



City of Daytona Beach Shores

"Life is Better Here"

"A Premier, Friendly Place to Be"

AGENDA PLANNING & ZONING BOARD MEETING OCTOBER 10, 2022

**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

- A. Oath of Office - Jeni Groot Begnaud
- B. Nomination of Chair and Vice Chair

2. MINUTES

- A. Planning & Zoning Minutes August 8, 2022

3. ACTION ITEMS

- A. Ordinance 2022-20: Amendment to establish the minimum required off-street parking spaces for Interior Storage Facility.
- B. Ordinance 2022-21: Comprehensive Plan Future Land Use Map Amendment CPA12022031-Parcel 5322-00-04-0170 (2616 S Atlantic Ave.)

4. QUASI-JUDICIAL HEARING

- A. Ordinance 2022-22: Application to Amend Zoning Map RZ12022032-Parcel 5322-00-04-0170 (2616 S Atlantic Ave.)

5. OTHER

6. BOARD COMMENTS

7. ADJOURNMENT

MINUTES
PLANNING & ZONING BOARD MEETING
August 8, 2022
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. OPENING REMARKS

Present: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Jeni Groot-Begnaud **Excused:** John Schmitz **Unexcused:** Tony Rembiszewski

Staff: City Clerk Cheri Schwab, Board Attorney John Cary, Community Services Director Stewart Cruz.

2. MINUTES

A. Planning & Zoning Minutes July 18, 2022

MEMBER CHUCK HORION moved, seconded by MEMBER RICK DELANGE to Approve Planning & Zoning Minutes of July 18, 2022.

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

Yes: Member Rick Delange, Member Chuck Horion, Member James Lilly, Member Rose Ann Tornatore, Jeni Groot-Begnaud

3. QUASI-JUDICIAL HEARING

4. ACTION ITEMS

A. Ordinance 2022-14: Amendment Of Monument Sign Regulations Regarding Nonconforming Freestanding Signs On Multifamily Residential Properties

Community Services Director Stewart Cruz presented the ordinance to the board. He explained that when the council extended the sign grant program, staff reviewed the non-conforming businesses and felt that multi-family residential properties could be removed from the list. There are 17 signs that are affected by the change. The signs do not create a visual clutter, as their properties typically have a large front yard with green space. This amendment, if approved, would allow the non-conforming signs to remain on multi-family residential properties until they needed to be replaced. Staff recommend approval. The board held a brief discussion before making the following motion.

MEMBER CHUCK HORION moved, seconded by JENI GROOT-BEGNAUD to recommend approval of Ordinance 2022-14 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, Member Rose Ann Tornatore, Jeni Groot-Begnaud

5. OTHER

Director Cruz announced that a new planner was hired and she would be attending the next meeting.

6. BOARD COMMENTS

7. ADJOURNMENT

The meeting ended at 8:50 am.

Cheri Schwab, Recording Secretary

John Schmitz, Chairman



PLANNING & ZONING BOARD AGENDA MEMORANDUM OCTOBER 10, 2022 AGENDA

TO: The Members of the Planning & Zoning Board

FROM: Noel Eaton, Planner

PREPARED BY: Noel Eaton, Planner

SUBJECT: Ordinance 2022-20: Amendment to establish the minimum required off-street parking spaces for Interior Storage Facility.

SYNOPSIS:

Ordinance 2022-20, if approved, would amend Section 14-48 of the Daytona Beach Shores Land Development Code to establish the minimum required off-street parking spaces for an Interior Storage Facility commonly known as mini-warehouse. The current standard for required minimum off-street parking spaces for commercial storage does not reflect the Institute of Transportation Engineers (ITE) Vehicle Parking Generation Rates for Interior storage facility (mini-warehouse) land use. This amendment is an administrative amendment proposed by staff consistent with Objective A.2 of the City of Daytona Beach Shores Strategic Plan, which calls for the removal of land development regulations that are obstacles to desired redevelopment and to enable or promote desired redevelopment. The proposed minimum required off-street parking calculation for an Interior Storage Facility would permit property owners/developers to utilize sites that would previously restrict developable area due to required parking for commercial storage. Currently, staff have received applications for a Future Land Use Map Amendment, Zoning Map Amendment and Special Exception for the property known as Parcel id 5322-00-04-0170 generally located at 2616 S Atlantic Avenue. The property owner is seeking to expand the existing Interior Storage Facility that currently exists on the property through the review process. This LDC amendment supports the additional applications for this property.

FISCAL IMPACT STATEMENT:

BACKGROUND:

In 2019, the City Council passed Ordinance 2012-08, which established the use of Interior Storage and the Special Exception requirements associated with site development for that use. The amendment did not consider the required off-street parking typically seen with development of this nature. The City's Land Development Code states that the required off-street parking spaces for wholesale, retail and commercial storage is One (1) parking space for each employee plus one (1) space for each one thousand five hundred (1,500) square feet devoted to wholesale, retail and commercial storage. This standard does not reflect the current Institute of Transportation Engineers

(ITE) Vehicle Parking Generation Rates for Interior Storage Facilities commonly known as mini-warehouse. The ITE Code states that at peak weekend hours, 0.17 parking spaces are required for every 1,000 square feet of floor area. The attached trip generation from Newkirk Engineering Inc. shows that the highest number of occupied parking stalls for a proposed 39,686 square foot mini-warehouse is 6.75. The provided parking generation report suggests that the required off-street parking requirements be based on 1 space per 6,000 sf of Interior Storage Facility (mini- warehouse) use. Staff recommends approval of Ordinance 2022-20 as presented.

LEGAL REVIEW:

Approved as to form and legality.

RECOMMENDATION:

Staff recommends approval of Ordinance 2022-20 as presented.

SUGGESTED MOTION:

A Planning and Zoning Board member may motion as follows:

1. "I move to recommend approval Ordinance 2022-20 as presented."
- OR
2. "I move to recommend approval of Ordinance 2022-20, with the following amendments..."
- OR
3. "I move to recommend denial of Ordinance 2022-20, on the basis of the following..."

- ATTACHMENT:**
1. ORD 2022-20-LDC Text Amendment-Minimum Required Off Street Parking-Interior Storage Facility
 2. Shores Depot - Parking Demand Justification Letter

ORDINANCE 2022-20

AN ORDINANCE OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA, RELATING TO OFF STREET PARKING; AMENDING THE *MUNICIPAL CODE OF ORDINANCES, LAND DEVELOPMENT CODE*; AMENDING APPENDIX “G” CHAPTER 14 ENTITLED “ZONING REGULATIONS,” BY AMENDING SECTION 14-48 ENTITLED “OFF-STREET PARKING AND LOADING,” TO ESTABLISH THE MINIMUM REQUIRED OFF-STREET PARKING SPACES FOR INTERIOR STORAGE FACILITY; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2, *Constitution of the State of Florida*, authorizes the City of Daytona Beach Shores to exercise any power for municipal purposes except as otherwise provided by law; and

WHEREAS, Section 163.3202, *Florida Statutes*, provides that the City of Daytona Beach Shores shall adopt and enforce land development regulations for the purpose of implementing its comprehensive plan and protecting the public health, safety, and general welfare; and

WHEREAS, an interior storage facility, also known as a mini-warehouse, is a desired form of redevelopment in Daytona Beach Shores; and

WHEREAS, the Daytona Beach Shores Land Development Code’s required minimum off-street parking spaces for commercial storage does not reflect the Institute of Transportation Engineers (ITE) Vehicle Parking Generation Rates for Interior storage facility (mini-warehouse) land use; and

WHEREAS, the Objective A.2 of the City of Daytona Beach Shores Comprehensive Plan calls for the removal of land development regulations that are obstacles to desired redevelopment and to enable or promote desired redevelopment; and

WHEREAS, the City of Daytona Beach Shores has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance; and

WHEREAS, this Ordinance is consistent with the goals, objectives, and policies of the *Comprehensive Plan of the City Daytona Beach Shores*; and

WHEREAS, the recitals to this Ordinance (whereas clauses) are adopted as the legislative findings and intent of the City Council of the City of Daytona Beach Shores; and

WHEREAS, for purposes of this Ordinance, underlined type shall constitute additions to the original text, *** shall constitute ellipses to the original text and ~~strikethrough~~ shall constitute deletions to the original text.

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

SECTION ONE: Section 14-48, *Land Development Code*, Chapter 14, Appendix “G”, *Code of Ordinances of the City of Daytona Beach Shores*, entitled “Off-street parking and loading”, is amended to read as follows:

Sec. 14-48. Off-street parking and loading.

14-48.6. Minimum Required Off-Street Parking Spaces.

The minimum number of required off-street parking spaces shall be determined from the following table. Requirements for any use not specifically mentioned shall be the same as the use most similar to the one sought. When units of measurement determining the required off-street parking spaces result in a fractional space, then such fraction equal to or greater than one-half (½) shall be interpreted as one (1) off-street parking space. In stadiums, houses of worship, sports arenas, or other places of assembly where occupants sit on benches, pews, or other similar seating arrangements, each twenty-four (24) linear inches of such seat shall be counted as one (1) seat. All existing establishments adding an accessory use to a permitted principal use shall demonstrate that the parking demand associated with the accessory use in question meets the current terms of this Code.

1. Single-Family Dwelling. One (1) parking space per dwelling unit.
2. Duplex and Multifamily Dwelling. One and one-half (1½) parking spaces on the same lot for each dwelling unit.
3. Motels or Hotels and Tourist Accommodations. Motels or hotels and tourist accommodations [shall have] one (1) parking space for each rental unit plus one (1) space for a manager. Any hotel, motel or tourist accommodation having a restaurant, lounge or coffee shop shall have one (1) additional parking space for each six (6) persons based on the occupancy load of said restaurant, lounge or coffee shop as determined by the building official in accordance with current codes adopted by the city. Tier parking shall be constructed within the confines of the building structure and the view of vehicles shall be screened with a decorative screen material. Open parking shall be allowed within the area comprising the fifty (50) feet deep construction setback area (between the seawall or

coastal setback line and the construction building line) only when a minimum of sixty (60) percent up to a maximum of seven thousand five hundred (7,500) square feet of that area is devoted to recreational or tourist oriented amenities.

The area comprising the sixty (60) percent up to a maximum of seven thousand five hundred (7,500) square feet devoted to recreational or tourist oriented amenities shall be one (1) contiguous area, uninterrupted by parking, of which area the smallest dimensions shall be at least fifty (50) feet.

4. Houses of Worship, Theaters, Auditoriums, Funeral Homes and Other Places of Assembly not listed. One (1) parking space for each four (4) seats in the principal place of assembly.

5. Child Care Center. Two (2) spaces for each employee plus adequate provisions for loading and unloading children off the street.

6. Private Clubs or Lodges. One (1) parking space for each three (3) seats or one (1) space for each three hundred (300) square feet of gross floor area, whichever is greater.

7. Nursing Homes and Rest Homes. One (1) parking space for each four (4) beds.

8. Golf or Country Club, Swim Club, Tennis or Racquet Club. One (1) parking space for each three (3) seats or one (1) space for each two hundred (200) square feet of gross floor area, whichever is greater plus two (2) spaces per tennis, racquet ball or handball court.

9. Time Share Unit. For each dwelling unit sold, occupied or held for sale as a "time-share unit," as defined under section 721.05, Florida Statutes, there shall be required a minimum of one and one-half (1.5) car spaces on the same lot for each dwelling unit.

10. Library, Community Center, Recreation Center. One (1) parking space for each two hundred (200) square feet of gross floor area.

11. Office Buildings, Banks, and Similar Institutions. One (1) parking space for each four hundred (400) square feet of gross floor area.

12. Medical Offices, Clinics, and Laboratories. Three (3) parking spaces for each dentist plus one (1) parking space for each employee and five (5) parking spaces for each medical doctor, or other practicing professional, plus one (1) parking space for each employee.

13. Retail Business and Personal Service Establishment. One (1) parking space for each two hundred fifty (250) square feet of gross public floor area.

14. Service Stations. One (1) parking space for each gas pump plus three (3) parking spaces for each grease rack or other working bay.

15. Restaurants, Nightclubs or Bars. Restaurants in the general commercial zone: One (1) parking space for each four (4) seats with a minimum of one (1) parking space for every fifteen (15) square feet of seating area and one (1) parking space for every two (2) employees and in any event no more than forty-nine seats for the first approved exit door and further requirements of the NFPA Life Safety Code 101.

16. Bowling Alleys. Three (3) spaces for each alley plus one (1) parking space for each two (2) employees.

17. Wholesale, Retail and Commercial Storage. One (1) parking space for each employee plus one (1) space for each one thousand five hundred (1,500) square feet devoted to wholesale, retail and commercial storage.

18. Interior Storage Facility. One (1) parking space for each six thousand (6,000) square feet of gross floor area.

~~18.~~ 19. Internet Cafes and Establishments Offering Devices with Internet Access and/or Services for Purchase or Use on the Premises. One (1) parking space for every two hundred (200) square feet of gross floor area OR one (1) parking space for every two (2) seats, whichever is greater PLUS one (1) parking space for every two (2) employees.

~~19.~~ 20. Pain Management Clinic. One (1) parking space per ten (10) gross square feet of customer waiting area including, but not limited to, the lobby and seating area. Each pain management clinic shall provide a minimum of one (1) parking space per two hundred (200) gross square feet of the remainder of the building.

SECTION TWO: ENFORCEMENT AND PENALTIES.

(a). It is prohibited and unlawful for any person to fail to comply with the requirements of this Ordinance.

(b). The City may enforce the provisions of this Ordinance by any lawful means available to the City under the controlling provisions of State law and Section 1.8 of the *Code of Ordinances of the City of Daytona Beach Shores, Florida*.

(c). The penalties for violation of this Ordinance shall be as set forth in the code enforcement method asserted by the City under the *Code of Ordinances of the City of Daytona Beach Shores, Florida* or as may be available under the controlling provisions of State law.

SECTION THREE: SAVINGS. The prior actions of the City of Daytona Beach Shores relating to the regulation of the matters and uses which are the subject of this Ordinance are hereby ratified and affirmed.

SECTION FOUR: CODIFICATION. The provisions of this Ordinance, including its recitals, shall become and be made a part of the *Code of Ordinances of the City of Daytona Beach Shores, Florida* and the Sections of this Ordinance may be renumbered or relettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section," "Article", or other appropriate word; provided, however, that Sections Two, Three, Four, Five, Six, and Seven shall not be codified. The Code codifier is granted liberal authority to codify the provisions of this Ordinance.

SECTION FIVE: CONFLICTS. All ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION SIX: SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

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

CITY OF DAYTONA BEACH SHORES, FLORIDA

NANCY MILLER, MAYOR

KURT SWARTZLANDER, CITY MANAGER CHERI SCHWAB, CITY CLERK

Approved as to form and legality:

JOHN CARY, CITY ATTORNEY

Passed on first reading this _____ day of _____, 2022.

Adopted on second reading this _____ day of _____, 2022.



NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

September 21, 2022

Stewart Cruz, City Planner

City of Daytona Beach Shores

Planning Division

2990 S Atlantic Ave

Daytona Beach Shores, FL 32118

Re: Shores Depot – All Aboard Storage

2616 S Atlantic Ave

Parking Demand Justification Letter

Dear Mr. Cruz,

This letter is meant to be a Parking Demand Justification Letter for the proposed site conditions.

Existing Conditions

The site currently functions with shared parking for the Seahorse Storage, Sherwin Williams, and Cow-Licks Ice Cream parlor. Based on property owner and tenant claims, the existing parking in the rear of the site commonly goes unused due to the number of spaces closer to the retail stores. The site currently provides 71 standard stalls and 4 ADA stalls for a total of 75 stalls. As it sits, the ITE parking demand calculation for these three (3) businesses are below:

Description/ITE Code	Units	ITE Vehicle Parking Generation Rates					
		Average			85th Percentile		
		Weekday	Saturday	Sunday	Weekday	Saturday	Sunday
Mini-Warehouse 151 (All Aboard Storage)	KSF	0.14	0.11	0.11	0.17	0.13	0.13
Hardware/Paint Store 816 (Sherwin Williams)	KSF	1.9	2.19	2.19	1.9	2.19	2.19
High-Turnover (Sit-Down) Restaurant w/o Bar or Lounge, Urban 932 (Cow-Licks)	KSF	5.55	5.55	5.55	6.37	6.37	6.37

Description/ITE Code	Expected Units	Total Stalls Occupied in Peak Period						Anticipated Peak Period
		Average			85th Percentile			
		Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	
Mini-Warehouse 151 (Seahorse Storage)	3.086	0.43	0.34	0.34	0.52	0.40	0.40	5:30 pm to 6:30 pm
Hardware/Paint Store 816 (Sherwin Williams)	8.000	15.20	17.52	17.52	15.20	17.52	17.52	10:30 am to 11:30am
High-Turnover (Sit-Down) Restaurant w/o Bar or Lounge, Urban 932 (Cow-Licks)	4.555	25.28	25.28	25.28	29.02	29.02	29.02	6:30 pm to 7:30 pm
	TOTAL	41	44	44	45	47	47	

These totals display that if all peak periods occur simultaneously, 47 stalls will be occupied during that peak hour on a weekend. However, these three businesses have varying anticipated peak period times (see tables above) and are not expected to experience simultaneous peak periods often. The Land Development Code requires 37 parking spaces for this development per use. See table below:

LDC PARKING REQUIREMENTS - EXISTING PLAZA				
BUILDING USE	A. SF/SEATS	B. SPACES	C. PER UNIT	D. REQ. SPACES
MINI-WAREHOUSE (SF)	3086 (SF)	1	1,500	2
COW LICKS (SEATS)	48 (SEATS)	1	4	12
COW LICKS (EMPLOYEES)	2 EMPLOYEES	1	3	2
SHERWIN WILLIAMS (SF)	5090 (SF)	1	250	21
TOTAL REQUIRED SPACES				37
TOTAL REQUIRED ADA SPACES				2

Proposed Conditions

The project proposes to add an All Aboard Storage 3-story self-storage facility and maintain the shared parking within the commercial center.

With the proposed development, the land development code determines that 62 parking spaces are required for the site. The table below provides the number of required spaces based on the requirements of the Daytona Beach Shores Land Development Code.

LDC PARKING REQUIREMENTS - PROPOSED PLAZA				
BUILDING USE	A. SF/SEATS	B. SPACES	C. PER UNIT	D. REQ. SPACES
MINI-WAREHOUSE (SF)	39685 (SF)	1	1,500	27
COW LICKS (SEATS)	48 (SEATS)	1	4	12
COW LICKS (EMPLOYEES)	2 EMPLOYEES	1	3	2
SHERWIN WILLIAMS (SF)	5090 (SF)	1	250	21
TOTAL REQUIRED SPACES				62
TOTAL REQUIRED ADA SPACES				3

The current layout of the proposed site includes 53 parking spaces, 4 of which are ADA compliant. The parking generation report shows that a maximum of 52 stalls will be occupied during the peak hour of any weekend or weekday. See ITE generation rates below:

Description/ITE Code	Units	ITE Vehicle Parking Generation Rates					
		Average			85th Percentile		
		Weekday	Saturday	Sunday	Weekday	Saturday	Sunday
Mini-Warehouse 151 (All Aboard Storage)	KSF	0.14	0.11	0.11	0.17	0.13	0.13
Hardware/Paint Store 816 (Sherwin Williams)	KSF	1.9	2.19	2.19	1.9	2.19	2.19
High-Turnover (Sit-Down) Restaurant w/o Bar or Lounge, Urban 932 (Cow-Licks)	KSF	5.55	5.55	5.55	6.37	6.37	6.37

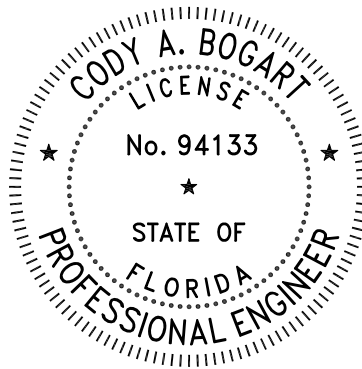
Description/ITE Code	Expected Units	Total Stalls Occupied in Peak Period						Anticipated Peak Period
		Average			85th Percentile			
		Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	
Mini-Warehouse 151 (Seahorse & All Aboard)	39.686	5.56	4.37	4.37	6.75	5.16	5.16	5:30 pm to 6:30 pm
Hardware/Paint Store 816 (Sherwin Williams)	8.000	15.20	17.52	17.52	15.20	17.52	17.52	10:30 am to 11:30am
High-Turnover (Sit-Down) Restaurant w/o Bar or Lounge, Urban 932 (Cow-Licks)	4.555	25.28	25.28	25.28	29.02	29.02	29.02	6:30 pm to 7:30 pm
	TOTAL	47	48	48	51	52	52	

Based on the given rates, the entire proposed site is expected to have an average of 47 stalls filled on a weekday, which is 90% of the proposed capacity of 53 spaces. If all peak period times occur simultaneously, then 52 stalls will be occupied for that peak period. The trip generation shows that the highest number of occupied parking stalls for mini- warehouse is 6.75. The provided parking generation report suggests that the site parking requirements be based on 1 space per 6,000 sf of mini- warehouse use.

Based on this data and the behavior observed at other All Aboard Storage facilities, the proposed conceptual plan provides adequate parking for the dynamic needs of the current and proposed tenants. The reduction in required parking is being requested based on the parking generation report which shows that the stalls will be occupied with a ratio of approximately 1 space per 6,000 sf of building area. The proposed amount of 53 spaces would provide adequate parking for the plaza with the site improvements.

If you have any questions or need additional information, please feel free to call or email me.

Sincerely,



Cody Bogart, PE #94133
Newkirk Engineering, Inc.
(386) 872-7794 - cody@newkirk-engineering.com



PLANNING & ZONING BOARD AGENDA MEMORANDUM OCTOBER 10, 2022 AGENDA

TO: The Members of the Planning & Zoning Board

FROM: Noel Eaton, Planner

PREPARED BY: Noel Eaton, Planner

SUBJECT: Ordinance 2022-21: Comprehensive Plan Future Land Use Map Amendment
CPA12022031-Parcel 5322-00-04-0170 (2616 S Atlantic Ave.)

SYNOPSIS:

Ordinance 2022-21, if adopted, would amend the City's Adopted Comprehensive Plan Update (2030) Future Land Use Map by assigning the Tourist Oriented Commercial future land classification to a vacant property generally located at 2616 S Atlantic Avenue known as Volusia County Parcel 5322-00-04-0170 (Exhibit A). The application (Exhibit B) was submitted by Andy Clark- All Aboard Storage, owner of the subject property. The proposed amendment would be consistent with the adjacent properties.

FISCAL IMPACT STATEMENT:

BACKGROUND:

The proposed amendment seeks to change the future land use designation of a vacant property from City of Daytona Beach Shores *Medium Density Residential* to Daytona Beach Shores *Tourist Oriented Commercial*. The +/- 0.31 acre property is generally located at 2616 S Atlantic Avenue and known as Volusia County Parcel id 5322-00-04-0170. The subject application, if approved, would result in the third 2022 small-scale comprehensive plan amendment for the City of Daytona Beach Shores in accordance with Section 163.3187, *Florida Statutes*. This Future Land Use Map Amendment application is in conjunction with a Zoning Map Amendment, Special Exception and Land Development Code amendment for the proposed expansion of the existing Interior Storage Facility located at 2616 S Atlantic Avenue. Further analysis of Transportation, Sanitary Sewer, Potable Water, Solid Waste, Stormwater Drainage, Recreation and Public Schools are provided in Exhibit C.

LEGAL REVIEW:

Approved as to form and legality.

RECOMMENDATION:

Staff recommends approval of Ordinance 2022-21 as presented.

SUGGESTED MOTION:

A Planning and Zoning member may motion as follows:

1. "I move to approve Ordinance 2022-21 as presented."

OR

2. "I move to approve Ordinance 2022-21, with the following amendments..."

OR

3. "I move to deny Ordinance 2022-21, on the basis of the following..."

- ATTACHMENT:**
1. ORD 2022-21-FLUMA-All Aboard Storage, Parcel 5322-00-04-0170 (2616 S Atlantic Ave.)
 2. Exhibit A- Parcel 2322-00-04-0170 (2616 S Atlantic Ave.)
 3. Exhibit B- FLUMA Application-Parcel ID 5322-00-04-0170 (2616 S Atlantic Ave.)
 4. Exhibit C-PZ Staff Report Parcel ID 5322-00-04-0170 (2616 S Atlantic Ave.)

ORDINANCE NO: 2022-21

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)” ASSIGNING THE TOURIST ORIENTED COMMERCIAL FUTURE LAND USE DESIGNATION TO VACANT PROPERTY GENERALLY LOCATED AT 2616 SOUTH ATLANTIC AVENUE, SHORT TAX PARCEL ID 5322-00-04-0170; 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, 91 Oneida, LLC, owner of the real property with short tax parcel ID 5322-00-04-0170 and generally located at 2616 South Atlantic Avenue, submitted an owner initiated future land use map amendment application to the City of Daytona Beach Shores on August 2, 2022; and

WHEREAS, 91 Oneida, LLC, owner of the subject property, is requesting the City of Daytona Beach Shores amends the future land use classification of the subject real property from Medium Density Residential to Tourist Oriented Commercial; and

WHEREAS, the proposed Future Land Use Map Amendment is consistent with adjacent land uses; and

WHEREAS, the subject property is land locked and has been undeveloped for over thirty years; and

WHEREAS, the proposed Future Land Use Map Amendment would facilitate the expansion of the exiting mini storage use which is a desired use in the City; 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

WHEREAS, underlined words shall constitute additions to the original text of the Comprehensive Plan, *** shall constitute ellipses, and ~~strike through~~ shall constitute deletions to the Comprehensive Plan.

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 +/-0.31-acre property from Daytona Beach Shores Medium Density Residential to Daytona Beach Shores Tourist Oriented Commercial as to property as described in Exhibit “A” as follows:

Location Address	Short Tax Parcel ID	Daytona Beach Shores Future Land Use Designation
2616 South Atlantic Avenue	5322-00-04-0170	Tourist Oriented Commercial

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

Ordinance 2022-21

Page No.2

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 in the *City of Daytona Beach Shores Comprehensive Plan* and 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

KURT SWARTZLANDER, CITY MANAGER

CHERI SCHWAB, CITY CLERK

Approved as to form and legality:

JOHN CARY, CITY ATTORNEY

Passed on first reading this _____ day of _____, 2022.

Adopted on second reading this _____ day of _____, 2022.

Ordinance 2022-21

Page No.3

EXHIBIT A

The Westerly 100 feet of the East 300 feet of the South 148.54 feet of the North 618.92 feet West of and measured on Ocean Shore Boulevard (South Atlantic Avenue) of Government Lot 4, Section 22, Township 15 South, Range 33 East, Volusia County, Florida.

Also known as part of Lots 188, 190, 192, 194 and 196, of Building 16, Sea Havens, according to the map or plat thereof as recorded in Plat Book 40, Page 151, Public Records of Volusia County, Florida.

Exhibit A: Parcel 532200040170 (2616 S Atlantic Ave) Aerial Views and Street View







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

RECEIVED

AUG 02 2022

BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

575348

1-2022-031

**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: ____/____/____

Map amendment to change Parcel No.
532200040170 from Med. Density Res.
to Tourist Oriented Commercial

Applicable Section of the Comprehensive Plan: _____

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

Applicant's Name: All Aboard Storage c/o Andy Clark

5111 South Ridgewood Avenue, Suite 201

Address: Port Orange, FL 32127 Phone #: 386-527-6365

Property Address: 420 South Nova Road Daytona Beach, FL 32114

Existing Property Use: Vacant

Representing Attorney (if any): A. Joseph Posey, Jr., Esquire (Storch Law Firm)

Address: 420 South Nova Road, Daytona Beach, FL 32114 Phone #: 386-238-8383

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:

See Attached Survey

Description of your request:

See Attached Letter

Applicant's Signature

Date

7, 29, 22

NOTARIZED AUTHORIZATION OF OWNER

I, Cassandra Lee, as Manager of CIROTTI ENTERPRISES, LLC, a Florida limited liability company, the owner of Parcel No. 5322-00-04-0170 and 5322-00-04-0140 (the "Property"), hereby authorize STORCH LAW FIRM, as agent for owner, to represent me in rezoning and changing the future land use on the Property to permit self-storage, and expanding the self-storage special exception approval on the Property, and all other actions necessary to necessary to accomplish same, and to act as applicant, representing me in City of Daytona Beach Shores public hearings regarding same.

Cassandra Lee

By: Cassandra Lee

Its: Manager

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 26th day of July 2022, by Lee Marie Cassandra as manager of CIROTTI ENTERPRISES, LLC, a Florida limited liability company, who is ☐ personally known to me or ☒ who has produced Florida D.L as identification and who did not take an oath.

Sarah Tocco

NOTARY PUBLIC

Type or print name: Sarah Tocco
Commission No.:



This instrument prepared by
WILLIAM P. WEATHERFORD, JR./ddd
WILLIAM P. WEATHERFORD, JR., P.A.
Post Office Drawer 2366
Winter Park, Florida 32790

Property Appraisers Parcel I.D.
#532200040140 & #532200040170

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, Made the 15th day of September, 2022, by **Cirotti Enterprises, L.L.C.**, a Florida limited liability company, whose address is 14413 Centralia Road, Brooksville, Florida 34614 (hereinafter called the "Grantor"), to **91 Oneida LLC**, a Florida limited liability company, whose address is 5111 S. Ridgewood Avenue, Suite 201, Port Orange, Florida 32127 (hereinafter called the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Volusia County, Florida, to-wit:

Parcel 1:

That part of Government Lot 4, Section 22, Township 15 South, Range 33 East, Volusia County, Florida more particularly described as follows: Commence at the Intersection of the North line of said Government Lot 4 with the Westerly line of Atlantic Avenue formerly Ocean Shore Boulevard, an 80 foot street as now laid out; thence Southerly along the Westerly line of Atlantic Avenue a distance of 543.88 feet to the Point of Beginning; thence West and parallel with the North line of said Government Lot 4 a distance of 200 feet to a point; thence Northerly and parallel with Atlantic Avenue a distance of 73.5 feet to a point; thence West and parallel with the North line of said Government Lot 4 a distance of 100 feet to a point; thence Northerly and parallel with Atlantic Avenue a distance of 148.54 feet to a point; thence East and parallel with the North line of said Government Lot 4 a distance of 300 feet to a point in the Westerly line of Atlantic Avenue, thence Southerly along the Westerly line of Atlantic Avenue a distance of 222.04 feet to the Point of Beginning.

Parcel 2:

The Westerly 100 feet of the East 300 feet of the South 148.54 feet of the North 618.92 feet West of and measured on Ocean Shore Boulevard (South Atlantic Avenue) of Government Lot 4, Section 22, Township 15 South, Range 33 East, Volusia County, Florida.

Also known as part of Lots 188, 190, 192, 194 and 196, of Building 16, Sea Havens, according to the map or plat thereof as recorded in Plat Book 40, Page 151, Public Records of Volusia County, Florida.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land, and

hereby warrants the title to the land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cirotti Enterprises, L.L.C., a Florida limited liability company

By: Cassandra C. Lee
Cassandra C. Lee, Member

Sarah Tocco
Witness Signature

Sarah Tocco
Witness Printed Name

David Gula
Witness Signature
David Gula
Witness Printed Name

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 14th day of September, 2022, by means of ☒ physical presence or ☐ online notarization, by Cassandra C. Lee, as a Member of Cirotti Enterprises, L.L.C., a Florida limited liability company, who _____ is personally known by me or who X produced Florida DL as identification, and who did/did not take an oath.



Sarah Tocco

(Print or Type Name of Notary)

Notary Public, State of Florida

My Commission Expires: 05/20/23



GLENN D. STORCH, ESQUIRE
glenn@storchlawfirm.com

COREY D. BROWN, ESQUIRE
corey@storchlawfirm.com

August 1, 2022

Mr. Stewart Cruz
City Planner
City of Daytona Beach Shores
2990 South Atlantic Avenue
Daytona Beach Shores, FL 32118

A. JOSEPH POSEY, ESQUIRE
joey@storchlawfirm.com

**Re: *Future All Aboard Storage Site – Shores Depot
Parcel Nos. 5322-00-04-0170 & 5322-00-04-0140
2616 S Atlantic Avenue, Daytona Beach Shores, FL 32118***

Dear Stewart:

Thank you for all the feedback you provided our team regarding permitting the above location as the next All Aboard Storage facility. As you can imagine, the owner of All Aboard Storage, Mr. Andy Clark, is exciting about the opportunity to serve the City of Daytona Beach Shores community. Mr. Clark and his family currently own and operate 27 area storage facilities, so the City can rest assured that they have an experienced and professional partner with a track record of great service.

The purpose of this letter is as follows: 1) to request a rezoning for Parcel No. 5322-00-04-0170 from RMF-3 to GC-RD; 2) to request an amendment to the future land use map for Parcel No. 5322-00-04-0170 from Medium Density Residential to Tourist Oriented Commercial; and 3) to request an expansion of the existing special exception for self-storage for both Parcel Nos. 5322-00-04-0170 & 5322-00-04-0140. We have already started reviewing site plan related issues and the layout for the facility, and one of the major obstacles that has come up is parking. The above property currently has a patch work of shared and designed parking areas. The existing parking layout functions, but the inefficiencies in the design limit redevelopment of the site. The City Land Development Code further compounds the issue since the Code parking requirements do not reflect the most recent Institute of Transportation Engineers manual generation rates and the behaviors of a multi-use shopping plaza. Therefore, my client is also requesting a Land Development Code text amendment to better provide for the parking needs of this project. The supporting documents for each application, including a parking demand justification letter from the project engineer, are enclosed.

In response to the City LDC special exception criteria listed in Section 14-58.1.2.D.2, the applicant has no issue with complying with all the provisions therein. This is merely the expansion of an existing special exception, so many of the criteria have already been addressed.

As for the future land use map change, the request will create a consistent designation for the whole shopping plaza. The proposed change will reduce impacts by allowing for an expansion of a low impact self-storage use on the property in lieu of the residential homes currently permitted for development.

Enclosed please find the following:

- Application to Amend the Zoning Map
- Application for Special Exception
- Application to Amend Future Land Use Map
- Authorization of Owner
- Survey for Properties
- All Aboard Storage Facility Concept Plan
- Elevations for the Project
- Property Appraiser Parcel Identification Cards
- Project Parking Analysis
- Environmental Statement
- Traffic Memorandum
- Utility Demand Calculations
- Future Land Use Submittal Check for \$550.00
- Special Exception Submittal Check for \$220.00
- Rezoning Submittal Check for \$136.40
- Letter from Andy Clark
- Electronic Copy of Submittal

Please let me know if you have any questions or need anything further.

Kindest regards,

A handwritten signature in blue ink, appearing to read 'A. Posey, Jr.', with a stylized, cursive script.

A. Joseph Posey, Jr.

GDS/ajp

City of Daytona Beach Shores,

All Aboard Storage started in the late 1970s when my father, Doug Clark, and my brothers and I built our first self storage facility in Port Orange. We opened that business in 1983 and have been operating it continuously ever since.

We now operate 27 All Aboard Storage locations across east central Florida and have 3 more new locations under construction in New Smyrna Beach, Port Orange and Ormond Beach. We are the 60th largest owner and operator of self storage in the world with over 2.2 million square feet of rentable self storage space and over 10,000 existing customers.

Our corporate headquarters is located in the Clark Office Building in Port Orange next to our family's Estate of the Halifax wedding venue. I grew up in Port Orange and have lived with my wife Molly just outside Daytona Beach Shores on Daytona's beachside. Our daughter Emma is my director of HR & storage operations. We are a third-generation local family business with 67 full-time local employees.

I am very excited to add new life into SeaHorse Storage which is less than one mile from our house. We will be spending about \$300,000 on the existing parking lot and existing building repairing the roof and parapet wall. We will be renaming the business All Aboard Storage, Shores Depot.

Our management team culture is all about customer service and we look forward to being a great neighbor and corporate citizen in Daytona Beach Shores.

All Aboard Storage has partnered with the Daytona Beach News-Journal for the past 3 years to recognize Amazing Teachers in Volusia and Flagler Counties. All Aboard has awarded each monthly Amazing Teacher \$500 to use in their classrooms.

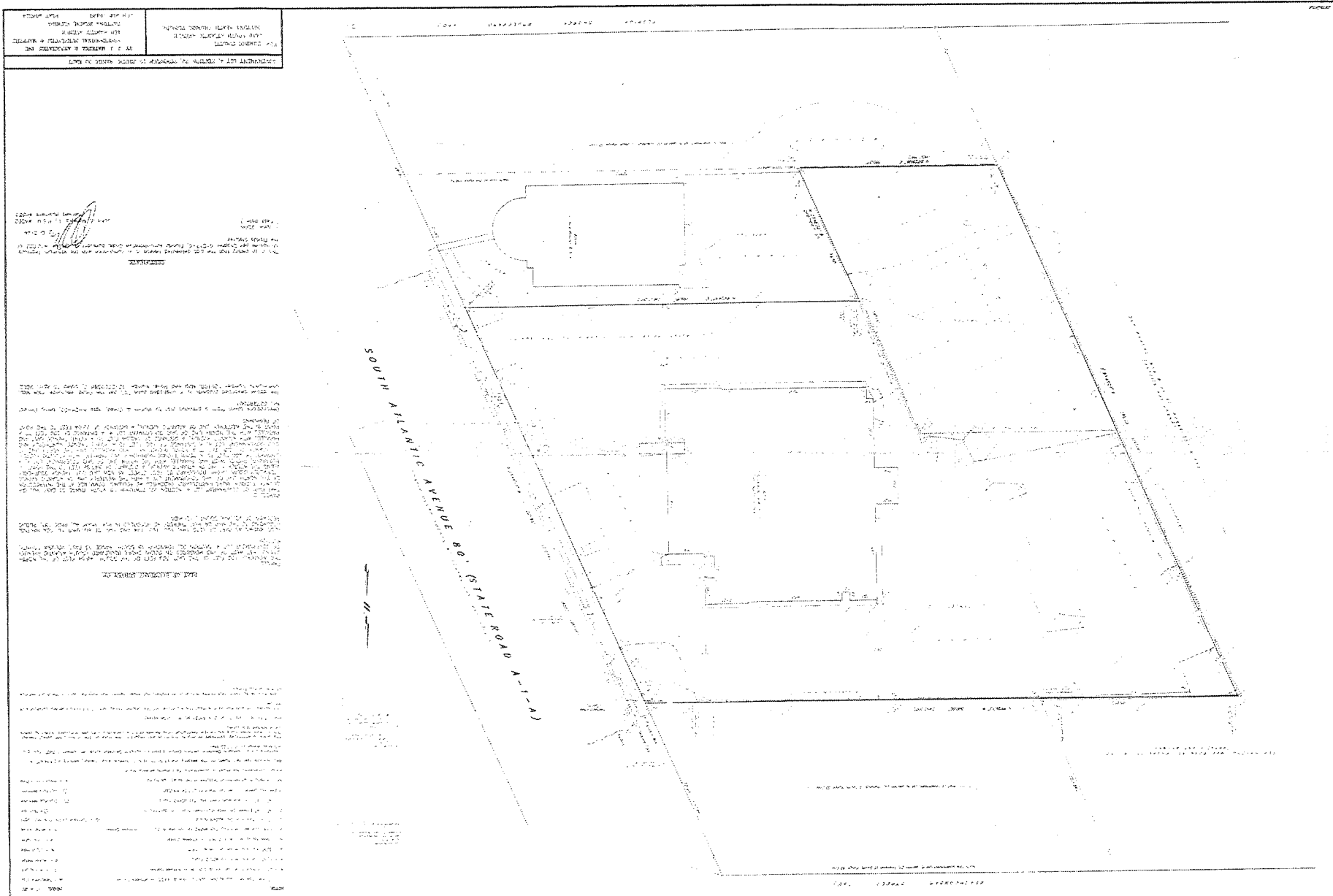
The Andy and Molly Clark Foundation donated \$400,000 in 2021 to Halifax Health to start an Arts in Medicine Program. We also have a permanent endowment with Daytona State College and Rotary International. All Aboard Storage also sponsored a Habitat for Humanity house in Orange City in 2020.

I have been an active member of the Port Orange / South Daytona Rotary Club since 1986 and I served as President in 2010-2011. I am a former member of the Board of Directors of the Port Orange / South Daytona Chamber of Commerce (I was recognized as Business Person of the Year in 2006 by that Chamber). Our daughter Emma Clark now serves on the Chamber Board. I also served on the Board of the Halifax Area Chamber of Commerce.

Andy Clark | CEO

All Aboard Properties

5111 South Ridgewood Avenue, Suite 201, Port Orange, FL 32127





NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

August 1, 2022

Stewart Cruz, City Planner

City of Daytona Beach Shores

Planning Division

2990 S Atlantic Ave

Daytona Beach Shores, FL 32118

Re: Shores Depot – All Aboard Storage

2616 S Atlantic Ave

Environmental Statement

Dear Mr. Cruz,

In order to satisfy the comp plan amendment application requirement regarding Impact Analysis, this letter is submitted with goal of satisfying the environmental analysis of the property.

The current site is mostly developed and previously cleared. The only vegetation onsite appears to be planted at the time of the existing buildings. At the Site Plan application, the developer will follow all requirements and provide environmental surveys as required by code.

Wetlands do not appear to be present on site. If an environmental survey conducted by a licensed biologist is required, the applicant would like to request this be conducted, reviewed, and accepted, prior to site plan approval.

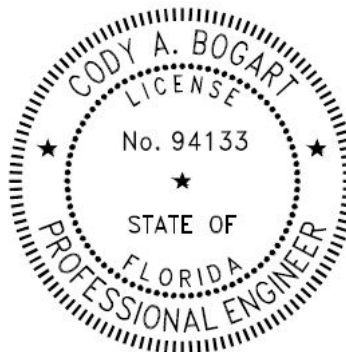
This letter does not constitute as an environmental survey or inspection, but as an opinion and request letter on behalf of the applicant.

If you have any questions or need additional information, please feel free to call or email me at cody@Newkirk-Engineering.com.

Sincerely,

NEWKIRK ENGINEERING, INC.

Cody Bogart, PE # 94133
Newkirk Engineering, Inc.





NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

October 4, 2022

Stewart Cruz, City Planner

City of Daytona Beach Shores

Planning Division

2990 S Atlantic Ave

Daytona Beach Shores, FL 32118

Re: Shores Depot – All Aboard Storage

2616 S Atlantic Ave

Trip Generation Statement

Dear Mr. Cruz,

Submitted is a trip generation report for the above referenced project which will be a proposed Indoor Self-Storage Facility. This trip generation report includes Cow-Licks Ice Cream, Sherwin Williams Paint Store, the existing Seahorse Storage, and the proposed All Aboard Storage. Cow-Lick's was included to coincide with parking calculation letter provided separate form this statement. The traffic trip generation and impact analysis were calculated from the following ITE Trip Generation Rates 8th Edition:

Description / ITE Code	UNIT	ITE Vehicle Trip Generation Rates								
		(peak hours are for peak hour of adjacent streets)								
		Weekday	AM	PM	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Mini-Warehouse (151)	KSF	2.5	0.15	0.26	59%	41%	0%	51%	49%	0%
Hardware/Paint Store (810)	KSF	51.29	1.08	4.84	50%	50%	26%	47%	53%	26%
Quality Restaurant (931)	KSF	89.95	0.81	7.49	50%	50%	44%	67%	33%	44%
Residential Townhome (230)	DU	5.81	0.44	0.52	17%	83%	0%	67%	33%	0%

Existing Trip Estimation										
Description / ITE Code Proposed Conditions	UNIT	Total Generated Trips			Total Distribution of Generated Trips					
		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Mini-Warehouse (151)	3.100	8	0	1	0	0	0	0	0	0
Hardware/Paint Store (810)	8.000	410	9	39	5	5	2	19	22	2
Quality Restaurant (931)	4.550	409	4	34	3	3	2	24	12	2
Residential Townhome (230)	10.860	63	5	6	1	4	0	4	2	0
Total Existing Trips		890	18	79	9	12	4	47	36	4

Proposed Trip Estimation										
Description / ITE Code Proposed Conditions	UNIT KSF	Total Generated Trips			Total Distribution of Generated Trips					
		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Mini-Warehouse (151)	39.700	99	6	10	4	2	0	5	5	0
Hardware/Paint Store (810)	8.000	410	9	39	5	5	2	19	22	2
Quality Restaurant (931)	4.550	409	4	34	3	3	2	24	12	2
Total Proposed Trips		919	18	83	12	11	4	48	39	4

NET CHANGE	28	1	4	2	-2	0	1	3	0
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The calculations provided above use the values determined from the Institute of Transportation Engineering trip generation analysis for each designated land use. The existing RMF-3 area allows up to 10.86 dwelling units and is proposed to be rezoned and amended to coincide with the rest of the area in question as TOC land use and GC-RD zoning.

According to the FDOT traffic count provided for A1A at the proposed site location, the AADT is 3200. The project proposes a total of 28 additional daily trips which is 0.88% of the total trips. Since the proposed project increases the net daily trips by less than 10%, this proves that the current conditions of A1A are sufficient for the proposed project.

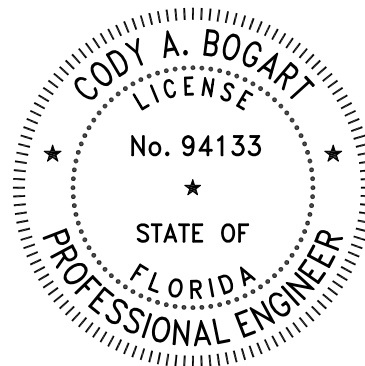
The trip generation calculations show that the proposed development will create an additional 28 Daily Trips, 1 AM Peak Hour and 4 PM Peak Hour trips. Trip generation calculations are based on the 8th Edition of the ITE manual which is the most up to date edition that is publicly available. Newer versions offer more information on pedestrian behavior, bicycle analysis, and truck data, which is not applicable to the trip generation analysis for this project.

If you have any questions or need additional information, please feel free to call or email me at cody@Newkirk-Engineering.com.

Sincerely,

NEWKIRK ENGINEERING, INC.

Cody Bogart, PE # 94133
Newkirk Engineering, Inc.





NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

August 1, 2022

Stewart Cruz, City Planner

City of Daytona Beach Shores

Planning Division

2990 S Atlantic Ave

Daytona Beach Shores, FL 32118

Re: Shores Depot – All Aboard Storage

2616 S Atlantic Ave

Water and Sewer Demand Analysis

Dear Mr. Cruz,

Submitted is a Water and Sewer Demand Calculation for the above referenced project which proposes the rezoning and amendment of part of the property from multi-family to general commercial to be able to expand the indoor self-storage use onsite, which will change the anticipated demand of water and sewer.

The attached calculations show the reduction in demand based on the existing ability to have 4-unit multifamily development and the proposed scenario as shown on the concept plan (see attached tables).

The calculations show a decrease of demand in water and sewer as summarized below:

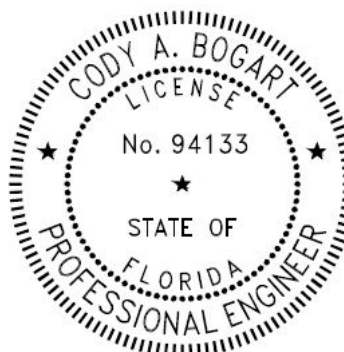
Utility	Average Daily Flow (GPD)	Max Daily Flow (GPD)	Peak Hourly Flow (GPD)
Water	-1,000	-2,000	-2.8
Wastewater	-750	-1,500	-2.1

If you have any questions or need additional information, please feel free to call or email me at cody@Newkirk-Engineering.com.

Sincerely,

NEWKIRK ENGINEERING, INC.

Cody Bogart, PE # 94133
Newkirk Engineering, Inc.



SHORES DEPOT FLOW DETERMINATIONS FOR FDEP APPLICATIONS AVERAGE DAILY FLOW				
ESTABLISHMENT	UNIT	FACTOR	NO. OF UNITS	TOTAL ERU'S
Residential				
Multi-family (3 or more bedrooms)	Per Unit	1.000	2.0	2.000
Multi-family (2 bedrooms)	Per Unit	0.833	2.0	1.666
Commercial				
Office Building (Add food service & retail space)	Per 1,000 sq. ft. gross	0.334	11.085	3.702
Warehouse-Office	Use fixture units for warehouse area, see Office Building for ERU's in that area (Add for food service & other uses)			
ERU COMBINED ERU's				
Combined Above ERU's =			7.368	
Fixture Units for Establishments (Uses) not listed in above tables =			0	
Additional ERU's Based on Remaining Unit Fixtures =			0.000	
Total Combined ERU's =			7.368	
Is Sanitary Sewer applicable to the project (enter Y or N)? =			Y	
Sewer Multiplier =			0.75	
AVERAGE DAILY FLOW (ADF)				
Water = ERU x 300 GPD			2,211 GPD	
Sewer = Water ADF * Sewer Multiplier =			1,658 GPD	
MAXIMUM DAILY FLOW				
Water = 2 x ADF =			4,421 GPD	
Sewer = 2 x ADF =			3,316 GPD	
PEAK HOURLY FLOW				
Water = 4 x ADF =			6.1 gpm	
Peak Factor =			4.0	
Sewer = Peak Factor x ADF =			4.6 gpm	

Potential residential units

Existing Sherwin and Storage facilities

EXISTING CONDITIONS

SHORES DEPOT FLOW DETERMINATIONS FOR FDEP APPLICATIONS AVERAGE DAILY FLOW				
ESTABLISHMENT	UNIT	FACTOR	NO. OF UNITS	TOTAL ERU'S
Residential				
Multi-family (3 or more bedrooms)	Per Unit	1.000	0.0	0.000
Multi-family (2 bedrooms)	Per Unit	0.833	0.0	0.000
Commercial				
Office Building (Add food service & retail space)	Per 1,000 sq. ft. gross	0.334	11.085	3.702
Warehouse-Office	Use fixture units for warehouse area, see Office Building for ERU's in that area (Add for food service & other uses)			
ERU COMBINED ERU's				
Combined Above ERU's =			3.702	
Fixture Units for Establishments (Uses) not listed in above tables =			4	
Additional ERU's Based on Remaining Unit Fixtures =			0.333	
Total Combined ERU's =			4.036	
Is Sanitary Sewer applicable to the project (enter Y or N)? =			Y	
Sewer Multiplier =			0.75	
AVERAGE DAILY FLOW (ADF)				
Water = ERU x 300 GPD			1,211 GPD	
Sewer = Water ADF * Sewer Multiplier =			908 GPD	
MAXIMIUM DAILY FLOW				
Water = 2 x ADF =			2,421 GPD	
Sewer = 2 x ADF =			1,816 GPD	
PEAK HOURLY FLOW				
Water = 4 x ADF =			3.4 gpm	
Peak Factor =			4.0	
Sewer = Peak Factor x ADF =			2.5 gpm	

No potential residential units

Additional Fixtures in proposed building

PROPOSED CONDITIONS

Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: vcpa.vcgov.org



Property Summary

Alternate Key:	4862668
Parcel ID:	532200040170
Township-Range-Section:	15 - 33 - 22
Subdivision-Block-Lot:	00 - 04 - 0170
Business Name:	
Owner(s):	CIROTTI ENTERPRISES LLC - 100%
Mailing Address On File:	14413 CENTRALIA RD BROOKSVILLE FL 34614
Physical Address:	2616 S ATLANTIC AVE, DAYTONA BEACH SHORES 32118
Building Count:	0
Neighborhood:	7362 - W/S ATL AVE DAYTONA BCH SHORE
Subdivision Name:	
Property Use:	1000 - VACANT COMM
Tax District:	403-DAYTONA BEACH SHORES
2021 Certified Millage Rate:	18.5026
Homestead Property:	No
Agriculture Classification:	No
Short Description:	22-15-33 W 100 FT OF E 300 FT OF S 148.54 FT OF N 618.92 FT W OF & MEAS ON S ATLANTIC AVE GOVT LOT 4 AKA PART OF 188190 192 & 194 & 196 BLDG #16 SEA HAVENS MB 40 PG 152 PER OR2840

Property Values

Tax Year:	2022 Working	2021 Final	2020 Final
Valuation	1-Market	1-Market	1-Market
Method:	Oriented Cost	Oriented Cost	Oriented Cost
Improvement	\$0	\$0	\$0
Value:	\$142,800	\$122,400	\$122,400
Land Value:	\$142,800	\$122,400	\$122,400
Just/Market			
Value:			

Working Tax Roll Values by Taxing Authority

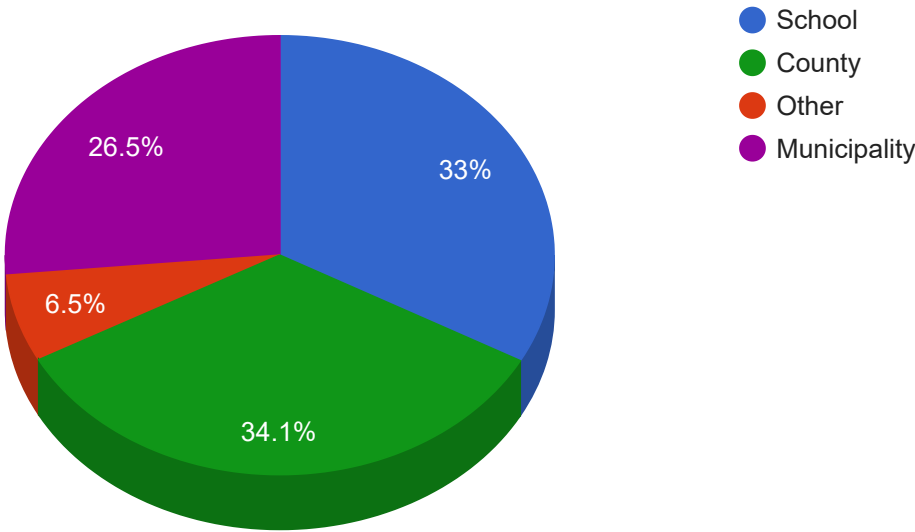
Values shown below are the 2022 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2021 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	\$142,800	\$142,800	\$0	\$142,800	1.5000	\$214.20
0012	DISCRETIONARY	\$142,800	\$142,800	\$0	\$142,800	0.7480	\$106.81
0011	REQ LOCAL EFFORT	\$142,800	\$142,800	\$0	\$142,800	3.5540	\$507.51
0050	GENERAL FUND	\$142,800	\$134,640	\$8,160	\$134,640	5.3812	\$724.52
0055	LIBRARY	\$142,800	\$134,640	\$8,160	\$134,640	0.5174	\$69.66
0520	MOSQUITO CONTROL	\$142,800	\$134,640	\$8,160	\$134,640	0.1781	\$23.98
0530	PONCE INLET PORT AUTHORITY	\$142,800	\$134,640	\$8,160	\$134,640	0.0845	\$11.38
0058	VOLUSIA ECHO	\$142,800	\$134,640	\$8,160	\$134,640	0.2000	\$26.93
0057	VOLUSIA FOREVER	\$142,800	\$134,640	\$8,160	\$134,640	0.2000	\$26.93
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$142,800	\$134,640	\$8,160	\$134,640	0.0320	\$4.31
0100	HALIFAX HOSPITAL AUTHORITY	\$142,800	\$134,640	\$8,160	\$134,640	0.9529	\$128.30
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$142,800	\$134,640	\$8,160	\$134,640	0.2189	\$29.47
0240	DAYTONA BEACH SHORES	\$142,800	\$134,640	\$8,160	\$134,640	4.9356	\$664.53
						18.5026	\$2,538.53

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$2,538.53
				Estimated Non-Ad Valorem Tax:	\$0.00
				Estimated Taxes:	\$2,538.53
				Estimated Tax Amount without SOH/10CAP ?	\$2,642.17

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2021	\$122,400	\$0	\$122,400	\$122,400	\$0	\$122,400	\$0
2020	\$122,400	\$0	\$122,400	\$122,400	\$0	\$122,400	\$0
2019	\$122,400	\$0	\$122,400	\$122,400	\$0	\$122,400	\$0
2018	\$122,400	\$0	\$122,400	\$119,680	\$0	\$119,680	\$0
2017	\$108,800	\$0	\$108,800	\$108,800	\$0	\$108,800	\$0
2016	\$108,800	\$0	\$108,800	\$108,800	\$0	\$108,800	\$0
2015	\$108,800	\$0	\$108,800	\$108,800	\$0	\$108,800	\$0
2014	\$108,800	\$0	\$108,800	\$108,800	\$0	\$108,800	\$0
2013	\$108,800	\$0	\$108,800	\$108,800	\$0	\$108,800	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	1000-VACANT COMMERCIAL		S-SQUARE FEET			13,600			10.50	\$142,800
Total Land Value:										\$142,800

Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
Total Miscellaneous Value:						\$0

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
5144 / 553	2003204735	08/19/2003	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$1,250,000
4610 / 0196	2000200373	11/15/2000	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$25,000
2863 / 1942		08/15/1986	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100
2840 / 0288		06/15/1986	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$85,000

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
22-15-33 W 100 FT OF E 300 FT OF S 148.54 FT OF N 618.92 FT W OF & MEAS ON S ATLANTIC AVE GOVT LOT 4 AKA PART OF 188190 192 & 194 & 196 BLDG #16 SEA HAVENS MB 40 PG 152 PER OR2840 PG 288 & OR 2863 PG 1943 PER OR 5144 PG 553	403	15 - 33 - 22	00 - 04 - 0170	16-SEP-86

Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser’s office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
02/22/2013	2013-178	REMOVE INT WALLS & DUCT WORK	\$2,400
02/22/2013	2013-180	ELIMINATE 1 BTH & KITCHEN SINK	\$500

06/23/2005	BP2004-27	\$0
01/22/2004	bp2003-171	\$0

24180161

BOOK PAUL

JAN 2 1983

11-3-77

RECIPROCAL GRANT OF EASEMENT

STEVE PETRAS and ANGIO GEORGOUDICE (hereinafter referred to as "Petras"), owners of that property described in Exhibit 1 attached hereto (hereinafter called the "Petras Property"), and NICHOLAS A. GEORGE (hereinafter referred to as "George"), owner of that property described in Exhibit 2 attached hereto (hereinafter referred to as the "George Property"), in consideration of the mutual obligations stated herein, agree as follows:

Petras and George grant each to the other and the licensees, invitees, and guests of each, an easement for the parking of automotive vehicles in that parking lot presently servicing and located on the Petras and George properties. The easement granted to George hereunder shall be for the parking of automotive vehicles on that portion of the southerly one-half of the above described parking lot located on the Petras property. The easement granted hereunder to Petras shall be for the parking of automotive vehicles on that property located on the northerly one-half of that portion of the above described parking lot located on the George property. George and Petras hereby also grant to each other and to each other's licensees, invitees and guests, an easement for ingress and egress over the above described parking lot as is necessary for the use of the above described parking easements.

The parking easement for each automotive vehicle granted hereunder shall be of sufficient dimensions so as to be in compliance with all applicable city and county ordinances. Each of the undersigned shall maintain that portion of the above described parking lot located on his property free of obstructions and refuse with adequate lighting, drainage, and striping of parking spaces.

The above described easements and covenants shall run with the respective parcels of property to which they are appurtenant and shall be binding on, and shall inure to the benefit of, the parties hereunder

418 116

BOOK PAGE

-2-

and their heirs, legal representatives, successors and assigns.

Executed this 19 day of January, 1983.

WITNESSES:

Helen M. Berendt

Steve Petras
STEVE PETRAS

Mary Ann Ballard
As to Steve Petras and
Argiro Georgoudios

Argiro Georgoudios
ARGIRO GEORGOUDIOS

Mary Ann Ballard
Helen M. Berendt
As to Nicholas A. George

Nicholas A. George
NICHOLAS A. GEORGE

STATE OF FLORIDA,

COUNTY OF VOLUSIA,

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared STEVE PETRAS, ARGIRO GEORGOUDIOS and NICHOLAS A. GEORGE to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and seal in the County and State last aforesaid this 19 day of January, 1983.

Mary Ann Ballard
Notary Public

My commission expires: May 15, 1985

24180163

BOOK PAGE

Exhibit I

PARCEL 2: THAT PART OF GOVERNMENT LOT 4, SECTION 22, TOWNSHIP 15 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 4 WITH THE WESTERLY LINE OF ATLANTIC AVENUE (FORMERLY OCEAN SHORE BOULEVARD), AN 80' STREET AS NOW LAID OUT; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ATLANTIC AVENUE A DISTANCE OF 543.88' TO THE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 200' TO A POINT; THENCE NORTHERLY AND PARALLEL WITH ATLANTIC AVENUE A DISTANCE OF 73.5' TO A POINT; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 100' TO A POINT; THENCE NORTHERLY AND PARALLEL WITH ATLANTIC AVENUE A DISTANCE OF 148.54' TO A POINT; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 300' TO A POINT IN THE WESTERLY LINE OF ATLANTIC AVENUE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ATLANTIC AVENUE A DISTANCE OF 222.04' TO THE POINT OF BEGINNING.

S.W.

Exhibit 2

PARCEL 3: THAT PART OF GOVERNMENT LOT 4, SECTION 22, TOWNSHIP 15 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 4 WITH THE WESTERLY LINE OF ATLANTIC AVENUE (FORMERLY OCEAN SHORE BOULEVARD), AN 80' STREET AS NOW LAID OUT; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ATLANTIC AVENUE A DISTANCE OF 543.88' TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG THE WESTERLY LINE OF ATLANTIC AVENUE A DISTANCE OF 75' TO A POINT; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 200' TO A POINT; THENCE NORTHERLY AND PARALLEL WITH ATLANTIC AVENUE A DISTANCE OF 75' TO A POINT; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 200' TO THE POINT OF BEGINNING.

COW LICKS

115.33

ALL ABOARD PROPERTIES5111 S. RIDGEWOOD AVENUE, SUITE 201
PORT ORANGE, FL 32127
(386) 763-2280WELLS FARGO BANK, N.A.
FLORIDA

25355

63-751/631

**** TWO HUNDRED TWENTY AND 00/100 DOLLARS

TO THE
ORDER OF

07/28/2022

\$220.00*****

CITY OF DAYTONA BEACH SHORES
3050 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

AUTHORIZED SIGNATURE

MP

⑈025355⑈ ⑆063107513⑆ 5060305512⑈

THE FACE OF THIS CHECK HAS A COLORED BACKGROUND ON WHITE PAPER, THE BACK A UNIQUE CHECK IDENTITY BAR CODE AND A WATERMARK - HOLD AT AN ANGLE TO VIEW.

ALL ABOARD PROPERTIES5111 S. RIDGEWOOD AVENUE, SUITE 201
PORT ORANGE, FL 32127
(386) 763-2280WELLS FARGO BANK, N.A.
FLORIDA

25358

63-751/631

**** ONE HUNDRED THIRTY SIX AND 40/100 DOLLARS

TO THE
ORDER OF

07/28/2022

\$136.40*****

CITY OF DAYTONA BEACH SHORES
3050 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

AUTHORIZED SIGNATURE

MP

⑈025358⑈ ⑆063107513⑆ 5060305512⑈

THE FACE OF THIS CHECK HAS A COLORED BACKGROUND ON WHITE PAPER, THE BACK A UNIQUE CHECK IDENTITY BAR CODE AND A WATERMARK - HOLD AT AN ANGLE TO VIEW.

ALL ABOARD PROPERTIES5111 S. RIDGEWOOD AVENUE, SUITE 201
PORT ORANGE, FL 32127
(386) 763-2280WELLS FARGO BANK, N.A.
FLORIDA

25357

63-751/631

**** FIVE HUNDRED FIFTY AND 00/100 DOLLARS

TO THE
ORDER OF

07/28/2022

\$550.00*****

CITY OF DAYTONA BEACH SHORES
3050 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

AUTHORIZED SIGNATURE

MP

⑈025357⑈ ⑆063107513⑆ 5060305512⑈

Public Notices

Notice to Town Center at Palm Coast Community Development District Residents

The Board of Supervisors ("the Board") of the Town Center of Palm Coast Community Development District ("the District") currently has two vacancies in Seat #2 & Seat #3 with the terms expiring November 2024 and November 2022. The Board is seeking Qualified Elector candidates to fill these seats.

Per Florida Statute, 190.003(17), ("Qualified elector" means any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the Supervisor of Elections in the county in which the District land is located.")

The meetings schedule is available at: <https://www.towncenterofpalmcoast.org/meetings>

All interested and qualified candidates are asked to contact the District Manager, Bob Koncar, by email at bob.koncar@inframark.com, or by telephone at (904) 626-0593. Any correspondence of expressions of interest and/or résumés that candidates would like to have presented to the Board for consideration of their candidacy must be provided to the District Manager no later than November 11, 2022. Please note that all materials provided become part of the public record. Interested candidates will be required to attend the next meeting (November 18, 2022 at 10:00 a.m.) so that they may address the Board regarding their candidacy, and, if appointed, be able to immediately assume office at that meeting

L#7838511 9/29/2022

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Public Notices

BOARD OF SUPERVISORS
MEETING DATES
WALKERS GREEN
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2022-2023

The Board of Supervisors of the Walkers Green Community Development District will hold their regular meetings for the Fiscal Year 2022-2023 at the Cobb Cole Center, 149 Ridgewood Avenue, Daytona Beach, Florida 32114 at 10:00 a.m. unless otherwise indicated; as follows:

October 4, 2022
November 1, 2022
December 6, 2022
January 3, 2023
February 7, 2023
March 7, 2023
April 4, 2023
May 2, 2023
June 6, 2023
July 5, 2023
August 1, 2023
September 5, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record of the meeting. A copy of the agenda for these meetings may be obtained from PFM Group Consulting LLC located at 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

L#7844379 9/29/2022

Public Notices

Intention to Lease

Pursuant to Section 373.093, F.S., the St. Johns River Water Management District ("District") gives notice of its intention to lease a total of 3.50-acres over District properties known as Pellicer Creek, Moses Creek, Deep Creek, Horseshoe Point, Murphy Creek and Dunns Creek Conservation Areas in Flagler, St. Johns and Putnam County, Florida for use as apiary sites. The properties are anticipated to be leased October 28, 2022 at approximately 3 p.m. at District Headquarters, 4049 Reid Street, Palatka, Florida, 32177. Apiary bid information is available on the District's website at www.sjrwmd.com.

#7784607 9/15, 9/22, 9/29/2022

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Daytona Beach Shores will hold a Public Hearing to consider a Future Land Use Map Amendment request for the property generally located at 2616 S. Atlantic Avenue, Daytona Beach Shores, FL 32118, Parcel No. 532200040170. The applicant, All Aboard Storage c/o Andy Clark, is requesting a Future Land Use Map Amendment to change the future land use category from Medium Density Residential to Tourist Oriented Commercial. Planning and Zoning Board, October 10, 2022 at 8:30 a.m.

City Council 1st Reading, October 25, 2022, at 6:00 p.m.

City Council 2nd Reading, December 13, 2022, at 6:00 p.m.

The hearing will be held in the City Council Chambers in the Community Center located at 3000 Bellemead Drive, Daytona Beach Shores, Florida.

All interested parties are invited to appear at this public hearing and submit oral or written objections or comments. The application is available for public inspection at the City of Daytona Beach Shores, Community Services Department, Planning Division, 2990 S. Atlantic Avenue, Daytona Beach Shores, Florida. For more information, please call Tel. (386) 763-5376.

In accordance with the Americans with Disabilities Act (ADA), persons needing special accommodations to participate in the proceedings should contact the City Clerk's Office no later than seven working days prior to the hearing.

L#7825371 9/29/2022 11

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CITY OF EDGEWATER
NOTICE OF PUBLIC HEARING
ORDINANCE NO. 2022-O-14

Notice is hereby given that the City Council of the City of Edgewater, Florida, will hold a public hearing on Monday, October 3, 2022, at 6:00 p.m. or as soon thereafter as the matter may be heard, in Council Chambers, 104 N. Riverside Drive, Edgewater, to consider Ordinance No. 2022-O-14. All interested persons are invited to attend. This hearing may be continued to one or more dates. The dates, times and places of any continuation of the above-scheduled public hearings will be announced at said public hearing and no further notification regarding said continuation is required to be published. Additional information and a copy of the proposed ordinance, including complete legal description by metes and bounds, may be obtained from the City Clerk, 104 N. Riverside Drive, Edgewater. If any person decides to appeal any decision made by the City Council with respect to any matter considered at such hearing, a record of the proceedings may be needed, and in that event, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. In accordance with the American with Disabilities Act, persons needing assistance to participate in this hearing should contact the City Clerk at (386) 424-2400 extension #1101.

ORDINANCE NO. 2022-O-14

AN ORDINANCE ANNEXING 11.2± ACRES OF CERTAIN REAL PROPERTY LOCATED AT 1805 ST. CROIX WAY (PARCEL IDENTIFICATION NUMBER 843801000367), VOLUSIA COUNTY, INTO THE CITY OF EDGEWATER, FLORIDA; SUBJECT TO THE JURISDICTION, OBLIGATIONS, BENEFITS AND PRIVILEGES OF THE MUNICIPALITY; AMENDING THE DESCRIPTION OF THE CITY OF EDGEWATER CORPORATE LIMITS; PROVIDING FOR FILING WITH THE CLERK OF THE CIRCUIT COURT, VOLUSIA COUNTY, THE VOLUSIA COUNTY PROPERTY APPRAISER AND THE DEPARTMENT OF STATE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY AND APPLICABILITY; PROVIDING FOR AN EFFECTIVE DATE, RECORDING AND ADOPTION.

Submitted by,
Bonnie Zlotnik, CMC
City Clerk

DB-32267681

Public Notices

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Daytona Beach Shores will hold a Public Hearing to consider a zoning map amendment request for the property generally located at 2616 S. Atlantic Avenue, Daytona Beach Shores, FL 32118, Parcel No. 532200040170. The applicant, All Aboard Storage c/o Andy Clark, is requesting a zoning map amendment from RMF-3 Multifamily Residential District (Low Density) to GC-RD District (General Commercial-Redevelopment). Planning and Zoning Board, October 10, 2022 at 8:30 a.m.

City Council 1st Reading, October 25, 2022, at 6:00 p.m.

City Council 2nd Reading, December 13, 2022, at 6:00 p.m.

The hearing will be held in the City Council Chambers in the Community Center located at 3000 Bellemead Drive, Daytona Beach Shores, Florida.

All interested parties are invited to appear at this public hearing and submit oral or written objections or comments. The application is available for public inspection at the City of Daytona Beach Shores, Community Services Department, Planning Division, 2990 S. Atlantic Avenue, Daytona Beach Shores, Florida. For more information, please call Tel. (386) 763-5376.

In accordance with the Americans with Disabilities Act (ADA), persons needing special accommodations to participate in the proceedings should contact the City Clerk's Office no later than seven working days prior to the hearing.

L#7825415 9/29/2022 11

Public Sale

NOTICE OF PUBLIC SALE: John's Towing Auto & Truck Service, Inc. gives Notice of Foreclosure of Lien and intent to sell these vehicles on 10/8/2022 8:00 am at 1103 N State St Bunnell, FL 32110, pursuant to subsection 713.78 of the Florida Statutes. John's Towing Auto & Truck Service, Inc reserves the right to accept all bids.

37MUJ62N38M053658 2008 TOYT
5XYPG4A32HG272839 2017 KIA
JA32VZFV5E003086 2014 MITS
9/29/22 1X

NOTICE OF PUBLIC SALE: John's Towing Auto & Truck Service, Inc. gives Notice of Foreclosure of Lien and intent to sell these vehicles on 10/22/2022 8:00 am at 1103 N State St Bunnell, FL 32110, pursuant to subsection 713.78 of the Florida Statutes. John's Towing Auto & Truck Service, Inc reserves the right to accept all bids.

3GKKBKRS3M5571593 2021 CHEV
9/29/22 1X

NOTICE OF PUBLIC SALE: John's Towing Auto & Truck Service, Inc. gives Notice of Foreclosure of Lien and intent to sell these vehicles on 10/7/2022 8:00 am at 1103 N State St Bunnell, FL 32110, pursuant to subsection 713.78 of the Florida Statutes. John's Towing Auto & Truck Service, Inc reserves the right to accept all bids.

2C4RC1GG3KR627596 2019 CHRY
2HKRL1867H1616036 2001 HOND
2HKRM4H56DH666209 2013 HOND
2T1BU4EE5DC021754 2013 TOYT
WBA3A5C53DF601045 2013 BMW
9/29/22 1X

Continued on D3

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EXHIBIT C
PLANNING ANALYSIS
Ordinance 2022-22

A. INTRODUCTION

The proposed application/ordinance if approved would change the zoning district classification of the vacant property generally located at 2616 S Atlantic Avenue known as Parcel 5322-00-04-0170 from City of Daytona Beach Shores RMF-3 *Multi-Family Residential District (Low Density)* to Daytona Beach Shores GC-RD *General Commercial-Redevelopment District*. The subject property contains an acreage of approximately 0.31 and is currently vacant. This zoning map amendment application is in conjunction with a Future Land Use Map amendment, Special Exception and Land Development Code amendment for the proposed expansion of the existing Interior Storage Facility use currently located at 2616 S Atlantic Avenue.

B. 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 and **Figure 2** is a zoning map of the same while **Figure 3** provides a street view of the property in question.

Table 1: Zoning and Land Use Area Description

Location	Zoning	Current Land Use
Subject Property	RMF-3	Vacant
North	GC-RD	Interior Storage Facility & Commercial
South	RMF-2	Residential Condominium
East	GC-RD	Interior Storage Facility, Commercial & Restaurant (Ice Cream)
West	RMF-3	Sea Haven Townhomes

Notes: RMF-3 = *Multi-Family Residential District (Low Density)*; RMF-2 = *Multi-Family Residential District (Medium Density)*; GC-RD = *General Commercial- Redevelopment District*.

Figure 1: Aerial View- Parcel 5322-00-04-0170 and Surrounding Development



Source: Volusia County Property Appraiser, 2022

Figure 2: Parcel 5322-00-04-0170 – Zoning Map of Surrounding Neighborhood

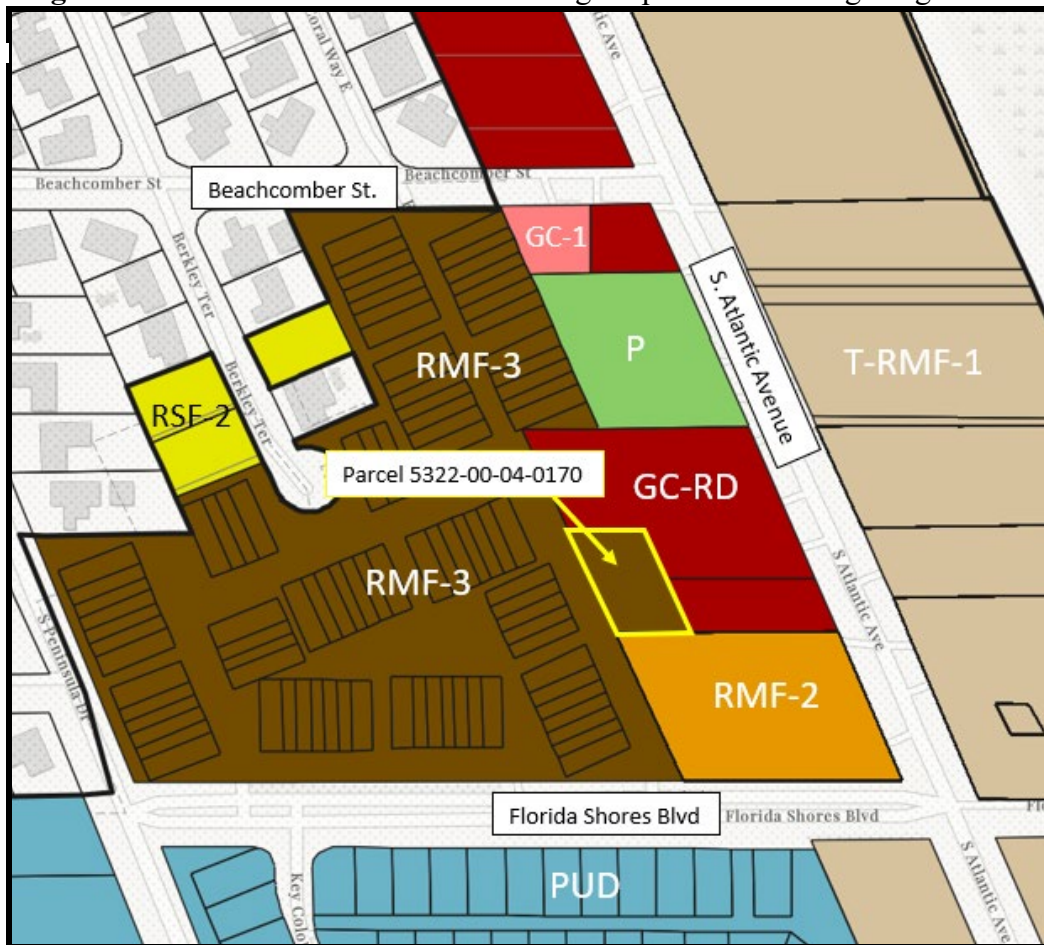


Figure 3: Parcel 5322-00-04-0170 – Street View



Source: GoogleMaps, 2018

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:

Section 14-20. - RMF-3 Multi-Family Residential District (Low Density):

14-20.1. Purpose and intent: 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.

14-20.2. Permitted principal uses and structures:

1. Multifamily dwellings, duplexes and townhouses.
2. Telecommunication towers and antennas, subject to compliance with section 14-60.1 et seq.

C. PROPOSED ZONING

The proposed zoning for the subject property is GC-RD General Commercial-Redevelopment District. According to the Daytona Beach Shores Land Development Code, the purpose, intent and permitted uses of the proposed zoning district is as follows:

Section 14-31.1 - GC-RD General Commercial Redevelopment District:

14-31.1.1 Purpose and Intent: To encourage the development and redevelopment of commercial property in the redevelopment areas.

14-31.1.2. Permitted Principal Uses and Structures:

1. Professional and business offices.
2. Retail stores.
3. Service establishments such as barber or beauty shops, photographic studios, dance or music studios, self-service laundries, tailor shops, drapery or dressmaker shops, laundry or dry

cleaning pickup stations (without any on-site dry cleaning activities using chemicals of any type or nature) and similar activities.

4. Newspaper offices (but not printing activities of any type or nature).

5. Food stores and bakeries.

6. Banks and similar financial institutions, small loan agencies.

7. Medical and dental clinics.

8. Private clubs and lodges.

9. Public/quasi-public facilities.

10. Restaurants.

11. Art galleries.

12. Bowling facilities and similar recreational facilities.

13. Performance theaters.

14. Movie theaters.

15. Public parking facilities.

16. Medical offices and facilities.

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

D. COMPREHENSIVE PLAN

The City is in the process of amending its Adopted Comprehensive Plan (2030) Future Land Use Map to assign the City's *Tourist Oriented Commercial* future land use (FLU) classification to the subject property. This FLU classification does not permit residential uses and the combination of applications from the property owner seek to allow the existing use of an Interior Storage Facility to be expanded through the Special Exception process to this subject property.

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.

E. REVIEW AND COMMENTS

The subject application was initiated by the property owner, 91 Oneida, LLC. The subject property is generally located at 2616 S Atlantic Avenue and known by Parcel ID 5322-00-04-0170 and has an acreage of 0.31+/- . The site has vehicular and pedestrian access to the abutting property at 2616 S Atlantic Avenue which directly connects to S. Atlantic Avenue (SRA1A).

The proposed zoning change will be consistent with the adjacent zoning district classifications and uses. Per the applicant, the property will be utilized and incorporated into the exiting use of the adjacent property which is an Interior Storage Facility.

F. FINDING OF FACTS

When considering a request to change zoning, the Planning and Zoning Board 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 responses to the criteria are attached in the **Exhibit B** (owner's application).

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 is currently vacant with grass and does not have any discernable flora or fauna located on it. The subject property is surrounded by existing commercial and multi-family development. When redeveloped, consistency with the City's Land Development Code will be required. Further, the proposed zoning change would not permit hazardous uses such as industry, which could have an unfavorable impact on the environment and natural resources of the area. The applicant has provided an Environmental Statement included in the application.

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 positive impact on the economy of the area as the property is currently vacant and has existed as such for over 30 years. The property also poses other challenges such as access to a public roadway and size. The zone change application along with other applications, seek to expand the existing Indoor Storage Facility use on the subject and adjacent property through the Special Exception process.

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. This existing use will not unduly burden public facilities. The subject property will be combined with the adjacent property that is currently being served with or has access to transportation, public schools, water, sewer, and solid waste disposal services. All existing public facilities have adequate capacity. (see **Table 2** below).

Table 2: Impact Analysis (Theoretical Max.)

Development Variable	Current Future Land Use (12.1-35.0 units/acre)	Proposed Future Land Use (0 units/acre- FAR 1.4)	Change
Residential Units Allowed	10.85	0	-10.85
Population ¹	17.36	0	-17.36
AM / PM Peak Hour Trips ²	7.64/9.03	129.3/94.89	+121.66/+85.86
Sanitary Sewer (gallons/day) ³	2,712.5	1,890.4	-822.1
Potable Water (gallons/day) ⁴	1,627.5	1,890.4	+262.9
Solid Waste (lbs./person) ⁵	173.6	189.04	+15.44
Stormwater Drainage ⁶	n/a	n/a	n/a
Recreation/Open Space	See summary below	n/a	None
Public School Student(s)	4.29	n/a	-4.29

Notes:

1. Population: 1.6 persons per dwelling unit in DBS
2. Transportation: Rates are for peak hour of adjacent street traffic
Residential Townhouse unit = 0.44 AM trips, 0.52 PM trips
Specialty Retail Center per 1000sf = 6.84AM trips, 5.02PM trips
Site FAR 1.4/Lot Size= 13,503sq/ft
3. Sanitary Sewer: 250 gallons per dwelling unit per day
One-tenth (1/10) gallon per square foot of gross building area (GBA)
4. Potable Water: 150 gallons per capita per day
One-tenth (1/10) gallon per square foot of gross building area (GBA)
5. Solid Waste: 10 pounds per capita per day
Commercial: 10lbs/1000 square feet
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 = 0.396 per single-family unit.

Sources:

2020 US Census
ITE Trip Generation Manual, 8th Edition
Policy 9-1.3 Daytona Beach Shores Comprehensive Plan Update (2030)

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

The proposed zoning will not unduly burden transportation facilities. Once the property completes the lot combination process, the property will have adequate vehicular access from the abutting S Atlantic Avenue and the existing system of local, collector and arterial road network. The adjacent transportation network currently operates above the 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 will eliminate the ability for housing (10.85 units) to be constructed upon the property. However, the proposed zoning change seeks to expand an existing commercial use on adjacent property which is more practical considering the parcel

poses some access, location and size challenges and has sat vacant for over 30 years without residential development proposed. Therefore, staff does not believe the request will adversely affect the ability of people to find adequate housing reasonably accessible to their place of employment.

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 *Tourist Oriented Commercial* future land use (FLU) classification to the subject property. This FLU classification allows for a variety of commercial uses and is consistent with the proposed zoning classification and adjacent properties.

Per Objective 1-1.4 of the Comprehensive Plan, 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 substantially changed so as to require a zoning change. However, staff believes that due to the location, access and size challenges, the property has not been developed for over 30 years. In addition, the applicant has submitted this zone change application along with other applications to expand the existing Indoor Storage Facility use on the adjacent property through the Special Exception process.

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 property has sat vacant for over 30 years with an RMF-3 zoning designation however the property is land locked within an adjacent existing commercial development. The rezoning of this property would allow for realistic and sensible development by expanding the existing use of the adjacent property.

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 consistent with the adjacent zoning district classifications and uses and would allow for realistic and sensible development by expanding the existing use of the adjacent property on a vacant property. Therefore, the proposed change will have positive 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, the proposed zoning change is consistent with the existing Daytona Beach Shores zoning district classifications in the area. Further, the proposed zoning classification would facilitate an existing use to be expanded on adjacent property. 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 consistent with the existing adjacent uses, future land use and zoning classifications. The rezoning allows for the existing commercial development to expand while creating a consistent zoning classification with adjacent properties. 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, in fact, the overall goal is the expand a use that has already been permitted on the adjacent property.

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

The proposed zoning classification is consistent with the existing adjacent uses, 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 allowing for development of a historically vacant property and providing for a use that is limited in supply on beachside.

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

The proposed change is consistent with the existing adjacent development and future land uses and therefore serves the entire community by allowing for the opportunity to expand an Interior Storage Facility that will serve Daytona Beach Shores residents. Additionally, this property has sat vacant for over 30 years and is land locked from access to a public roadway. The rezoning of the property would allow for realistic and sensible development of the property.

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

The rezoning does not permit a adverse land use and therefore should not materially diminish the value of the surrounding properties or substantially alter the characteristics of the neighborhood since the proposed rezoning will be consistent with adjacent properties and uses.



PLANNING & ZONING BOARD AGENDA MEMORANDUM OCTOBER 10, 2022 AGENDA

TO: The Members of the Planning & Zoning Board

FROM: Noel Eaton, Planner

PREPARED BY: Noel Eaton, Planner

SUBJECT: Ordinance 2022-22: Application to Amend Zoning Map RZ12022032-Parcel 5322-00-04-0170 (2616 S Atlantic Ave.)

SYNOPSIS:

Ordinance 2022-22, if approved, would change the zoning district classification of the vacant property generally located at 2616 S Atlantic Avenue known as Parcel 5322-00-04-0170 from City of Daytona Beach Shores RMF-3 *Multi-Family Residential District (Low Density)* to Daytona Beach Shores GC-RD *General Commercial-Redevelopment District*. The subject property contains an acreage of approximately 0.31 and is currently vacant. This zoning map amendment application is in conjunction with a Future Land Use Map amendment, Special Exception and Land Development Code amendment for the proposed expansion of the existing Interior Storage Facility use currently located at 2616 S Atlantic Avenue.

FISCAL IMPACT STATEMENT:

BACKGROUND:

A. BACKGROUND

The proposed amendment seeks to change the zoning designation of a vacant property from City of Daytona Beach Shores RMF-3 *Multi-Family Residential District (Low Density)* to Daytona Beach Shores GC-RD *General Commercial-Redevelopment District*. The +/- 0.31 acre property is generally located at 2616 S Atlantic Avenue and known as Volusia County Parcel id 5322-00-04-0170. This Zoning Map Amendment application is in conjunction with a Future Land Use Map Amendment, Special Exception and Land Development Code amendment for the proposed expansion of the existing Interior Storage Facility located at 2616 S Atlantic Avenue. Further analysis of Section 14-66 of the Land Development Code is provided in Exhibit C.

LEGAL REVIEW:

Approved as to form and legality.

RECOMMENDATION:

Staff recommends approval of Ordinance 2022-22 as presented.

SUGGESTED MOTION:

A Planning and Zoning member may motion as follows:

1. "I move to approve Ordinance 2022-22 as presented."

OR

2. "I move to approve Ordinance 2022-22, with the following amendments..."

OR

3. "I move to deny Ordinance 2022-22, on the basis of the following..."

- ATTACHMENT:**
1. ORD 2022-22-Zoning Map Amendment-All Aboard Storage, 2616 S Atlantic Ave (Parcel 532200040170)
 2. Exhibit A- Parcel 2322-00-04-0170 (2616 S Atlantic Ave.)
 3. Exhibit B-Application to Amend Zoning Map-Parcel ID 5322-00-04-0170 (2616 S Atlantic Ave.)
 4. Exhibit C-PZ Staff Report Parcel ID 5322-00-04-0170 (2616 S Atlantic Ave.)

ORDINANCE NO. 2022-22

AN ORDINANCE OF THE CITY OF DAYTONA BEACH SHORES, VOLUSIA COUNTY, FLORIDA, ASSIGNING THE GC-RD GENERAL COMMERCIAL REDEVELOPMENT DISTRICT ZONING CLASSIFICATION TO PROPERTY GENERALLY LOCATED AT 2616 SOUTH ATLANTIC AVENUE, SHORT TAX PARCEL ID 5322-00-04-0170; 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 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 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 *Daytona Beach Shores Land Development Code* and the *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 is hereby rezoned and assigned the Daytona Beach Shores zoning classification as follows:

Short Tax Parcel ID #5322-00-04-0170, as described in Exhibit “A” as attached, is assigned the GC-RD, General Commercial Redevelopment District 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 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

NANCY MILLER, MAYOR

KURT SWARTZLANDER, CITY MANAGER

CHERI SCHWAB, CITY CLERK

Approved as to form and legality:

JOHN CARY, CITY ATTORNEY

Passed on first reading this _____ day of _____, 2022.

Adopted on second reading this _____ day of _____, 2022.

EXHIBIT A

The Westerly 100 feet of the East 300 feet of the South 148.54 feet of the North 618.92 feet West of and measured on Ocean Shore Boulevard (South Atlantic Avenue) of Government Lot 4, Section 22, Township 15 South, Range 33 East, Volusia County, Florida.

Also known as part of Lots 188, 190, 192, 194 and 196, of Building 16, Sea Havens, according to the map or plat thereof as recorded in Plat Book 40, Page 151, Public Records of Volusia County, Florida.

Exhibit A: Parcel 532200040170 (2616 S Atlantic Ave) Aerial Views and Street View







City of Daytona Beach Shores
Community Services Department
2990 South Atlantic Avenue
Daytona Beach Shores, FL 32118
Telephone (386) 763-5377

RECEIVED

AUG 02 2022

BUILDING AND CODES DIVISION
CITY OF DAYTONA BEACH SHORES

575348

1-2022 032

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: ___/___/___ Current Zoning: RMF-3

Requested Zoning: GC-RD

Applicant's Name: All Aboard Storage c/o Andy Clark

Address: 5111 South Ridgewood Avenue, Suite 201
Port Orange, FL 32127 Phone #: 386-527-6365

Representative: A. Joseph Posey, Jr., Esquire (Storch Law Firm)

Address: 420 South Nova Road
Daytona Beach, FL 32114 Phone #: 386-238-8383

Property Address & Parcel ID: Parcel No. 532200040170

Property Owner: Cirotti Enterprises, LLC

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

Legal Description of Property:

See Attached Survey



Applicant's Signature

7/29/22

Date

RECEIVED

AUG 02 2022

BUILDING MAP CODES DIVISION
CITY OF DAYTON BEACH SHORES

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.

The proposed zoning change will have no impact to the environmental and natural resources.

This request will allow for an expansion of the existing self-storage special exception and the construction of a building on an area of the property that already permits development.

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

This request will have a favorable impact since it will fill a community need for self-storage.

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

This request will allow for infill development which is an efficient use of public services.

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

This request will permit a commercial use with a very low traffic generation.

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

This request should have no effect on housing since it deals with self-storage. However, it is

reasonable to conclude that this request will have a positive effect on housing for those

people that need personal storage space.

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

Yes, the request allows for the commercial use of property that fronts A1A.

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?

Yes, self-storage is a growing need in the community and it makes sense to expand the existing facility on site to accommodate that need.

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, but time has shown that the zoning should change from the original classification.

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

Yes, since the change will fill a growing self-storage need in the community.

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

No, this is actually fixing a potential "spot zoning" issue. The proposed commercial classification is more consistent than the current residential 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?

No for the reasons previously stated.

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

No for the reasons previously stated.

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

No for the reasons previously stated.

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

No for the reasons previously stated.



GLENN D. STORCH, ESQUIRE
glenn@storchlawfirm.com

COREY D. BROWN, ESQUIRE
corey@storchlawfirm.com

August 1, 2022

Mr. Stewart Cruz
City Planner
City of Daytona Beach Shores
2990 South Atlantic Avenue
Daytona Beach Shores, FL 32118

A. JOSEPH POSEY, ESQUIRE
joey@storchlawfirm.com

**Re: *Future All Aboard Storage Site – Shores Depot
Parcel Nos. 5322-00-04-0170 & 5322-00-04-0140
2616 S Atlantic Avenue, Daytona Beach Shores, FL 32118***

Dear Stewart:

Thank you for all the feedback you provided our team regarding permitting the above location as the next All Aboard Storage facility. As you can imagine, the owner of All Aboard Storage, Mr. Andy Clark, is exciting about the opportunity to serve the City of Daytona Beach Shores community. Mr. Clark and his family currently own and operate 27 area storage facilities, so the City can rest assured that they have an experienced and professional partner with a track record of great service.

The purpose of this letter is as follows: 1) to request a rezoning for Parcel No. 5322-00-04-0170 from RMF-3 to GC-RD; 2) to request an amendment to the future land use map for Parcel No. 5322-00-04-0170 from Medium Density Residential to Tourist Oriented Commercial; and 3) to request an expansion of the existing special exception for self-storage for both Parcel Nos. 5322-00-04-0170 & 5322-00-04-0140. We have already started reviewing site plan related issues and the layout for the facility, and one of the major obstacles that has come up is parking. The above property currently has a patch work of shared and designed parking areas. The existing parking layout functions, but the inefficiencies in the design limit redevelopment of the site. The City Land Development Code further compounds the issue since the Code parking requirements do not reflect the most recent Institute of Transportation Engineers manual generation rates and the behaviors of a multi-use shopping plaza. Therefore, my client is also requesting a Land Development Code text amendment to better provide for the parking needs of this project. The supporting documents for each application, including a parking demand justification letter from the project engineer, are enclosed.

In response to the City LDC special exception criteria listed in Section 14-58.1.2.D.2, the applicant has no issue with complying with all the provisions therein. This is merely the expansion of an existing special exception, so many of the criteria have already been addressed.

As for the future land use map change, the request will create a consistent designation for the whole shopping plaza. The proposed change will reduce impacts by allowing for an expansion of a low impact self-storage use on the property in lieu of the residential homes currently permitted for development.

Enclosed please find the following:

- Application to Amend the Zoning Map
- Application for Special Exception
- Application to Amend Future Land Use Map
- Authorization of Owner
- Survey for Properties
- All Aboard Storage Facility Concept Plan
- Elevations for the Project
- Property Appraiser Parcel Identification Cards
- Project Parking Analysis
- Environmental Statement
- Traffic Memorandum
- Utility Demand Calculations
- Future Land Use Submittal Check for \$550.00
- Special Exception Submittal Check for \$220.00
- Rezoning Submittal Check for \$136.40
- Letter from Andy Clark
- Electronic Copy of Submittal

Please let me know if you have any questions or need anything further.

Kindest regards,

A handwritten signature in blue ink, appearing to read "A. Joseph Posey, Jr.", with a stylized, cursive script.

A. Joseph Posey, Jr.

GDS/ajp

City of Daytona Beach Shores,

All Aboard Storage started in the late 1970s when my father, Doug Clark, and my brothers and I built our first self storage facility in Port Orange. We opened that business in 1983 and have been operating it continuously ever since.

We now operate 27 All Aboard Storage locations across east central Florida and have 3 more new locations under construction in New Smyrna Beach, Port Orange and Ormond Beach. We are the 60th largest owner and operator of self storage in the world with over 2.2 million square feet of rentable self storage space and over 10,000 existing customers.

Our corporate headquarters is located in the Clark Office Building in Port Orange next to our family's Estate of the Halifax wedding venue. I grew up in Port Orange and have lived with my wife Molly just outside Daytona Beach Shores on Daytona's beachside. Our daughter Emma is my director of HR & storage operations. We are a third-generation local family business with 67 full-time local employees.

I am very excited to add new life into SeaHorse Storage which is less than one mile from our house. We will be spending about \$300,000 on the existing parking lot and existing building repairing the roof and parapet wall. We will be renaming the business All Aboard Storage, Shores Depot.

Our management team culture is all about customer service and we look forward to being a great neighbor and corporate citizen in Daytona Beach Shores.

All Aboard Storage has partnered with the Daytona Beach News-Journal for the past 3 years to recognize Amazing Teachers in Volusia and Flagler Counties. All Aboard has awarded each monthly Amazing Teacher \$500 to use in their classrooms.

The Andy and Molly Clark Foundation donated \$400,000 in 2021 to Halifax Health to start an Arts in Medicine Program. We also have a permanent endowment with Daytona State College and Rotary International. All Aboard Storage also sponsored a Habitat for Humanity house in Orange City in 2020.

I have been an active member of the Port Orange / South Daytona Rotary Club since 1986 and I served as President in 2010-2011. I am a former member of the Board of Directors of the Port Orange / South Daytona Chamber of Commerce (I was recognized as Business Person of the Year in 2006 by that Chamber). Our daughter Emma Clark now serves on the Chamber Board. I also served on the Board of the Halifax Area Chamber of Commerce.

Andy Clark | CEO

All Aboard Properties

5111 South Ridgewood Avenue, Suite 201, Port Orange, FL 32127

This instrument prepared by
WILLIAM P. WEATHERFORD, JR./ddd
WILLIAM P. WEATHERFORD, JR., P.A.
Post Office Drawer 2366
Winter Park, Florida 32790

Property Appraisers Parcel I.D.
#532200040140 & #532200040170

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, Made the 15th day of September, 2022, by **Cirotti Enterprises, L.L.C.**, a Florida limited liability company, whose address is 14413 Centralia Road, Brooksville, Florida 34614 (hereinafter called the "Grantor"), to **91 Oneida LLC**, a Florida limited liability company, whose address is 5111 S. Ridgewood Avenue, Suite 201, Port Orange, Florida 32127 (hereinafter called the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Volusia County, Florida, to-wit:

Parcel 1:

That part of Government Lot 4, Section 22, Township 15 South, Range 33 East, Volusia County, Florida more particularly described as follows: Commence at the Intersection of the North line of said Government Lot 4 with the Westerly line of Atlantic Avenue formerly Ocean Shore Boulevard, an 80 foot street as now laid out; thence Southerly along the Westerly line of Atlantic Avenue a distance of 543.88 feet to the Point of Beginning; thence West and parallel with the North line of said Government Lot 4 a distance of 200 feet to a point; thence Northerly and parallel with Atlantic Avenue a distance of 73.5 feet to a point; thence West and parallel with the North line of said Government Lot 4 a distance of 100 feet to a point; thence Northerly and parallel with Atlantic Avenue a distance of 148.54 feet to a point; thence East and parallel with the North line of said Government Lot 4 a distance of 300 feet to a point in the Westerly line of Atlantic Avenue, thence Southerly along the Westerly line of Atlantic Avenue a distance of 222.04 feet to the Point of Beginning.

Parcel 2:

The Westerly 100 feet of the East 300 feet of the South 148.54 feet of the North 618.92 feet West of and measured on Ocean Shore Boulevard (South Atlantic Avenue) of Government Lot 4, Section 22, Township 15 South, Range 33 East, Volusia County, Florida.

Also known as part of Lots 188, 190, 192, 194 and 196, of Building 16, Sea Havens, according to the map or plat thereof as recorded in Plat Book 40, Page 151, Public Records of Volusia County, Florida.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land, and

hereby warrants the title to the land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cirotti Enterprises, L.L.C., a Florida limited liability company

By: Cassandra C. Lee
Cassandra C. Lee, Member

Sarah Tocco
Witness Signature

Sarah Tocco
Witness Printed Name

David Gula
Witness Signature
David Gula
Witness Printed Name

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 14th day of September, 2022, by means of ☒ physical presence or ☐ online notarization, by Cassandra C. Lee, as a Member of Cirotti Enterprises, L.L.C., a Florida limited liability company, who _____ is personally known by me or who X produced Florida DL as identification, and who did/did not take an oath.

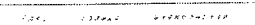


Sarah Tocco

(Print or Type Name of Notary)

Notary Public, State of Florida

My Commission Expires: 05/20/23

[illegible]



NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

August 1, 2022

Stewart Cruz, City Planner

City of Daytona Beach Shores

Planning Division

2990 S Atlantic Ave

Daytona Beach Shores, FL 32118

Re: Shores Depot – All Aboard Storage

2616 S Atlantic Ave

Environmental Statement

Dear Mr. Cruz,

In order to satisfy the comp plan amendment application requirement regarding Impact Analysis, this letter is submitted with goal of satisfying the environmental analysis of the property.

The current site is mostly developed and previously cleared. The only vegetation onsite appears to be planted at the time of the existing buildings. At the Site Plan application, the developer will follow all requirements and provide environmental surveys as required by code.

Wetlands do not appear to be present on site. If an environmental survey conducted by a licensed biologist is required, the applicant would like to request this be conducted, reviewed, and accepted, prior to site plan approval.

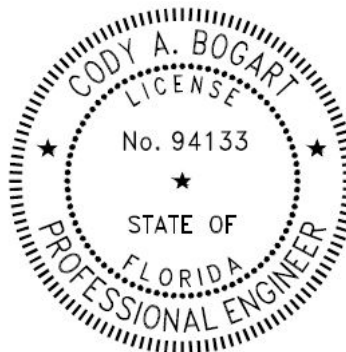
This letter does not constitute as an environmental survey or inspection, but as an opinion and request letter on behalf of the applicant.

If you have any questions or need additional information, please feel free to call or email me at cody@Newkirk-Engineering.com.

Sincerely,

NEWKIRK ENGINEERING, INC.

Cody Bogart, PE # 94133
Newkirk Engineering, Inc.





NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

October 4, 2022

Stewart Cruz, City Planner

City of Daytona Beach Shores

Planning Division

2990 S Atlantic Ave

Daytona Beach Shores, FL 32118

Re: Shores Depot – All Aboard Storage

2616 S Atlantic Ave

Trip Generation Statement

Dear Mr. Cruz,

Submitted is a trip generation report for the above referenced project which will be a proposed Indoor Self-Storage Facility. This trip generation report includes Cow-Licks Ice Cream, Sherwin Williams Paint Store, the existing Seahorse Storage, and the proposed All Aboard Storage. Cow-Lick's was included to coincide with parking calculation letter provided separate form this statement. The traffic trip generation and impact analysis were calculated from the following ITE Trip Generation Rates 8th Edition:

Description / ITE Code	UNIT	ITE Vehicle Trip Generation Rates								
		(peak hours are for peak hour of adjacent streets)								
		Weekday	AM	PM	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Mini-Warehouse (151)	KSF	2.5	0.15	0.26	59%	41%	0%	51%	49%	0%
Hardware/Paint Store (810)	KSF	51.29	1.08	4.84	50%	50%	26%	47%	53%	26%
Quality Restaurant (931)	KSF	89.95	0.81	7.49	50%	50%	44%	67%	33%	44%
Residential Townhome (230)	DU	5.81	0.44	0.52	17%	83%	0%	67%	33%	0%

Existing Trip Estimation										
Description / ITE Code Proposed Conditions	UNIT	Total Generated Trips			Total Distribution of Generated Trips					
		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Mini-Warehouse (151)	3.100	8	0	1	0	0	0	0	0	0
Hardware/Paint Store (810)	8.000	410	9	39	5	5	2	19	22	2
Quality Restaurant (931)	4.550	409	4	34	3	3	2	24	12	2
Residential Townhome (230)	10.860	63	5	6	1	4	0	4	2	0
Total Existing Trips		890	18	79	9	12	4	47	36	4

Proposed Trip Estimation										
Description / ITE Code Proposed Conditions	UNIT KSF	Total Generated Trips			Total Distribution of Generated Trips					
		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Mini-Warehouse (151)	39.700	99	6	10	4	2	0	5	5	0
Hardware/Paint Store (810)	8.000	410	9	39	5	5	2	19	22	2
Quality Restaurant (931)	4.550	409	4	34	3	3	2	24	12	2
Total Proposed Trips		919	18	83	12	11	4	48	39	4

NET CHANGE	28	1	4	2	-2	0	1	3	0
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The calculations provided above use the values determined from the Institute of Transportation Engineering trip generation analysis for each designated land use. The existing RMF-3 area allows up to 10.86 dwelling units and is proposed to be rezoned and amended to coincide with the rest of the area in question as TOC land use and GC-RD zoning.

According to the FDOT traffic count provided for A1A at the proposed site location, the AADT is 3200. The project proposes a total of 28 additional daily trips which is 0.88% of the total trips. Since the proposed project increases the net daily trips by less than 10%, this proves that the current conditions of A1A are sufficient for the proposed project.

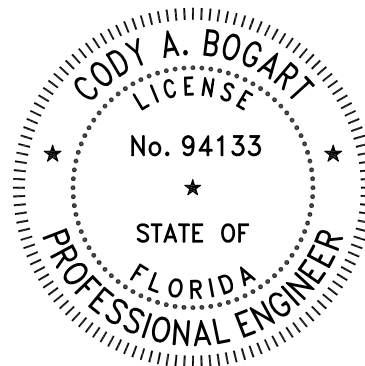
The trip generation calculations show that the proposed development will create an additional 28 Daily Trips, 1 AM Peak Hour and 4 PM Peak Hour trips. Trip generation calculations are based on the 8th Edition of the ITE manual which is the most up to date edition that is publicly available. Newer versions offer more information on pedestrian behavior, bicycle analysis, and truck data, which is not applicable to the trip generation analysis for this project.

If you have any questions or need additional information, please feel free to call or email me at cody@Newkirk-Engineering.com.

Sincerely,

NEWKIRK ENGINEERING, INC.

Cody Bogart, PE # 94133
Newkirk Engineering, Inc.





NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

August 1, 2022

Stewart Cruz, City Planner

City of Daytona Beach Shores

Planning Division

2990 S Atlantic Ave

Daytona Beach Shores, FL 32118

Re: Shores Depot – All Aboard Storage

2616 S Atlantic Ave

Water and Sewer Demand Analysis

Dear Mr. Cruz,

Submitted is a Water and Sewer Demand Calculation for the above referenced project which proposes the rezoning and amendment of part of the property from multi-family to general commercial to be able to expand the indoor self-storage use onsite, which will change the anticipated demand of water and sewer.

The attached calculations show the reduction in demand based on the existing ability to have 4-unit multifamily development and the proposed scenario as shown on the concept plan (see attached tables).

The calculations show a decrease of demand in water and sewer as summarized below:

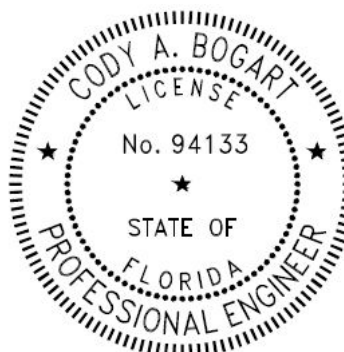
Utility	Average Daily Flow (GPD)	Max Daily Flow (GPD)	Peak Hourly Flow (GPD)
Water	-1,000	-2,000	-2.8
Wastewater	-750	-1,500	-2.1

If you have any questions or need additional information, please feel free to call or email me at cody@Newkirk-Engineering.com.

Sincerely,

NEWKIRK ENGINEERING, INC.

Cody Bogart, PE # 94133
Newkirk Engineering, Inc.



SHORES DEPOT FLOW DETERMINATIONS FOR FDEP APPLICATIONS AVERAGE DAILY FLOW				
ESTABLISHMENT	UNIT	FACTOR	NO. OF UNITS	TOTAL ERU'S
Residential				
Multi-family (3 or more bedrooms)	Per Unit	1.000	2.0	2.000
Multi-family (2 bedrooms)	Per Unit	0.833	2.0	1.666
Commercial				
Office Building (Add food service & retail space)	Per 1,000 sq. ft. gross	0.334	11.085	3.702
Warehouse-Office	Use fixture units for warehouse area, see Office Building for ERU's in that area (Add for food service & other uses)			
ERU COMBINED ERU's				
Combined Above ERU's =			7.368	
Fixture Units for Establishments (Uses) not listed in above tables =			0	
Additional ERU's Based on Remaining Unit Fixtures =			0.000	
Total Combined ERU's =			7.368	
Is Sanitary Sewer applicable to the project (enter Y or N)? =			Y	
Sewer Multiplier =			0.75	
AVERAGE DAILY FLOW (ADF)				
Water = ERU x 300 GPD			2,211 GPD	
Sewer = Water ADF * Sewer Multiplier =			1,658 GPD	
MAXIMUM DAILY FLOW				
Water = 2 x ADF =			4,421 GPD	
Sewer = 2 x ADF =			3,316 GPD	
PEAK HOURLY FLOW				
Water = 4 x ADF =			6.1 gpm	
Peak Factor =			4.0	
Sewer = Peak Factor x ADF =			4.6 gpm	

Potential residential units

Existing Sherwin and Storage facilities

EXISTING CONDITIONS

SHORES DEPOT FLOW DETERMINATIONS FOR FDEP APPLICATIONS AVERAGE DAILY FLOW				
ESTABLISHMENT	UNIT	FACTOR	NO. OF UNITS	TOTAL ERU'S
Residential				
Multi-family (3 or more bedrooms)	Per Unit	1.000	0.0	0.000
Multi-family (2 bedrooms)	Per Unit	0.833	0.0	0.000
Commercial				
Office Building (Add food service & retail space)	Per 1,000 sq. ft. gross	0.334	11.085	3.702
Warehouse-Office	Use fixture units for warehouse area, see Office Building for ERU's in that area (Add for food service & other uses)			
ERU COMBINED ERU's				
Combined Above ERU's =			3.702	
Fixture Units for Establishments (Uses) not listed in above tables =			4	
Additional ERU's Based on Remaining Unit Fixtures =			0.333	
Total Combined ERU's =			4.036	
Is Sanitary Sewer applicable to the project (enter Y or N)? =			Y	
Sewer Multiplier =			0.75	
AVERAGE DAILY FLOW (ADF)				
Water = ERU x 300 GPD			1,211 GPD	
Sewer = Water ADF * Sewer Multiplier =			908 GPD	
MAXIMIUM DAILY FLOW				
Water = 2 x ADF =			2,421 GPD	
Sewer = 2 x ADF =			1,816 GPD	
PEAK HOURLY FLOW				
Water = 4 x ADF =			3.4 gpm	
Peak Factor =			4.0	
Sewer = Peak Factor x ADF =			2.5 gpm	

No potential residential units

Additional Fixtures in proposed building

PROPOSED CONDITIONS

Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: vcpa.vcgov.org



Property Summary

Alternate Key:	4862668
Parcel ID:	532200040170
Township-Range-Section:	15 - 33 - 22
Subdivision-Block-Lot:	00 - 04 - 0170
Business Name:	
Owner(s):	CIROTTI ENTERPRISES LLC - 100%
Mailing Address On File:	14413 CENTRALIA RD BROOKSVILLE FL 34614
Physical Address:	2616 S ATLANTIC AVE, DAYTONA BEACH SHORES 32118
Building Count:	0
Neighborhood:	7362 - W/S ATL AVE DAYTONA BCH SHORE
Subdivision Name:	
Property Use:	1000 - VACANT COMM
Tax District:	403-DAYTONA BEACH SHORES
2021 Certified Millage Rate:	18.5026
Homestead Property:	No
Agriculture Classification:	No
Short Description:	22-15-33 W 100 FT OF E 300 FT OF S 148.54 FT OF N 618.92 FT W OF & MEAS ON S ATLANTIC AVE GOVT LOT 4 AKA PART OF 188190 192 & 194 & 196 BLDG #16 SEA HAVENS MB 40 PG 152 PER OR2840

Property Values

Tax Year:	2022 Working	2021 Final	2020 Final
Valuation	1-Market	1-Market	1-Market
Method:	Oriented Cost	Oriented Cost	Oriented Cost
Improvement	\$0	\$0	\$0
Value:	\$142,800	\$122,400	\$122,400
Land Value:	\$142,800	\$122,400	\$122,400
Just/Market			
Value:			

Working Tax Roll Values by Taxing Authority

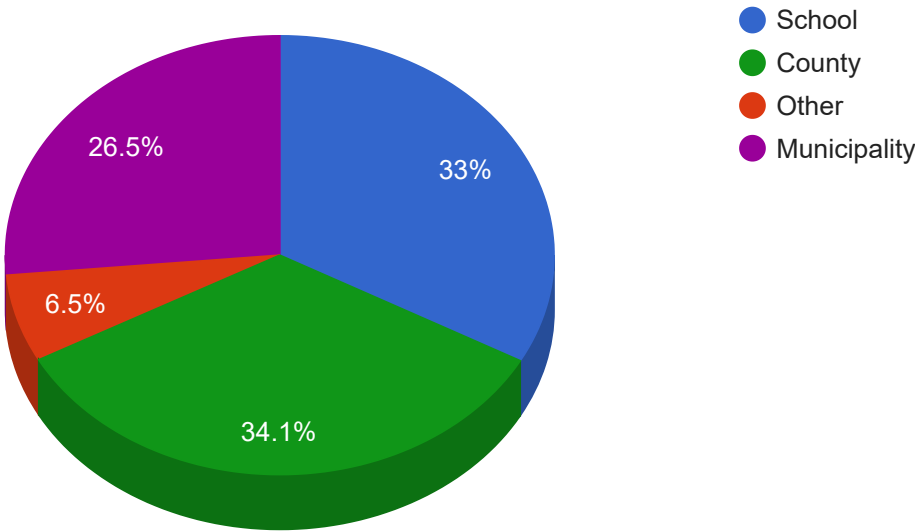
Values shown below are the 2022 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2021 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	\$142,800	\$142,800	\$0	\$142,800	1.5000	\$214.20
0012	DISCRETIONARY	\$142,800	\$142,800	\$0	\$142,800	0.7480	\$106.81
0011	REQ LOCAL EFFORT	\$142,800	\$142,800	\$0	\$142,800	3.5540	\$507.51
0050	GENERAL FUND	\$142,800	\$134,640	\$8,160	\$134,640	5.3812	\$724.52
0055	LIBRARY	\$142,800	\$134,640	\$8,160	\$134,640	0.5174	\$69.66
0520	MOSQUITO CONTROL	\$142,800	\$134,640	\$8,160	\$134,640	0.1781	\$23.98
0530	PONCE INLET PORT AUTHORITY	\$142,800	\$134,640	\$8,160	\$134,640	0.0845	\$11.38
0058	VOLUSIA ECHO	\$142,800	\$134,640	\$8,160	\$134,640	0.2000	\$26.93
0057	VOLUSIA FOREVER	\$142,800	\$134,640	\$8,160	\$134,640	0.2000	\$26.93
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$142,800	\$134,640	\$8,160	\$134,640	0.0320	\$4.31
0100	HALIFAX HOSPITAL AUTHORITY	\$142,800	\$134,640	\$8,160	\$134,640	0.9529	\$128.30
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$142,800	\$134,640	\$8,160	\$134,640	0.2189	\$29.47
0240	DAYTONA BEACH SHORES	\$142,800	\$134,640	\$8,160	\$134,640	4.9356	\$664.53
						18.5026	\$2,538.53

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$2,538.53
				Estimated Non-Ad Valorem Tax:	\$0.00
				Estimated Taxes:	\$2,538.53
				Estimated Tax Amount without SOH/10CAP ?	\$2,642.17

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2021	\$122,400	\$0	\$122,400	\$122,400	\$0	\$122,400	\$0
2020	\$122,400	\$0	\$122,400	\$122,400	\$0	\$122,400	\$0
2019	\$122,400	\$0	\$122,400	\$122,400	\$0	\$122,400	\$0
2018	\$122,400	\$0	\$122,400	\$119,680	\$0	\$119,680	\$0
2017	\$108,800	\$0	\$108,800	\$108,800	\$0	\$108,800	\$0
2016	\$108,800	\$0	\$108,800	\$108,800	\$0	\$108,800	\$0
2015	\$108,800	\$0	\$108,800	\$108,800	\$0	\$108,800	\$0
2014	\$108,800	\$0	\$108,800	\$108,800	\$0	\$108,800	\$0
2013	\$108,800	\$0	\$108,800	\$108,800	\$0	\$108,800	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	1000-VACANT COMMERCIAL		S-SQUARE FEET			13,600			10.50	\$142,800
Total Land Value:										\$142,800

Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
Total Miscellaneous Value:						\$0

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
5144 / 553	2003204735	08/19/2003	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$1,250,000
4610 / 0196	2000200373	11/15/2000	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$25,000
2863 / 1942		08/15/1986	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100
2840 / 0288		06/15/1986	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$85,000

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
22-15-33 W 100 FT OF E 300 FT OF S 148.54 FT OF N 618.92 FT W OF & MEAS ON S ATLANTIC AVE GOVT LOT 4 AKA PART OF 188190 192 & 194 & 196 BLDG #16 SEA HAVENS MB 40 PG 152 PER OR2840 PG 288 & OR 2863 PG 1943 PER OR 5144 PG 553	403	15 - 33 - 22	00 - 04 - 0170	16-SEP-86

Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser’s office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
02/22/2013	2013-178	REMOVE INT WALLS & DUCT WORK	\$2,400
02/22/2013	2013-180	ELIMINATE 1 BTH & KITCHEN SINK	\$500

06/23/2005	BP2004-27	\$0
01/22/2004	bp2003-171	\$0

24180161

BOOK PAUL

JAN 2 1983

11-3-77

RECIPROCAL GRANT OF EASEMENT

STEVE PETRAS and ANGIO GEORGOUDICE (hereinafter referred to as "Petras"), owners of that property described in Exhibit 1 attached hereto (hereinafter called the "Petras Property"), and NICHOLAS A. GEORGE (hereinafter referred to as "George"), owner of that property described in Exhibit 2 attached hereto (hereinafter referred to as the "George Property"), in consideration of the mutual obligations stated herein, agree as follows:

Petras and George grant each to the other and the licensees, invitees, and guests of each, an easement for the parking of automotive vehicles in that parking lot presently servicing and located on the Petras and George properties. The easement granted to George hereunder shall be for the parking of automotive vehicles on that portion of the southerly one-half of the above described parking lot located on the Petras property. The easement granted hereunder to Petras shall be for the parking of automotive vehicles on that property located on the northerly one-half of that portion of the above described parking lot located on the George property. George and Petras hereby also grant to each other and to each other's licensees, invitees and guests, an easement for ingress and egress over the above described parking lot as is necessary for the use of the above described parking easements.

The parking easement for each automotive vehicle granted hereunder shall be of sufficient dimensions so as to be in compliance with all applicable city and county ordinances. Each of the undersigned shall maintain that portion of the above described parking lot located on his property free of obstructions and refuse with adequate lighting, drainage, and striping of parking spaces.

The above described easements and covenants shall run with the respective parcels of property to which they are appurtenant and shall be binding on, and shall inure to the benefit of, the parties hereunder

418 116

BOOK PAGE

-2-

and their heirs, legal representatives, successors and assigns.

Executed this 19 day of January, 1983.

WITNESSES:

Helen M. Berendt

Steve Petras
STEVE PETRAS

Mary Ann Ballard
As to Steve Petras and
Argiro Georgoudios

Argiro Georgoudios
ARGIRO GEORGOUDIOS

Mary Ann Ballard
Helen M. Berendt
As to Nicholas A. George

Nicholas A. George
NICHOLAS A. GEORGE

STATE OF FLORIDA,

COUNTY OF VOLUSIA,

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared STEVE PETRAS, ARGIRO GEORGOUDIOS and NICHOLAS A. GEORGE to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and seal in the County and State last aforesaid this 19 day of January, 1983.

Mary Ann Ballard
Notary Public

My commission expires: May 15, 1985

24180163

BOOK PAGE

Exhibit I

PARCEL 2: THAT PART OF GOVERNMENT LOT 4, SECTION 22, TOWNSHIP 15 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 4 WITH THE WESTERLY LINE OF ATLANTIC AVENUE (FORMERLY OCEAN SHORE BOULEVARD), AN 80' STREET AS NOW LAID OUT; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ATLANTIC AVENUE A DISTANCE OF 543.88' TO THE POINT OF BEGINNING; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 200' TO A POINT; THENCE NORTHERLY AND PARALLEL WITH ATLANTIC AVENUE A DISTANCE OF 73.5' TO A POINT; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 100' TO A POINT; THENCE NORTHERLY AND PARALLEL WITH ATLANTIC AVENUE A DISTANCE OF 148.54' TO A POINT; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 300' TO A POINT IN THE WESTERLY LINE OF ATLANTIC AVENUE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ATLANTIC AVENUE A DISTANCE OF 222.04' TO THE POINT OF BEGINNING.

S.W.

Exhibit 2

PARCEL 3: THAT PART OF GOVERNMENT LOT 4, SECTION 22, TOWNSHIP 15 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 4 WITH THE WESTERLY LINE OF ATLANTIC AVENUE (FORMERLY OCEAN SHORE BOULEVARD), AN 80' STREET AS NOW LAID OUT; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ATLANTIC AVENUE A DISTANCE OF 543.88' TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG THE WESTERLY LINE OF ATLANTIC AVENUE A DISTANCE OF 75' TO A POINT; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 200' TO A POINT; THENCE NORTHERLY AND PARALLEL WITH ATLANTIC AVENUE A DISTANCE OF 75' TO A POINT; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 200' TO THE POINT OF BEGINNING.

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AUTHORIZED SIGNATURE

MP

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Public Notices

Notice to Town Center at Palm Coast Community Development District Residents

The Board of Supervisors ("the Board") of the Town Center at Palm Coast Community Development District ("the District") currently has two vacancies in Seat #2 & Seat #3 with the terms expiring November 2024 and November 2022. The Board is seeking Qualified Elector candidates to fill these seats.

Per Florida Statute, 190.003(17), ("Qualified elector" means any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the Supervisor of Elections in the county in which the District land is located.")

The meetings schedule is available at: <https://www.towncenteratpalmcoast.org/meetings>

All interested and qualified candidates are asked to contact the District Manager, Bob Koncar, by email at bob.koncar@inframark.com, or by telephone at (904) 626-0593. Any correspondence of expressions of interest and/or résumés that candidates would like to have presented to the Board for consideration of their candidacy must be provided to the District Manager no later than November 11, 2022. Please note that all materials provided become part of the public record. Interested candidates will be required to attend the next meeting (November 18, 2022 at 10:00 a.m.) so that they may address the Board regarding their candidacy, and, if appointed, be able to immediately assume office at that meeting

L#7838511 9/29/2022

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BOARD OF SUPERVISORS
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DISTRICT
FISCAL YEAR 2022-2023

The Board of Supervisors of the Walkers Green Community Development District will hold their regular meetings for the Fiscal Year 2022-2023 at the Cobb Cole Center, 149 Ridgewood Avenue, Daytona Beach, Florida 32114 at 10:00 a.m. unless otherwise indicated; as follows:

October 4, 2022
November 1, 2022
December 6, 2022
January 3, 2023
February 7, 2023
March 7, 2023
April 4, 2023
May 2, 2023
June 6, 2023
July 5, 2023
August 1, 2023
September 5, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record of the meeting. A copy of the agenda for these meetings may be obtained from PFM Group Consulting LLC located at 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

L#7844379 9/29/2022

Public Notices

Intention to Lease

Pursuant to Section 373.093, F.S., the St. Johns River Water Management District ("District") gives notice of its intention to lease a total of 3.50-acres over District properties known as Pellicer Creek, Moses Creek, Deep Creek, Horseshoe Point, Murphy Creek and Dunns Creek Conservation Areas in Flagler, St. Johns and Putnam County, Florida for use as apiary sites. The properties are anticipated to be leased October 28, 2022 at approximately 3 p.m. at District Headquarters, 4049 Reid Street, Palatka, Florida, 32177. Apiary bid information is available on the District's website at www.sjrwmd.com.

#7784607 9/15, 9/22, 9/29/2022

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Daytona Beach Shores will hold a Public Hearing to consider a Future Land Use Map Amendment request for the property generally located at 2616 S. Atlantic Avenue, Daytona Beach Shores, FL 32118, Parcel No. 532200040170. The applicant, All Aboard Storage c/o Andy Clark, is requesting a Future Land Use Map Amendment to change the future land use category from Medium Density Residential to Tourist Oriented Commercial. Planning and Zoning Board, October 10, 2022 at 8:30 a.m.

City Council 1st Reading, October 25, 2022, at 6:00 p.m.

City Council 2nd Reading, December 13, 2022, at 6:00 p.m.

The hearing will be held in the City Council Chambers in the Community Center located at 3000 Bellemead Drive, Daytona Beach Shores, Florida.

All interested parties are invited to appear at this public hearing and submit oral or written objections or comments. The application is available for public inspection at the City of Daytona Beach Shores, Community Services Department, Planning Division, 2990 S. Atlantic Avenue, Daytona Beach Shores, Florida. For more information, please call Tel. (386) 763-5376.

In accordance with the Americans with Disabilities Act (ADA), persons needing special accommodations to participate in the proceedings should contact the City Clerk's Office no later than seven working days prior to the hearing.

L#7825371 9/29/2022 11

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CITY OF EDGEWATER
NOTICE OF PUBLIC HEARING
ORDINANCE NO. 2022-O-14

Notice is hereby given that the City Council of the City of Edgewater, Florida, will hold a public hearing on Monday, October 3, 2022, at 6:00 p.m. or as soon thereafter as the matter may be heard, in Council Chambers, 104 N. Riverside Drive, Edgewater, to consider Ordinance No. 2022-O-14. All interested persons are invited to attend. This hearing may be continued to one or more dates. The dates, times and places of any continuation of the above-scheduled public hearings will be announced at said public hearing and no further notification regarding said continuation is required to be published. Additional information and a copy of the proposed ordinance, including complete legal description by metes and bounds, may be obtained from the City Clerk, 104 N. Riverside Drive, Edgewater. If any person decides to appeal any decision made by the City Council with respect to any matter considered at such hearing, a record of the proceedings may be needed, and in that event, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. In accordance with the American with Disabilities Act, persons needing assistance to participate in this hearing should contact the City Clerk at (386) 424-2400 extension #1101.

ORDINANCE NO. 2022-O-14

AN ORDINANCE ANNEXING 11.2± ACRES OF CERTAIN REAL PROPERTY LOCATED AT 1805 ST. CROIX WAY (PARCEL IDENTIFICATION NUMBER 843801000367), VOLUSIA COUNTY, INTO THE CITY OF EDGEWATER, FLORIDA; SUBJECT TO THE JURISDICTION, OBLIGATIONS, BENEFITS AND PRIVILEGES OF THE MUNICIPALITY; AMENDING THE DESCRIPTION OF THE CITY OF EDGEWATER CORPORATE LIMITS; PROVIDING FOR FILING WITH THE CLERK OF THE CIRCUIT COURT, VOLUSIA COUNTY, THE VOLUSIA COUNTY PROPERTY APPRAISER AND THE DEPARTMENT OF STATE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY AND APPLICABILITY; PROVIDING FOR AN EFFECTIVE DATE, RECORDING AND ADOPTION.



Submitted by,
Bonnie Zlotnik, CMC
City Clerk

DB-32267681

Public Notices

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Daytona Beach Shores will hold a Public Hearing to consider a zoning map amendment request for the property generally located at 2616 S. Atlantic Avenue, Daytona Beach Shores, FL 32118, Parcel No. 532200040170. The applicant, All Aboard Storage c/o Andy Clark, is requesting a zoning map amendment from RMF-3 Multifamily Residential District (Low Density) to GC-RD District (General Commercial-Redevelopment). Planning and Zoning Board, October 10, 2022 at 8:30 a.m.

City Council 1st Reading, October 25, 2022, at 6:00 p.m.

City Council 2nd Reading, December 13, 2022, at 6:00 p.m.

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All interested parties are invited to appear at this public hearing and submit oral or written objections or comments. The application is available for public inspection at the City of Daytona Beach Shores, Community Services Department, Planning Division, 2990 S. Atlantic Avenue, Daytona Beach Shores, Florida. For more information, please call Tel. (386) 763-5376.

In accordance with the Americans with Disabilities Act (ADA), persons needing special accommodations to participate in the proceedings should contact the City Clerk's Office no later than seven working days prior to the hearing.

L#7825415 9/29/2022 11

Public Sale

NOTICE OF PUBLIC SALE: John's Towing Auto & Truck Service, Inc. gives Notice of Foreclosure of Lien and intent to sell these vehicles on 10/8/2022 8:00 am at 1103 N State St Bunnell, FL 32110, pursuant to subsection 713.78 of the Florida Statutes. John's Towing Auto & Truck Service, Inc reserves the right to accept all bids.

37MUJ62N38M053658 2008 TOYT
5XYPG4A32HG272839 2017 KIA
JA32VZFV5E003086 2014 MITS
9/29/22 1X

NOTICE OF PUBLIC SALE: John's Towing Auto & Truck Service, Inc. gives Notice of Foreclosure of Lien and intent to sell these vehicles on 10/22/2022 8:00 am at 1103 N State St Bunnell, FL 32110, pursuant to subsection 713.78 of the Florida Statutes. John's Towing Auto & Truck Service, Inc reserves the right to accept all bids.

3GNKBKRS3M5571593 2021 CHEV
9/29/22 1X

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2HKRL1867H1616036 2001 HOND
2HKRM4H56DH666209 2013 HOND
2T1BU4EE5DC021754 2013 TOYT
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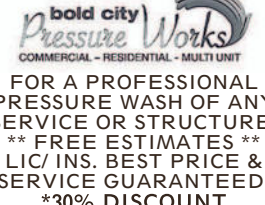


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EXHIBIT C
PLANNING ANALYSIS
Ordinance 2022-22

A. INTRODUCTION

The proposed application/ordinance if approved would change the zoning district classification of the vacant property generally located at 2616 S Atlantic Avenue known as Parcel 5322-00-04-0170 from City of Daytona Beach Shores RMF-3 *Multi-Family Residential District (Low Density)* to Daytona Beach Shores GC-RD *General Commercial-Redevelopment District*. The subject property contains an acreage of approximately 0.31 and is currently vacant. This zoning map amendment application is in conjunction with a Future Land Use Map amendment, Special Exception and Land Development Code amendment for the proposed expansion of the existing Interior Storage Facility use currently located at 2616 S Atlantic Avenue.

B. 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 and **Figure 2** is a zoning map of the same while **Figure 3** provides a street view of the property in question.

Table 1: Zoning and Land Use Area Description

Location	Zoning	Current Land Use
Subject Property	RMF-3	Vacant
North	GC-RD	Interior Storage Facility & Commercial
South	RMF-2	Residential Condominium
East	GC-RD	Interior Storage Facility, Commercial & Restaurant (Ice Cream)
West	RMF-3	Sea Haven Townhomes

Notes: RMF-3 = *Multi-Family Residential District (Low Density)*; RMF-2 = *Multi-Family Residential District (Medium Density)*; GC-RD = *General Commercial- Redevelopment District*.

Figure 1: Aerial View- Parcel 5322-00-04-0170 and Surrounding Development



Source: Volusia County Property Appraiser, 2022

Figure 2: Parcel 5322-00-04-0170 – Zoning Map of Surrounding Neighborhood

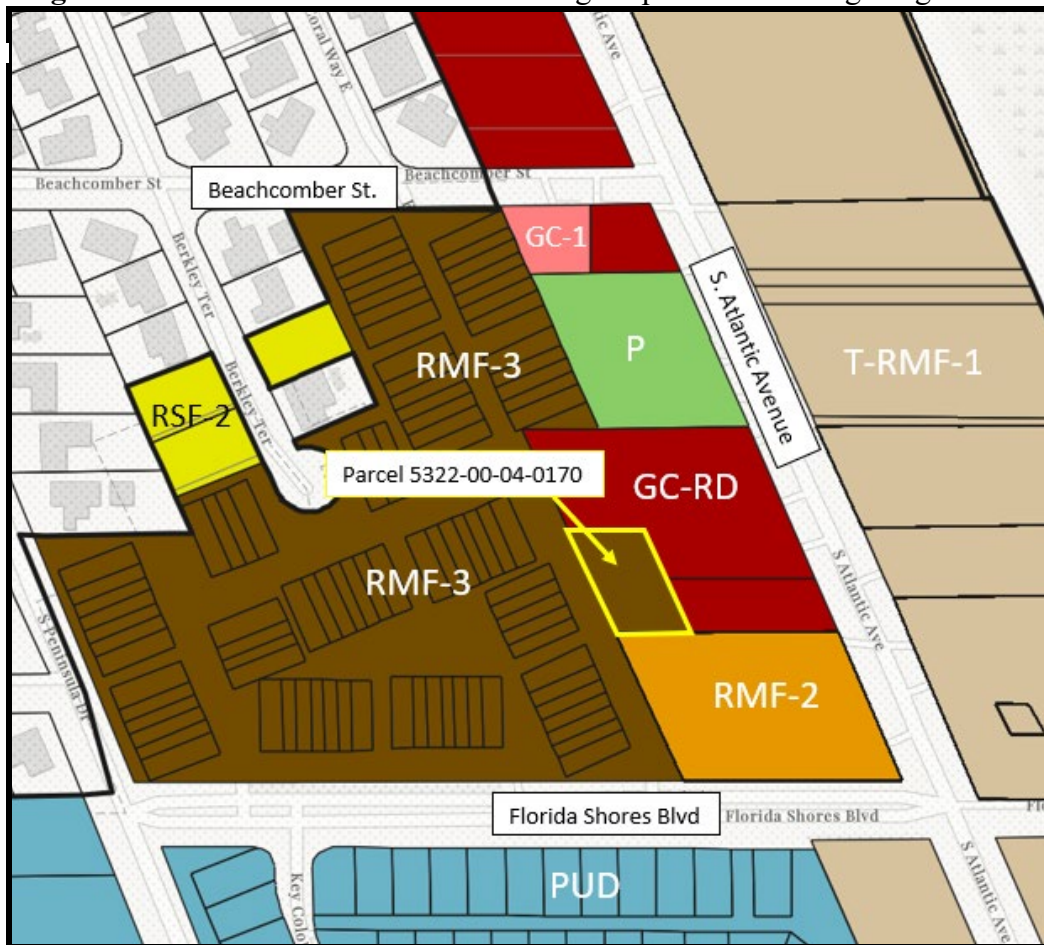


Figure 3: Parcel 5322-00-04-0170 – Street View



Source: GoogleMaps, 2018

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:

Section 14-20. - RMF-3 Multi-Family Residential District (Low Density):

14-20.1. Purpose and intent: 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.

14-20.2. Permitted principal uses and structures:

1. Multifamily dwellings, duplexes and townhouses.
2. Telecommunication towers and antennas, subject to compliance with section 14-60.1 et seq.

C. PROPOSED ZONING

The proposed zoning for the subject property is GC-RD General Commercial-Redevelopment District. According to the Daytona Beach Shores Land Development Code, the purpose, intent and permitted uses of the proposed zoning district is as follows:

Section 14-31.1 - GC-RD General Commercial Redevelopment District:

14-31.1.1 Purpose and Intent: To encourage the development and redevelopment of commercial property in the redevelopment areas.

14-31.1.2. Permitted Principal Uses and Structures:

1. Professional and business offices.
2. Retail stores.
3. Service establishments such as barber or beauty shops, photographic studios, dance or music studios, self-service laundries, tailor shops, drapery or dressmaker shops, laundry or dry

cleaning pickup stations (without any on-site dry cleaning activities using chemicals of any type or nature) and similar activities.

4. Newspaper offices (but not printing activities of any type or nature).

5. Food stores and bakeries.

6. Banks and similar financial institutions, small loan agencies.

7. Medical and dental clinics.

8. Private clubs and lodges.

9. Public/quasi-public facilities.

10. Restaurants.

11. Art galleries.

12. Bowling facilities and similar recreational facilities.

13. Performance theaters.

14. Movie theaters.

15. Public parking facilities.

16. Medical offices and facilities.

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

D. COMPREHENSIVE PLAN

The City is in the process of amending its Adopted Comprehensive Plan (2030) Future Land Use Map to assign the City's *Tourist Oriented Commercial* future land use (FLU) classification to the subject property. This FLU classification does not permit residential uses and the combination of applications from the property owner seek to allow the existing use of an Interior Storage Facility to be expanded through the Special Exception process to this subject property.

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.

E. REVIEW AND COMMENTS

The subject application was initiated by the property owner, 91 Oneida, LLC. The subject property is generally located at 2616 S Atlantic Avenue and known by Parcel ID 5322-00-04-0170 and has an acreage of 0.31+/- . The site has vehicular and pedestrian access to the abutting property at 2616 S Atlantic Avenue which directly connects to S. Atlantic Avenue (SRA1A).

The proposed zoning change will be consistent with the adjacent zoning district classifications and uses. Per the applicant, the property will be utilized and incorporated into the exiting use of the adjacent property which is an Interior Storage Facility.

F. FINDING OF FACTS

When considering a request to change zoning, the Planning and Zoning Board 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 responses to the criteria are attached in the **Exhibit B** (owner's application).

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 is currently vacant with grass and does not have any discernable flora or fauna located on it. The subject property is surrounded by existing commercial and multi-family development. When redeveloped, consistency with the City's Land Development Code will be required. Further, the proposed zoning change would not permit hazardous uses such as industry, which could have an unfavorable impact on the environment and natural resources of the area. The applicant has provided an Environmental Statement included in the application.

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 positive impact on the economy of the area as the property is currently vacant and has existed as such for over 30 years. The property also poses other challenges such as access to a public roadway and size. The zone change application along with other applications, seek to expand the existing Indoor Storage Facility use on the subject and adjacent property through the Special Exception process.

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. This existing use will not unduly burden public facilities. The subject property will be combined with the adjacent property that is currently being served with or has access to transportation, public schools, water, sewer, and solid waste disposal services. All existing public facilities have adequate capacity. (see **Table 2** below).

Table 2: Impact Analysis (Theoretical Max.)

Development Variable	Current Future Land Use (12.1-35.0 units/acre)	Proposed Future Land Use (0 units/acre- FAR 1.4)	Change
Residential Units Allowed	10.85	0	-10.85
Population ¹	17.36	0	-17.36
AM / PM Peak Hour Trips ²	7.64/9.03	129.3/94.89	+121.66/+85.86
Sanitary Sewer (gallons/day) ³	2,712.5	1,890.4	-822.1
Potable Water (gallons/day) ⁴	1,627.5	1,890.4	+262.9
Solid Waste (lbs./person) ⁵	173.6	189.04	+15.44
Stormwater Drainage ⁶	n/a	n/a	n/a
Recreation/Open Space	See summary below	n/a	None
Public School Student(s)	4.29	n/a	-4.29

Notes:

1. Population: 1.6 persons per dwelling unit in DBS
2. Transportation: Rates are for peak hour of adjacent street traffic
Residential Townhouse unit = 0.44 AM trips, 0.52 PM trips
Specialty Retail Center per 1000sf = 6.84AM trips, 5.02PM trips
Site FAR 1.4/Lot Size= 13,503sq/ft
3. Sanitary Sewer: 250 gallons per dwelling unit per day
One-tenth (1/10) gallon per square foot of gross building area (GBA)
4. Potable Water: 150 gallons per capita per day
One-tenth (1/10) gallon per square foot of gross building area (GBA)
5. Solid Waste: 10 pounds per capita per day
Commercial: 10lbs/1000 square feet
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 = 0.396 per single-family unit.

Sources:

2020 US Census
ITE Trip Generation Manual, 8th Edition
Policy 9-1.3 Daytona Beach Shores Comprehensive Plan Update (2030)

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

The proposed zoning will not unduly burden transportation facilities. Once the property completes the lot combination process, the property will have adequate vehicular access from the abutting S Atlantic Avenue and the existing system of local, collector and arterial road network. The adjacent transportation network currently operates above the 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 will eliminate the ability for housing (10.85 units) to be constructed upon the property. However, the proposed zoning change seeks to expand an existing commercial use on adjacent property which is more practical considering the parcel

poses some access, location and size challenges and has sat vacant for over 30 years without residential development proposed. Therefore, staff does not believe the request will adversely affect the ability of people to find adequate housing reasonably accessible to their place of employment.

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 *Tourist Oriented Commercial* future land use (FLU) classification to the subject property. This FLU classification allows for a variety of commercial uses and is consistent with the proposed zoning classification and adjacent properties.

Per Objective 1-1.4 of the Comprehensive Plan, 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 substantially changed so as to require a zoning change. However, staff believes that due to the location, access and size challenges, the property has not been developed for over 30 years. In addition, the applicant has submitted this zone change application along with other applications to expand the existing Indoor Storage Facility use on the adjacent property through the Special Exception process.

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 property has sat vacant for over 30 years with an RMF-3 zoning designation however the property is land locked within an adjacent existing commercial development. The rezoning of this property would allow for realistic and sensible development by expanding the existing use of the adjacent property.

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 consistent with the adjacent zoning district classifications and uses and would allow for realistic and sensible development by expanding the existing use of the adjacent property on a vacant property. Therefore, the proposed change will have positive 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, the proposed zoning change is consistent with the existing Daytona Beach Shores zoning district classifications in the area. Further, the proposed zoning classification would facilitate an existing use to be expanded on adjacent property. 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 consistent with the existing adjacent uses, future land use and zoning classifications. The rezoning allows for the existing commercial development to expand while creating a consistent zoning classification with adjacent properties. 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, in fact, the overall goal is the expand a use that has already been permitted on the adjacent property.

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

The proposed zoning classification is consistent with the existing adjacent uses, 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 allowing for development of a historically vacant property and providing for a use that is limited in supply on beachside.

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

The proposed change is consistent with the existing adjacent development and future land uses and therefore serves the entire community by allowing for the opportunity to expand an Interior Storage Facility that will serve Daytona Beach Shores residents. Additionally, this property has sat vacant for over 30 years and is land locked from access to a public roadway. The rezoning of the property would allow for realistic and sensible development of the property.

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

The rezoning does not permit a adverse land use and therefore should not materially diminish the value of the surrounding properties or substantially alter the characteristics of the neighborhood since the proposed rezoning will be consistent with adjacent properties and uses.