



City of Daytona Beach Shores

"Life is Better Here"

"A Premier, Friendly Place to Be"

AGENDA PLANNING & ZONING BOARD MEETING MARCH 13, 2023

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

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

1. OPENING REMARKS

2. MINUTES

A. Planning & Zoning Minutes December 12, 2022

3. QUASI-JUDICIAL HEARING

A. Special Exception SPEX12022030: All Aboard Storage-Interior Storage Facility Expansion at 2616 S. Atlantic Avenue

4. ACTION ITEMS

5. OTHER

6. BOARD COMMENTS

7. ADJOURNMENT

MINUTES
PLANNING & ZONING BOARD MEETING
December 12, 2022
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. OPENING REMARKS

Present: Rose Ann Tornatore, James Lilly, Jeni Groot-Begnaud, Guy Desai, Rick Delange, and Chuck Horion

Staff: City Clerk Cheri Schwab, City Attorney Paul Waters, Community Services Director Stewart Cruz, and City Planner Noel Eaton.

2. MINUTES

A. Planning & Zoning Minutes November 7, 2022

MEMBER CHUCK HORION moved, seconded by MEMBER ROSE ANN TORNATORE to Approve the Planning & Zoning Minutes of November 7, 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 2022-29: Temporary relocation of businesses with non-conforming uses that have incurred substantial damage as a result of Hurricane Ian in the "GC-RD" General Commercial Redevelopment District

Board Attorney Paul Waters read the ordinance by title only. City Planner Noel Eaton summarized the ordinance for the board members. It would allow the temporary relocation of businesses due to the recent hurricanes. The location would have to be in the same zoning district as they currently reside in. It would sunset after two years. There are seven conditions that would have to be met and they were briefly reviewed. Currently, there is one business that this would affect; Jet Set Tattoos.

MEMBER CHUCK HORION moved, seconded by JENI GROOT-BEGNAUD to recommend approval of Ordinance 2022-29 to the City Commission.

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

6. BOARD COMMENTS

Community Services Director, Stewart Cruz, welcomed both the new attorney and the new alternate Guy Desai.

7. ADJOURNMENT

The meeting ended at 8:43 am.

Cheri Schwab, Recording Secretary

Rick DeLange, Chairman



PLANNING & ZONING BOARD AGENDA MEMORANDUM

MARCH 13, 2023 AGENDA

TO: The Members of the Planning & Zoning Board

FROM: Noel Eaton, Planner

PREPARED BY: Noel Eaton, Planner

SUBJECT: Special Exception SPEX12022030: All Aboard Storage-Shores Depot, Interior Storage Facility Expansion at 2616 S. Atlantic Avenue

SYNOPSIS:

Applicant and property owner, All Aboard Storage c/o Andy Clark, 91 Oneida LLC, submitted a special exception application to expand the existing interior storage facility use on the subject property with the future construction of a 36,600 sq/ft interior storage facility west of the existing building. The development site is located at 2616 S. Atlantic Avenue as well as the abutting vacant property known by Volusia County Parcel ID 5322-00-04-0170 and is approximately 68,088 sq/ft or 1.56 acres and has a road frontage of 220 feet with three vehicular access points from SR A1A. The development site currently houses a singular building containing 11,083 square feet of business area according to the Volusia County Property Appraiser's website. The Daytona Beach Shores Sherwin Williams establishment is located on site and utilizes 5,325 square feet of the existing building and the remaining 5,758 square feet is utilized by All Aboard Storage for an existing mini warehouse/interior storage facility, which was permitted through SPEX 2012-01 in October of 2012.

The applicant proposes to construct a new 36,600 square foot interior storage facility to the west of the existing building. Per the applicant, the proposed building height of the structure is +/-35 feet (three stories) and will have a maximum footprint area of 12,740 square feet. The proposed new mini-warehouse self-storage facility will contain approximately 180 storage units with an average size of 150 square feet. The concept plan shows a reconfiguration and reduction of existing surplus parking and the construction of a new building with setbacks and landscape buffers. The construction of such site improvements and building will be reviewed through the formal site plan review process consistent with Chapter 4 of the LDC. The development site will proceed with a lot combination after receiving approval of the special exception application and prior to site plan review.

The applicant has provided a concept plan that is included as **EXHIBIT C** in addition to an agreed upon list of eight (8) conditions between the applicant and abutting Sea Havens development which is included as **EXHIBIT D**.

FISCAL IMPACT STATEMENT:

BACKGROUND:

BACKGROUND:

On August 28, 2012 the Daytona Beach Shores City Commission approved Ordinance 2012-08, codified as Section 14-58.1.2.D.2 in the Land Development Code (LDC), which permits the establishment of interior storage facilities within the GC-RD zoning district by means of special exception, providing certain requirements are met. Shortly thereafter, on October 22, 2012, SPEX 2012-1 was approved by the City Commission to allow an interior storage facility to be established at the subject property located at 2616 S. Atlantic Avenue. On August 2, 2022 the applicant, All Aboard Storage c/o Andy Clark, submitted a special exception application to expand the existing interior storage facility use on the development site with the future construction of a 36,600 sq/ft interior storage facility west of the existing building. The vacant parcel incorporated within the development site known by Volusia County Parcel ID 5322-00-04-0170 went through a rezoning to change the zoning of the property from RMF-3 to GC-RD and a future land use map amendment to change the land use of the property from Medium Density Residential to Tourist Oriented Commercial and both applications were approved by the City Commission on December 13, 2022. The application was also in combination with a Land Development Code amendment to establish a parking calculation for an Interior Storage Facility consistent with the Institute of Traffic Engineers (ITE) Vehicle Parking Generation Rates.

Pursuant to Sec. 14-63.5 of the Daytona Beach Shores Land Development Code (LDC), the Planning and Zoning Board shall hold a public hearing to consider the application.

STAFF ANALYSIS:

Planning staff has provided an analysis of the application and criteria outlined under sections 14-63.7, 14-58.1.1.D.2. and 14-58.1.2.D.2 of the Land Development Code in **EXHIBIT F**.

LEGAL REVIEW:

RECOMMENDATION:

Pursuant to Section 14-63.5 of the LDC and considering the evidence provided and analysis conducted, staff recommends approval of Special Exception Application SPEX 12022030.

SUGGESTED MOTION:

A Planning and Zoning Board member may motion as follows:

1. "I move to approve Special Exception SPEX12022030 as presented."
- OR
2. "I move to approve Special Exception SPEX12022030 with the following conditions..."
- OR
3. "I move to deny Special Exception SPEX12022030 on the basis of the following..."

- ATTACHMENT:**
1. DRAFT-DO SPEX12022030-91 Oneida LLC-Interior Storage Facility Expansion
 2. EXHIBIT A-Location Map and Aerial View
 3. EXHIBIT B- Special Exception Application-2616 S. Atlantic Avenue
 4. EXHIBIT C-Shores Depot Concept Plans
 5. EXHIBIT D-Applicants Proposed Conditions
 6. EXHIBIT E-Public Comment Recieved

7. EXHIBIT F-Planning Analysis SPEX12022030-All Aboard Storage-Shores
Depot 2616 S. Atlantic Avenue

CITY OF DAYTONA BEACH SHORES CITY COUNCIL DEVELOPMENT ORDER RELATING TO 2616 SOUTH ATLANTIC AVENUE

On the 13th day of March, 2023, the Planning and Zoning Board of the City of Daytona Beach Shores issued this Development Order, rendered on the date set forth below, relating to and touching and concerning the following described property: 2616 South Atlantic Avenue within the City Limits of the City of Daytona Beach Shores which real property is assigned Volusia County Property Appraiser Short Parcel Number: 5322-00-04-0140 and real property assigned by the Volusia County Property Appraiser as Short Parcel Number: 5322-00-04-0170.

FINDINGS OF FACT

Property Owner/Applicant: 91 Oneida, L.L.C., a Florida limited liability company.

Project: Special Exception (SPEX 12022030. All Aboard Storage-Shores Depot Interior Storage Facility Expansion).

Requested Development Approval: The Applicant requested that the Planning and Zoning Board grant a special exception to allow an expansion of an existing interior storage facility at the subject property in accordance with requirements of the *Code of Ordinances of the City of Daytona Beach Shores* as set forth in Appendix "G" (*Land Development Code*), Section 14-58, Section 14-63.7, as well as Ordinance Number 2012-08.

Additional Facts: The Planning and Zoning Board adopts the matters set forth in the Planning Analysis issued by City staff for the Planning and Zoning Board meeting of March 13, 2023 as additional facts pertinent to the subject matter of this Development Order.

CONCLUSIONS OF LAW

The Applicant provided competent substantial evidence to prove that all of the elements set forth in Section 14-58 and Section 14-63.7. of the *Land Development Code* were met as well as any other requirements pertinent under controlling provisions of law.

Additionally, the Planning and Zoning Board adopts the planning analysis of the City staff outlining the criteria set forth in Section 14-58 and Section 14-63.7 of the *Land Development Code* were met and the application of the provisions of Ordinance Number 2012-08.

The City Council heard this matter in accordance with the controlling requirements of the *Land Development Code* and State law.

ORDER

NOW, THEREFORE, IT IS ORDERED THAT:

- (1). The aforementioned application for development approval is **GRANTED**.
- (2). This Development Order touches and concerns the properties located at 2616 South Atlantic Avenue known as Volusia County Parcel ID 5322-00-04-0140 and the abutting vacant parcel known as Volusia County Parcel ID 5322-00-04-0170.
- (3). All development on the subject properties shall fully comply with all of the codes and ordinances in effect in the City of Daytona Beach Shores at the time of issuance of any and each order or permit.
- (4). The provisions of approval shall run with and perpetually burden the subject property and the provisions of this Development Order shall remain in full force and effect unless removed or modified by a document of equal dignity with this document.

(5). The terms and provisions of this Development Order are not severable and in the event any portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

Done and Ordered on the date below.

As approved and authorized for execution by the Planning and Zoning Board of the City of Daytona Beach Shores at its meeting on March 13, 2023.

**PLANNING AND ZONING BOARD OF
THE CITY OF DAYTONA BEACH
SHORES**

Rick Delange, Chairman

ATTEST:

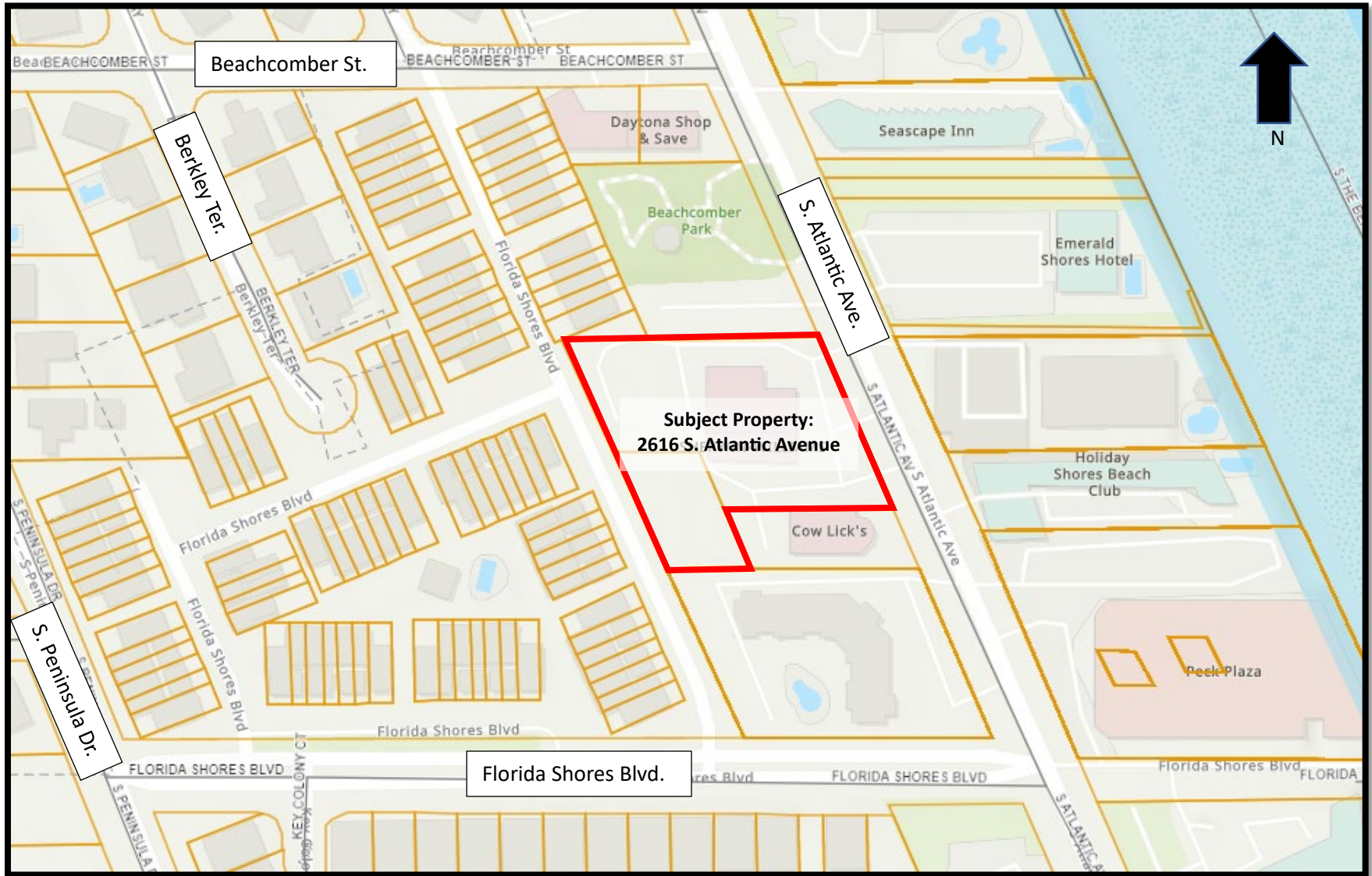
By: _____
Kurt Swartzlander, City Manager

Cheri Schwab, City Clerk

APPROVED AS TO FORM AND LEGALITY:

By: _____
Gretchen R. H. "Becky" Vose, City Attorney

EXHIBIT A- Location Map and Aerial 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 030
APPLICATION FOR SPECIAL EXCEPTION

The Undersigned Applicant requests the Planning and Zoning Board, as required, to hear and decide upon this application in accordance with Article X, AND Section 14-58 of the Land Development Code.

Date Submitted: ____/____/____ Applicable Section of Code: _____

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

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 Fax #: n/a

Property Address: 2616 South Atlantic Avenue

Parcel Number: Parcel No. 532200040170 and 532200040140

Existing Property Use: Sea Horse Self Storage and Sherwin Williams Paint Store

Requested Special Exception: Expand existing self-storage use to both parcels

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

Address: 420 South Nova Road Daytona Beach, FL 32114

Phone #: 386-238-8383 Fax #: n/a

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 hearing date.

Legal description of the property:

See Attached Survey

Description of your request:

See Attached Letter

Please explain how your application meets the following special exception criteria:

1. In granting any special exceptions the Board shall find that such grant will not authority (adversely) affect the public interest.

Understood. The property has an existing special exception for self-storage. The expansion of the existing special exception will allow for improvements to the site, the better use of the property and parking areas, and will help fill the personal storage need in the community.

2. In granting any special exception, the Board may prescribe appropriate conditions and Safeguards pursuant to this ordinance and the regulations enacted under it which are consistent with the protection of the public health, safety, morals or general welfare. Violation of such conditions and safeguards when made a part of the terms under which a special exception is granted shall be deemed a violation of the ordinance and regulations promulgated hereunder.

Agree (x)

Disagree ()

Explanation: _____

3. The Board may prescribe a reasonable time limit within which the action for which the special exception is required shall be begun or completed or both.

Agree (x)

Disagree ()

Explanation: _____

4. The following standards shall be applicable in determining whether the Board shall grant or deny a special exception, in addition to the aforementioned provisions, or provisions set forth in zoning regulations adopted pursuant to this ordinance.

- a. The grant of a special exception shall be in harmony with the purpose and intent of this ordinance and the zoning regulations and any comprehensive plans promulgated hereunder, particularly those applicable to the zoning classification in which the special exception is located.

Agree. The requested special exception merely expands the existing self-storage use. An approval will allow the construction of an additional self-storage building with upgraded facade, wich are encouraged by the City Code.

- b. The Board may not grant a special exception unless the applicant has demonstrated his compliance, or ability to comply with, the conditions imposed by the zoning regulations.

Understood. The applicant is already prepareing site plan related items to ensure compliance.

- c. The Board must find that the applicant has submitted sufficient evidence to assure that he is or will be able to comply with all requirements of the city or state agencies having jurisdiction over the particular use, and the board may require appropriate guarantees to assure compliance.

Understood.

d. The Board shall find that the proposed use will not generate an undue amount of traffic congestion which would tend to create a hazard or danger to the public or to persons in the vicinity from such use, or create a public nuisance.

Understood. Self-storage has a very low traffic generation.

e. The Board shall find that the special exception will not materially alter the character of the surrounding neighborhood or adversely affect the value of surrounding lands, buildings or natural resources.

This request compliments the surrounding area and fills a personal storage need for area residents.

f. The Board shall find that the special exception will not adversely affect the natural environment, natural environment (resources) or scenic beauty, or give rise of any pollution of the air, land or water, or cause unnecessarily injurious heat, noise or odor.

Understood.

5. The Board shall find that the special exception is consistent with the Daytona Beach Shores Comprehensive Plan.

Understood.

6. When reviewing an application for a special exception, the Planning and Zoning Board and City Council shall also consider the following requirements and criteria:

a. Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety.

Understood. As stated previously, self-storage has a very low traffic generation and is a very quiet use when compared to other commercial uses.

b. Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that which generally experienced in the district with regard to normative development activity.

Understood. We are designing the site so the new building acts as a barrier to adjoining residential areas.

c. Required yards, screening or buffering and landscaping shall be consistent with the district in general and the specific needs of the abutting land uses as determined by the City.

Understood.

d. Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent practicable, and mitigate impacts to surrounding development.

Understood.

e. Size, location or number of special exception uses in an area shall be limited so as to maintain the overall character of the district as generally intended by this Code.

Understood.

APPLICANT's SIGNATURE

STATE OF Florida

COUNTY OF Volusia

Sworn to and subscribed before me this 29th day of July 2022, by A. Joseph Paez who is personally known to me or has produced and who did (did not) take an oath.

My Commission Expires: _____



APPLICANT AFFIRMATION (Sec. 14-58.1.1)

Applicant's Affirmation: By signing below, I hereby state that all information contained in this application and all documentation submitted herewith is true and correct to the best of (my) (our) knowledge and belief. I acknowledge that I fully understand the requirements relating to the specific special exception use that I am applying for and that I fully understand the process for the application that I am submitting, as outlined in the City's Code of Ordinances. Moreover, I acknowledge and agree that the following conditions shall apply to my permit, if approved, and that the city may impose further conditions pursuant to the City's Code of Ordinances:

Transfer or abandonment of special exceptions. Special exceptions shall run with the property and the ownership of a special exception use may be transferred to another party. A special exception use that is not initiated within two (2) years of being granted shall not be established without a new public hearing in accordance with requirements of this Section and shall be deemed abandoned. A special exception use that is abandoned, after establishment, for a period of six (6) months or more shall not be reestablished without a new public hearing in accordance with requirements of this Section.

Violation of special exception terms or conditions. It is a violation of this Code for any person to violate or to refuse or fail to comply with any term or condition of a special exception. Violations may be prosecuted or enforced in any manner as may be provided by law for prosecution or enforcement of municipal ordinances.

Expiration or abandonment of special exception purpose. If a special exception does not begin to serve the purpose for which it was granted permission within two (2) years from the date of approval of the special exception it shall expire and be deemed, conclusively, to have been abandoned. The submittal of a site development plan will constitute meeting the requirements of this provision. If after receiving approval the site development plan expires, the special exception will also expire and a new application must be submitted and approved in accordance with this Section.

APPLICANT's SIGNATURE _____

[Handwritten Signature]

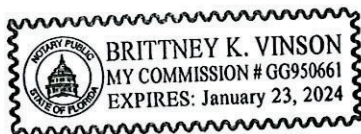
STATE OF FLORIDA

COUNTY OF VOLUSIA

Sworn to and subscribed before me this 24 day of JUNE, 2022, by D. ANDREW CLARK who is personally known to me or has produced _____ and who did (did not) take an oath.

[Handwritten Signature]

My Commission Expires: 01/23/2024





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.

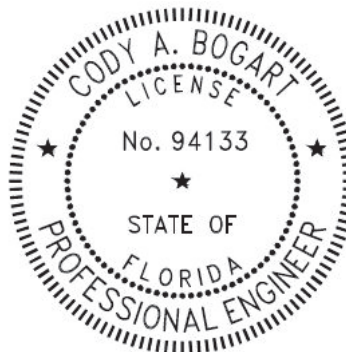
This letter does not constitute as an environmental survey or inspection, but as an opinion and request letter on behalf of the applicant.

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.

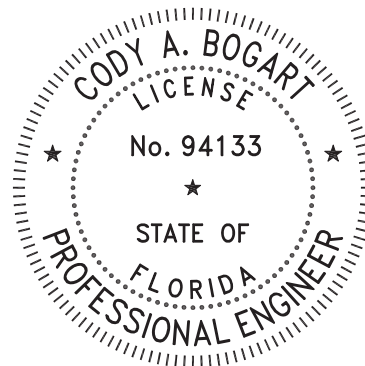
The trip generation calculations show that the proposed development will create an additional 28 Daily Trips, 1 AM Peak Hour and 4 PM Peak Hour trips. Trip generation calculations are based on the 8th Edition of the ITE manual which is the most up to date edition that is publicly available. Newer versions 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:

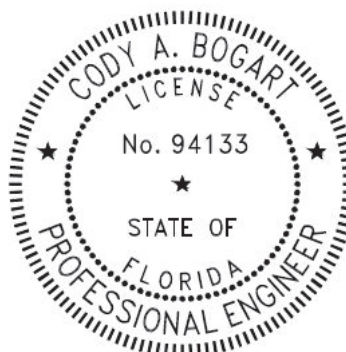
Utility	Average Daily Flow (GPD)	Max Daily Flow (GPD)	Peak Hourly Flow (GPD)
Water	-1,000	-2,000	-2.8
Wastewater	-750	-1,500	-2.1

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.



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	2.0
Multi-family (2 bedrooms)		Per Unit	0.833	2.0
Commercial				
Office Building (Add food service & retail space)		Per 1,000 sq. ft. gross	0.334	11.085
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		

Existing Sherwin and Storage facilities

Potential residential units

PROPOSED 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
MAXIMUM 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

Additional Fixtures in proposed building

No potential residential units

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

Sarah Tocco
Witness Signature

Sarah Tocco
Witness Printed Name

[Signature]
Witness Signature

David Gula
Witness Printed Name

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

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 D.L. as identification, and who did/did not take an oath.

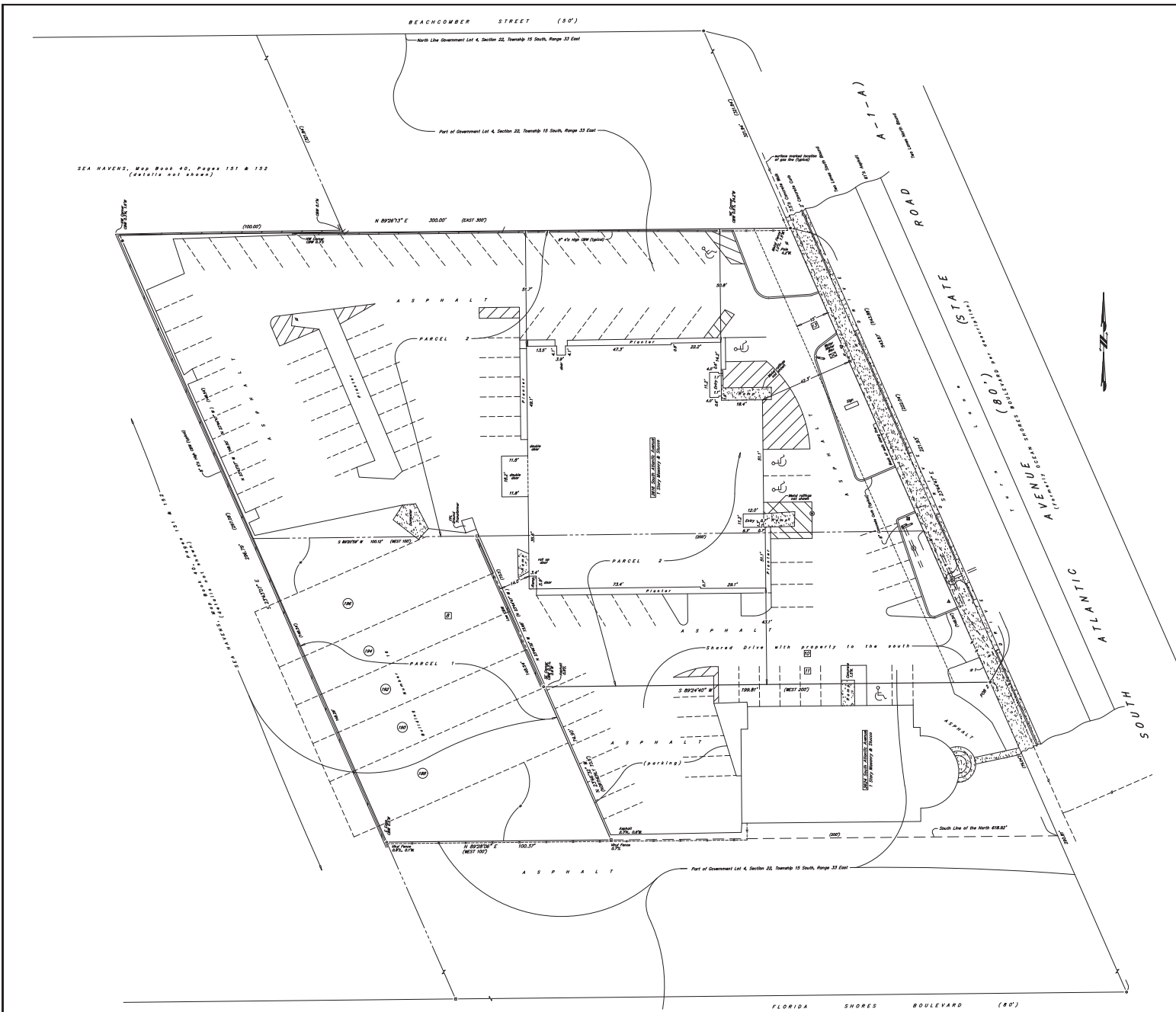


Sarah Tocco

(Print or Type Name of Notary)

Notary Public, State of Florida

My Commission Expires: 05/20/23



- NOTES:
- 1" Iron Pipe and Cap L52048 found on line at 0.43'E - Witness Corner
 - 2" Iron Pipe found (on original corner) on line at 0.30'E - Witness Corner; also 5/8" Iron Rod & Cap L87977 found, 0.08' & 0.375' - potential overlap.
 - 5/8" Iron Rod found
 - 3/8" Iron Rod found on line at 0.18'E
 - 1/2" Iron Rod and Red Cap L86883 set on line at 0.50'E - Witness Corner
 - 5/8" Iron Rod and Red Cap L86883 recovered on line at 3.00'E - Witness Corner
 - 1" Iron Pipe and Cap L52048 found
 - 4" x 4" Broken Concrete Monument found no identification
 - 4" x 4" Concrete Monument and Cap L52860 found
 - Decorative Common Area per the plat of SEA HAVENS, MB 40, PG 151 & 152
 - 4" x 4" Masonry curb at back of walk this area not shown

All of Government Lot 4, Section 22, Township 15 South, Range 33 East not shown.

No overhead or underground features shown except as noted.

Some features shown hereon may be exaggerated for pictorial purposes listed dimensions will precede map readings.

Columns within CBWs are not shown.

Record dimensions are shown in parentheses, field measurements are not.

Measurements are assumed, based on the westerly line of South Atlantic Avenue shown hereon, bearing N 23°44'47" W.

The term "certified," "certify" and "certified," hereon is understood to be the professional opinion of this surveyor and this firm which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied. Furthermore, this surveyor and firm does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the owner, lender, or owner's contractors or others, which is used as a basis to formulate this surveyor's opinion.

Absolutely no warranties, expressed or implied are made with regard to the state of title or any other aspect thereof. This surveyor does not presume the description lines hereon and the generally lines are coincident. Adjoining deeds not examined this survey.

Area of Parcel 1 and Parcel 2 = 68356 sq. ft. (1.5644 acres)

Legal Description & Schedule B-1 Exemptions taken from an American Land Title Association Title Commitment, dated 5-17-22, having Commitment No. 6246-002 and a File No. 22074933 J0.

This survey and plat not valid without the signature and the original related seal of a Florida licensed surveyor and mapmaker.

There may be additional restrictions and/or other matters not shown hereon that may be found in the public records of the county, Florida.

PLAT OF BOUNDARY SURVEY OF:

PARCEL 1:
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.

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 80 FOOT STREET AS NOW LAID OUT); THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ATLANTIC AVENUE, A DISTANCE OF 543.69 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 73.9 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, A DISTANCE OF 222.04 FEET TO THE POINT OF BEGINNING.

The above described property is in unshaded zone "X", per the Flood Insurance Rate Map, Community Number 125100, Map and Panel Number 12127003086 G, dated 15 April, 2002.

NOTES CORRESPONDING TO SCHEDULE B-II:

- [X] FPL Easements do not impact this site
- [X] Matters from Sea Havens, MB 40, PG 51 are delineated hereon.
- [X] Ingress and Egress Easement in favor of the southerly adjoiner, per ORB 2417, PG 1536, area is shown hereon.
- [X] Reciprocal Easement for parking vehicles between our Site and its adjoiner to the south (2624 S. Atlantic Avenue), area shown hereon.
- [X] 15' Permanent Underground Utility Easement per ORB 6082, PG 2242 is delineated hereon.

CERTIFICATE:

This is to certify that the plat delineated hereon is in compliance with the Standards of Practice per Sections 54-17.050 through 54-17.052, Florida Administrative Code pursuant to Section 472.027 of the Florida Statutes.

6 July, 2022
(field date)

John J. Matejka, III, P.S.M. #4002
Licensed Business #6083

Certified to 91 Oneida, LLC

GOVERNMENT LOT 4, SECTION 22, TOWNSHIP 15 SOUTH, RANGE 33 EAST, BEACHSIDE	
FOR: ALL ABOARD PROPERTIES 5111 SOUTH RIDGEWOOD AVENUE SUITE 201 PORT ORANGE, FLORIDA	BY: J. J. MATEJKA & ASSOCIATES, INC. PROFESSIONAL SURVEYORS & MAPPERS 408 HARVEY AVENUE DAYTONA BEACH, FLORIDA PLAT #22X10

Parcel 1: 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.

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 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 Mande Avenue, thence Southerly along the Westerly line of Atlantic Avenue a distance of 222.04 feet to the Point of Beginning.

24180161

BOOK PAGE

JAN 2 1983

11-3-83

RECIPROCAL GRANT OF EASEMENT

STEVE PETRAS and ARGIRO 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 73.6' 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.

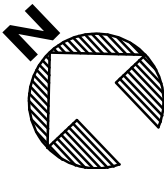
S.W.

Exhibit 2

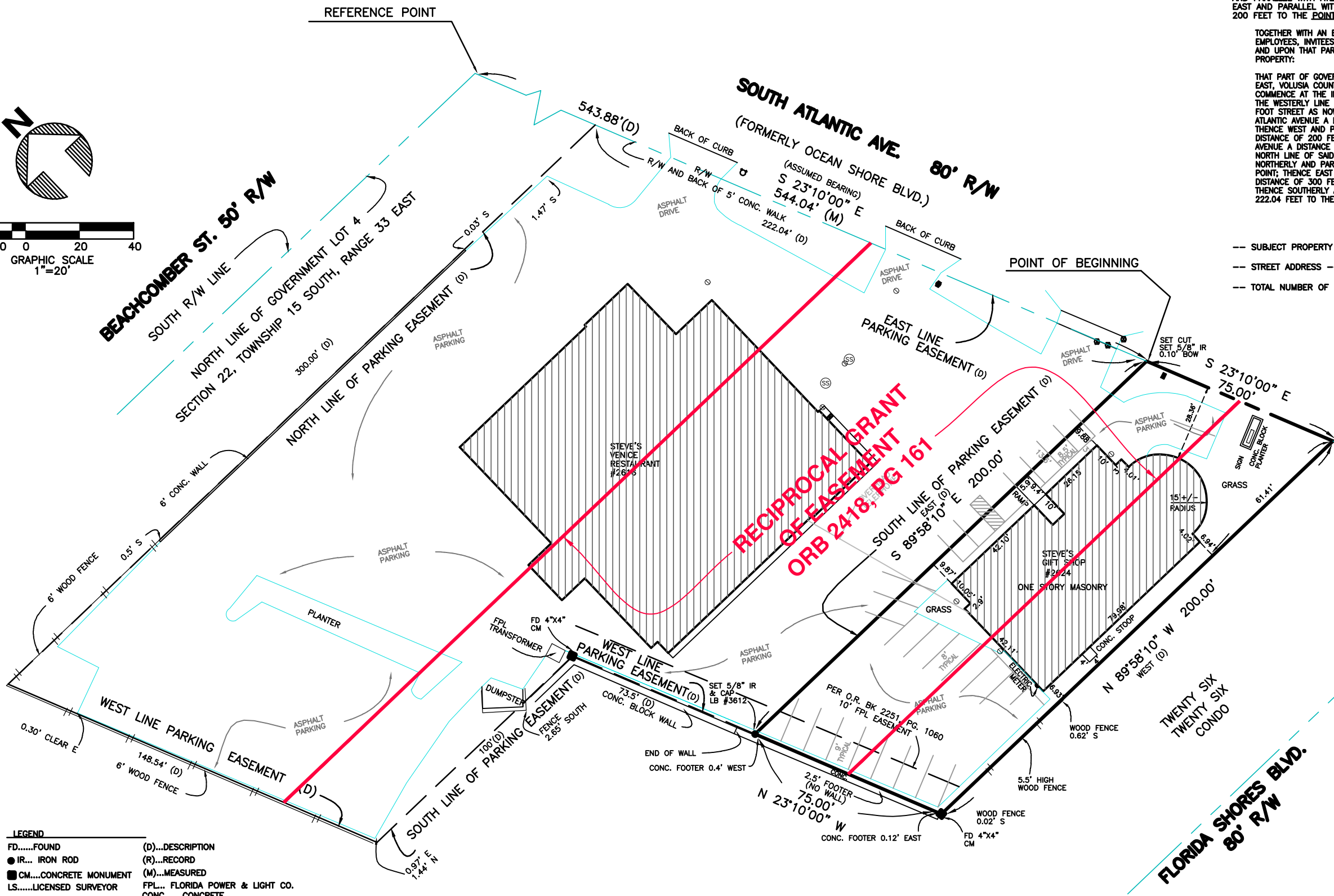
PARCEL 3: THAT PART OF GOVERNMENT LOT 4, SECTION 22, TOWNSHIP 15 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 4 WITH THE WESTERLY LINE OF ATLANTIC AVENUE (FORMERLY OCEAN SHORE BOULEVARD), AN 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

105,337



20 10 0 20 40
GRAPHIC SCALE
1"=20'



LEGAL DESCRIPTION (OFFICIAL RECORDS BOOK 2417, PAGES 1536 & 1537)

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 CONTINUE SOUTHERLY ALONG THE WESTERLY LINE OF ATLANTIC AVENUE A DISTANCE OF 75 FEET TO A POINT; 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 75.00 FEET TO A POINT; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS FOR GRANTEE, HIS AGENTS, EMPLOYEES, INVITEES, LICENSEES AND GUESTS TO THE ABOVE-DESCRIBED PROPERTY OVER AND UPON THAT PARKING LOT CURRENTLY LOCATED ON THE FOLLOWING-DESCRIBED PROPERTY:

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 LINES 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.

- SUBJECT PROPERTY CONTAINS 0.317 ACRES AND IS LOCATED IN DAYTONA BEACH SHORES.
- STREET ADDRESS -- # 2624 SOUTH ATLANTIC AVENUE
- TOTAL NUMBER OF PARKING SPACES = 77 (INCLUDES EASEMENT & SUBJECT PROPERTY)

I HEREBY CERTIFY TO FIRST FIDELITY MORTGAGE CORP., ATTORNEYS TITLE INSURANCE CORP., AND TO THEIR SUCCESSORS AND ASSIGNS, AND TO STUMP, STOREY & CALLAHAN, P.A., THAT I HAVE SURVEYED, ON THE GROUND, THE PROPERTY LEGALLY DESCRIBED HEREON; THAT THIS PLAT OF SURVEY IS A TRUE, CORRECT AND ACCURATE DRAWING AND REPRESENTATION OF SAID PROPERTY AND OF THE SIZE, LOCATION, EXTERIOR DIMENSIONS AND BOUNDARIES THEREOF; THAT THE STREET LINES AND DIMENSIONS OF ALL BUILDINGS, AND THE LOCATIONS OF ALL PARKING AREAS, OF ANY OTHER IMPROVEMENTS UPON SAID PROPERTY, OF ALL FENCES THEREON, OF ALL RECORDED (AS PROVIDED BY CLIENT) AND/OR VISIBLE EASEMENTS, OF ALL STREETS, ROADS, UTILITY LINES (TO THEIR POINTS OF CONNECTION WITH THE PUBLIC SYSTEMS) AND RIGHTS-OF-WAY WHICH AFFECT, BENEFIT OR BURDEN SAID PROPERTY, AND OF ALL BUILDING SETBACK LINES WHICH AFFECT SAID PROPERTY ARE CORRECTLY AND ACCURATELY SHOWN HEREON; THAT THERE ARE NO DISCREPANCIES, CONFLICTS, GAPS, BOUNDARY DISPUTES, SHORTAGES IN AREA, ENCROACHMENTS OF IMPROVEMENTS OVER BOUNDARY LINES FROM OR ONTO SAID PROPERTY OR UPON EASEMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE EASEMENTS, OVERLAPPING OF EASEMENTS, ROAD, ALLEYS, RIGHTS-OF-WAY OR BUILDING SETBACK LINES WHICH AFFECT SAID PROPERTY, EXCEPT AS SHOWN HEREON; THAT THERE ARE NOT FENCES, LIGHT POSTS OR OTHER IMPROVEMENTS APPURTENANT TO SAID PROPERTY WHICH ARE LOCATED WITHIN THE BOUNDARY LINES OF ADJOINING PROPERTIES, EXCEPT AS SHOWN HEREON; THAT THE LEGAL DESCRIPTION OF SAID PROPERTY, AS SET OUT HEREON, IS CORRECT, COMPLETE AND ACCURATE; AND THAT ANY PORTION OF SAID PROPERTY WHICH IS LOCATED IN A FLOOD PLAIN OR IN ANY OTHER FLOOD HAZARD OR FLOOD DANGER AREA, AS DESIGNATED BY APPLICABLE GOVERNMENTAL AUTHORITIES, IS SHOWN AND IDENTIFIED AS SUCH HEREON.

DATED THIS TWENTY-NINTH DAY OF APRIL, 1996.

A. E. RICE
REGISTRATION NUMBER: 2860
(SEAL)

ADDED PARKING STRIPPING

05/01/96

TYPE OF SURVEY:
BOUNDARY

LEGEND:
AS SHOWN

RLS NO.
2860



Upham, Inc.
Organization of Engineers & Surveyors
265 Kenilworth Avenue • P.O. Box 1105 • Ormond Beach, Florida 32175
(904) 672-9515 FAX (904) 673-6554

DRAWING FILE NAME: STEVES.DWG
DISK ID: 388

FILE:
10A - 138

- LEGEND
- FD.....FOUND
 - IR.....IRON ROD
 - CM.....CONCRETE MONUMENT
 - LS.....LICENSED SURVEYOR
 - LB.....LICENSED BUSINESS
 - R/W.....RIGHT OF WAY
 - WATER METER
 - GAS VALVE
 - GAS METER
 - SANITARY CLEAN OUT
 - SANITARY MAN HOLE
 - BOW.....BACK OF WALK
 - (D).....DESCRIPTION
 - (R).....RECORD
 - (M).....MEASURED
 - FPL.....FLORIDA POWER & LIGHT CO.
 - CONC.CONCRETE

GENERAL NOTES:

- 1.) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNER-SHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
- 2.) BEARING (S 23°10'00" E) ASSUMED ALONG THE WEST RIGHT-OF-WAY LINE ATLANTIC AVENUE (STATE ROAD A-1-A)
- 3.) LEGAL DESCRIPTION PROVIDED BY CLIENT
- 4.) BEARINGS SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.
- 5.) DISTANCE SHOWN ARE MEASURED AND DESCRIPTION UNLESS OTHERWISE NOTED.

CERTIFIED TO:
FIRST FIDELITY MORTGAGE CORP.
ATTORNEYS TITLE INSURANCE CORP.
STUMP, STOREY & CALLAHAN, P.A.

WO#
960118

FLOOD PLANE CERTIFICATION ACCORDING TO THE FIRM/ MAP, COMMUNITY-PANEL NUMBER:
1/25/00-0001-0 DATED: SEPTEMBER 16, 1982
THE PROPERTY APPEARS TO BE FLOOD ZONES: 1" AND THE BASE 100
YEAR FLOOD ELEVATION IS: MEAN SEA LEVEL
THE FOREGOING PLAT IS CERTIFIED TO MEET THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

A. E. RICE

NOT VALID UNLESS SIGNED AND STAMPED WITH EMBOSSED SEAL

OFFICE WORK BY: WSH
DATE: MM/DD/YY 04/24/96

FIELD WORK BY: MC
DATE: MM/DD/YY 04/23/96

SCALE:
1"=20'

**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:	3417968
Parcel ID:	532200040140
Township-Range-Section:	15 - 33 - 22
Subdivision-Block-Lot:	00 - 04 - 0140
Business Name:	SHERWIN WILLIAMS/SEAHORSE STORAGE
Owner(s):	CIROTTI ENTERPRISES LLC - FS - Fee Simple - 100%
Mailing Address On File:	14413 CENTRALIA RD BROOKSVILLE FL 34614
Physical Address:	2616 S ATLANTIC AVE, DAYTONA BEACH SHORES 32118
Building Count:	1
Neighborhood:	7362 - W/S ATL AVE DAYTONA BCH SHORE
Subdivision Name:	
Property Use:	1100 - STORES 1 STORY
Tax District:	403-DAYTONA BEACH SHORES
2021 Certified Millage Rate:	18.5026
Homestead Property:	No
Agriculture Classification:	No
Short Description:	22-15-33 E 300 FT OF S 148.54 FT OF N 470.38 FT W OF & MEASO N O S BLVD OF LOT 4 BEING 150 FT ON W/L & INC S 73.5 FT OFN 543.88 FT OF E 200 FT W OF & MEAS ON O S BLVD OF GOV'TLOT 4

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	\$514,626	\$468,762	\$483,989
Value:	\$624,750	\$535,500	\$535,500
Land Value:	\$1,139,376	\$1,004,262	\$1,019,489
Just/Market Value:			

Working Tax Roll Values by Taxing Authority

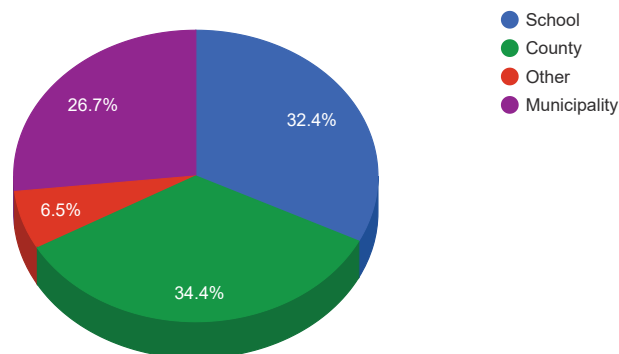
Values shown below are the 2022 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2021 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$1,139,376	\$1,139,376	\$0	\$1,139,376	1.5000	\$1,709.06
0012 DISCRETIONARY	\$1,139,376	\$1,139,376	\$0	\$1,139,376	0.7480	\$852.25
0011 REQ LOCAL EFFORT	\$1,139,376	\$1,139,376	\$0	\$1,139,376	3.5540	\$4,049.34
0050 GENERAL FUND	\$1,139,376	\$1,104,688	\$34,688	\$1,104,688	5.3812	\$5,944.55
0055 LIBRARY	\$1,139,376	\$1,104,688	\$34,688	\$1,104,688	0.5174	\$571.57
0520 MOSQUITO CONTROL	\$1,139,376	\$1,104,688	\$34,688	\$1,104,688	0.1781	\$196.74
0530 PONCE INLET PORT AUTHORITY	\$1,139,376	\$1,104,688	\$34,688	\$1,104,688	0.0845	\$93.35
0058 VOLUSIA ECHO	\$1,139,376	\$1,104,688	\$34,688	\$1,104,688	0.2000	\$220.94
0057 VOLUSIA FOREVER	\$1,139,376	\$1,104,688	\$34,688	\$1,104,688	0.2000	\$220.94
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$1,139,376	\$1,104,688	\$34,688	\$1,104,688	0.0320	\$35.35
0100 HALIFAX HOSPITAL AUTHORITY	\$1,139,376	\$1,104,688	\$34,688	\$1,104,688	0.9529	\$1,052.66
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$1,139,376	\$1,104,688	\$34,688	\$1,104,688	0.2189	\$241.82
0240 DAYTONA BEACH SHORES	\$1,139,376	\$1,104,688	\$34,688	\$1,104,688	4.9356	\$5,452.30
					18.5026	\$20,640.86

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$20,640.86
				Estimated Non-Ad Valorem Tax:	\$0.00
				Estimated Taxes:	\$20,640.86
				Estimated Tax Amount without SOH/10CAP ②	\$21,081.42

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	\$535,500	\$468,762	\$1,004,262	\$1,004,262	\$0	\$1,004,262	\$0
2020	\$535,500	\$483,989	\$1,019,489	\$1,019,489	\$0	\$1,019,489	\$0
2019	\$535,500	\$445,864	\$981,364	\$981,364	\$0	\$981,364	\$0
2018	\$535,500	\$424,882	\$960,382	\$960,382	\$0	\$960,382	\$0
2017	\$476,000	\$414,538	\$890,538	\$890,538	\$0	\$890,538	\$0
2016	\$476,000	\$391,928	\$867,928	\$867,928	\$0	\$867,928	\$0
2015	\$476,000	\$358,276	\$834,276	\$834,276	\$0	\$834,276	\$0
2014	\$476,000	\$344,430	\$820,430	\$820,430	\$0	\$820,430	\$0
2013	\$476,000	\$414,229	\$890,229	\$890,229	\$0	\$890,229	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	1100-STORE 1FLR	N	S- SQUARE FEET			59,500			10.50	\$624,750
Total Land Value:										\$624,750

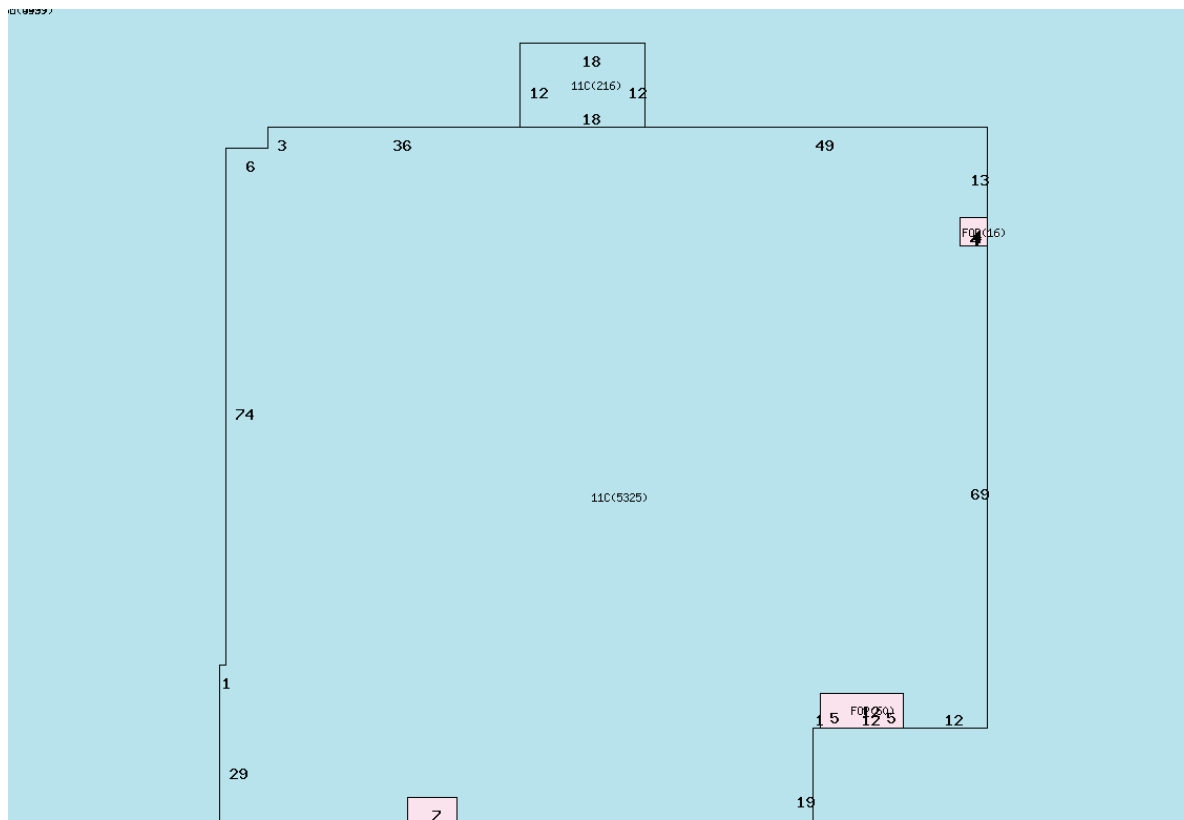
Building(s) - Commercial

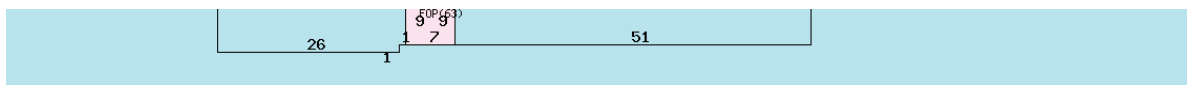
Card (Bldg) #1

Structure Code:	C - CONCRETE/MASONRY	Base RCN	\$772,883
Class:	-	Percent Good	63 %
Grade:	300	Total RCNLD	\$486,914
Built / Effective Year:	1976 / 1996	Market (NBHD)	1
Factor		Cost Value	\$486,914
Total / Business Area	11222 / 11083		

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	FOP - PORCH, OPEN FINISHED	1	16	16	N/A	
2	01 -01	FOP - PORCH, OPEN FINISHED	1	60	60	N/A	
3	01 -01	FOP - PORCH, OPEN FINISHED	1	63	63	N/A	
4	01 -01	11C - RETAIL STORE	1	216	216	216	
5	01 -01	11C - RETAIL STORE	1	5,325	5,325	5,325	
6	01 -01	17C - OFFICE, ONE STORY	1	543	543	543	
7	01 -01	48M - MINI WAREHOUSE	1	4,999	4,999	4,999	
					11,222	11,083	





Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	BWL-FENCE, WALL, BLOCK	1976	1,074	1		\$11,402
2	PVA-PAVING ASPHALT	1978	45,000	1		\$15,624
3	WFN-FENCE, WOOD	2001	32	1		\$164
4	PVC-PAVING CONCRETE	2005	336	1		\$522
Total Miscellaneous Value:						\$27,712

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	IMPROVED	\$1,250,000
4609 / 0714	2000198812	11/15/2000	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$300,000
4478 / 3335	1999191548	09/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	IMPROVED	\$100
2444 / 1356		04/15/1983	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$100
2362 / 1920		06/15/1982	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100

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 E 300 FT OF S 148.54 FT OF N 470.38 FT W OF & MEASON O S BLVD OF LOT 4 BEING 150 FT ON W/L & INC S 73.5 FT OFN 543.88 FT OF E 200 FT W OF & MEAS ON O S BLVD OF GOV'TLOT 4 PER OR 5144 PG 553	403	15 - 33 - 22	00 - 04 - 0140	29-DEC- 81

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
09/11/2020	20201392	REPLACE 3.5 TON A/C SYSTEM	\$6,195
06/03/2013	2013-470	INSTALL FIRE SPRINKLER SYSTEM IN STORAGE UNITS	\$22,675
05/29/2013	2013-239	INSTALL ADA DRINKING FOUNTAIN	\$1,500
05/28/2013	2013-238	REMODEL INTERIOR	\$200,000
02/22/2013	2013-180	DEMO 1 BTH & KITCHEN SINK	\$500
02/22/2013	2013-178	REMOVE INTERIOR NON BEARING WALLS & DUCT WORK	\$2,400
08/16/2011	RF2011-17	RE ROOF	\$46,000
04/01/2005	BP2004-21		\$0
04/18/2001	BP2001-54	ADDITIONS/ALTERATION	\$400

10/01/1983	963	ADD TO BASE	\$6,100
10/01/1976	00030	NEW CONSTRUCTION	\$35,200
01/01/1974	5560	NEW CONSTRUCTION	\$150,000

**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

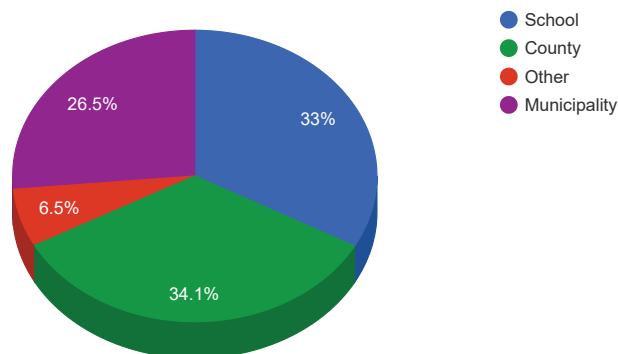
Values shown below are the 2022 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2021 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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 ⑦	\$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

NOTICE TO ABUTTING PROPERTY OWNERS

February 9, 2023

The owners of the property located at 2616 S. Atlantic Avenue, Daytona Beach Shores, Florida 32118, which abuts your property, have submitted an application to the City of Daytona Beach Shores for the following request:

Special Exception for Parcel No's. 5322-00-04-0170 and 5322-00-04-0140 to allow for the expansion of the existing self-storage facility use with a proposed 36,600 square foot climate controlled self-storage building to the west of the existing self-storage building.

The City of Daytona Beach Shores will hold a Public Hearing on these applications as follows:

**Daytona Beach Shores Planning & Zoning Board
Monday, March 13, 2023, at 8:30 a.m.**

This meeting will be held in the City Commission Chambers in the Community Center located at 3000 Bellemead Drive, Daytona Beach, Shores. All interested parties may appear at the public hearing and will be given an opportunity to be heard.

If this Notice is to a homeowner's association, condominium association or the management company for same, please post a copy of this Notice in a place where occupants of the association or condominium will be likely to see it.

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

Anyone who wishes to appeal any decision by the City with respect to any matter considered at said Public Hearing will need a record of Public Hearing proceedings, including all testimony and evidence, and should arrange in advance for the making of a verbatim transcript of the Public Hearings. The Public Hearing may be continued to one or more dates. The dates, times and places of any continuation of the Public Hearing will be announced at the Public Hearing and no further notice regarding said continuation is required to be published.

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.

Click2Mail MOL Pro Tracing Data

Page 1 of 6

For Click2Mail Order #18366380

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
92147901324734001774962334	Morbitzer Management Inc . Sea Havens Homeowners Assoc 772 Hunt Club Trl Port Orange FL 32127-7788 UNITED STATES				
92147901324734001774962334		Standard	Printed	02/09/23 17:05 EST	
92147901324734001774962334		Standard	Pre-Shipment Info Sent to USPS	02/10/23 10:34 EST	48502
92147901324734001774962334		Standard	Provided to postal processing facility	02/10/23 14:19 EST	485029998
92147901324734001774962334		Standard	Shipment Acceptance	02/10/23 16:28 EST	48502
92147901324734001774962334		Standard	Origin Acceptance	02/10/23 20:25 EST	48502
92147901324734001774962334		Standard	Enroute/Processed	02/10/23 21:40 EST	48340
92147901324734001774962334		Standard	Enroute/Processed	02/11/23 09:27 EST	48340
92147901324734001774962334		Standard	Enroute/Processed	02/12/23 00:40 EST	48340
92147901324734001774962334		Standard	Enroute/Processed	02/13/23 13:18 EST	48340
92147901324734001774962334		Standard	Enroute/Processed	02/15/23 19:56 EST	32799
92147901324734001774962334		Standard	Enroute/Processed	02/16/23 01:56 EST	32799
92147901324734001774962334		Standard	No Authorized Recipient Available	02/16/23 11:47 EST	32127
92147901324734001774962341	Joanne Clark, President Holiday Shores Condominium Assoc. Inc. 2617 S Atlantic Ave Daytona Beach Shores FL 32118-5605 UNITED STATES				
92147901324734001774962341		Standard	Printed	02/09/23 17:05 EST	
92147901324734001774962341		Standard	Pre-Shipment Info Sent to USPS	02/10/23 10:34 EST	48502
92147901324734001774962341		Standard	Provided to postal processing facility	02/10/23 14:19 EST	485029998
92147901324734001774962341		Standard	Shipment Acceptance	02/10/23 16:28 EST	48502
92147901324734001774962341		Standard	Origin Acceptance	02/10/23 20:25 EST	48502
92147901324734001774962341		Standard	Enroute/Processed	02/10/23 21:40 EST	48340
92147901324734001774962341		Standard	Enroute/Processed	02/11/23 09:27 EST	48340
92147901324734001774962341		Standard	Enroute/Processed	02/16/23 12:16 EST	32862
92147901324734001774962341		Standard	Enroute/Processed	02/16/23 20:23 EST	32799
92147901324734001774962341		Standard	Enroute/Processed	02/16/23 23:00 EST	32799
92147901324734001774962341		Standard	Forwarded	02/17/23 14:39 EST	32118
92147901324734001774962341		Standard	Enroute/Processed	02/23/23 14:39 EST	33913
92147901324734001774962341		Standard	Dispatched from Sort Facility	02/24/23 08:12 EST	33913
92147901324734001774962341		Standard	Enroute/Processed	02/24/23 14:27 EST	32862
92147901324734001774962341		Standard	Enroute/Processed	02/24/23 20:04 EST	32799
92147901324734001774962341		Standard	Enroute/Processed	02/24/23 22:41 EST	32799
92147901324734001774962341		Standard	Delivered	02/25/23 15:42 EST	32127
92147901324734001774962358	Donna Marquette, President Twenty-Six Twenty-Six Condo Mgt Assoc In 2626 S Atlantic Ave Ofc Daytona Beach Shores FL 32118-5675 UNITED STATES				
92147901324734001774962358		Standard	Printed	02/09/23 17:05 EST	

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
92147901324734001774962358	City Park City of Daytona Beach Shores 2990 S Atlantic Ave Daytona Beach Shores FL 32118-6002 UNITED STATES	Standard	Pre-Shipment Info Sent to USPS	02/10/23 10:34 EST	48502
92147901324734001774962358		Standard	Provided to postal processing facility	02/10/23 14:19 EST	485029998
92147901324734001774962358		Standard	Shipment Acceptance	02/10/23 16:28 EST	48502
92147901324734001774962358		Standard	Origin Acceptance	02/10/23 20:25 EST	48502
92147901324734001774962358		Standard	Enroute/Processed	02/10/23 21:40 EST	48340
92147901324734001774962358		Standard	Enroute/Processed	02/11/23 09:27 EST	48340
92147901324734001774962358		Standard	Enroute/Processed	02/11/23 20:50 EST	48340
92147901324734001774962358		Standard	Enroute/Processed	02/13/23 12:43 EST	32862
92147901324734001774962358		Standard	Dispatched from Sort Facility	02/13/23 21:08 EST	32862
92147901324734001774962358		Standard	Enroute/Processed	02/13/23 21:11 EST	32799
92147901324734001774962358		Standard	Enroute/Processed	02/14/23 02:09 EST	32799
92147901324734001774962358		Standard	Delivered	02/14/23 13:08 EST	32118
92147901324734001774962365					
92147901324734001774962365	City Beach Access City of Daytona Beach Shores 2990 S Atlantic Ave Daytona Beach Shores FL 32118-6002 UNITED STATES	Standard	Printed	02/09/23 17:05 EST	
92147901324734001774962365		Standard	Pre-Shipment Info Sent to USPS	02/10/23 10:34 EST	48502
92147901324734001774962365		Standard	Provided to postal processing facility	02/10/23 14:19 EST	485029998
92147901324734001774962365		Standard	Shipment Acceptance	02/10/23 16:28 EST	48502
92147901324734001774962365		Standard	Origin Acceptance	02/10/23 20:25 EST	48502
92147901324734001774962365		Standard	Enroute/Processed	02/10/23 21:40 EST	48340
92147901324734001774962365		Standard	Enroute/Processed	02/11/23 09:27 EST	48340
92147901324734001774962365		Standard	Enroute/Processed	02/12/23 00:40 EST	48340
92147901324734001774962365		Standard	Enroute/Processed	02/13/23 13:18 EST	48340
92147901324734001774962365		Standard	Enroute/Processed	02/15/23 13:40 EST	32862
92147901324734001774962365		Standard	Enroute/Processed	02/15/23 19:56 EST	32799
92147901324734001774962365		Standard	Enroute/Processed	02/15/23 22:15 EST	32799
92147901324734001774962365		Standard	Delivered	02/16/23 09:44 EST	32118
92147901324734001774962372					
92147901324734001774962372		Standard	Printed	02/09/23 17:05 EST	
92147901324734001774962372		Standard	Pre-Shipment Info Sent to USPS	02/10/23 10:34 EST	48502
92147901324734001774962372		Standard	Provided to postal processing facility	02/10/23 14:19 EST	485029998
92147901324734001774962372		Standard	Shipment Acceptance	02/10/23 16:28 EST	48502
92147901324734001774962372		Standard	Origin Acceptance	02/10/23 20:25 EST	48502
92147901324734001774962372		Standard	Enroute/Processed	02/10/23 21:40 EST	48340
92147901324734001774962372		Standard	Enroute/Processed	02/11/23 09:27 EST	48340
92147901324734001774962372		Standard	Enroute/Processed	02/12/23 00:40 EST	48340

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
92147901324734001774962372		Standard	Enroute/Processed	02/13/23 13:18 EST	48340
92147901324734001774962372		Standard	Enroute/Processed	02/15/23 13:40 EST	32862
92147901324734001774962372		Standard	Enroute/Processed	02/15/23 19:56 EST	32799
92147901324734001774962372		Standard	Enroute/Processed	02/15/23 22:15 EST	32799
92147901324734001774962372		Standard	Delivered	02/16/23 09:44 EST	32118
92147901324734001774962389	Claudia Mallard, President c/o Sentry Management Sandpoint Condo Coa 2180 W State Road 434 Ste 5000 Longwood FL 32779-5042 UNITED STATES				
92147901324734001774962389		Standard	Printed	02/09/23 17:05 EST	
92147901324734001774962389		Standard	Pre-Shipment Info Sent to USPS	02/10/23 10:34 EST	48502
92147901324734001774962389		Standard	Provided to postal processing facility	02/10/23 14:19 EST	485029998
92147901324734001774962389		Standard	Shipment Acceptance	02/10/23 16:28 EST	48502
92147901324734001774962389		Standard	Origin Acceptance	02/11/23 08:12 EST	48502
92147901324734001774962389		Standard	Enroute/Processed	02/11/23 09:27 EST	48340
92147901324734001774962389		Standard	Enroute/Processed	02/11/23 20:50 EST	48340
92147901324734001774962389		Standard	Enroute/Processed	02/13/23 12:43 EST	32862
92147901324734001774962389		Standard	Enroute/Processed	02/13/23 19:26 EST	32799
92147901324734001774962389		Standard	Enroute/Processed	02/14/23 01:45 EST	32799
92147901324734001774962389		Standard	Delivered	02/14/23 10:44 EST	32779
92147901324734001774962396	Cow Lick's Homemade Icecream 2624 S Atlantic Ave Daytona Beach Shores FL 32118-5606 UNITED STATES				
92147901324734001774962396		Standard	Printed	02/09/23 17:05 EST	
92147901324734001774962396		Standard	Pre-Shipment Info Sent to USPS	02/10/23 10:34 EST	48502
92147901324734001774962396		Standard	Provided to postal processing facility	02/10/23 14:19 EST	485029998
92147901324734001774962396		Standard	Shipment Acceptance	02/10/23 16:28 EST	48502
92147901324734001774962396		Standard	Origin Acceptance	02/10/23 20:25 EST	48502
92147901324734001774962396		Standard	Enroute/Processed	02/10/23 21:40 EST	48340
92147901324734001774962396		Standard	Enroute/Processed	02/11/23 09:27 EST	48340
92147901324734001774962396		Standard	Enroute/Processed	02/11/23 20:50 EST	48340
92147901324734001774962396		Standard	Enroute/Processed	02/13/23 12:43 EST	32862
92147901324734001774962396		Standard	Dispatched from Sort Facility	02/13/23 21:08 EST	32862
92147901324734001774962396		Standard	Enroute/Processed	02/13/23 21:11 EST	32799
92147901324734001774962396		Standard	Enroute/Processed	02/14/23 02:08 EST	32799
92147901324734001774962396		Standard	Delivered	02/14/23 12:20 EST	32118
92147901324734001774962402	72-74 Lafayette Ave Realty Cow Lick's Homemade Icecream 3 Whipper In Cir Ormond Beach FL 32174-2440 UNITED STATES				
92147901324734001774962402		Standard	Printed	02/09/23 17:05 EST	
92147901324734001774962402		Standard	Pre-Shipment Info Sent to USPS	02/10/23 10:34 EST	48502

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
92147901324734001774962402		Standard	Provided to postal processing facility	02/10/23 14:19 EST	485029998
92147901324734001774962402		Standard	Shipment Acceptance	02/10/23 16:28 EST	48502
92147901324734001774962402		Standard	Origin Acceptance	02/10/23 20:25 EST	48502
92147901324734001774962402		Standard	Enroute/Processed	02/10/23 21:40 EST	48340
92147901324734001774962402		Standard	Enroute/Processed	02/11/23 09:27 EST	48340
92147901324734001774962402		Standard	Enroute/Processed	02/11/23 20:50 EST	48340
92147901324734001774962402		Standard	Enroute/Processed	02/13/23 22:32 EST	32862
92147901324734001774962402		Standard	Dispatched from Sort Facility	02/14/23 10:25 EST	32862
92147901324734001774962402		Standard	Enroute/Processed	02/14/23 13:54 EST	32862
92147901324734001774962402		Standard	Enroute/Processed	02/14/23 19:31 EST	32799
92147901324734001774962402		Standard	Arrival at Unit	02/15/23 07:12 EST	32174
92147901324734001774962402		Standard	Out for Delivery	02/15/23 07:23 EST	32174
92147901324734001774962402		Standard	No Authorized Recipient Available	02/15/23 13:08 EST	32174
92147901324734001774962402		Standard	2Nd Notice Generated	02/20/23 03:06 EST	32174
92147901324734001774962419	Claudia Mallard, President SandPoint Condo COA 2615 S Atlantic Ave Daytona Beach Shores FL 32118-5648 UNITED STATES				
92147901324734001774962419		Standard	Printed	02/09/23 17:05 EST	
92147901324734001774962419		Standard	Pre-Shipment Info Sent to USPS	02/10/23 10:34 EST	48502
92147901324734001774962419		Standard	Provided to postal processing facility	02/10/23 14:19 EST	485029998
92147901324734001774962419		Standard	Shipment Acceptance	02/10/23 16:28 EST	48502
92147901324734001774962419		Standard	Origin Acceptance	02/10/23 20:25 EST	48502
92147901324734001774962419		Standard	Enroute/Processed	02/10/23 21:40 EST	48340
92147901324734001774962419		Standard	Enroute/Processed	02/11/23 09:27 EST	48340
92147901324734001774962419		Standard	Enroute/Processed	02/12/23 00:40 EST	48340
92147901324734001774962419		Standard	Enroute/Processed	02/13/23 13:18 EST	48340
92147901324734001774962419		Standard	Enroute/Processed	02/15/23 13:40 EST	32862
92147901324734001774962419		Standard	Enroute/Processed	02/15/23 19:56 EST	32799
92147901324734001774962419		Standard	Enroute/Processed	02/16/23 00:01 EST	32799
92147901324734001774962419		Standard	Delivered	02/16/23 14:12 EST	32118
92147901324734001774962426	City of Daytona Beach Shores 2990 S Atlantic Ave Daytona Beach Shores FL 32118-6002 UNITED STATES				
92147901324734001774962426		Standard	Printed	02/09/23 17:05 EST	
92147901324734001774962426		Standard	Pre-Shipment Info Sent to USPS	02/10/23 10:34 EST	48502
92147901324734001774962426		Standard	Provided to postal processing facility	02/10/23 14:19 EST	485029998
92147901324734001774962426		Standard	Shipment Acceptance	02/10/23 16:28 EST	48502
92147901324734001774962426		Standard	Origin Acceptance	02/10/23 20:25 EST	48502
92147901324734001774962426		Standard	Enroute/Processed	02/10/23 21:40 EST	48340

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
92147901324734001774962426		Standard	Enroute/Processed	02/11/23 09:27 EST	48340
92147901324734001774962426		Standard	Delivered	02/15/23 09:32 EST	32118
92147901324734001774962433	Cirotti Enterprises LLC 14413 Centralia Rd Brooksville FL 34614-2908 UNITED STATES				
92147901324734001774962433		Standard	Printed	02/09/23 17:05 EST	
92147901324734001774962433		Standard	Pre-Shipment Info Sent to USPS	02/10/23 10:34 EST	48502
92147901324734001774962433		Standard	Provided to postal processing facility	02/10/23 14:19 EST	485029998
92147901324734001774962433		Standard	Shipment Acceptance	02/10/23 16:28 EST	48502
92147901324734001774962433		Standard	Origin Acceptance	02/10/23 20:25 EST	48502
92147901324734001774962433		Standard	Enroute/Processed	02/10/23 21:40 EST	48340
92147901324734001774962433		Standard	Enroute/Processed	02/11/23 09:27 EST	48340
92147901324734001774962433		Standard	Enroute/Processed	02/11/23 20:50 EST	48340
92147901324734001774962433		Standard	Enroute/Processed	02/11/23 20:51 EST	48340
92147901324734001774962433		Standard	Enroute/Processed	02/13/23 10:03 EST	33630
92147901324734001774962433		Standard	Enroute/Processed	02/13/23 14:09 EST	33630
92147901324734001774962433		Standard	Enroute/Processed	02/13/23 18:40 EST	33630
92147901324734001774962433		Standard	Delivered	02/14/23 10:05 EST	34614
92147901324734001774962440	Ronald G. Raml GRI President Sea Havens Homeowners Assoc 772 Hunt Club Trl Port Orange FL 32127-7788 UNITED STATES				
92147901324734001774962440		Standard	Printed	02/09/23 17:05 EST	
92147901324734001774962440		Standard	Pre-Shipment Info Sent to USPS	02/10/23 10:34 EST	48502
92147901324734001774962440		Standard	Provided to postal processing facility	02/10/23 14:19 EST	485029998
92147901324734001774962440		Standard	Shipment Acceptance	02/10/23 16:28 EST	48502
92147901324734001774962440		Standard	Origin Acceptance	02/11/23 08:12 EST	48502
92147901324734001774962440		Standard	Enroute/Processed	02/11/23 09:27 EST	48340
92147901324734001774962440		Standard	Enroute/Processed	02/11/23 20:50 EST	48340
92147901324734001774962440		Standard	Enroute/Processed	02/13/23 19:26 EST	32799
92147901324734001774962440		Standard	Enroute/Processed	02/14/23 03:24 EST	32799
92147901324734001774962440		Standard	Delivered	02/14/23 11:40 EST	32127
92147901324734001774962457	Timothy and Heidi Ramsay 17 Ramsgate Ln Barkhamsted CT 06063-4200 UNITED STATES				
92147901324734001774962457		Standard	Printed	02/09/23 17:05 EST	
92147901324734001774962457		Standard	Pre-Shipment Info Sent to USPS	02/10/23 10:34 EST	48502
92147901324734001774962457		Standard	Provided to postal processing facility	02/10/23 14:19 EST	485029998
92147901324734001774962457		Standard	Shipment Acceptance	02/10/23 16:28 EST	48502
92147901324734001774962457		Standard	Origin Acceptance	02/10/23 20:25 EST	48502
92147901324734001774962457		Standard	Enroute/Processed	02/10/23 21:40 EST	48340
92147901324734001774962457		Standard	Enroute/Processed	02/12/23 00:40 EST	48340

Tracking Number	Mailing Address/Standard Address	Address Type	Scan Status	Scan Date	Scan Location (ZipCode)
92147901324734001774962457		Standard	Enroute/Processed	02/13/23 13:18 EST	48340
92147901324734001774962457		Standard	Enroute/Processed	02/15/23 10:57 EST	06101
92147901324734001774962457		Standard	Dispatched from Sort Facility	02/15/23 20:27 EST	06101
92147901324734001774962457		Standard	Enroute/Processed	02/15/23 22:34 EST	06101
92147901324734001774962457		Standard	Enroute/Processed	02/16/23 03:59 EST	06101
92147901324734001774962457		Standard	Arrival at Unit	02/16/23 08:54 EST	06098
92147901324734001774962457		Standard	Out for Delivery	02/16/23 09:05 EST	06063
92147901324734001774962457		Standard	No Authorized Recipient Available	02/16/23 12:42 EST	06098
92147901324734001774962457		Standard	Delivered	02/23/23 12:16 EST	06098

Report Generated on : March 02, 2023

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2 and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Joanne Clark, President
Holiday Shores Condominium Assoc. Inc.
2617 S Atlantic Ave
Daytona Beach Shores, FL 32118-5605



9290 9901 3247 3400 1774 9623 45

2. Article Number (Transfer from service label)

92147901324734001774962341

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Joanne Clark* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

Joanne Clark

C. Date of Delivery

2/25/23

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

3. Service Type

- ☐ Adult Signature
☒ Adult Signature Restricted Delivery
☒ Certified Mail
☒ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (Over \$500)
- ☐ Priority Mail Express
☐ Registered Mail
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

DOMESTIC RETURN RECEIPT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2 and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Timothy and Heidi Ramsay
17 Ramsgate Ln
Barkhamsted, CT 06063-4200



9290 9901 3247 3400 1774 9624 51

2. Article Number (Transfer from service label)

92147901324734001774962457

PS Form 3811, July 2015 PSN 7530-02-000

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Tim Ramsay* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

Tim Ramsay

C. Date of Delivery

2/23/23

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

3. Service Type

- ☐ Adult Signature
☒ Adult Signature Restricted Delivery
☒ Certified Mail
☒ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (Over \$500)
- ☐ Priority Mail Express
☐ Registered Mail
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

DOMESTIC RETURN RECEIPT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2 and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
City Beach Access
City of Daytona Beach Shores
2990 S Atlantic Ave
Daytona Beach Shores, FL 32118-6002



9290 9901 3247 3400 1774 9623 76

2. Article Number (Transfer from service label)

92147901324734001774962372

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Joanna Forger* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

Joanna Forger

C. Date of Delivery

2-16-23

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

3. Service Type

- ☐ Adult Signature
☒ Adult Signature Restricted Delivery
☒ Certified Mail
☒ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (Over \$500)
- ☐ Priority Mail Express
☐ Registered Mail
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2 and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
City Park
City of Daytona Beach Shores
2990 S Atlantic Ave
Daytona Beach Shores, FL 32118-6002



9290 9901 3247 3400 1774 9623 69

2. Article Number (Transfer from service label)

92147901324734001774962365

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Joanna Lopez* ☒ Agent ☐ Addressee

B. Received by (Printed Name)

Joanna Lopez 2-16-23

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes
☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery

☒ Certified Mail
☒ Certified Mail Restricted Delivery

☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

☐ Insured Mail
☐ Insured Mail Restricted Delivery (Over \$500)

☐ Priority Mail Express
☐ Registered Mail

☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise

☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

DOMESTIC RETURN RECEIPT

602487-14-3

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2 and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Cow Lick's Homemade Icecream
2624 S Atlantic Ave
Daytona Beach Shores, FL 32118-5606



9290 9901 3247 3400 1774 9623 90

2. Article Number (Transfer from service label)

92147901324734001774962396

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes
☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery

☒ Certified Mail
☒ Certified Mail Restricted Delivery

☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

☐ Insured Mail
☐ Insured Mail Restricted Delivery (Over \$500)

☐ Priority Mail Express
☐ Registered Mail

☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise

☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

DOMESTIC RETURN RECEIPT

602487-14-4

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2 and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Claudia Mallard, President
SandPoint Condo COA
2615 S Atlantic Ave
Daytona Beach Shores, FL 32118-5648



9290 9901 3247 3400 1774 9624 13

2. Article Number (Transfer from service label)

92147901324734001774962419

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes
☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery

☒ Certified Mail
☒ Certified Mail Restricted Delivery

☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

☐ Insured Mail
☐ Insured Mail Restricted Delivery (Over \$500)

☐ Priority Mail Express
☐ Registered Mail

☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise

☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

Page 53 of 88

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2 and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
City of Daytona Beach Shores
2990 S Atlantic Ave
Daytona Beach Shores, FL 32118-6002



9290 9901 3247 3400 1774 9624 20

2. Article Number (Transfer from service label)

92147901324734001774962426

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Joanna Forger* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

Joanna Forger C. Date of Delivery *2-15-23*

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail |
| ☒ Certified Mail | ☐ Registered Mail Restricted Delivery |
| ☒ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (Over \$500) | |

DOMESTIC RETURN RECEIPT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2 and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Ronald G. Raml GRI President
Sea Havens Homeowners Assoc
772 Hunt Club Trl
Port Orange, FL 32127-7788



9290 9901 3247 3400 1774 9624 44

2. Article Number (Transfer from service label)

92147901324734001774962440

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Ronald G. Raml* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

Ronald G. Raml C. Date of Delivery *2/15/23*

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail |
| ☒ Certified Mail | ☐ Registered Mail Restricted Delivery |
| ☒ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (Over \$500) | |

DOMESTIC RETURN RECEIPT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2 and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Claudia Mallard, President
c/o Sentry Management
Sandpoint Condo Coa
2180 W State Road 434 Ste 4000
Longwood, FL 32779-5042



9290 9901 3247 3400 1774 9623 83

2. Article Number (Transfer from service label)

92147901324734001774962389

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Claudia Mallard* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

Claudia Mallard C. Date of Delivery *2-15*

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail |
| ☒ Certified Mail | ☐ Registered Mail Restricted Delivery |
| ☒ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (Over \$500) | |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2 and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Donna Marquette, President
Twenty-Six Twenty-Six Condo Mgt Assoc In
2626 S Atlantic Ave Ofc
Daytona Beach Shores, FL 32118-5675



9290 9901 3247 3400 1774 9623 52

2. Article Number (Transfer from service label)

92147901324734001774962358

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent
Addre

B. Received by (Printed Name)

C. Date of Deliv

D. Is delivery address different from item 1?
If YES, enter delivery address below:

DE

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail |
| ☒ Certified Mail | ☐ Registered Mail Restricted Delivery |
| ☒ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (Over \$500) | |

DOMESTIC RETURN REC

Ad Preview

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Daytona Beach Shores will hold a Public Hearing to consider a Special Exception for the property generally located at 2616 S. Atlantic Avenue, Daytona Beach Shores, FL 32118, Parcel No's. 5322-00-04-0140 and 532200040170. The applicant, All Aboard Storage c/o Andy Clark, is requesting a Special Exception to allow for the expansion of the existing Interior Storage Facility use with a proposed 36,600 square foot climate controlled self-storage building to the west of the existing self-storage building.

Daytona Beach Shores Planning & Zoning Board, March 13, 2023, at 8:30 a.m.

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

This meeting will be held in the City Commission Chambers in the Community Center located at 3000 Bellemead Drive, Daytona Beach, Shores. All interested parties may appear at the public hearing and will be given an opportunity to be heard. Anyone who wishes to appeal any decision by the City with respect to any matter considered at said Public Hearing will need a record of Public Hearing proceedings, including all testimony and evidence, and should arrange in advance for the making of a verbatim transcript of the Public Hearing.

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.

3/3

PUBLIC NOTICE

The following notice is given to the public in accordance with the provisions of the Florida State Constitution, Article X, Section 1, and the Florida Statutes, Chapter 218, regarding the proposed amendment to the City of Daytona Beach Shores Comprehensive Zoning Ordinance.

Daytona Beach Shores Planning & Zoning Board

19451 W. 13th Street, Suite 400, Daytona Beach, FL 32117

Daytona Beach Shores City Commission Hearing

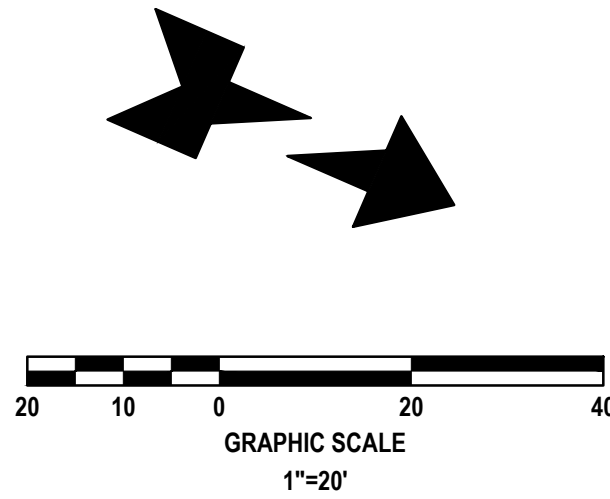
The City of Daytona Beach Shores is currently reviewing a proposed amendment to the Comprehensive Zoning Ordinance. The amendment is intended to address the need for more flexible zoning regulations in certain areas of the city. The proposed amendment includes changes to the minimum lot size, setbacks, and height restrictions for certain types of development. The City Commission will be holding a public hearing on the proposed amendment on the following date and time:

Public Hearing Date: [Date]
Public Hearing Time: [Time]

The public is invited to attend the hearing and provide input on the proposed amendment. The hearing will be held in the City Commission Hearing Room, located at the City of Daytona Beach Shores Administration Center, 19451 W. 13th Street, Suite 400, Daytona Beach, FL 32117.

ALL ABOARD STORAGE - SHORES DEPOT
CONCEPT DEVELOPMENT PLAN
SPECIAL EXCEPTION

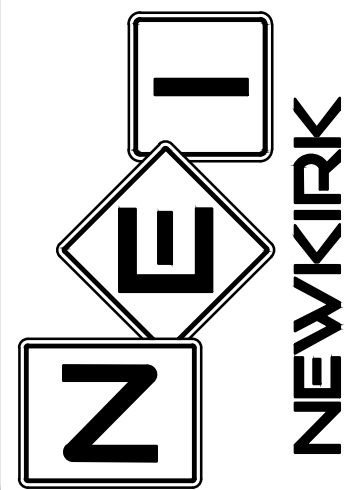
SECTION 22, TOWNSHIP 15 S, RANGE 33 E
5322-00-04-0140 & 5322-00-04-017
2616 S ATLANTIC AVENUE
DAYTONA BEACH, FL 32118
FEB 2023



REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 2600584
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Civil Engineering,
Transportation, CEI &
Landscape Architecture



CONCEPT PLAN
SHORES DEPOT
2616 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

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CODY A. BOGART, PE # 94133 ON

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PROJECT No: 2022-159
DATE: FEB 2023
DESIGN BY: CAB
DRAWN BY: BWD
CHECKED BY: HHN
SCALE:

DRAWING NUMBER

A

PROJECT TEAM

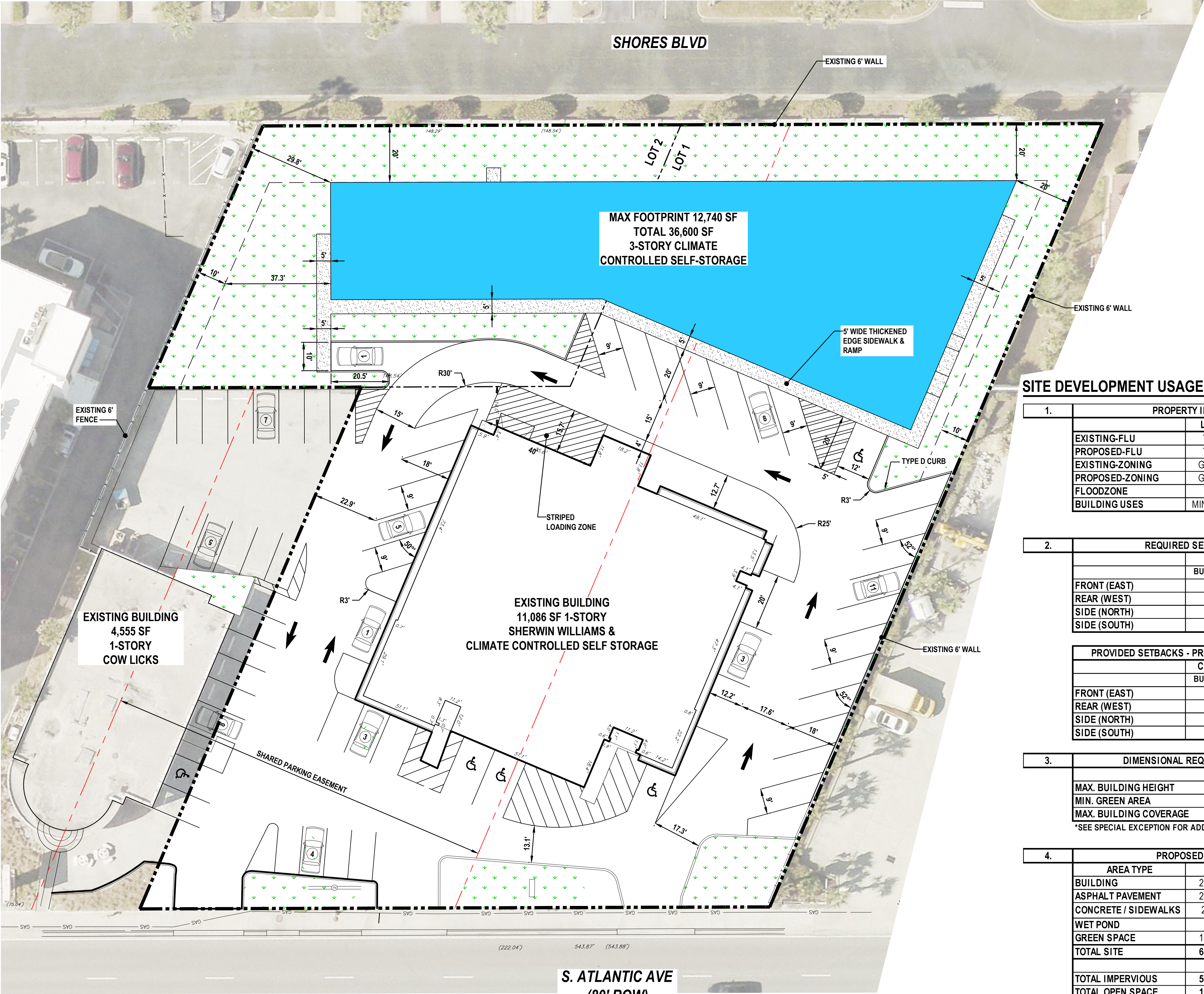
CONTRACT PURCHASER/ APPLICANT: 91 ONEIDA, LLC
5111 S. RIDGEWOOD AVENUE, SUITE 201
PORT ORANGE, FL 32127
PHONE: (386) 527-6365
EMAIL: ACLARK@GOALLABOARD.COM

CIVIL ENGINEER / LANDSCAPE ARCHITECT / PROJECT MANAGER: NEWKIRK ENGINEERING, INC.
1230 NORTH US HIGHWAY 1, SUITE 3
ORMOND BEACH, FL 32174
PHONE: (386) 827-7794
EMAIL: BDONLEY@NEWKIRK-ENGINEERING.COM

ARCHITECT: BPF DESIGN INCORPORATED
207 FAIRVIEW AVENUE
DAYTONA BEACH, FL 32114
PHONE: (386) 257-0502
EMAIL: BPFDESIGN@CFL.RR.COM

SURVEYOR: JJ MATEJKA & ASSOCIATES, INC.
408 HARVEY AVE
DAYTONA BEACH, FL 32114
PHONE: (386) 252-7371
EMAIL: JOHN.MATEJKA@OUTLOOK.COM

ATTORNEY: STORCH LAW FIRM
420 NOVA ROAD
DAYTONA BEACH, FL 32114
PHONE: (386) 238-8383
EMAIL: JOEY@STORCHLAWFIRM.COM



SITE DEVELOPMENT USAGE

1.	PROPERTY INFORMATION			
		LOT 1		LOT 2
	EXISTING-FLU	TOC		TOC
	PROPOSED-FLU	TOC		TOC
	EXISTING-ZONING	GC-RD		GC-RD
	PROPOSED-ZONING	GC-RD		GC-RD
	FLOODZONE	X		X
	BUILDING USES	MINI-WAREHOUSE & COMMERCIAL		

2.	REQUIRED SETBACKS - EXISTING ZONING			
	LOT 1 - GC-RD		LOT 2 - RMF-3	
	BUILDING	LANDSCAPE	BUILDING	LANDSCAPE
FRONT (EAST)	20	10	20	10
REAR (WEST)	20	10	20	10
SIDE (NORTH)	10	10	10	10
SIDE (SOUTH)	10	10	10	10

PROVIDED SETBACKS - PROPOSED ZONING		
COMBINED - GC-RD		
	BUILDING	LANDSCAPE*
FRONT (EAST)	20	20
REAR (WEST)	20	10
SIDE (NORTH)	20	10
SIDE (SOUTH)	10	10

*SEE SPECIAL EXCEPTION FOR ADDL REQUIREMENTS

3.	DIMENSIONAL REQUIREMENTS - GC-RD		
	REQ.	PROV.	
MAX. BUILDING HEIGHT	35 FT*	35 FT*	
MIN. GREEN AREA	10%	26.0%	
MAX. BUILDING COVERAGE	35%	35%	

*SEE SPECIAL EXCEPTION FOR ADDL REQUIREMENTS

4.	PROPOSED SITE COVERAGE - TOTAL				
	AREA TYPE	SF	ACRE	% OF SITE	SF CHANGE
	BUILDING	23,826	0.547	35.0%	12,740
	ASPHALT PAVEMENT	24,200	0.556	35.5%	-12,913
	CONCRETE / SIDEWALKS	2,357	0.054	3.5%	1,770
	WET POND	0	0.000	0	0
	GREEN SPACE	17,705	0.406	26.0%	-1,597
	TOTAL SITE	68,088	1.563	100.0%	0
	TOTAL IMPERVIOUS	50,383	1.157	74.0%	1,597
	TOTAL OPEN SPACE	17,705	0.406	26.0%	-1,597

5.	LDC PARKING REQUIREMENTS - TOTAL PLAZA			
	BUILDING USE	A. SF	B. SPACES	D. REQ. SPACES
	MINI-WAREHOUSE (SF)(max)	41,306	1	6,000
	COW LICKS (SEATS)	48	1	4
	COW LICKS (EMPLOYEES)	2	1	2
	SHERWIN WILLIAMS (SF)	5,090	1	250
	TOTAL REQUIRED SPACES			42
	TOTAL REQUIRED ADA SPACES			2

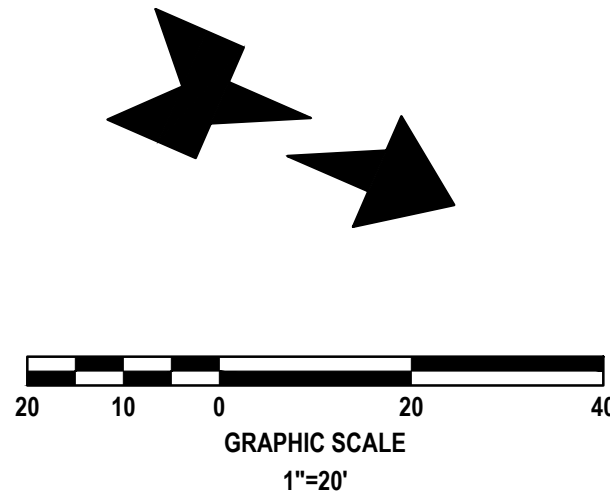
EXISTING PARKING - TOTAL PLAZA		%	PROV. SPACES
EXISTING STANDARD SPACES		95%	71
EXISTING ADA SPACES		5%	4
TOTAL EXISTING SPACES			75
PROPOSED PARKING - TOTAL PLAZA		%	PROV. SPACES
PROPOSED STANDARD SPACES		93%	55
PROPOSED ADA SPACES		7%	4
TOTAL PROPOSED SPACES*			59

LEGEND

- NEW BUILDING
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- GREEN SPACE

ALL ABOARD STORAGE - SHORES DEPOT
CONCEPT DEVELOPMENT PLAN
SPECIAL EXCEPTION

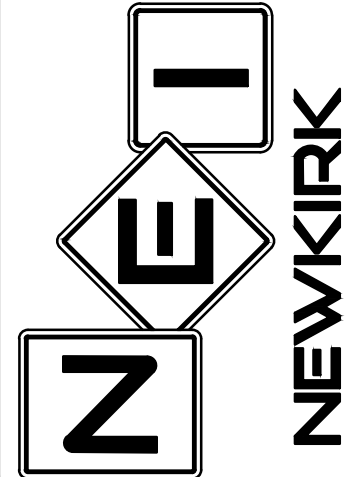
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2616 S ATLANTIC AVENUE
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FEB 2023



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DATE	DESCRIPTION

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Landscape Architecture



CONCEPT PLAN
SHORES DEPOT
2616 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

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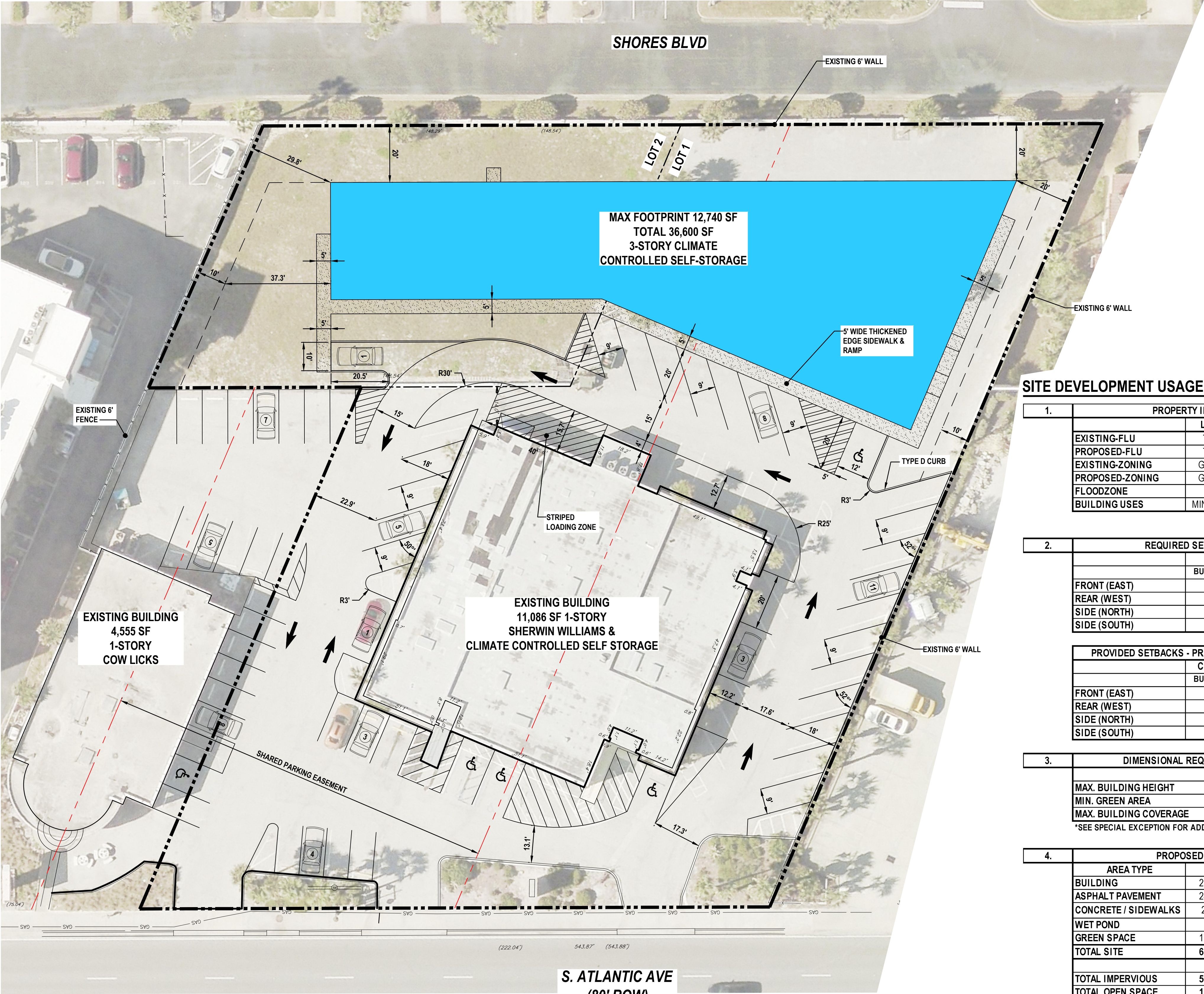
CONTRACT PURCHASER/ APPLICANT: 91 ONEIDA, LLC
5111 S. RIDGEWOOD AVENUE, SUITE 201
PORT ORANGE, FL 32127
PHONE: (386) 527-6365
EMAIL: ACLARK@GOALLABOARD.COM

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408 HARVEY AVE
DAYTONA BEACH, FL 32114
PHONE: (386) 252-7371
EMAIL: JOHN.MATEJKA@OUTLOOK.COM

ATTORNEY: STORCH LAW FIRM
420 NOVA ROAD
DAYTONA BEACH, FL 32114
PHONE: (386) 238-8383
EMAIL: JOEY@STORCHLAWFIRM.COM



SITE DEVELOPMENT USAGE

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		LOT 1		LOT 2
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	PROPOSED-FLU	TOC		TOC
	EXISTING-ZONING	GC-RD		GC-RD
	PROPOSED-ZONING	GC-RD		GC-RD
	FLOODZONE	X		X
	BUILDING USES	MINI-WAREHOUSE & COMMERCIAL		

2.	REQUIRED SETBACKS - EXISTING ZONING			
	LOT 1 - GC-RD		LOT 2 - RMF-3	
	BUILDING	LANDSCAPE	BUILDING	LANDSCAPE
FRONT (EAST)	20	10	20	10
REAR (WEST)	20	10	20	10
SIDE (NORTH)	10	10	10	10
SIDE (SOUTH)	10	10	10	10

PROVIDED SETBACKS - PROPOSED ZONING		
COMBINED - GC-RD		
	BUILDING	LANDSCAPE
FRONT (EAST)	20	20
REAR (WEST)	20	10
SIDE (NORTH)	20	10
SIDE (SOUTH)	10	10

*SEE SPECIAL EXCEPTION FOR ADDL REQUIREMENTS

3.	DIMENSIONAL REQUIREMENTS - GC-RD		
	REQ.	PROV.	
MAX. BUILDING HEIGHT	35 FT*	35 FT*	
MIN. GREEN AREA	10%	26.0%	
MAX. BUILDING COVERAGE	35%	35%	

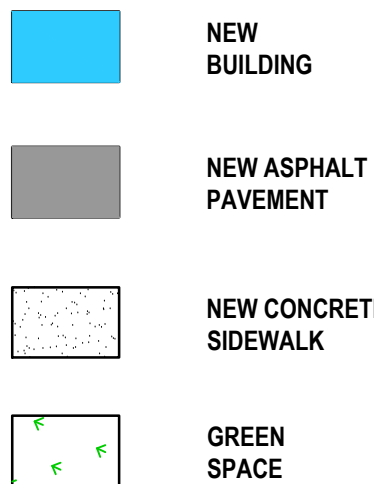
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4.	PROPOSED SITE COVERAGE - TOTAL				
	AREA TYPE	SF	ACRE	% OF SITE	SF CHANGE
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	ASPHALT PAVEMENT	24,200	0.556	35.5%	-12,913
	CONCRETE / SIDEWALKS	2,357	0.054	3.5%	1,770
	WET POND	0	0.000	0	0
	GREEN SPACE	17,705	0.406	26.0%	-1,597
	TOTAL SITE	68,088	1.563	100.0%	0
	TOTAL IMPERVIOUS	50,383	1.157	74.0%	1,597
	TOTAL OPEN SPACE	17,705	0.406	26.0%	-1,597

5.	LDC PARKING REQUIREMENTS - TOTAL PLAZA				
	BUILDING USE	A. SF	B. SPACES	C. PER SF	D. REQ. SPACES
	MINI-WAREHOUSE (SF)(max)	41,306	1	6,000	7
	COW LICKS (SEATS)	48	1	4	12
	COW LICKS (EMPLOYEES)	2	1	1	2
	SHERWIN WILLIAMS (SF)	5,090	1	250	21
	TOTAL REQUIRED SPACES				42
	TOTAL REQUIRED ADA SPACES				2

EXISTING PARKING - TOTAL PLAZA			%	PROV. SPACES
EXISTING STANDARD SPACES			95%	71
EXISTING ADA SPACES			5%	4
TOTAL EXISTING SPACES				75
PROPOSED PARKING - TOTAL PLAZA			%	PROV. SPACES
PROPOSED STANDARD SPACES			93%	55
PROPOSED ADA SPACES			7%	4
TOTAL PROPOSED SPACES*				59

LEGEND



Noel Eaton

From: joey@storchlawfirm.com
Sent: Monday, March 6, 2023 2:02 PM
To: Noel Eaton
Subject: All Aboard Storage / Sea Haven Conditions for Approval

Noel, I clarified the conditions for approval with the parties. The only change was No. 8. Here is the revised list:

1. 35 feet maximum height of the building for sides with allowance for additional height for roof. Roof shall include a red terra cotta roof feature.
2. Use the lower current elevation of the unimproved parcel as the base elevation, rather than that of the paved lot, which currently has a higher elevation.
3. Facade, especially in the rear, using a terra cotta/red color, and creating Faux windows with shutters. Possibly give the building a "Mediterranean" style by using a "barrel tile" roof element.
4. Position the building to create a 20-foot side setback from the north property line.
5. Use low-level / one-story lighting in rear of building (west side)
6. Ensure that loading / unloading is conducted on the east side of the building.
7. Restrict the hours of access. Suggested the hours of 6 am to 9 pm.
8. Landscape buffer between Sea Havens and the proposed building shall include 6 palm trees per 100 linear feet, species dependent upon availability and survivability. Each tree shall have a grey wood trunk at least 6 ft. in height.

Thanks, Joey

A. Joseph Posey, Esquire
Glenn D. Storch, P.A.
420 S. Nova Road
Daytona Beach, FL 32114
Phone: 386-238-8383
Fax: 386-238-0988
joey@storchlawfirm.com

June Kraft
158 Florida Shores Blvd
Daytona Beach Shores, Fl. 32118
January 12, 2023

City of Daytona Beach Shores
Planning Division
2990 S Atlantic Ave.
Daytona Beach Shores, Fl. 32118

To Whom It May Concern;

I am the past president of Sea Havens Townhomes. On September 6, 2022 two certified letters were sent to me from the City of Daytona Beach Shores. One was c/o and old management company that we have not used for over 20 years. The second one was sent to our existing management company, Morbitzer Communities. Unfortunately, I did not receive either of these mailings and therefore none of our residents know about the zoning meeting for All Aboard Storage.

Our residents are upset about the proposed 45-foot building that is planning to be built 20 feet from our existing wall. There are no other storage units on the peninsula in Volusia County at this height. This is going to be such an eye sore to our community not to say the lighting at night will be shining in our windows.

Storage units also carry the issue of fraudulent businesses working out of these units. The City of Daytona Beach Shores does not need any more crime that what they already have. Our sign entering Daytona Beach Shores states that life is better here. If this monstrosity of a building is completed, life will not be better here in the Shores for our residents.

I plead with you to rethink this proposal. I am sure none of you would like to walk out your door each day and look at the back of a commercial 45 foot monstrosity.

Sincerely,



June Kraft

Dear Ms. Eaton,

February 27, 2023

I am a home owner in Sea Havens Townhomes located at 152 Florida Shores Blvd, Daytona Beach Shores, Florida 32118. I recently was forwarded from Morbitzer's Property Management company the following notice:

Notice to Abutting Property Owners

From Daytona Beach Shores Planning & Zoning Board for Public Hearing - March 13, 2023

All Aboard Storage c/o Andy Clark

2616 S. Atlantic Avenue

I never received the original Notice of the Zoning Change for this property in question due to the negligence of Morbitzer's Property Management company, Whom manages Sea Havens and whom received the original notice by DBS Planning & Zoning for Public Hearings. From what I understand it was zoned multifamily to now commercial. I would have liked to have had the opportunity to attend, but that has now passed. I am now asking you to not approve the building of three story All Aboard Storage and to maintain its development to a one-story building.

My husband and I moved to Daytona Beach Shores over ten years ago and chose Sea Havens Townhomes due to wanting to live in a single or a two-story residence such as Sea Havens Townhomes. We did not want high rise living nor be immediately surrounded by high rises. Now I am being made to feel enclosed due to a three-story storage commercial building on top of me here at Sea Havens Townhomes every time I leave my driveway. I presently have one story living to the North, South, East and West of me here in Sea Havens Townhomes. But now a 45-foot (three story) high All Aboard Storage Commercial building will be built on top of me and staring at me to the East. This is disappointing to me and makes me to feel that my Daytona Beach Shores Planning and Zoning does not care about me as a resident/citizen. I believe that the City of Daytona Beach Shores is looking for thriving business's and tax revenue, but a three-story storage unit just doesn't seem to fit even more so that it is a commercial All Aboard Storage. We are a Shores Community. Ask yourself, does it fit? We should be seeking businesses that lend to our "Life is Better in the Shores."

Please know that I have seen the proposed building plans which include lighting, hours of operation, etc., but for the following reasons I feel that the site plans will infringe on me for the following reasons:

- 1) Affect my property value, due to lack of view
- 2) Three story building is so out of scope for the abutting property which is where I live. (Sea Havens Townhomes).
- 3) I was never properly notified of the zoning change, no fault of yours. Maybe change how residents are notified.
- 4) Seeking a compromise for All Aboard Storage to add on to the one story which already exists.

Respectfully, Millicent K. Estep *Millicent K. Estep*
152 Florida Shores Blvd, Daytona Beach Shores, FL 32118

Noel Eaton

From: MILLICENT ESTEP <PURPLMKE@aol.com>
Sent: Monday, February 27, 2023 8:21 AM
To: Noel Eaton
Subject: March 13 Public Hearing

Dear Ms. Eaton,

February 27, 2023

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- 4) Seeking a compromise for All Aboard Storage to add on to the one story which already exists.

Respectfully, Millicent K. Estep

152 Florida Shores Blvd, Daytona Beach Shores, FL 32118

Noel Eaton

From: Louise <louiserobertson164@gmail.com>
Sent: Wednesday, March 1, 2023 7:05 PM
To: Noel Eaton
Cc: Cruz, Stewart; Miller, Nancy; Ronraml80@gmail.com; June Kraft
Subject: Special Exception Hearing

Dear Noel,

As a resident of Sea Havens Townhomes, I am writing to you to express my concerns with the proposed plans to build a large 45' high All Aboard Storage building in front of my home. Sadly, our HOA did not inform the residents of the zoning change, which is legally required. I understand that this building may have benefits to some, however, my neighbors and I are deeply worried about the adverse impact it will have on our properties and surrounding neighborhoods.

I recently met with you and Gwyn Herstein regarding the current bright security lights on the existing All Aboard Storage building that are shining into my windows at night. My concern with the new building is that the bright security lights on the outside of the new building, which will only be a few feet from my unit, will be a greater nuisance. Additionally, I am very concerned with the appearance and obstruction of the large 45' foot brick wall that will be directly facing, in extreme close proximity, to my unit and to the Sea Havens townhome community. This warehouse will certainly cause a depreciation of value to my property as well as neighboring properties on the beachside. I am not sure how the constant delivery trucks going into the storage facility will hinder our area with noise and additional traffic.

I am hoping that this won't open a floodgate of new commercial warehouses being built along our beautiful beachside neighborhoods. I will be in attendance at the March 13th special exception hearing and I thank you in advance for your consideration of my concerns when planning this new project.

Thank you,
Louise Robertson

Noel Eaton

From: Ron Raml <ronraml80@gmail.com>
Sent: Friday, March 3, 2023 4:04 PM
To: Dennis Bayer; joey@storchlawfirm.com; Noel Eaton; Cruz, Stewart; Eric Metzler
Subject: Re: FW: Sea Haven Conditions

Hello,

When I first viewed this list I had a feeling that 10 palm trees probably would not be enough to create a significant landscape buffer between the proposed development and the Sea Havens neighborhood. Also, I was not sure that the city would allow a substitution of palm trees for canopy trees. Today, I contacted Noel Eaton from the city of Daytona Beach Shores for clarification.

Noel explained to me that along with other required plant materials, 2 Canopy trees must be planted per 100 linear feet (Buffer Type D). She told me that the western property line of the property extends 297 feet, therefore 6 Canopy Trees will be required. Noel also mentioned that the city will allow 3 palm trees to be planted in the place of 1 Canopy tree. If my math is correct, then 18 palm trees should be planted along that property line.

Since the existing concrete wall along the property line is 6 feet high, any plantings lower than 6 feet would not create any type of landscape buffer between the properties. Those trees would not be visible from the west side of the wall. For that reason, we requested that the palm trees consist of a grey wood trunk that is at least 6 feet high. The crown (the green foliage containing the fronds) would then be visible from the west side of the wall.

Thank You

Ronald G Raml GRI
 Florida Homes Realty & Mortgage
 727-902-1528
ronraml80@gmail.com

On Thu, 2 Mar 2023 at 14:14, Dennis Bayer <dennis@bayerlegal.com> wrote:

Ron-

See below for what was submitted to the city planner.

Assuming this is correct, do you still need me at the meetings?

Dennis

Dennis Bayer

Attorney at Law | Circuit Court Mediator | Bayer Law

109 South 6th Street, Flagler Beach Fl., 32136

Dennis@bayerlegal.com **386.439.2332**

From: joey@storchlawfirm.com <joey@storchlawfirm.com>
Sent: Thursday, March 2, 2023 2:06 PM
To: neaton@cityofdbfs.org
Cc: Cruz, Stewart <SCruz@cityofdbfs.org>
Subject: Sea Haven Conditions

Noel, I think we worked out everything with the Sea Haven representatives. Below is the list of conditions that are acceptable to both parties:

1. 35 feet maximum height of the building for sides with allowance for additional height for roof. Roof shall include a red terra cotta roof feature.
2. Use the lower current elevation of the unimproved parcel as the base elevation, rather than that of the paved lot, which currently has a higher elevation.
3. Facade, especially in the rear, using a terra cotta/red color, and creating Faux windows with shutters. Possibly give the building a "Mediterranean" style by using a "barrel tile" roof element.
4. Position the building to create a 20-foot side setback from the north property line.
5. Use low-level / one-story lighting in rear of building (west side)
6. Ensure that loading / unloading is conducted on the east side of the building.
7. Restrict the hours of access. Suggested the hours of 6 am to 9 pm.
8. Landscape buffer between Sea Havens and the proposed building shall include a mixture of palms, species dependent upon availability and survivability. Total of 15 trees for combined north (5 trees) and west (10 trees) boundaries. At least 6' tall.

Let me know if you have any questions or need clarification. I'll get exhibits prepared unless you see an issue.

Looks like we are good to go. Please feel free to confirm with Sea Haven if needed. Thanks, Joey

A. Joseph Posey, Esquire

Glenn D. Storch, P.A.

420 S. Nova Road

Daytona Beach, FL 32114

Phone: 386-238-8383

Fax: 386-238-0988

joey@storchlawfirm.com

Noel Eaton

From: Ron Raml <ronraml80@gmail.com>
Sent: Tuesday, February 7, 2023 2:51 PM
To: Noel Eaton
Cc: Cruz, Stewart
Subject: Re: Sea Havens Concerns All Aboard Shores Project

The address for both Morbitzer Property Management (currently our property management company) and Ron Raml (Sea Havens HOA Board President) is the following:

772 Hunt Club Trail
 Port Orange, FL 32127

Ronald G Raml GRI
 Florida Homes Realty & Mortgage
 727-902-1528
ronraml80@gmail.com

On Tue, 7 Feb 2023 at 10:21, Noel Eaton <neaton@cityofdb.org> wrote:

Hi Ron,

The staff report is not complete yet. The public hearing is being postponed and re-advertised for the March 13th Planning and Zoning Board meeting. Notices will be made accordingly but there was an error when originally advertised. The proposed Special Exception is only required to be heard by the Planning and Zoning Board at one public hearing. The application does not go before the City Commission. The original notices advertised a future City Commission meeting.

The notices will be re-advertised and the application is tentatively scheduled for the March 13th Planning and Zoning Board meeting.

Can you please inform your residents of this update and also provide me an updated mailing address for HOA president and any managing companies so the one notice going to the HOA is correctly received to inform residents of the new date.

Your concerns will be noted in my staff report and I will keep you updated as that progresses. I do want to clarify that the zoning district allows a 45' tall building as an entitlement already. Is the concern the height and building setbacks or is it the proposed use of interior storage?

I also wanted to provide you the applicants agent contact information and he is available for any questions or concerns you have that could be discussed or worked out prior to the public hearing. Joey's contact information is below and would happily take your call or any other residents that have questions or concerns. I have already handed this out to a few members and the previous president as well.

A. Joseph Posey, Esquire

Glenn D. Storch, P.A.

420 S. Nova Road

Daytona Beach, FL 32114

Phone: 386-238-8383

Fax: 386-238-0988

joey@storchlawfirm.com

Thank you kindly,

Noel Eaton | City Planner

City of Daytona Beach Shores

2990 S. Atlantic Avenue

Daytona Beach Shores, FL 32118

Tel. 386-763-5376

Website: www.dbshores.org



"Life is Better Here"

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the City of Daytona Beach Shores officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. The views expressed in this message may not necessarily reflect those of the City of Daytona Beach Shores. If you received this message in error, please notify us immediately by replying to this message, and please delete it from your computer. Thank you.

From: Ron Raml <ronraml80@gmail.com>
Sent: Monday, February 6, 2023 11:23 AM
To: Noel Eaton <neaton@cityofdb.org>
Subject: Sea Havens Concerns All Aboard Shores Project

Good morning Noel,

I was wondering if you have completed the Staff Review/Impact Analysis regarding the All Aboard Storage project.

The Sea Havens community is looking forward to learning more about why the city doesn't believe that a 45 foot high commercial building, positioned in such close proximity to the more modestly-sized residential structures in Sea Havens will not negatively impact our community.

We have 16 buildings in the development, 14 of which are only 2 story buildings that reach a maximum height of 25 feet. Most of the roof surfaces are considerably lower.

All of the buildings on the west side Shore Blvd are these 2-story buildings that feature a 1 story garage in front. Those residents, when walking out their front door, will be greeted by the proposed 45 foot building-only 20 yards in front of them!

The north side of the building appears to have a 10 foot setback. Unit #200 in Sea Havens(a 2 story unit - 25 feet high), is positioned only 15 feet north of the property line. In other words, unit 200, a 25 foot tall residence, will be only 25 feet from the 45 foot tall proposed building.

Please let us know when the Staff Review is available.

Thank you

Ronald G Raml GRI

266 Florida Shores Blvd

Florida Homes Realty & Mortgage

727-902-1528

ronraml80@gmail.com

Noel Eaton

From: Ron Raml <ronraml80@gmail.com>
Sent: Monday, February 13, 2023 11:25 AM
To: Noel Eaton
Cc: Cruz, Stewart
Subject: Re: Sea Havens Concerns All Aboard Shores Project

Good morning Noel,

In answer to your question, it is the 45 foot height of the proposed building that is the primary concern of the Sea Havens community, especially given that the ground elevation of the proposed site is already 5 feet higher than the ground elevation at Sea Havens. This is a very reasonable concern.

The proposed location of the structure will create the impression that the building was just "dropped " into the Sea Havens neighborhood, due to the close proximity of Sea Havens structures located on the north and west sides of the proposed storage building. In fact, the unimproved parcel of the proposed building site was, at one time, part of the Sea Havens development.

The proposed use as storage is not of great concern at this point because we realize that there will be restrictions regarding how the individual storage units can be used, as well as, the types of materials that can be stored at the facility.

I have addressed other concerns with you , such as, lighting, security, landscaping, hours of operation, water run off, areas of loading/unloading, and the rear/ side facades of the building. At this point we are comfortable with your responses, however, we do realize that the plans for these areas of concern are preliminary, and we would appreciate updates as the plans become more detailed.

Most of the residents in Sea Havens are realistic and understand that beachside development is inevitable. At the same time we feel that it is possible for development to take place with a degree of compatibility with the scale and character of the surrounding community.

Ronald G Raml GRI
 Florida Homes Realty & Mortgage
 727-902-1528
ronraml80@gmail.com

On Tue, 7 Feb 2023 at 10:21, Noel Eaton <neaton@cityofdb.org> wrote:

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A. Joseph Posey, Esquire

Glenn D. Storch, P.A.

420 S. Nova Road

Daytona Beach, FL 32114

Phone: 386-238-8383

Fax: 386-238-0988

joey@storchlawfirm.com

Thank you kindly,

Noel Eaton | City Planner

City of Daytona Beach Shores

2990 S. Atlantic Avenue

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Website: www.dbshores.org



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We have 16 buildings in the development, 14 of which are only 2 story buildings that reach a maximum height of 25 feet. Most of the roof surfaces are considerably lower.

All of the buildings on the west side Shore Blvd are these 2-story buildings that feature a 1 story garage in front. Those residents, when walking out their front door, will be greeted by the proposed 45 foot building-only 20 yards in front of them!

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Thank you

Ronald G Raml GRI

266 Florida Shores Blvd

Florida Homes Realty & Mortgage

727-902-1528

ronraml80@gmail.com

	PLANNING ANALYSIS SPEX-1-2022-030
APPLICATION NO:	SPEX 12022030
PROJECT NAME:	All Aboard Storage-Shores Depot, Interior Storage Facility Expansion
PROJECT ADDRESS:	2616 S. Atlantic Avenue
APPLICANT/OWNER:	All Aboard Storage c/o Andy Clark / 91 Oneida, LLC
REPRESENTATIVE:	A. Joseph Posey, Jr., Esquire (Storch Law Firm)
REQUEST:	<i>Pursuant to Sec. 14-58.1.2.D.2. of the Daytona Beach Shores Land Development Code, the applicant is requesting a special exception to allow an expansion of an existing interior storage facility use at the property located at 2616 S. Atlantic Avenue and PID 532200040170.</i>

A. BACKGROUND

On August 28, 2012 the Daytona Beach Shores City Commission approved Ordinance 2012-08 which was codified as Section 14-58.1.2.D.2 in the Land Development Code (LDC) which permits the establishment of interior storage facilities within the GC-RD zoning district by means of special exception, providing certain requirements are met. Shortly thereafter, on October 22, 2012, SPEX 2012-1 was approved by the City Commission to allow an interior storage facility to be established at the subject property located at 2616 S. Atlantic Avenue. On August 2, 2022 the applicant and property owner, All Aboard Storage c/o Andy Clark, 91 Oneida LLC, submitted a special exception application to expand the existing interior storage facility use on the development site with the future construction of a 36,600 sq/ft interior storage facility west of the existing building. The vacant parcel incorporated within the development ite known by Volusia County Parcel ID 5322-00-04-0170 went through a rezoning to change the zoning of the property from RMF-3 to GC-RD and a future land use map amendment to change the land use of the property from Medium Density Residential to Tourist Oriented Commercial and both applications were approved by the City Commission on December 13, 2022. The application was also in combination with a Land Development Code amendment to establish a parking calculation for an Interior Storage Facility consistent with the Institute of Traffic Engineers (ITE) Vehicle Parking Generation Rates. The development site will proceed with a lot combination after receiving approval of the special exception application and prior to site plan review.

Pursuant to Sec. 14-63.5 of the Daytona Beach Shores Land Development Code (LDC), the Planning and Zoning Board shall hold a public hearing to consider the application.

A location map and aerial photo of the subject property is included in **EXHIBIT A**.

B. ZONING AND LAND USE

Development Site: GC-RD: Commercial lot housing existing All Aboard Storage and Sherwin Williams Store and vacant Parcel ID 5322-00-04-0170.

Surrounding Property:

North:	P: DBS Beachcomber Park / RMF-3: Sea Havens Townhome
South:	GC-RD: Cow Lick's Restaurant / RMF-2: -2626 Condominium
East:	GC-RD: Cow Lick's Restaurant / T/RMF-1: Sandpoint Condominium & Holiday Shores Condominium
West:	RMF-3: Sea Havens Townhome

C. COMPREHENSIVE PLAN

According to the Daytona Beach Shores Comprehensive Plan Update (2030), the Future Land Use designation of the subject property is *Tourist Oriented Commercial*. The proposed land use is not inconsistent with the noted future land use category and is not an objectionable or hazardous land use as prohibited by the Comprehensive Plan. As such, the proposed special exception is consistent with the Daytona Beach Shores Comprehensive Plan Update (2030).

D. PROJECT DESCRIPTION

The development site is located at 2616 S. Atlantic Avenue as well as the abutting vacant property known by Volusia County Parcel ID 5322-00-04-0170 and houses a singular building containing 11,083 square feet of business area according to the Volusia County Property Appraisers website. The Daytona Beach Shores Sherwin Williams establishment is located on site and utilizes 5,325 square feet of the existing building and the remaining 5,758 square feet is utilized by All Aboard Storage for an existing mini warehouse/interior storage facility. The applicant proposes to construct a new 36,600 square foot interior storage facility to the west of the existing building. Per the applicant, the proposed building height of the structure is +/-35 feet (three stories) and will have a maximum footprint area of 12,740 square feet. The construction of such site improvements and building will be reviewed through the formal site plan review process consistent with Chapter 4 of the LDC. The proposed new mini warehouse self-storage facility will contain approximately 180 storage units with an average size of 150 square feet. The applicant has provided a concept plan that is included as **EXHIBIT C**.

The subject property is approximately 68,088 sq/ft or 1.56 acres and has a road frontage of 220 feet with three vehicular access points from SR A1A. The concept plan shows a reconfiguration of existing surplus parking and the construction of a new building with setbacks and landscape buffers. The proposed loading area will be located on the western side of the existing building and on the eastern side of the proposed building, out of public view as required by Section 14-58.1.2.D.2.e.

According to the applicant's agent, the applicant and abutting neighborhood of Sea Havens Townhomes have agreed to a list of eight (8) conditions that meet or exceed the requirements of Section 14-58.1.2.D.2 of the LDC and those conditions are included in **EXHIBIT D**.

E. STAFF REVIEW AND COMMENTS

Section 14-63.5 of the City's LDC gives the Planning & Zoning Board the authority to make final approval of the application, however, certain criteria must be met.

There are three sets of criteria that need to be met when considering the grant of a special exception for Interior Storage Facilities in the City of Daytona Beach Shores. These criteria are outlined under sections 14-63.7, 14-58.1.1.D.2. and 14-58.1.2.D.2 of the Land Development Code. Parts I, II and III below provide analyses of the former and later, respectively. The analyses are summarized in the criteria evaluation table below (**Table 1**). The applicant's responses can be seen in **Exhibit B** attached.

PART I: Section 14-63.7

When considering a special exception request, the following criteria under Section 14-63.7 of the Land Development Code shall be considered.

- a. In granting any special exceptions the Board shall find that such grant will not authority [adversely] affect the public interest.

The interior storage facility will not adversely affect the general public's interest as the use is not industrial or hazardous in nature, is currently existing on the subject property and has a low amount of vehicle trips per day in comparison to other commercial uses as demonstrated in the Vehicle Generation Report in EXHIBIT B. The abutting Sea Haven townhomes to the west would have a restricted view between the six-foot-high existing block wall along the east side of Florida Shores Boulevard and the height of the three-story building however this is not specific to the Special Exception request. The GC-RD zoning district permits building height up to 45', however the applicant is proposing a 35' building height. Further, the proposed use should not create nuisances as the loading zone is located on the west side of the existing building and on the east side of the proposed building free from view at the public right-of-way and away from the abutting residential development. In addition, Section 14-58.1.2.D.2 prescribes specific operation hours (i.e. 6:00am to 9:00pm) and other operational standards to ensure public health, welfare and safety.

The applicant has stated in the application (EXHIBIT B) that the expansion will allow for improvements to the site, the better use of the property and parking areas and will help fill the personal storage need in the community.

- b. In granting any special exception, appropriate conditions and safeguards may be imposed which are consistent with the protection of the public health, safety, morals or general welfare. Violation of such conditions and safeguards when made a part of the development order under which a special exception is granted shall be deemed a violation of the Land Development Code.

The applicant agrees to the aforementioned.

- c. The board may prescribe a reasonable time limit within which the action for which the special exception is required shall be begun or completed or both.

The applicant agrees to the aforementioned.

- d. The following standards shall be applicable in determining whether the Board shall grant or deny a special exception.
 - i. The grant of a special exception shall be in harmony with the purpose and intent of the Land Development Code, particularly those applicable to the zoning classification in which the special exception is located.

The grant of this special exception does not contravene the LDC, zoning regulations or the City's Adopted Comprehensive Plan and is in fact consistent with Section 14-58.1.2.D.2 designed specifically to permit and regulate interior storage facilities in the GC-RD Zoning District.

- ii. The Board may not grant a special exception unless the applicant has demonstrated his compliance, or ability to comply with, the conditions imposed by the zoning regulations.

The site is currently developed with an existing building, parking and landscaping that meets the City's zoning regulations. The concept plan proposes to reduce surplus parking spaces however the total number of required parking spaces is provided for the existing uses on the property as well as the proposed building and the applicant has demonstrated this in the concept plans in **Exhibit C**. The proposed building and concept plan meet the requirements of Section 14-58.1.2.D.2 and the City's zoning regulations. If approved, more detailed technical plans will be submitted as required by the site plan review process to ensure further compliance with the City's Land Development Code.

- iii. The Board must find that the applicant has submitted sufficient evidence to assure that he is or will be able to comply with all requirements of the city or state agencies having jurisdiction over the particular use, and the Board may require appropriate guarantees to assure compliance.

The City has jurisdiction over approval of the special exception. After reviewing the proposed plans, staff has determined that this criterion is met.

- iv. The Board shall find that the proposed use will not generate an undue amount of traffic congestion, which would tend to create a hazard or danger to the public or to persons in the vicinity from such use, or create a public nuisance.

Based on the concept plans provided illustrating the existing and proposed site layout and access unto the site, staff has determined that the internal circulation and parking volumes on the site should not create a hazard or danger onsite or offsite. Further, the 2021 Volusia County Roadway Annual Average Daily Trips (AADT) report states that SR A1A from Florida Shores Blvd. to Silver Beach Ave. has an allowable AADT of 32,400 and is operating at 13,100 AADT as a level "C" and has the capacity to operate at a level "D". More than adequate capacity exists for the

additional 28 vehicle trips per day with one (1) AM peak hour and four (4) PM peak hour trips that could be expected with the proposed improvements and as such, the proposed use will not generate an undue amount of traffic congestion, which would tend to create a hazard or danger to the public or to persons in the vicinity from such use, or create a public nuisance.

- v. The Board shall find that the special exception will not materially alter the character of the surrounding neighborhood or adversely affect the value of surrounding lands, buildings or natural resources.

The special exception request is to expand the existing use on the property. The interior storage facility use has existed on the property since 2012 and the applicant proposes to expand the use by constructing a three-story 36,600 square foot building with a maximum footprint of 12,740 square feet. The use will occur inside the existing and proposed buildings. The loading and unloading area will be located out of public view as demonstrated in **EXHIBIT B**. Further, there is an existing concrete block wall and proposed landscaping on the northern and western side of the property which should act as a visual buffer from the Florida Shores Blvd. right-of-way and the residential townhomes to the west. In addition to the existing landscaping on site, the applicant will be required to install a Type D (Two canopy trees, eight understory trees, fifteen shrubs per 100 linear feet) landscape buffer abutting the residential zoning districts. According to the applicant, the proposed building is three stories and approximately +/-35 feet tall. The abutting multifamily condominium to the south is five (5) stories and approximately 45 feet tall while the abutting Sea Havens townhomes to the west and north are mostly two (2) stories and 20 feet tall except for eight (8) three-story and approximately 35-foot tall units on the east side of Florida Shores Boulevard, just north of the development site. The applicant has also proposed similar architecture to the Sea Havens Townhomes as demonstrated in **EXHIBIT D**. As such, the proposed expansion of the existing use with construction of a three-story building, should not materially alter the character of the surrounding neighborhood or adversely affect the value of surrounding lands, buildings or natural resources.

The GC-RD zoning district and TOC future land use permit commercial uses. A commercial use currently exist on the development site and abutting property (Cow Licks Ice Cream). The special exception request is a commercial use and therefore consistent with the surrounding lands and buildings.

- vi. The Board shall find that the special exception will not adversely affect the natural environment, natural environment [resources] or scenic beauty, or give rise of any pollution of the air, land or water, or cause unnecessarily injurious heat, noise or odor.

The primary property is already developed and does not introduce a hazardous or industrial use. The vacant portion of the development site is comprised of grass and does not appear to contain environmentally sensitive habitat as demonstrated in the Environmental Statement included in **EXHIBIT B**. The use is not hazardous or industrial in nature and therefore, the proposed development will not be injurious to the natural or built environment.

PART II: Section 14-58.1.1.D.2.

Pursuant to Section 14-58.1.1.D.2. When reviewing an application for a special exception, the Planning and Zoning Board shall also consider the following requirements and criteria:

- (a) Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety.

As previously noted above, traffic generation and access for the existing and proposed use shall not adversely impact adjoining properties or public safety. There is an existing reciprocal parking and access easement between the subject property owner and the property owner of the parcel to the south where Cow Licks Ice Cream is located. The agreement is provided as part of the applicant's application in EXHIBIT B and also shown in the concept plans provided in EXHIBIT C.

- (b) Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that which generally experienced in the district with regard to normative development activity.

Parking and loading areas will be located to the west of the existing building and east of the proposed building and away from public view from the right-of-way. Further, additional landscaping buffer Type D and an existing property perimeter wall will provide buffer of any parking, loading and service areas from adjacent properties view.

- (c) Required yards, screening or buffering and landscaping shall be consistent with the district in general and the specific needs of the abutting land uses as determined by the City.

According to the concept plan provided in EXHIBIT C the required yards, screening, buffering and landscaping are provided and are consistent with the district in general and the specific needs of the abutting land uses. The applicant has also provided assurance of an agreed upon landscape buffer that meets or exceeds the Type D buffer that is required along the north and west boundaries abutting the Sea Havens development (EXHIBIT D). These proposed conditions and LDC requirements will be ensured at time of site plan review.

- (d) Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent practicable, and mitigate impacts to surrounding development.

The property has an existing monument sign that will remain, and architectural treatments are provided consistent with the abutting Sea Havens Townhomes to the west and north of the subject property. The proposed architectural treatments are consistent with Chapter 8 Article I and Sec.14-58.1.2.D.2 of the LDC. Wall signage would be permitted consistent with Section 6-8.17.

- (e) Size, location or number of special exception uses in an area shall be limited so as to maintain the overall character of the district as generally intended by this Code.

The use is an approved existing Special Exception for an Interior Storage Facility, and the applicant proposes to expand the existing use of the property to previously vacant Parcel ID 5322-00-04-0170. The use is permitted through the Special Exception process in the GC-RD zoning district and TOC Future Land Use only and is not allowed in other zoning districts in the City. There are no other interior storage facilities in Daytona Beach Shores and the nearest approved Special Exception is an overflow parking lot at 2524 S. Atlantic Avenue for the Delta Marriott hotel approximately 1,300 feet from the subject property.

PART III: Sec.14-58.1.2.D.2.

Pursuant to Sec.14-58.1.2.D.2. In order to provide adequate interior storage facility options to the community while maintaining community values and safety, an interior storage facility as defined in App. G, section 2-2 of this Code, shall be allowed in the GC-RD zoning district only upon a development order being approved granting a special exception subject to the following as well as all other provisions of this Code relating thereto:

a. Property Dimension and Size:

- (1) The property shall have a minimum of one hundred twenty-five (125) feet of frontage along SR.A1A.

The property has a frontage along SR A1A of approximately 220 feet.

- (2) The minimum area of property shall be twenty thousand (20,000) square feet.

The area of the property is approximately 68,088 sq/ft or 1.56 acres.

- (3) An interior storage facility shall have a minimum of five thousand (5,000) square feet of gross floor area.

According to the Volusia County Property Appraisers website, the existing interior storage facility has approximately 5,758 square feet and the new proposed facility has a gross floor area of 36,600 square feet with a building footprint of 12,740 square feet.

b. Property Location:

- (1) The proposed site for an interior storage facility shall front an arterial roadway as designated in the city comprehensive plan.

The property has a frontage along SR A1A which is an arterial roadway as designated in the City's Comprehensive Plan.

- (2) Interior storage facilities shall not be located within two thousand five hundred (2,500) feet of another interior storage facility, measured from the nearest point of subject property lines in a straight line. This separation requirement applies regardless of what land use or jurisdiction an interior storage facility is located.

There are no other Interior Storage Facilities along the beachside or in Daytona Beach Shores the nearest self-storage is approximately 6,400 feet west of the subject property, across the Halifax River and located in South Daytona's jurisdiction. In addition, the two lots will be combine if approved for the SPEX and prior to site plan review.

- c. Hours of Operation: An interior storage facility shall be limited to the hours of operation between 6:00 a.m. and 9:00 p.m. unless otherwise provided in the development order approving the special exception.

The applicant has provided written assurance in **EXHIBIT D** that this condition will be met.

- d. Regardless of any other provision of this Code, it is prohibited and unlawful for an interior storage facility to have any outdoor seating areas and ancillary or accessory structures outside and detached from the principal storage facility building. All permitted interior storage shall be conducted entirely within a completely enclosed area.

The applicant is not proposing any outdoor seating or accessory structures as shown on the concept plans in **EXHIBIT C**.

- e. It is prohibited and unlawful for an interior storage facility to have any docking, delivery or dropoff facilities visible from any public right-of-way.

The applicant has demonstrated in **EXHIBIT C** that the loading zone will not be visible from view of the public right-of-way and is located west of the existing building and east of the proposed building away from the abutting residential neighborhood.

- f. Parking and other vehicular use areas shall be paved and comply with all provisions of this Code.

The applicant has demonstrated in **EXHIBIT C** that parking areas are paved and comply with the requirements of the City's Land Development Code.

- g. All newly constructed interior storage facilities shall conform to the following:

- (1) Minimum green area shall be ten (10) percent of lot size.

The applicant has demonstrated in **EXHIBIT C** that the property will have 26% green area.

- (2) Landscaping and buffering shall be provided in accordance with the requirements of this Code.

The applicant has demonstrated in **EXHIBIT D** that the landscaping and buffering will meet or exceed the requirements of the LDC.

- (3) The principal structure shall be fully treated consistent with a uniform theme or architectural style approved by the city council, based upon sound and generally accepted land use planning and land use practices and principles, when elevation is visible from public right-of-way or residential district. The burden of proof shall be on the applicant to meet this requirement.

The applicant has demonstrated in **EXHIBIT D** that the proposed structure will be fully treated consistent with a uniform theme of the Sea Havens residential development to the north and west of the subject property. The proposed architectural treatments are consistent with Chapter 8 Article I and Sec.14-58.1.2.D.2 of the LDC.

- (4) Accessory structures including, but not limited to, fences, walls, and dumpster enclosures shall be consistent with the approved architectural treatment and style of the principal building so as to create a uniform architectural style and appearance as determined by the city council, based upon sound and generally accepted land use planning practices and principles. The burden of proof shall be on the applicant to meet this requirement.

The applicant is aware of this criterion. No accessory structures are proposed.

h. Lighting:

- (1) Neon lighting on buildings and structures is prohibited and unlawful.

The applicant is not proposing any neon lighting.

- (2) All lighting shall conform to the county sea turtle lighting standards and it is prohibited and unlawful for failure to meet said standards.

The applicant is aware of this criterion.

- (3) It is prohibited and unlawful to project glare or direct lighting into the right-of-way or into any residential district.

The applicant is aware of this criterion and has provided in **EXHIBIT D** that the use of low-level / one story lighting is proposed along the west side of the proposed structure abutting the Sea Haven development.

i. Construction type:

- (1) Prefabricated or metal walls on buildings shall not be used.

The applicant is not proposing prefabricated or metal walls.

j. Signage:

- (1) Signage on or through the windows of the principal building shall be limited to twenty-five (25) percent of the total window area.

The applicant is not proposing window signage at this time but is aware of the criterion.

k. Operations:

- (1) It is prohibited and unlawful to use storage space within an interior storage facility for commercial business operations including, but not limited to, sales, showrooms and manufacturing.

The applicant is aware of this criterion.

- (2) It is prohibited and unlawful to use storage space within an interior storage facility for the storage of hazardous materials including, but not limited to, chemicals, flammables, gases.

The applicant is aware of this criterion.

- (3) It is prohibited and unlawful to use storage space within an interior storage facility to store fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment without compliance with applicable fire and building codes.

The applicant is aware of this criterion.

- (4) It is prohibited and unlawful to use storage space within an interior storage facility for any other use not solely storage in nature including, but not limited to, temporary or permanent living and/or habitation, or, residential use of any kind.

The applicant is aware of this criterion.

- (5) It is prohibited and unlawful to provide storage space within an interior storage facility equipped with or having access to electrical outlets or plug-in energy sources.

The applicant is aware of this criterion.

- (6) It is prohibited and unlawful to use the interior or exterior premises of an interior storage facility for any type of trade, construction, work or manufacturing of any kind.

The applicant is aware of this criterion.

- (7) Both the property owner and the owner of the interior storage facility business shall be responsible to ensure that the facility operates and complies at all times with the terms of this ordinance.

The applicant is aware of this criterion.

l. The special exception may be approved for a limited period of time and such condition of use shall be incorporated into the development order relating to the approval.

The applicant is aware of this criterion.

m. Pursuant to the authority of App. G, section 2-2 of this Code, due public notice shall be provided by the applicant.

Due public notice was provided by the applicant and is included at the end of **EXHIBIT B**.

CRITERIA SUMMARY:

Based on staff's interpretation of the facts and evidence provided, the following table was derived to assist the Board's decision-making process. The evaluation criteria are required by the City's LDC.

Table 1: Evaluation Criteria

Criteria 14-63.7.d.1	a.	b.	c.	d.i.	d.ii.	d.iii.	d.iv.	d.v.	d.vi.	Total
Criteria Met	X	X	X	X	X	X	X	X	X	9
Criteria Not Met										0
Criteria Partially Met										0
Criteria 14-58.1.1.D.2.	(a)	(b)	(c)	(d)	(e)					
Criteria Met	X	X	X	X	X					5
Criteria Not Met										0
Criteria Partially Met										0

As seen in **Table 1** and Part III of this subsection, all criteria for the development of an interior storage facility are met.

F. PUBLIC COMMENTS RECEIVED

Planning staff has received public comment regarding this application, those letters and emails can be found in **EXHIBIT E**.

G. STAFF RECOMMENDATION

Pursuant to Section 14-63.5 of the LDC and considering the evidence provided and analysis conducted, staff recommends approval of Special Exception Application SPEX 2022-030.