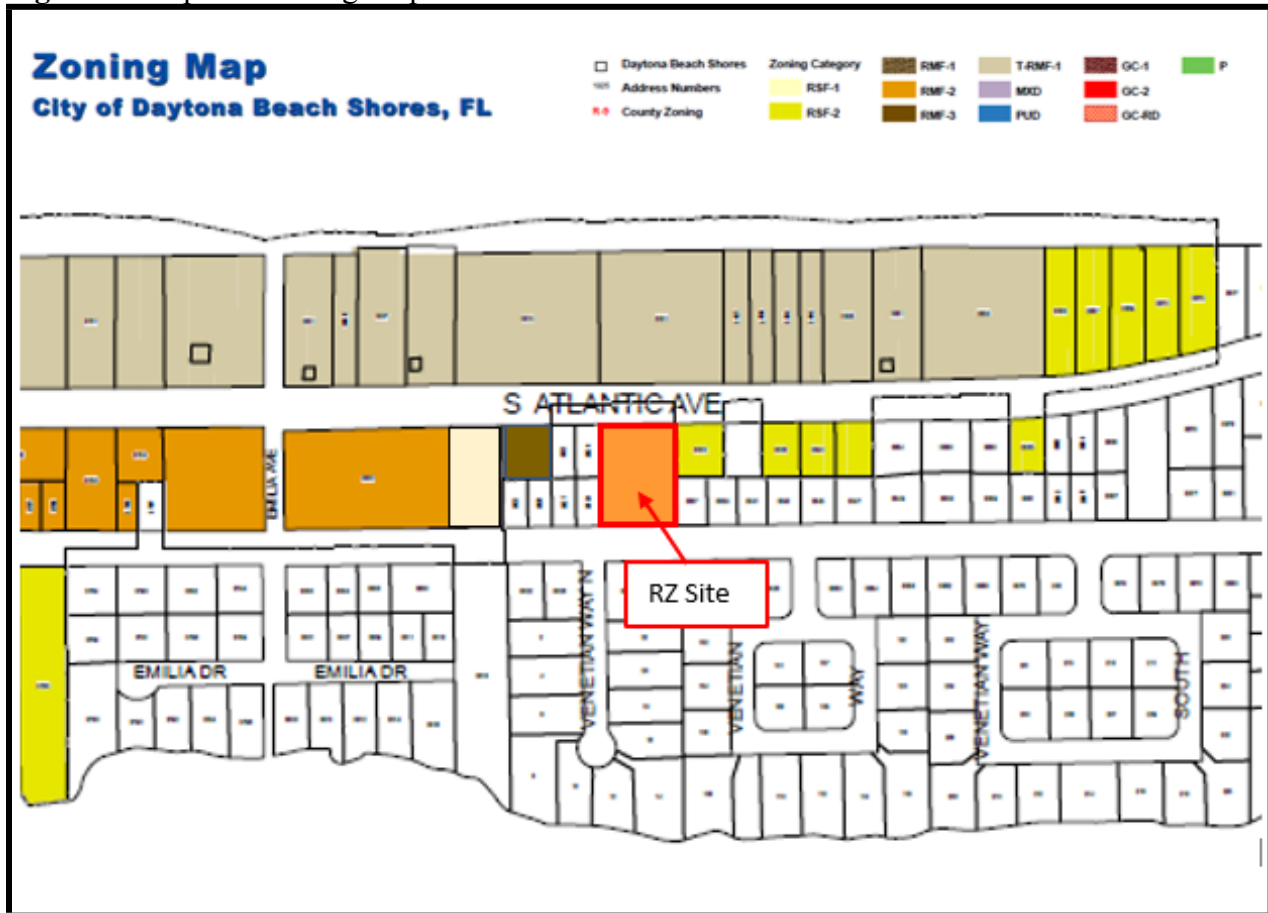
Telecommunication towers and antennas, subject to compliance with section 14-60.1 et seq.

14-19.3. Permitted Accessory Uses and Structures.

Accessory uses or structures customarily incidental to the permitted principal use or structure.

The proposed request, if approved, would result in the below (**Figure 2**) amendment to the City’s Official Zoning Map.

Figure 2: Proposed Zoning Map Amendment



C. COMPREHENSIVE PLAN

The City is in the process of amending its Adopted Comprehensive Plan (2030) Future Land Use Map to assign the City's *Medium Density Residential* future land use (FLU) classification to the subject property. This FLU classification allows up to 12.1-35 residential units per acre. With an acreage of 0.71, the maximum theoretical number of units that could be constructed on this site, providing all regulations are met, would be 25 units. The owner has noted he intends to construct two (2) 8-unit apartments for a total of 16 units on the site if the application is approved.

Objective 1-1.4 of the Comprehensive Plan states that land uses which are inconsistent with the character and overall Future Land Use Plan of the City shall be discouraged through the prohibition of objectionable uses such as industries and warehousing. The proposed future land use and proposed zoning are not objectionable or inconsistent with the future land use map and surrounding neighborhood. Therefore, the proposed zoning classification is consistent with the City's Adopted Comprehensive Plan (2030) and proposed FLU classification.

D. REVIEW AND COMMENTS

CITY PLANNER – Stewart Cruz

The subject application was received on October 17, 2019 and was initiated by the property owner Atlantic Avenue Estates, LLC. The subject vacant property is located on the west side of the 3800 S. Atlantic Avenue block between Emelia and Marcelle avenues. The property has a frontage of 105' and a depth of 205' resulting in an acreage of 0.71. The site has vehicular and pedestrian access to the abutting S. Atlantic Avenue and Cardinal Boulevard (see **Figure 1** above), both of which connect to S.R. A1A (Dunlawton Boulevard).

As seen **Table 1** above, the proposed zoning change will be compatible with adjacent land uses and the surrounding zoning and future land use classifications. The future development of the site will require compliance with the City's Land Development Code (LDC) development standards, relating to setbacks, building height, stormwater discharge, etc.

A thorough site plan review will be conducted prior to development to determine consistency with the City's Concurrency Standards and Land Development Code. Currently there is adequate potable water, sewer, solid waste, recreation, public school and transportation facility capacity and access available to the subject property.

COMMUNITY SERVICES – Fred Hiatt, Director / Building Official

The Director has reviewed the application and he has no comments.

PUBLIC WORKS – Brian Edwards, Deputy Director / Facilities Superintendent

The Facilities Superintendent has reviewed the application and he has no comments.

PUBLIC SAFETY – Terry Griffiths, Fire Commander / Fire Marshal

The Fire Commander/Fire Marshal has reviewed the application and he has no comments.

ENGINEERING – Tetra Tech HAI

This application does not require engineering review.

E. FINDING OF FACTS

When considering a request to amend the zoning map, the City shall consider the following criteria pursuant to Section 14-66 of the Land Development Code. Below are staff's findings considering each criterion outlined in the aforementioned section of the Code. The applicant's analysis and responses to the criteria are attached as **Exhibit B**.

1. The proposed zoning will have a favorable or unfavorable impact on the environment and natural resources of the area affected.

The proposed zoning change will not provide an unfavorable impact on the environment or natural resources of the area. The property in question, though overgrown with wild flora (**Figure**

3 below), is currently surrounded by urban development (see **Figure 1** above). As such, it is believed the flora contains no significant environmental value. Further, the proposed zoning change would not permit hazardous uses such as industry, which could have an unfavorable impact on the environment/natural resources of the area. Instead, the zoning would permit low density development consistent and compatible with the neighborhood land uses.

Figure 3: Street View of Subject Site



Source: Google Maps 2015.

2. The proposed zoning will have a favorable or unfavorable impact on the economy of the area affected.

The proposed zoning will generally have a favorable impact on the economy of the area as it will lead to the development of a site, provide job opportunities and create an increase in residential population and more affordable housing units.

3. The proposed zoning will efficiently use or unduly burden water, sewer, solid waste disposal or other necessary public facilities, including schools.

The subject property is currently vacant but when developed, it will not unduly burden public facilities. The subject property currently has access to transportation, public schools, water, sewer, recreation and solid waste disposal services. All existing public facilities have adequate capacities and the proposed rezoning will only provide negligible impacts on said facilities. In addition, the difference in impact between what is currently permitted and what is proposed is also negligible (see **Table 2** below).

Table 2: Impact Analysis (Theoretical Max.)

Development Variable	Current Future Land Use (0-12 units/acre)	Proposed Future Land Use (0-12 units/acre)	Comparison Impact
Residential Units Allowed	9	25	16
Population ¹	16	44	28
AM / PM Peak Hour Trips ²	86/9.09	183/14	97/4
Sanitary Sewer (gallons/day) ³	2,250	6,250	4,000
Potable Water (gallons/day) ⁴	1,760	4,840	3,080
Solid Waste (lbs./day) ⁵	160	440	280

Stormwater Drainage ⁶	n/a	n/a	n/a
Public School Student(s) ⁷	2.5	3.2	0.7

Notes:

1. Population: 1.75 persons per single-family dwelling
2. Transportation: Rates are for peak hour of adjacent street traffic: *Single-family residential unit = 9.57 Daily trips, 1.01 PM Peak Hour Trips / Multifamily Low Rise = 7.32 Daily trips, 0.56 PM Peak Hour Trips*
3. Sanitary Sewer: 250 gallons per dwelling unit per day
4. Potable Water: 110 gallons per capita per day
5. Solid Waste: 10 pounds per capita per day
6. Stormwater Drainage: LOS standard = 25 year, 24 hour event. If property is redeveloped, drainage system will be designed to meet the requirements of the Land Development Code.
7. Public School: Generation rates = single family 0.273, multifamily 0.127.

Sources:

2010 US Census; ITE Trip Generation Manual, 9th Edition; Policy 9-1.3 Daytona Beach Shores Comprehensive Plan Update (2030); Volusia County School District 2017 Impact Fee Study.

4. The proposed zoning will efficiently use or unduly burden transportation facilities.

The proposed zoning will not unduly burden transportation facilities. There is already adequate vehicular access from the abutting S. Atlantic Avenue and Cardinal Boulevard roadways and the existing system of local, collector and arterial road network. The adjacent transportation network currently operates above the City, County and State adopted level of services.

5. The proposed zoning will favorably or adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment.

The proposed zoning change involves a vacant low density multi-family residential property being rezoned to a medium density multi-family residential zoning district. The resulting change in entitlement would from nine (9) units to 25 units. Hence, the rezoning will not impact the ability of people to find adequate housing since the change will actually create new housing units and increase the existing housing stock.

6. The proposed zoning is basically consistent with the comprehensive land use plan.

The City is in the process of amending its Adopted Comprehensive Plan (2030) Future Land Use Map to assign the City's *Low Density Residential* future land use (FLU) classification to the subject property. This FLU classification allows 12.1 to 35 residential units per acre, which would result in a maximum of 25 units on site.

Objective 1-1.4 of the Comprehensive Plan states that land uses which are inconsistent with the character and overall Future Land Use Plan of the City shall be discouraged through the prohibition of objectionable uses such as industries and warehousing. The proposed future land use and proposed zoning are not objectionable or inconsistent with the future land use map and surrounding neighborhood. Therefore, the proposed zoning classification is

consistent with the City's Adopted Comprehensive Plan (2030) and proposed FLU classification.

7. Have conditions relative to the property in question and the surrounding area so changed as to require zoning classification boundaries be amended to reflect new conditions?

The physical, economic or environmental conditions relative to the property in question and the surrounding area have not changed so as to require a zoning change. However, the subject property is currently undergoing a comprehensive plan future land use amendment that if approved, would require the proposed subject zoning map amendment.

8. Was there a mistake in the original zoning of the property so that such zoning does not properly reflect the actual or developing conditions of the area?

There was no mistake made in the original zoning of the property. The subject property is currently undergoing a comprehensive plan future land use amendment that if approved, would require the proposed subject zoning map amendment.

9. Will the proposed change promulgate or encourage a physical benefit or have a stabilizing effect on the surrounding areas?

The proposed zoning change is compatible with the mixture of single-family, duplex and multifamily land uses in the vicinity. Therefore, the proposed change will maintain a stabilizing effect on the surrounding areas.

10. Would the proposed changes constitute "spot zoning"?

Spot zoning generally occurs when an individual parcel is assigned a zoning classification that is incompatible with the surrounding area. However, as noted above, the proposed zoning change is compatible with the diverse mixture of residential land uses in the vicinity. Therefore, the proposed change does not constitute spot zoning.

11. Is the proposed change a singling out of a small parcel of land, allowing a use totally different from that of the surrounding area, and would such use violate the integrity of the zoning classification?

The proposed zoning classification is compatible with the existing diverse mixture of the residential neighborhood uses, future land use and zoning classifications. Therefore, the proposed change is not the singling out of a small parcel of land allowing a use that is totally different from that of the surrounding area.

12. Is the change solely for the benefit of the owner and to the detriment of the community?

The proposed zoning classification is compatible with the existing diverse mixture of the residential neighborhood use, future land use and zoning classifications. Therefore, the proposed change would not be solely for the benefit of the owner and to the detriment of the

community but instead the change would benefit the entire community by stabilizing the land uses and the integrity of the neighborhood.

13. Will the proposed change especially suit the applicant's own special purpose rather than serve the community?

The proposed change is compatible with the neighborhood's existing diverse mixture of the residential land use and future land uses and therefore serves the entire community by maintaining medium density residential characteristics.

14. Would the requested change materially diminish the value of surrounding properties or substantially alter the characteristics of the neighborhood?

The rezoning will not materially diminish the value of the surrounding properties or substantially alter the characteristics of the neighborhood since the proposed rezoning will ensure the residential nature of the community is maintained.



City of Daytona Beach Shores
COMMUNITY SERVICES DEPARTMENT
2990 S. Atlantic Avenue
Daytona Beach Shores, FL 32118
Phone (386) 763-5377 Fax (386) 763-5370

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check #5914

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OCT 17 2019
PLANNING AND ZONING DIVISION
CITY OF DAYTONA BEACH SHORES

12019029

APPLICATION FOR COMPREHENSIVE PLAN/FUTURE LAND USE MAP
AMENDMENT

The Undersigned Applicant requests the Planning and Zoning Board AND City Council to hear and decide upon this application in accordance with Sec. 2-2 of the Land Development Code and Florida Law.

Date Submitted: 10 / 17 / 2019

Applicable Section of the Comprehensive Plan: Future Land Use Map

Fees must be paid at the time the application is submitted.

Applicant's Name: Atlantic Avenue Estates LLC
133-15 Beach Channel Drive
Address: Rockaway Park, New York, 11694 Phone #: 718-236-6065

Property Address: No assigned address - Vacant lot North of 3832 S. Atlantic Avenue

Existing Property Use: Vacant Land

Representing : Local Agent, Zev Cohen and Associates
300 Interchange Blvd. Suite C
Address: Ormond Beach, Florida 32174 Phone #: 386-677-2482

NOTES: 1) Notarized letter of authorization from owner MUST be submitted if application is filed by anyone other than the owner. 2) A completed application MUST be submitted at least 45 days prior to the anticipated Planning and Zoning hearing date.

Legal description of the property:
Lots 14, 15 & 16, Block 7, Ocean View Section of Halifax Estates per Map Book
11, Page 100 per the Official; Records of Volusia County, Florida (1612 PG
0174 Per OR 4705 PGS 2478-2479 Per OR 5532 PG 4310

Description of your request:
This is a request to amend the Future Land Use Map of the City of Daytona Beach
Shores. The request is to change the current Low Density Residential (LDR) to the
designation of Medium Density Residential (MDR).

[Signature]
Applicant's Signature
10 / 17 / 19
Date



City of Daytona Beach Shores
Building & Codes Division
2990 South Atlantic Avenue
Daytona Beach Shores, FL 32118
Telephone (386) 763-5377

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+ 70.40
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CITY OF DAYTONA BEACH SHORES

12019030

APPLICATION TO AMEND ZONING MAP

The Undersigned Applicant requests the Planning and Zoning Board and City Council to decide upon this application in accordance with Section 14-66 and 14-67 of the Land Development Code.

FEES MUST BE PAID AT THE TIME THE APPLICATION IS SUBMITTED

Date Submitted: 10/17/2019

Current Zoning: RMF - 3

Requested Zoning: RMF

Applicant's Name: Atlantic Avenue Estates LLC

Address: 133-15 Beach Channel Drive
Rockaway Park, NY, 11694

Phone #: 718-236-6065

Representative: Zev Cohen & Associates, Inc.

Address: 300 Interchange Blvd. Suite C
Ormond Beach, Florida 32174

Phone #: 386-677-2482

Property Address & Parcel ID: No assigned address - VC PID: 6302-05-07-0150

Property Owner: Atlantic Avenue Estates LLC

NOTE: If applicant is not property owner, attach a notarized statement of authorization

Legal Description of Property:

Lots 14, 15 & 16, Block 7, Ocean View Section of Halifax Estates per Map Book 11,

Page 100 per the Official Records of Volusia County, Florida (1612 PG 0174 per or

4705 PGS 2478-2479 per OR 5532 PG 4310)

Applicant's Signature

10/17/19
Date

THE PLANNING & ZONING BOARD WILL APPLY THE CRITERIA IN SECTION 14-66(4) OF THE LAND DEVELOPMENT CODE WHEN CONSIDERING ZONING MAP AMENDMENTS. PLEASE EXPLAIN HOW YOUR REQUEST MEETS THE FOLLOWING CRITERIA: (YOU MAY ATTACH ADDITIONAL SHEETS)

1. The proposed zoning will have a favorable or unfavorable impact on the environment and natural resources of the area affected.

Please refer to the attached analysis regarding the responses to this criterion

402437

2. The proposed zoning will have a favorable or unfavorable impact on the economy of the area affected.

Please refer to the attached analysis regarding the responses to this criterion

3. The proposed zoning will efficiently use or unduly burden water, sewer, solid waste disposal or other necessary public facilities, including schools.

Please refer to the attached analysis regarding the responses to this criterion

4. The proposed zoning will efficiently use or unduly burden transportation facilities.

Please refer to the attached analysis regarding the responses to this criterion

5. The proposed zoning will favorably or adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment.

Please refer to the attached analysis regarding the responses to this criterion

6. The proposed zoning is basically consistent with the comprehensive land use plan.

Please refer to the attached analysis regarding the responses to this criterion

7. Have conditions relative to the property in question and the surrounding area so changed as to require zoning classification boundaries be amended to reflect new conditions?

Please refer to the attached analysis regarding the responses to this criterion

8. Was there a mistake in the original zoning of the property so that such zoning does not properly reflect the actual or developing conditions of the area?

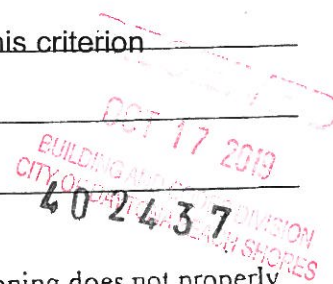
Please refer to the attached analysis regarding the responses to this criterion

9. Will the proposed change promulgate or encourage a physical benefit or have a stabilizing effect on the surrounding areas?

Please refer to the attached analysis regarding the responses to this criterion

10. Would the proposed changes constitute "spot zoning"?

Please refer to the attached analysis regarding the responses to this criterion



11. Is the proposed change a singling out of a small parcel of land, allowing a use totally different from that of the surrounding area, and would such use violate the integrity of the zoning classification?

Please refer to the attached analysis regarding the responses to this criterion

12. Is the change solely for the benefit of the owner and to the detriment of the community?

Please refer to the attached analysis regarding the responses to this criterion

13. Will the proposed change especially suit the applicant's own special purpose rather than serve the community?

Please refer to the attached analysis regarding the responses to this criterion

14. Would the requested change materially diminish the value of surrounding properties or substantially alter the characteristics of the neighborhood?

Please refer to the attached analysis regarding the responses to this criterion

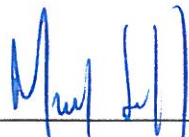
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OCT 17 2019
BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

LETTER OF AUTHORIZATION

Re: Atlantic Avenue Estates, LLC

To Whom It May Concern:

Please be advised that Zev Cohen & Associates, Inc., is our Civil Engineer/Landscape Architect for the above referenced project. In this regard, this letter authorizes Zev Cohen & Associates, Inc., to act as our agent for and with all regulatory agencies, departments and their respective personnel, in an effort to receive all governmental approvals and permits necessary for the construction and development of Parcel 630205070150 located in Daytona Beach Shores, Florida.

By:  Date: 10/11/2019

STATE OF New York
COUNTY OF Kings

The foregoing instrument was acknowledged before me this 11 day of October, 2019 by Mark Schanck. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of October, 2019.

 My commission expires: June 13 2021

MK/ns
15200009
cc:

MICHAEL J. DONOHOE
Notary Public, State of New York
No. 01D06128399
Qualified in Kings County
Commission Expires June 13 2021

RECEIVED
OCT 17 2019
BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

CIVIL ENGINEERING • TRANSPORTATION • ENVIRONMENTAL
LANDSCAPE ARCHITECTURE • PLANNING

402437

ATLANTIC AVENUE ESTATES
FLUM & ZONING ANALYSIS

Requested Action:

The applicant is requesting an amendment to the City of Daytona Beach Shores Future Land Use Map for this vacant 0.71± acre property located on the west side of South Atlantic Avenue, approximately 670 feet south of the Amelia Avenue intersection with Atlantic Avenue. The property has 150' of frontage on both South Atlantic Avenue and Cardinal Boulevard. The Property is current designated "Low Density Residential" and is zoned RMF-3. The applicant is requesting a "Medium Density Residential" Future Land Use designation and to rezone the property to RMF-2.

Proposed Development:

The applicant plans to develop two 8-unit 2-story multifamily buildings in 2 phases. One building will face South Atlantic Avenue the other building will face Cardinal Boulevard. Each building will have its own parking.

Comprehensive Plan Amendment Analysis

The following provides a discussion of land use compatibility and a summary of the potential impacts on infrastructure resulting from the change in land use. There is also a discussion on how the proposed amendment is consistent with the requirements of the City of Daytona Beach Shores Comprehensive Plan.

1. Surrounding Land Uses

The area shown below depicts the existing development nearby (within 500' of the center of the property) the subject property. The area is a mixture of single family homes, duplexes and large multi-family residential land uses. Table 1 summarizes the land uses in the area. It is apparent from the table and aerial map that amending the Future Land Use Map will not introduce an incompatible use that will have a negative impact on surrounding uses, given the existing mix of residential land uses.

402437
OCT 17 2019
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CITY OF DAYTONA BEACH SHORES

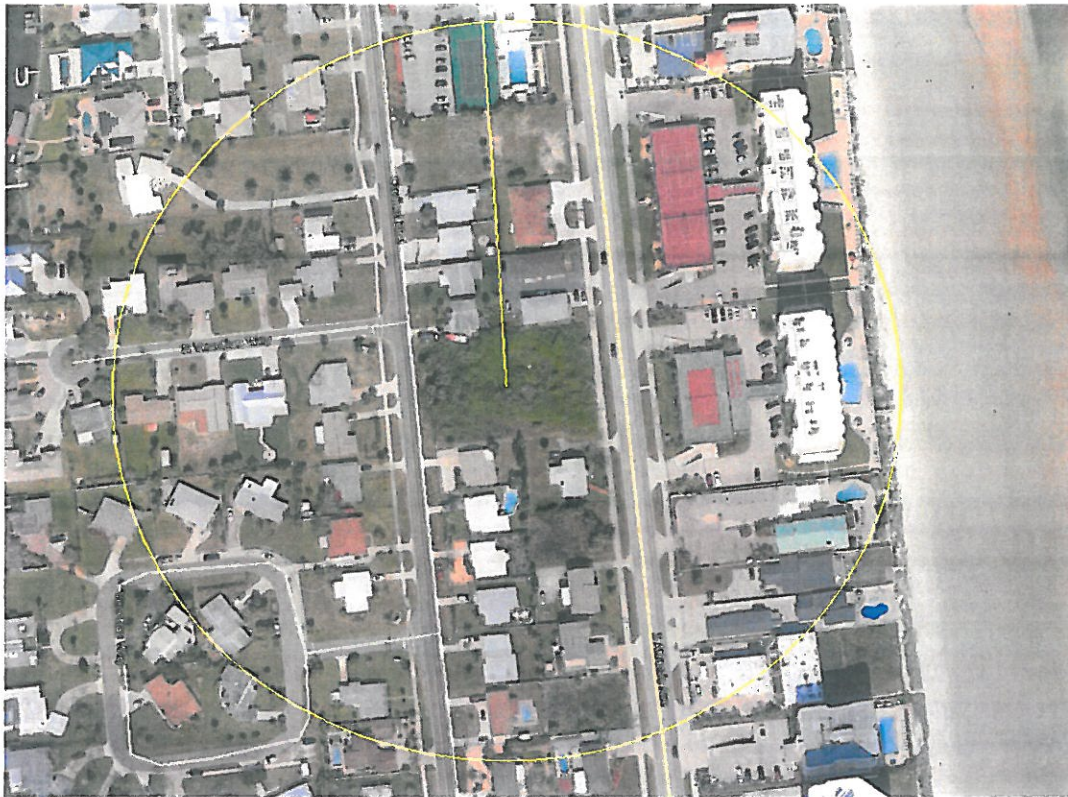


Table 1. Nearby Land Uses

Location	Future Land Use Designation	Existing Use
South	Low Density Residential, High Intensity Use & VC Urban Low Intensity	Single-Family & Multi-family Residential
East	High Intensity Use	Multi-family Residential
North	VC Urban Low Intensity & DBS Medium Density Residential	Duplexes & Multi-family Residential
West	VC Urban Low Intensity	Single-Family Residential

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2. Public Facility Impacts

Potential Development Impact on Infrastructure: The following summarizes the difference in the demand for services between the current land use and the proposed amendment. The current land use designation is Low Density Residential (LDR). The LDR allows up to 12 units per gross acre. Based on the current land use and property size, the projected maximum development on the subject site could be eight (8) dwelling units. The proposed land use designation is Medium Density Residential (MDR). The MDR allows a gross density in a range of 12.1 and 35 units per acre. Based on the proposed land use and property size, the projected maximum development is 24 dwelling units. It is important to note that the 24 units is a theoretical maximum based simply on the gross density allowed and the size of the parcel. Once LDC requirements for building setbacks, parking requirements, stormwater management, landscaping, etc. are applied to the property the actual maximum yield of the property will be less.

Demand coefficients are based on the Daytona Beach Shores concurrency management regulations. Please be aware that this analysis does not vest the project and that a further review for concurrency is required by the City prior to issuance of the development order for the project.

Table 2. Facility Demand Comparison

Public Facility/Service	Current Land Use/Zoning Demand	Proposed Future Land Use/Zoning Designation Demand
Potable Water*	2,222 gpd	6,666 gpd
Sanitary Sewer	2,000 gpd	6,000 gpd
Stormwater	Attenuation and treatment for 24-hour, 25 year event	
Solid Waste Collection	80 lbs./day	240 lbs./day

*Potable water is overly estimated in order to be consistent with projected sanitary sewer demand.

Table 2 shows the demand for services needed to accommodate the proposed change in land use. Per the Daytona Beach Shores Comprehensive Plan there must be adequate capacity available to serve the project at time of construction. Table 3 provides a summary of the capacity and capabilities of the City of Daytona Beach Shores to provide the required services to the property based on the amended Future Land Use Map.

Table 3. Facility Capacity Analysis

Public Facility/Service	Capacity
Potable Water	Net impact is an increase of 4,444 gallons per day. There is adequate capacity with both water supply and treatment for the proposed amendment.
Sanitary Sewer	Net impact is an increase of 4,000 gallons per day. There is adequate capacity for treatment and disposal of sewage.
Stormwater	Development of the site requires more intensive treatment of stormwater on-site prior to discharge into the existing system. Pre- and post-development flow and rate will be maintained. Stormwater treatment shall comply with federal, state and local requirements.
Solid Waste Collection	This reflects a net increase of 160 pounds per day and there is capacity at the Volusia County landfill.

The demand for potable water and sanitary sewer increases with the proposed amendment and there is adequate supply, treatment and distribution available to serve the proposed increase in intensity. Please note that the estimates are based on concurrency standards from the City of Daytona Beach Shores Comprehensive Plan and Land Development Code, which may overestimate the demand. The actual demand will be a function of the final design and occupancy, which is expected to be considerably less than the demand estimates in this memo. The stormwater standards will require approval from St. Johns River Water Management District (SJRWMD), as well as the City of Daytona Beach Shores. The permitting by SJRWMD and the City of Daytona Beach Shores will ensure that the amount and rate of flow of stormwater from the site is maintained at the pre-development levels and the stormwater quality is improved so as to limit potential for pollution of nearby bodies of water.

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Traffic Impacts

A Traffic Impact Analysis (TIA) is not required for the proposed rezoning since the projected traffic will not trip the thresholds established by the City and the River to Sea Transportation Planning Organization (R2CTPO). ZCA completed a preliminary analysis of the transportation impact in order to compare the potential impacts resulting from the proposed Future Land Use Map amendment and rezoning. The analysis shows that under the current land use it is estimated to generate 77 daily two-way trips and 8 PM peak hour trips at build out. The proposed use is projected to 176 daily two-way trips and 14 PM peak hour trips. The net increase of trips at build out will be 99 daily two-way trips and 6 PM peak hour trips that will be distributed on the road network. This means that the transportation demand, specifically the amount of traffic traveling to and from the site, will increase. The following table reflects that the proposed amendment will not have any significant impact on the arterial roads serving the subject area since there is more than adequate capacity. Please note that the City will conduct a formal concurrency review prior to the issuance of the final site development permit.

Table 4. Traffic Impact Analysis

Use	ITE Code	Units	Daily Trip Rate	PM Peak Hour Rate Volume	Estimates Daily Trips	Estimated PM Peak Hour Trips
Single Family Home	210	8 SFDU's	9.57	1.01	77	8
Multi-family Low Rise	220	24 DU's	7.32	.56	176	14

Table 5. Transportation Network Summary

Road	From	To	2014 ADT	LOS Volume	Excess Capacity?
South Atlantic Avenue	Phyllis Avenue	Marcelle Avenue	9,970	14,740	Yes
Cardinal Boulevard	Dunlawton Avenue	Marcelle Avenue	5,190	13,640	Yes

Consistency with Adopted Comprehensive Plan

The Daytona Beach Shores Comprehensive Plan contains several elements that address a variety of issues. The revision of the future land use map typically involves the Future Land Use, Transportation, Utilities and Capital Improvements Elements. Other elements, such as Coastal Management, Conservation and Parks and Recreation, are not impacted by the proposed amendment.

Overall, the addition of a medium density residential development provides for a cohesive land use pattern. The proposed land use change & rezoning will facilitate the development of a vacant lot that is surrounded by existing residential and tourist land uses. The in-fill development will help in reducing the amount of vacant properties within Daytona Beach Shores. The final site plan will incorporate all any needed expansions of City facilities to meet the demand associated with the proposed development. The following lists specific goals, objectives or policies that show that the proposed Future Land Use

Map Amendment and Official Zoning Map Amendment are consistent with the adopted Comprehensive Plan:

Chapter 1. Future Land Use Element

GOAL 1-1: Effectively manage future development by designating appropriate areas for new growth that does not compromise environmental integrity, is responsive to market needs and is consistent with sound land planning practices.

Objective 1-1.1: Future growth will be managed through the preparation, adoption and implementation of a land development code that is compatible with the land use proposals set forth in this Element and coordinated with the availability of municipal facilities and services. Future land development in the City shall discourage urban sprawl through the designation of appropriate densities (see Policy 2 under this Objective) that will retain the compact development already in place. All future development in the City shall be required to maintain at least a 50-foot setback from the existing Coastal Construction Control Line (CCCL). With this, as well as adherence to the regulations being promulgated by the Department of Environmental Protection in the establishment of the new CCCL, new development shall be protected from any storm surge that occurs as a result of tropical storms that impact the area. This objective shall be measured through the implementation of the following policies.

Policy 1-1.1.2: Maintain and enforce land development regulations consistent with the following standards:

1. Residential

- a. Low Intensity: up to 4 units per gross acre
- b. Low Density: up to 12.0 units per gross acre
- c. Low Density-Riverside: between 12.1 and 15 units per gross acre. Properties shall be developed as a planned unit development (PUD) and meet the following designation criteria: (i) land shall abut the Halifax River, (ii) land shall have a minimum parcel size of three (3) acres, (iii) land must be served by public infrastructure including but not limited to potable water and wastewater lines, and (iv) land shall have direct access to a major thoroughfare.
- d. Medium Density: between 12.1 and 35.0 units per gross acre
- e. High Density: between 35.1 and 60 units per gross acre (site specific density to be controlled by Land Development Code)

Policy 1-1.1.3: Maintain and enforce land development regulations consistent with the location and extent of land uses as discussed within the Element and indicated on the Future Land Use Map. To this end, the map that accompanies the new Land Development Regulations shall reflect the Future Land Use Plan Map 2020, in terms of ensuring that zoning districts shall be consistent with the map. All new development and redevelopment activities shall be required to be consistent with the zoning district classifications.

Chapter 5. Coastal Management Element

Policy 5-1.5.5: The City shall require that all infrastructure is available to serve development or redevelopment in its coastal area at the densities proposed in the Future

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CITY OF BEACH SPRINGS

Land Use Element, consistent with coastal resource protection and safe evacuation, by assuring funding for infrastructure that will be phased to coincide with the demands generated by development or redevelopment. The City recognizes that its entire land area falls within the Hurricane Vulnerability Zone. Therefore, it has a policy that it has already adopted through its building code that requires all new development to be built to withstand hurricane force winds. This policy shall remain in effect throughout the planning period.

Consistency with the Florida Administrative Code

The 2011 the Florida Community Planning Act repealed Rule 9J-5 F.A.C.

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Consistency with the Volusia County Growth Management Consistency Rules

The proposed amendment is consistent with the requirements and will be submitted in accordance with the rules established by the VGMC for determination of consistency for small-scale amendments.

Zoning Review Criteria

The City of Daytona Beach Shores Land Development Code includes provisions in Chapter 82, Article V, Division 5, Sections 83-372 and 374 that require the Board of Planning and Appeals and City Commission to consider the following criteria in its review of each application. The following summarizes the criteria and applicant's response in support of the proposed change to the Official Zoning Map.

The following are the criteria established in the City of Daytona Beach Shores LDC pertaining to amendment to the Official Zoning Map. These are the standards to be used by the Planning and Zoning Board in the review of applications to amend the Official Zoning Map.

1. The proposed zoning will have a favorable or unfavorable impact on the environment and natural resources of the area affected.

The subject property is a .71 acre vacant lot that is surrounded by developed property. A review of geographical information system (GIS) data from Volusia County and St. Johns River Water Management District reveals no indicators of significant natural resources that require preservation or conservation of the land. There should be no impacts to the environmental and natural resources in the area.

2. The proposed zoning will have a favorable or unfavorable impact on the economy of the area affected.

The subject property is vacant and is not being used for its highest and best use. The rezoning to RMF-2 will allow for the development of a medium density residential development that is compatible with the surrounding uses. This will increase the taxable value of the property.

3. The proposed zoning will efficiently use or unduly burden water, sewer, solid waste disposal or other necessary public facilities, including schools.

The proposed rezoning will allow development of the property with 16 units that will have minimal impact to the infrastructure and facilities of the City.

4. The proposed zoning will efficiently use or unduly burden transportation facilities.

The development of the property with 16 units will have minimal impact on the road network in the area and will not result in the traffic to exceed the adopted levels of service.

5. The proposed zoning will favorably or adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment.

The development of the property with 16 units will provide additional housing that is primarily in-fill development that is in close proximity to non-residential areas that provide for employment opportunities.

6. The proposed zoning is basically consistent with the comprehensive land use plan.

The rezoning of the property is consistent with the proposed amendment to the Future Land Use Map and the overall goals, objectives and policies contained in the adopted Comprehensive Plan.

7. Have conditions relative to the property in question and the surrounding area so changed as to require zoning classification boundaries be amended to reflect new conditions?

Properties adjacent to Atlantic Ave are no longer a desirable location for low density residential growth.

8. Was there a mistake in the original zoning of the property so that such zoning does not properly reflect the actual or developing conditions of the area?

No mistakes were made with the original zoning of the property.

9. Will the proposed change promulgate or encourage a physical benefit or have a stabilizing effect on the surrounding areas?

Future Land Use Map Amendment and rezoning will provide the opportunity to develop the vacant land for a residential development that is compatible and consistent with the character of the area. This will have a stabilizing effect on the surrounding area and support commercial activity.

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CITY OF DAYTONA BEACH SHORES

10. Would the proposed changes constitute "spot zoning"?

No the proposed change will not constitute spot zoning since there are multiple zoning classifications assigned to all of the adjoining properties.

11. Is the proposed change a singling out of a small parcel of land, allowing a use totally different from that of the surrounding area, and would such use violate the integrity of the zoning classification?

The proposed rezoning will not allow for a "totally different" use and will not violate the integrity of the zoning classification. The proposed zoning is consistent with the surrounding residential development and provides for a reasonable use that is located immediately across from the multi-family tourist use developed on the east side of South Atlantic Avenue

12. Is the change solely for the benefit of the owner and to the detriment of the community?

While the property owner certainly hopes to benefit from the use of his property, it will not be at the expense of the community. The development of this vacant site as medium density residential will add to the tax base and provide increased customer base to support commercial activity in the City.

13. Will the proposed change especially suit the applicant's own special purpose rather than serve the community?

No, the proposed rezoning will not suit the applicant's special purpose and the proposed land use and zoning is consistent and compatible with the surrounding developed area. This is an in-fill project that will help the City in fostering redevelopment on the west side of A1A.

14. Would the requested change materially diminish the value of surrounding properties or substantially alter the characteristics of the neighborhood?

The proposed development is consistent and compatible with the residential development in the area. It will not diminish the value of surrounding properties and it will not substantially alter the characteristics of the neighborhood

Summary

- The proposed amendment to the City's Future Land Use Map is consistent with the adopted Comprehensive Plan and is compatible with the surrounding land uses.
- The rezoning to RMF-2 is consistent with the proposed amendment to the Future Land Use Map and provides for a compatible use of the property.
- The analysis shows that the theoretical increases in the demand for urban services can be adequately addressed and there is no need for expansion of these facilities in order to serve the

proposed development of the site. A detailed concurrency evaluation will be performed prior to the City of Daytona Beach Shores issuing a development permit.

- The proposed rezoning is generally consistent with the goals, objectives and policies contained in the adopted City of Daytona Beach Shores Comprehensive Plan.
- The proposed rezoning to RMF-2 complies with the requirements contained in *City of Daytona Beach Code of Ordinance, Appendix G, Land Development Code, Chapter 14, Article IX-Planning and Zoning Board, Section 14-66, Supplementing or Amending the Zoning Ordinance.*

Exhibits

Aerial Location

Existing Future Land Use Map

Proposed Future Land Use Map

Existing Zoning

Proposed Zoning

Photos of Site

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CITY OF DAYTONA BEACH SHORES

Altkey: 3568401
ATLANTIC AVENUE ESTATES LLC

Parcel ID: 630205070150
S ATLANTIC AVE , DAYTONA BEACH SHORES

Parcel

Short Parcel Id 630205070150
Property Location S ATLANTIC AVE, DAYTONA BEACH SHORES, 32118
PC Code 0000 - VACANT RES
Total Bldgs 0
Neighborhood 3111 - ALL LOTS ON W/S OF A1A FROM
Business Name
Homestead Property No

Primary Owner

Owner ATLANTIC AVENUE ESTATES LLC

In Care Of

Mailing Address 133-15 BEACH CHANNEL DR
ROCKAWAY PARK NY 11694

All Owners

#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	ATLANTIC AVENUE ESTATES LLC		100	FS - Fee Simple

Legal

Millage Group 403-DAYTONA BEACH SHORES
Legal Description LOTS 14 15 & 16 BLK 7 OCEAN VIEW SEC HALIFAX ESTATES MB 11 PG 100 PER OR 1612 PG 0174 PER OR 4705 PGS 2478-2479 PER OR 5532 PG 4310 PER OR 7177 PG 0575 PER OR 7183 PG 2271
Map TWP-RNG-SEC 16 - 33 - 02
Subdivision-Block-Lot 05 - 07 - 0150
Date Created 30-DEC-81
Year Annexed 2016

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
7183 / 2271	WD-WARRANTY DEED	2015208863	10/30/2015	V	\$100
7177 / 0575	CT-CERTIFICATE OF TITLE	2015197451	10/20/2015	V	\$187,100
5532 / 4310	WD-WARRANTY DEED	2005096258	04/08/2005	V	\$270,000
4705 / 2478	QC-QUIT CLAIM DEED	2001130711	06/15/2001	V	\$10

County Links

Property Tax Bill [CLICK HERE](#)
Link to Permits [CLICK HERE](#)

Other Links

Google Street Address [CLICK HERE](#)
Bing Maps [CLICK HERE](#)

Land & Agriculture

#	Land Code	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0044-VAC RES OCEAN VIEW	FRONT FOOT		.7094	30,900	150.0	206	1,450.00	\$231,094

Land Summary

Land Code 0044-VAC RES OCEAN VIEW

9/20/2019

Volusia FL Public Access

Total Land Value \$231,094
 Value/Square Feet 7.48
 Value/Acre 325,759.80
 Depth Factor 1.25
 Location Factor 100
 Influence 1 -15 - Shape
 Influence 2 -

Total Land Value

Total Land Value

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\$231,094

AGVAL Summary

AG Value
 Appraised Value
 Non AG Just Value
 Total Land Value

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 BUILDING & REVENUE DIVISION
 CITY OF DAYTONA BEACH SHORES

Working Tax Roll Values

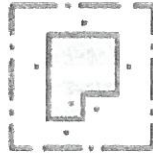
Year	Land Value	Impr Value	Just Value	Non-Sch Assd	HX Savings
2019	\$231,094	\$0	\$231,094	\$195,306	\$0

Working Tax Roll Taxable Values by Authority

Auth	Authority Name	Exemption/10Cap	Taxable
0011	REQ LOCAL EFFORT	\$0	\$231,094
0012	DISCRETIONARY	\$0	\$231,094
0017	CAPITAL IMPROVEMENT	\$0	\$231,094
0050	GENERAL FUND	\$35,788	\$195,306
0055	LIBRARY	\$35,788	\$195,306
0057	VOLUSIA FOREVER	\$35,788	\$195,306
0058	VOLUSIA ECHO	\$35,788	\$195,306
0059	VOLUSIA FOREVER I&S 2005	\$35,788	\$195,306
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$35,788	\$195,306
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$35,788	\$195,306
0100	HALIFAX HOSPITAL AUTHORITY	\$35,788	\$195,306
0240	DAYTONA BEACH SHORES	\$35,788	\$195,306
0241	DAYTONA BEACH SHORES I&S 2006	\$35,788	\$195,306
0520	MOSQUITO CONTROL	\$35,788	\$195,306
0530	PONCE INLET PORT AUTHORITY	\$35,788	\$195,306

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Non-Sch Exemptions	Non-Sch Taxable	HX Savings
2018	\$191,250	\$0	\$191,250	\$177,551	\$0	\$177,551	\$0
2017	\$191,250	\$0	\$191,236	\$161,410	\$0	\$161,410	\$0
2016	\$146,736	\$0	\$146,736	\$146,736	\$0	\$146,736	\$0
2015	\$131,289	\$0	\$131,289	\$131,289	\$0	\$131,289	\$0
2014	\$131,289	\$0	\$131,289	\$131,289	\$0	\$131,289	\$0
2013	\$169,904	\$0	\$169,904	\$169,904	\$0	\$169,904	\$0
2012	\$169,904	\$0	\$169,904	\$169,904	\$0	\$169,904	\$0
2011	\$250,920	\$0	\$250,920	\$250,920	\$0	\$250,920	\$0
2010	\$250,920	\$0	\$250,920	\$250,920	\$0	\$250,920	\$0



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Item	Area

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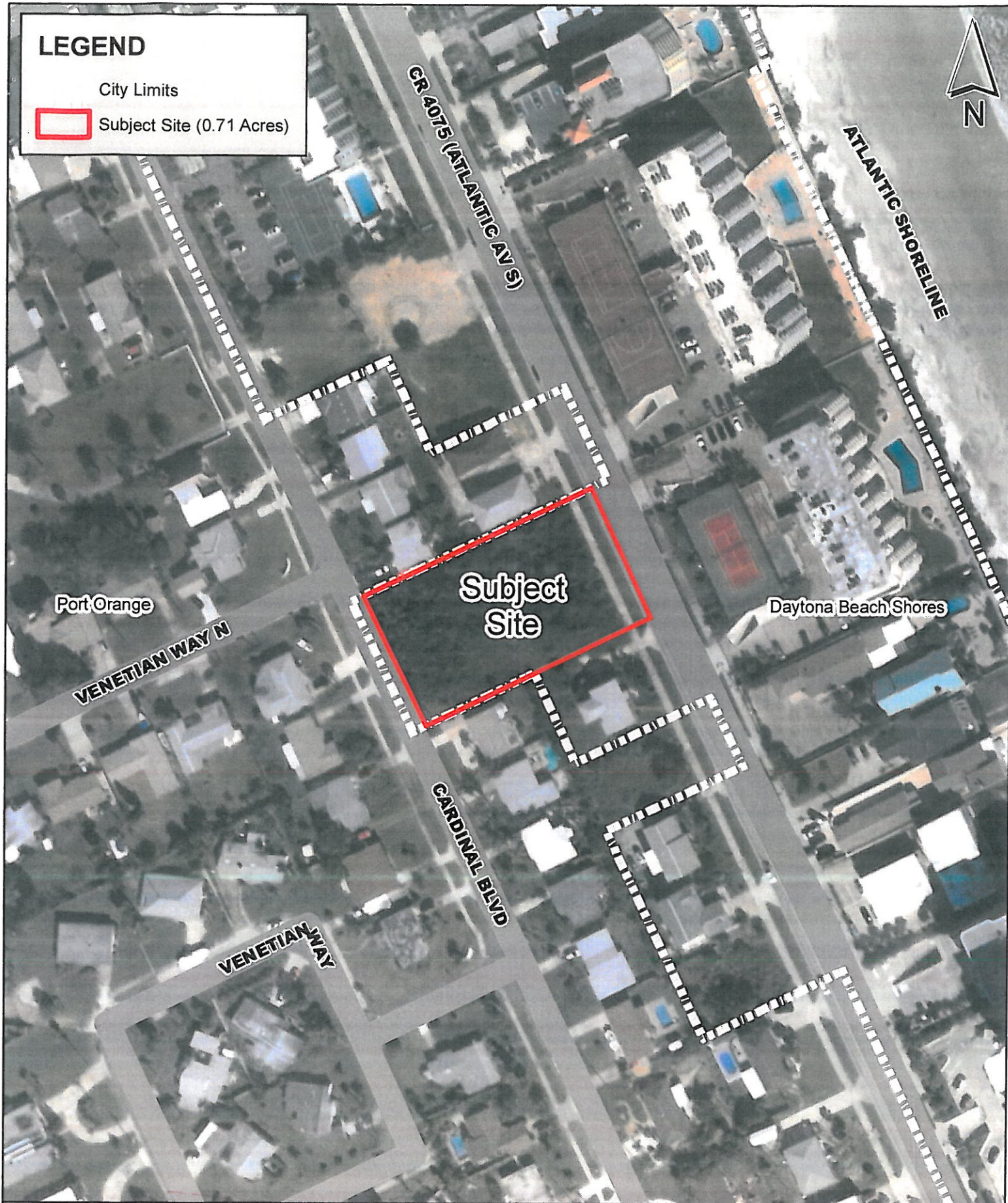
OCT 17 2019
BUILDING AND OCCUPATION
CITY OF DAYTONA BEACH SHORES

LEGEND

City Limits



Subject Site (0.71 Acres)



Date Saved: 9/27/2019

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OCT 17 2019

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BUILDING MAP DIVISION
CITY OF DAYTONA BEACH SHORES

Aerial Map
Atlantic Avenue Estates LLC
S. Atlantic Avenue



300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482

LEGEND

City Limits



Subject Site (0.71 Acres)

FLU - Daytona Beach Shores



High Intensity Use



Low Density Residential

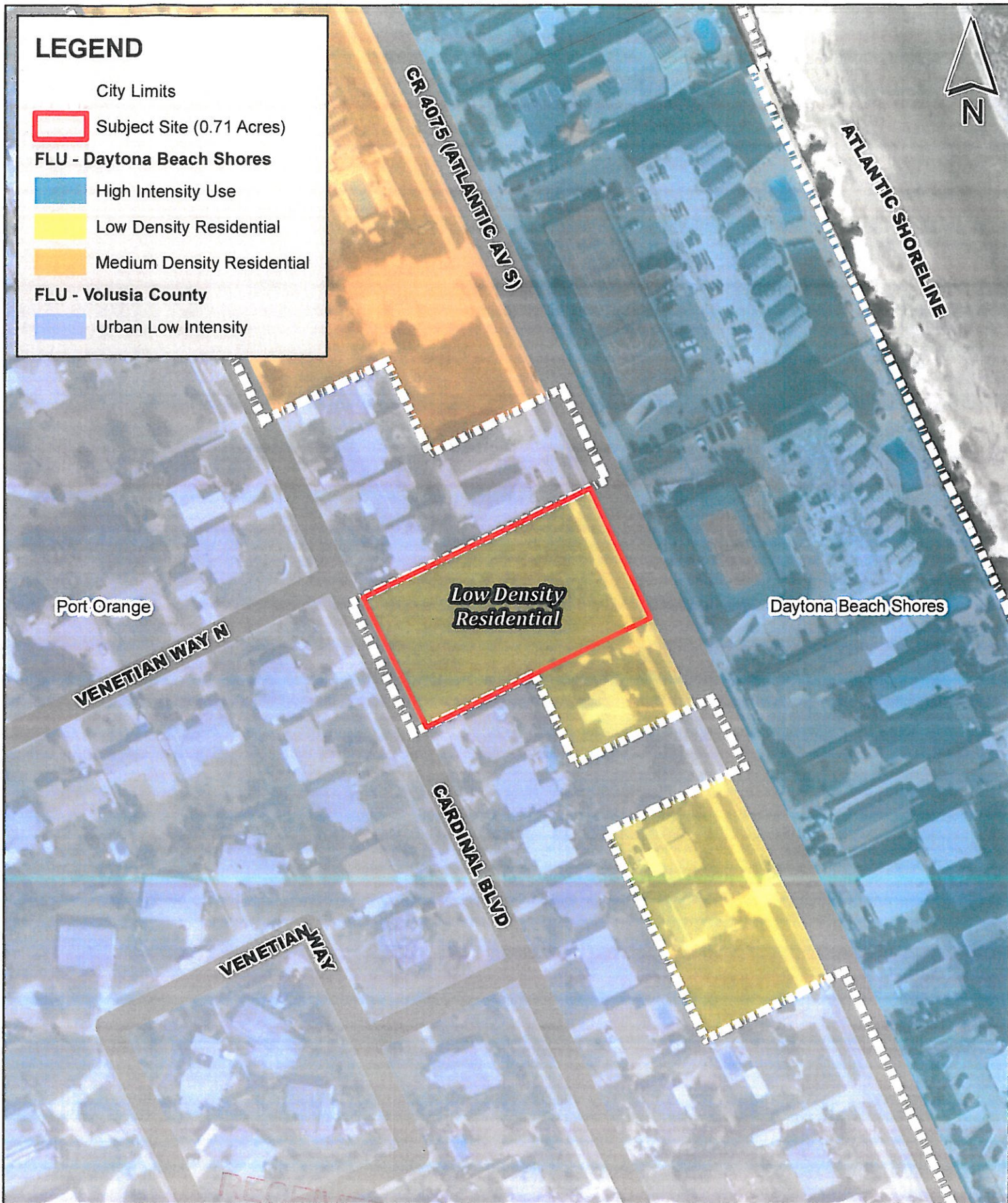


Medium Density Residential

FLU - Volusia County



Urban Low Intensity



Date Saved: 9/27/2019

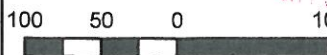
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FLU Map - Existing
Atlantic Avenue Estates LLC
S. Atlantic Avenue



300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482



LEGEND

City Limits



Subject Site (0.71 Acres)

FLU - Daytona Beach Shores



High Intensity Use



Low Density Residential

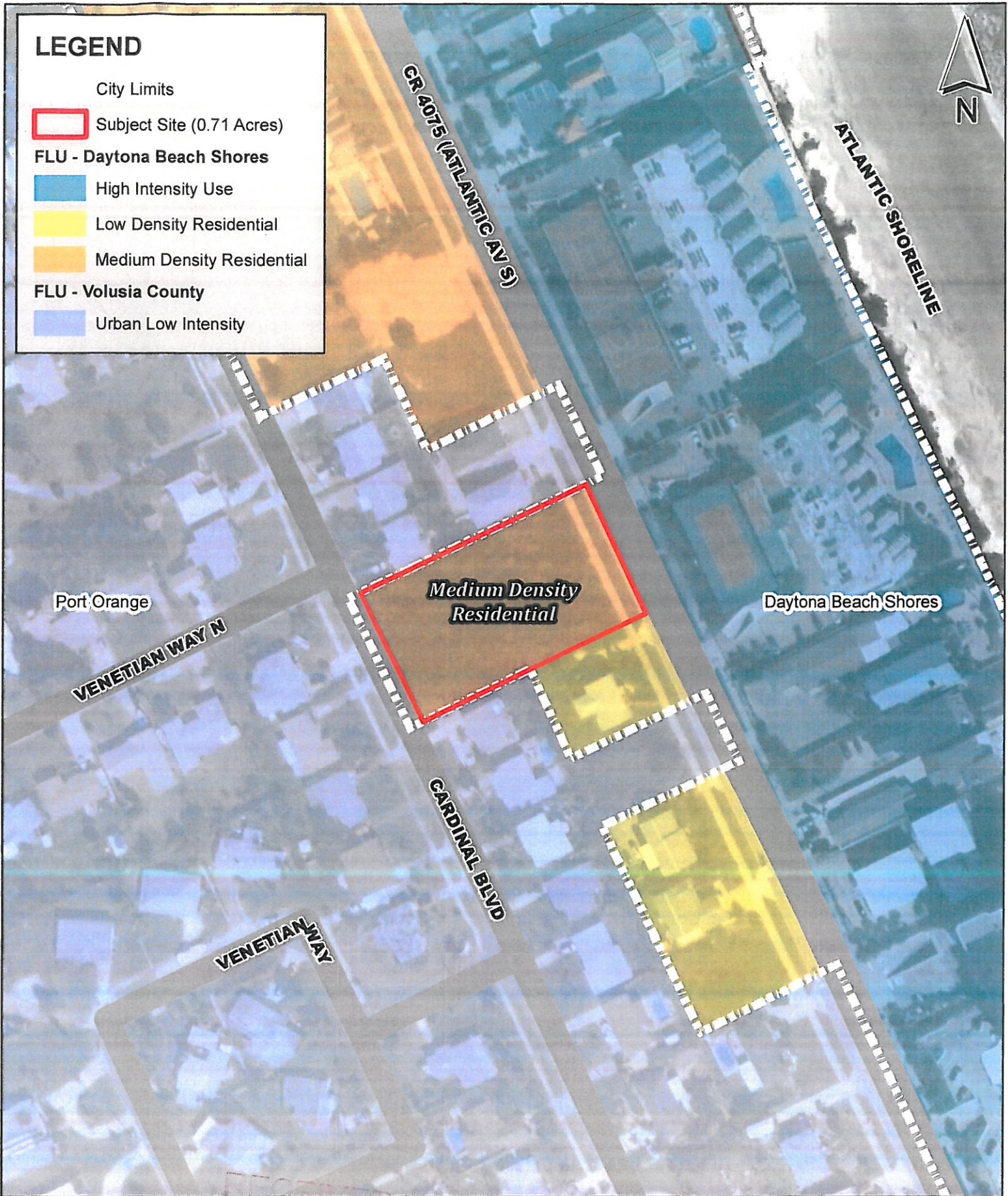


Medium Density Residential

FLU - Volusia County



Urban Low Intensity



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FLU Map - Proposed
Atlantic Avenue Estates LLC
S. Atlantic Avenue

ZEVC **COHEN**
ASSOCIATES INC

300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482

100 50 0

100 Feet

LEGEND

City Limits



Subject Site (0.71 Acres)

Zoning - Daytona Beach Shores



Hotel/Motel - Multifamily Residential (High Density)



Urban Single-Family Residential



Multifamily Residential (Low Density)

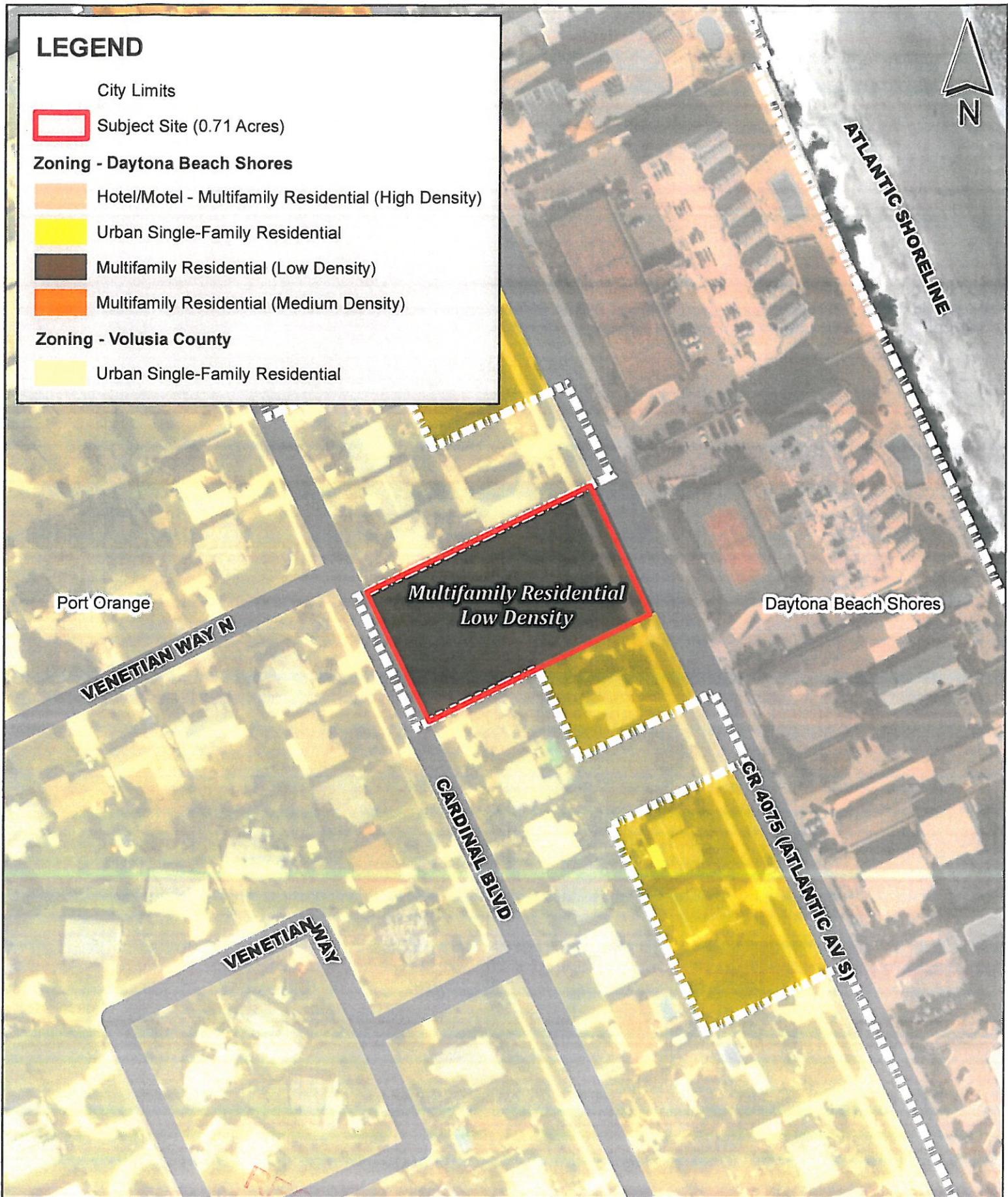


Multifamily Residential (Medium Density)

Zoning - Volusia County



Urban Single-Family Residential



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Zoning - Existing
Atlantic Avenue Estates LLC
S. Atlantic Avenue

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ASSOCIATES INC
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Ormond Beach, FL 32174
ph 386-677-2482

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City Limits



Subject Site (0.71 Acres)

Zoning - Daytona Beach Shores



Multifamily Residential (Medium Density)



Urban Single-Family Residential

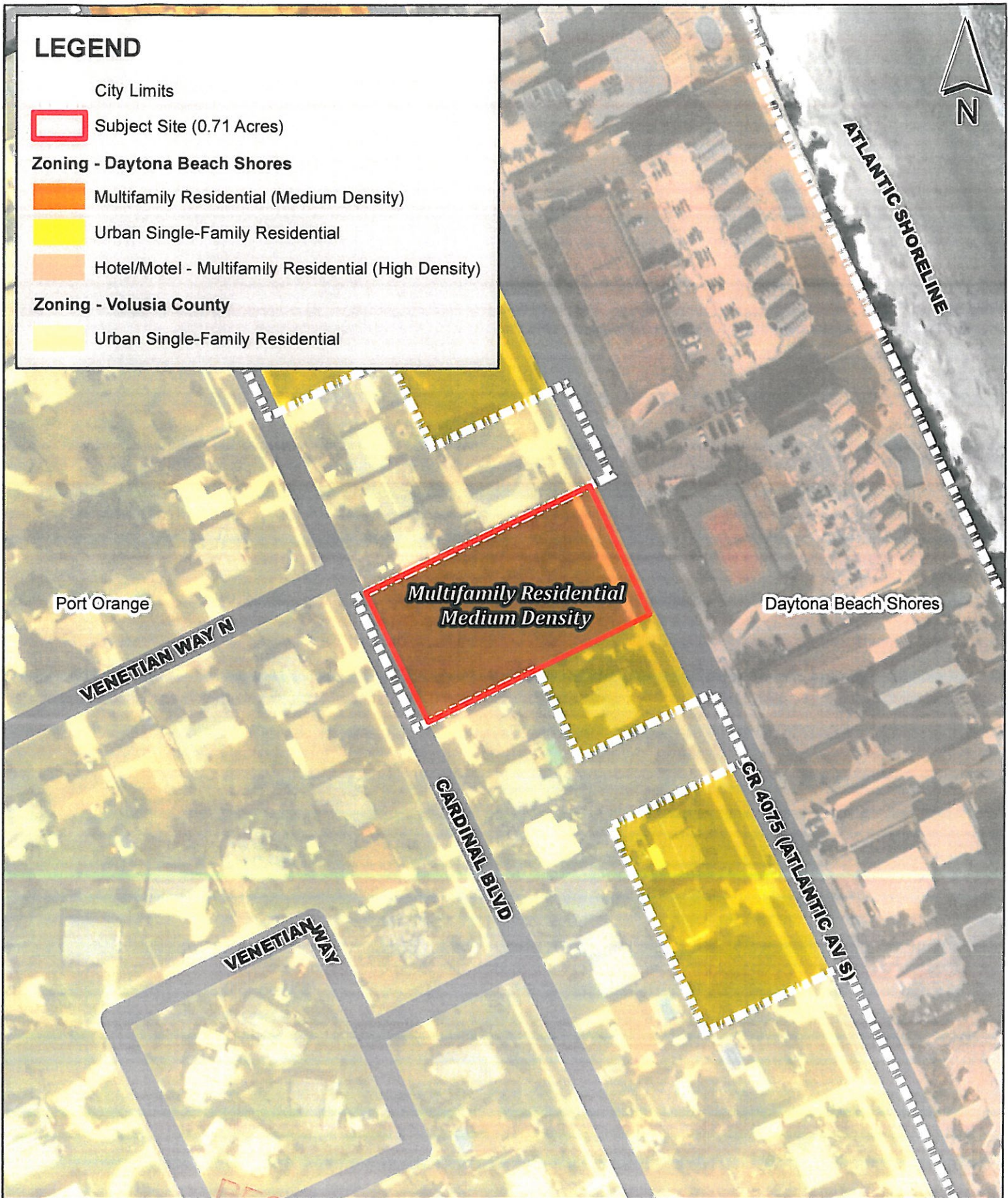


Hotel/Motel - Multifamily Residential (High Density)

Zoning - Volusia County



Urban Single-Family Residential



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City of Daytona Beach
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Zoning - Proposed
Atlantic Avenue Estates LLC
S. Atlantic Avenue

ZEVC **COHEN**
ASSOCIATES INC.

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Ormond Beach, FL 32174
ph 386-677-2482



South Atlantic Avenue looking towards southwest



South Atlantic Avenue looking towards northwest

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Cardinal Boulevard looking towards southeast



Cardinal Boulevard looking towards southwest

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CITY OF DAYTONA BEACH SHORES
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ORDINANCE NO. 2016-02

AN ORDINANCE OF THE CITY OF DAYTONA BEACH SHORES, VOLUSIA COUNTY, FLORIDA, ASSIGNING THE RMF-3 MULTI-FAMILY RESIDENTIAL DISTRICT (LOW DENSITY) ZONING CLASSIFICATION TO ANNEXED PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF THE 3800 BLOCK OF S. ATLANTIC AVENUE, SHORT TAX PARCEL ID 6302-05-07-0150; PROVIDING MODIFICATION OF THE OFFICIAL ZONING MAP; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR NON-CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Daytona Beach Shores is committed to planning and managing the future growth of the City; and

WHEREAS, the property described in Section One herein was annexed into the City of Daytona Beach Shores on December 8, 2015 and an appropriate City zoning classification must be assigned to the real property in accordance with the requirements of controlling law; and

WHEREAS, the City Council of the City of Daytona Beach Shores has received recommendation from staff and the Planning and Zoning Board for the assignment of zoning classification to said annexed property and has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance; and

WHEREAS, the City Council of the City of Daytona Beach Shores finds such rezoning consistent with the *City of Daytona Beach Shores Comprehensive Plan* and deems it in the best interest of the inhabitants of said City to amend the Official Zoning Map as hereinafter set forth,

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA, as follows:

SECTION ONE: REZONING OF REAL PROPERTY. The property described hereinafter which was annexed into the City of Daytona Beach Shores pursuant to Ordinance No. 2015-07 is hereby rezoned and assigned the zoning classification as follows:

Short Tax Parcel ID #6302-05-07-0150, as described in Exhibit "A" as attached, is assigned the RMF-3, Multi-family Residential District (Low Density) Zoning Classification.

SECTION TWO: AMENDMENT OF OFFICIAL ZONING MAP. The Official City Zoning Map is hereby amended to conform with the rezoning assigned herein.

SECTION THREE. IMPLEMENTING ADMINISTRATIVE ACTIONS. The City Manager, or designee, is authorized to take any and all required administrative actions to

implement the provisions of this Ordinance including, but not limited to, providing notice of this rezoning to the Volusia County Council in accordance with applicable law.

SECTION FOUR. NON-CODIFICATION. This Ordinance shall be not be codified in the *City Code of the City of Daytona Beach Shores* or the *Land Development Code of the City of Daytona Beach Shores*; provided, however, that the actions taken herein shall be depicted on the Official Zoning Map of the City of Daytona Beach Shores by the City Manager, or designee.

SECTION FIVE: EFFECTIVE DATE. This Ordinance shall take effect immediately upon enactment.

CITY OF DAYTONA BEACH SHORES, FLORIDA

HARRY JENNINGS, MAYOR

MICHAEL T. BOOKER, CITY MANAGER

CHERI SCHWAB, CITY CLERK

Approved as to form and legality:

LONNIE GROOT, CITY ATTORNEY

Passed on first reading this _____ day of _____, 2016.

Adopted on second reading this _____ day of _____, 2016.

EXHIBIT A

A PARCEL OF LAND LYING WITHIN SECTION 2, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, COMPRISING LOTS 14 THROUGH 16, INCLUSIVE, BLOCK 7, OCEAN VIEW SECTION OF HALIFAX ESTATES, AS RECORDED IN MAP BOOK 11, PAGE 100 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 14, BLOCK 7, SAID OCEAN VIEW SECTION OF HALIFAX ESTATES, RUN SOUTHERLY ALONG THE EASTERLY LINE OF SAID BLOCK 7, A DISTANCE OF 150.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 16, BLOCK 7; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 16, BLOCK 7, A DISTANCE OF 204.85 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 16, BLOCK 7; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK 7, A DISTANCE OF 150.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 14, BLOCK 7; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 14, BLOCK 7, A DISTANCE OF 204.78 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 14, BLOCK 7, AND THE POINT OF BEGINNING.
CONTAINING 0.71 ACRES OF LAND, MORE OR LESS.



City of Daytona Beach Shores

"Life is Better Here"

"A Premier, Friendly Place to Be"

AGENDA PLANNING & ZONING BOARD MEETING DECEMBER 9, 2019

**8:30 AM, Shores Community Center, 3000 Bellemead Drive
Daytona Beach Shores, FL 32118**

Notice is hereby given to all interested parties that if any person should decide to appeal any decision made at the aforementioned meeting of the P&Z Board, such person will need a recording of the proceedings conducted at such meeting, and for such purpose he or she may need to ensure that a verbatim record of the proceedings was made; such record to include testimony and evidence upon which any appeal shall be based. Individuals covered by the Americans with Disabilities Act of 1990 in need of accommodations for this public meeting should contact the City Clerk, City of Daytona Beach Shores, at least five working days prior to the meeting.

PLANNING & ZONING BOARD AGENDA MEMORANDUM DECEMBER 9, 2019 AGENDA

TO: The Members of the Planning & Zoning Board
FROM:
PREPARED BY: Cheri Schwab, City Clerk
SUBJECT: Consideration of Meeting Schedule for 2020

SYNOPSIS:

Per Ordinance 2019-05, the board needs to decide on a set day and time for the upcoming year.

FISCAL IMPACT STATEMENT:

BACKGROUND:

LEGAL REVIEW:

RECOMMENDATION:

SUGGESTED MOTION:

ATTACHMENT: None