



THE CITY OF DAYTONA BEACH

Redevelopment & Neighborhood Services Division

P.O. Box 2451

Daytona Beach, FL 32115-2451

PHONE: 386-971-8180

AGENDA

Midtown Redevelopment Board Meeting

6:00 PM - Tuesday, February 13, 2024

City Commission Chambers

Page

1. CALL TO ORDER
2. ROLL CALL
3. INVOCATION
4. PLEDGE OF ALLEGIANCE TO THE FLAG
5. APPROVAL OF AGENDA
6. APPROVAL OF MINUTES
 - 6.A. December 12, 2023 Board Meeting # - #
[MRB Minutes 12122023](#)
7. U-HAUL DAYTONA PLANNED DISTRICT - PLANNED DEVELOPMENT-REDEVELOPMENT DEV2021-071 (QUASI-JUDICIAL HEARING)
 - 7.A. # - #
A request by Jessica L. Gow, Cobb Cole, on behalf of U-Haul Company of Florida 905, LLC (property owner) to approve a rezoning of 4.7 acres at 700 W. International Speedway Blvd. from Redevelopment Midtown - University Transition (RDM-4) zoning district to Planned Development-Redevelopment (PD-RD) zoning to allow for moving and storage rental, self-storage facility, moving and storage facility, propane tank filling station and all associated site improvements.
[UHaul Rezoning DEV2021 071 Staff Report](#)
8. STAFF REPORTS
 - 8.A. Police Department - Captain Conde
 - 8.B. Code Compliance - Ms. Kirk
 - 8.C. Redevelopment Projects - Ms. Toliver
9. PRESENTATION - SPOTLIGHT ON MIDTOWN
 - 9.A. Ms. Sharon Hawkins-Holden

Bottlez Up, 142 S. Dr. Martin Luther King Blvd, Daytona Beach, FL
32114

9.B. Ms. Sharon Hawkins-Holden
Bottlez Up, 142 S. Dr. Martin Luther King Blvd, Daytona Beach, FL

9.C. Ms. Cindy Perry
Surplus Unlimited Marine Liquidators, 613 W. ISB, Daytona Beach, FL

10. OLD BUSINESS

10.A. No New Business

10.B. No Old Business

11. NEW BUSINESS

11.A. No New Business

12. PUBLIC COMMENTS

13. BOARD COMMENTS

14. MEETING RECAP/FOLLOW-UPS FOR THE NEXT BOARD MEETING

15. ADJOURNMENT

NOTICES - Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the City Commission at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not prepare or provide such a record. For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023 Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the City Commission meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Telephone: 386-671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 7-1-1 or 1-800-955-8771.

**MIDTOWN REDEVELOPMENT BOARD
MINUTES OF THE REGULAR MEETING
Tuesday, December 12, 2023**

The regular meeting of the Midtown Redevelopment Board was held Tuesday, December 12, 2023, at 6:00 p.m. in the City Commission Chambers, Daytona Beach City Hall, 301 S. Ridgewood Avenue, Daytona Beach, Florida.

Board Members Present

Ms. Renee Richardson, Chair
Ms. Davita Bonner, Vice Chair
Mr. Lynn Thompson (zoom)
Ms. Tangela Hardy
Ms. Joan Sheppard
Ms. Cathy Washington (Ex-Officio)

Staff Members Present

Mr. Ken Thomas, Redevelopment Director
Ms. Michele Toliver, Redevelopment Project Manager
Ms. Phebe Fuqua, Redevelopment Project Manager
Mr. David Russell, Assistant City Attorney
Captain Leonardo Conde, Daytona Beach Police Department
Ms. Sara Kirk, Code Compliance Inspector
Mrs. Chernecia Campbell, Board Secretary

1. Call to Order

Ms. Richardson called the meeting to order at 6:00 p.m.

2. Roll Call

Mrs. Campbell called roll and noted members present as stated above.

A motion was made for Mr. Thompson to attend the meeting via zoom, by Ms. Sheppard, seconded by Ms. Bonner. Motion carried 5-0.

3. Invocation

Ms. Bonner gave the invocation.

4. Pledge of Allegiance

The Pledge of Allegiance was stated.

5. Approval of Agenda

A motion was made to approve the agenda by Mr. Thompson, seconded by Ms. Hardy. Motion carried 5-0.

6. Approval of Minutes

A motion was made to approve the minutes from November 14, 2023, by Ms. Sheppard, seconded by Ms. Hardy. Motion carried 5-0.

7. Daytona Toyota Auto Dealership Expansion- Major Site Plan – DEV2023-038 (Quasi-Judicial Hearing)

Ms. Toliver presented the Daytona Toyota Auto Dealership Expansion, Major Site Plan project. The proposed project expansion is for a new showroom building, covered service drive, accessory car wash facility, and various site improvements on 7.88 ± acres of land. The property is located at 451 North Nova Road.

Mr. Matthew Dowst, 536 N. Halifax Ave, provided additional information that the proposed project would be a complete facade renovation. He answered questions from the Board members.

A motion to approve the Major Site Plan with the condition that the required lot combination for the development is completed by Mr. Thompson and seconded by Ms. Hardy. Motion carried 5-0.

8. Staff Reports

8a. Police Department

Captain Conde shared overall crime statistics for District 1 and mentioned plans to provide specific statistics for Midtown soon. Starting December 14, 2023, the Daytona Beach Police Department will participate in the Lights On program and receive a \$23,000 grant. To enhance community relations during traffic stops, officers will provide a voucher instead of citations for headlights, taillights or brake lights not working. These vouchers can be redeemed at participating businesses for necessary repairs at no cost to the driver. Captain Conde emphasized the annual recurrence of this program.

8b. Code Compliance

Ms. Kirk presented the code compliance cases for the month of November.

8c. Redevelopment Projects

Mr. Thomas shared that his department is actively making property offers in the Midtown community using loan proceeds. They recently closed on a used car lot at the corner of International Speedway Blvd (ISB) and Helme Place. He states that discussions are ongoing with the owner of Insurance World on (ISB).

Ms. Toliver mentioned that City staff will meet with Volusia County staff on December 19, 2023, about the Transform 386 program for homeowners.

9. Presentation- Spotlight on Midtown

9a. Mr Jason Parnell, Parnell Healthcare, 647 Orange Ave, Daytona Beach, FL

No presentation was made.

9b. Mr. Bryan Elliot, The Stompdwn, 909 Magnolia Ave, Daytona Beach, FL

No presentation was made.

A motion to recommend a sponsorship for The Stompdwn by Mr. Thompson was made, seconded by Ms. Sheppard. Motion was carried 5-0.

Old Business

No old business.

10. New Business

No new business.

11. Public Comments

John Nicholson, 413 N Grandview Ave, recommends that the members of the Midtown Board visit other CRA boards to observe their proceedings and ensure they receive similar benefits.

12. Board Comments

Board members commented that the meeting was informative and productivity.

13. Meeting Recap/ Follow-ups for the Next Board Meeting

None.

14. Adjournment

The meeting was adjourned at 6:40 p.m.

Renee Richardson, Chair

Chernecia Campbell, Board Secretary

Midtown Redevelopment Area

Public Works Projects

Dickerson Center ADA Restroom Upgrades

- Commission District/Description:
 - Remodel of existing non-compliant ADA single occupant restrooms in both the Dickerson Center and the Mickel Brown Activity Building.
 - Zone 3 (Quantity May)
 - Redevelopment Area: Midtown
- Progress
 - As-builts for Dickerson Center obtained, site visit measurements are complete.
- Schedule
 - Schematic Design Drawings complete, demolition to begin in Spring of 2024
 - Mickel Brown restrooms to be completed after Dickerson restrooms are completed.
- Risks/Challenges:
 - None at this time
- Project Cost:
 - Estimated cost of each restroom is \$50,000. There are 4 total restrooms to be remodeled.
- Summary
 - A complete gut and replacement of all necessary systems (finishes, casework, electrical, mechanical, plumbing, to provide compliant ADA restroom solution for both facilities. Code dictates one unisex ADA restroom required per facility.

Division Street Improvements

- Commission District/Description:
 - Zone 3, Midtown Redevelopment Area
 - Design, permit and construct roadway improvements along Division Street between Orange Ave and Live Oak.
- Schedule
 - 100% Design – March 2021
 - SJRWMD Pre-application meeting October, 2023.
 - Solicit Bids (dependent on available funding) – TBD
- Project Cost
 - Cost for surveying, geotechnical, and design services is \$42,637.51.
- Summary
 - 100% submittal received, SJRWMD did not grant the City an exemption, so a permit is required.
 - Consultant was asked to submit a SJRWMD permit application on June 21st, so if funding becomes available the project can move forward. Consultant is working on the submittal.
 - Requested supplemental work proposal from consultant to complete required permitting through SJRWMD, anticipated in January 2024. An amendment to Work

Authorization No 4 has been approved by the City Manager. Purchase order sent to the Consultant on Sept 14th

- Reached out to the Redevelopment Director on March 8th for potential funding of the project, currently awaiting a meeting invite to discuss further. Redevelopment is also checking on funding availability. After permitting is complete, the Redevelopment Dept will be approached for funding. If no funding is available, the project will be shovel ready and shelved for a later date.
- After permitting, Project will be on hold pending funding.

Daisy Stocking Park Improvements (Updated)

- **Description/Commission District:**

- Project involves a redesign of the Park in order to expand on the Park programming, enhance the overall function and improve the visual aesthetics as the Park has become more in demand and is used as an event venue. Project will include improvements to sidewalks, hardscape, landscaping, lighting, playground and providing shade structure over event seating.
- Zone 6
- Midtown Redevelopment CRA

- **Progress**

- 100% Design Completed
- Funding is secured
- Project was advertised for Bids on Sept 1, 2022
- Pre-Bid meeting was held Sept 8, 2022
- Bids were opened on October 17, 2022
- Final negotiated bid (excluding playground) has been received from Contractor
- Meeting held with Kompan on Alternative Playground Equipment proposal. City has decided to go with Kompan proposal for playground component.
- State has approved Construction Contract language.
- City Commission approval was April 19th.
- City Commission approval of Kompan playground purchase was April 19th.
- Preconstruction Conference held May 12, 2023.
- Notice to Proceed (NTP) set for July 10, 2023.
- Contractor has completed demo and erosion control and temporary fencing
- Contractor has completed Drainage pipe and water pipe installation
- Support Steel for Shade Structure has been erected.
- PreCon Meeting for KOMPAN playground was held.
- Shade sail structure is complete

- **Upcoming Work**

- Contractor will continue with site grading pouring concrete sidewalks and pathways
- Contractor will begin cubing and utility crossings in parking lot.
- Roofing of Pavilions will be finalized.
- FPL will start installation of conduit for lighting
- Irrigation installation will begin
- Final site prep for Parking lot paving the week of Feb 12th.

- **Risks/Challenges**

- Completion of work within budget
 - Coordination of construction schedule during periods of lower park usage
- **Schedule**
 - Pre-Bid Meeting Sept 7, 2022
 - Bid Date: October 17, 2022
 - City Commission award April 19, 2023
 - Preconstruction Conference May 12, 2023
 - Notice to Proceed (NTP) July 10, 2023
- **Project Costs**
 - Negotiated Bid Costs: \$2,200,000 Base Bid, \$91,000 for Additive Alternate
 - KOMPAN proposal Playground Equipment costs, \$143,500
- **Summary**
 - On schedule Contract awarded to Paul Culver Construction on April 19, 2023
 - Contract was awarded to KOMPAN for Playground equipment and installation on April 19, 2023.
 - Notice to Proceed (NTP) set for July 10, 2023.

Electric Vehicle Chargers

- **Commission District/Description:**
 - Various City Locations
 - Purchase and install a new EV Chargers at 5 city facilities.
- **Progress**
 - Reviews completed with several suppliers and utility programs.
 - Locations identified at Breakers Park, Beach St. (Magnolia), City Hall, Mid-Town (Cypress Park/Midtown Center) , and Florida Tennis Center.
 - City will direct buy EV Chargers from SemaConnect as a Source Well partner.
 - City's Property maintenance will provide power and install chargers.
 - Contract issues are being addressed with SemaConnect.
 - SemaConnect was acquired by Blink Charging Co. and an updated contract and quote have been received. The City Purchasing staff is working on the final contract revisions.
 - TEAMS call with CODB Legal, Purchasing and Blink staff held. Contract in final negotiations.
- **Project Costs**
 - \$90,000.00 estimated
- **Summary**
 - Public Works evaluated the request from the City Manager to install EV Chargers at 5 City facilities. Several vender options were reviewed. SemaConnect was selected to provide the chargers and software that will give the City a return on investment opportunity.

523.525 Magnolia Ave. – Generator Installation

- **Commission District/Description:**
 - Zone 3
 - Midtown CRA
 - Install a generator system at the Utilities facilities.
- **Progress**

- Proposals received from ACF Standby for the generator, and from Economy Electric for the installation.
- Request made to TECO gas for gas service.
- Project Costs
 - \$80,000.00
- Summary
 - Utilities requested a new generator to be installed that will supply emergency power to 523 and 525 Magnolia Ave. Public Works received proposals through Piggy-Back and Continuing Services Contracts with our vendors. A single generator will provide power to two transfer switches, one on each building. Expected completion will be July/Aug. of 2024.

Former Police Station-990 Orange Avenue

- Commission District/Description:

 - Zone 6
 - Midtown Redevelopment Area
 - Remediate site for redevelopment purposes.
- Schedule
 - Baseline Groundwater Sampling – December 2023
 - Excavate Contaminate Soils (Remediation) – February 2024
 - Install monitoring wells – March 2024
 - 1st Quarterly Groundwater Sampling – May 2024
- Project Cost
 - Cost for sampling, remediation activities, and four quarters of groundwater sampling and monitoring \$150,000.
- Summary
 - This underutilized former Police Station parcel is in a key location for redevelopment. The Redevelopment Department has been diligently working to get private partnerships to invest in the property. This parcel is in a prime location within the Midtown CRA with lots of potential. To get the best return on investment and remove any FDEP constraints associated with redevelopment, City staff believes remediating the site is the best option in moving forward.
 - Prepare agenda item for the approval of the remediation, sampling, and reporting work authorization. CRA provided necessary funding.
 - City Commission approved the work on November 1st. The Purchase Order was issued on Nov 14, 2023 for the Consultant to complete a groundwater sampling event and based on those results will begin the remedial action activities at the site. Groundwater sampling tentatively scheduled for the week of December 18th.
 - Contractor and Consultant on site completing the soil excavation activities and collecting samples. Excavation completed the week of January 12th, and site restoration should be completed the week of January 19th. Note, due to encountering hot spots during the excavation, additional materials were removed and a change order is currently anticipated. Waiting on the haul tickets to determine quantities.
 - Consultant coordinating monitoring well permitting and installation. Once wells have been installed four quarters of groundwater sampling will commence. If all four quarters have analytical results below FDEP Cleanup Target Levels, the site will be considered for a Site Rehabilitation Completion Order.
 - Developer to apply for a grant in August 2024, by then project will be in the monitoring phase with the goal of receiving a Site Rehabilitation Completion Order from the FDEP prior to potential grant award.

Road Resurfacing Program

Current/upcoming phase outside of CRA this month.

Agenda Item 7 (Quasi-Judicial Hearing)
Planned Development-Redevelopment (PD-RD) Rezoning
DEV2021-071
U-Haul Daytona Planned District

STAFF REPORT

DATE: January 29, 2024

TO: Midtown Redevelopment Board Members

FROM: Michele Toliver, Redevelopment Project Manager

PROJECT REQUEST

A request by Jessica L. Gow, Cobb Cole, on behalf of U-Haul Company of Florida 905, LLC (property owner), to rezone 4.7 +/- acres of land at 700 W International Speedway Boulevard, from the Redevelopment Midtown – University Transition (RDM-4) zoning district to Planned Development-Redevelopment (PD-RD) zoning to allow for moving and storage rental, self-storage facility, moving and storage facility, propane tank filling station and all associated site improvements.

PROJECT LOCATION



Aerial View of the Property

The zoning on the property is Redevelopment Midtown – University Transition (RDM-4), and the Future Land Use (FLU) is Schools (SCH). The adjacent zoning and land use classifications are illustrated in the table below and in the accompanying map series.

Land Use and Zoning Table:

	Existing Uses	Existing Future Land Use Designation	Existing Zoning Classification
Site	U-Haul	SCH (Schools)	RDM-4 (Redevelopment Midtown – University Transition)
North	Single Family Residential	L2R	RDM6 (Redevelopment Midtown – Residential Preservation)
South	Retail/Education	SCH (Schools)	RDM-4 (Redevelopment Midtown – University Transition)
East	Education	SCH (Schools)	RDM-4 (Redevelopment Midtown – University Transition)
West	Education	SCH (Schools)	RDM-4 (Redevelopment Midtown – University Transition)

PROJECT HISTORY

Volusia County Property Appraiser's records reflect the property was developed in 1963 as an automobile dealership which included a retail store and a vehicle service station. A third building was built in 1969 and expanded the service station. In 1984 the property was purchased by U-Haul Co of Florida 905, LLC and the use was converted from automobile dealership to rental of light vehicles and vehicle repair uses with accessory retail sales. From 1988 to current, the property has been licensed as a U-Haul business. The zoning designation of the property when the original business license was approved was Business Automotive (BA). The approved uses for the U-Haul business were consistent with the BA zoning designation.

In 2015 the City adopted a new Land Development Code (LDC). The new LDC changed the zoning designation on the property from BA to Redevelopment Midtown-University Transition (RDM-4). The RDM-4 zoning designation does not allow the previously allowed and approved rental of light vehicles and vehicle repair uses. Since the U-Haul business was legally established on the date of its development but does not comply fully with the standards of the current Code, the uses were allowed to continue as legal nonconforming uses (LDC Article 1, Section 1.8.D).

On April 7, 2018, City staff performed a site inspection of the property. The site inspection revealed that sometime after 1988 when the original business license was approved, a mini-warehouse use was added to the existing U-Haul business and the site was renovated to accommodate the new mini-warehouse storage use. The addition of the mini-warehouse storage use and site renovations were made without approval by the City through the required process.

PROJECT DESCRIPTION

To bring the property into compliance with the LDC, the applicant is requesting to rezone the property from RDM-4 to Planned Development-Redevelopment (PD-RD) to expand the uses on the property to include mini-self-storage and propane filling station with all associated site improvements. The proposed PD Plan is shown in *Attachment A*.

PROJECT ANALYSIS

Review of and the decision on a PD-RD rezoning application shall be based on compliance of the proposed zoning reclassification and the PD Plan/Agreement with the review standards in Section 3.4.D.3, Site-Specific Zoning District Map Amendment Review Standards, and the General Standards for All Planned Development Zoning Districts in Section 4.8.B of the LDC.

GENERAL PLANNED DEVELOPMENT DISTRICT PURPOSES

The Planned Development (PD) districts are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals and objectives by:

- a. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;*
- b. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;*
- c. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;*
- d. Providing for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and*
- e. Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, wetlands, surface waters, floodplains, and historic features.*

D. Planned Development - Redevelopment (PD-RD).

1. Purpose. The Planned Development - Redevelopment (PD-RD) District is established and intended to provide the planning and design flexibility needed to accommodate urban infill and high-intensity mixed-use development and encourage the use of innovative and creative design that will achieve high quality urban design and a high level of energy efficiency and environmental sensitivity, and otherwise contribute to the City's goals and objectives for its Redevelopment Areas.

Site-Specific Zoning District Map Amendment Review Standards

In determining whether to adopt or deny a proposed Site-Specific Zoning District Map Amendment, the City shall consider the following:

a. Whether the applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:

i. Is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan and all other applicable City-adopted plans;

Staff finds the proposed redevelopment furthers the goals, objectives, and policies of the City's Comprehensive Plan and the Midtown Redevelopment Master Plan as follows:

5.6 Land Use Objective

5.6.5 Properties located within the Redevelopment Area shall be developed in conformance with the objectives, policies, and land use designations of the Land Use Element of the City's Comprehensive Plan as it exists, or it may be amended from time to time.

City's Comprehensive Plan

GOAL 1- To encourage public and private cooperative efforts that result in: the creation of environmentally and economically sound and aesthetically pleasing new development and rehabilitated projects; the stimulation and attraction of private investment in redevelopment areas; increased employment opportunities, better service to residents and tourists; and improvements in the tax base consistent with the adopted Redevelopment Area Plans.

ii. Is not in conflict with any portion of this Code;

The development standards for a PD District shall comply with the development standards of Article 6: Development Standards and Article 7: Subdivision Standards, or any modifications of those standards established in the PD Plan/Agreement. The applicant is requesting modifications to these standards, as detailed below and in the attached Modification/Benefit Letter (*Attachment B*).

The Applicant has identified waivers for the following requirements in the LDC:

- ✓ Section 6.4.D – (Landscaping
- ✓ Section 6.15.A.4 – Landscaping
- ✓ Section 5.2.B.23.a.i.(d) – Site Layout
- ✓ Section 5.2.B.23.a.ii (a), (c) and (e) – Operation
- ✓ Section 5.2.B.23.a.iv.(a) and (b) – Outdoor Storage as an Accessory
- ✓ Section 5.2.B.23.a.v.(a) – Parking and Circulation
- ✓ Section 5.2.B.23..a.vi.(a) and (b) – Building Appearance
- ✓ Section 6.10.E.2.a.iv – Signage
- ✓ Section 6.10.K.6.c – Signage
- ✓ Section 6.2.C.9 – Drive Aisles and Parking

If the requested LDC modifications are granted, the proposed PD agreement will not conflict with the LDC.

iii. Addresses a demonstrated community need;

The applicant has provided a Modification/Benefit Letter that details the proposed public benefits to the project and addresses the standard for a demonstrated community need.

iv. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

The PD zoning district designation and the PD Plan/Agreement will further the compatibility with existing and proposed uses surrounding the subject property and is the appropriate zoning district that will promote improvements to the property.

v. Would result in a logical and orderly development pattern;

The standards established in the PD Agreement and the LDC will result in a logical and orderly development pattern for the subject property.

vi. Would not adversely affect the property values in the area;

Providing certainty of the uses at the property and adding the fencing will have a positive effect on the property values in the area.

vii. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and

The City's Technical Review Team (TRT) has reviewed the proposed development plan and offers no objection to the proposed uses and the conceptual development plan.

Staff has reviewed the requested development for impacts to public facilities as part of the rezoning and offers no objection to the proposed uses and the conceptual development plan.

viii. Would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

Adverse impacts to the natural environment are not anticipated with the approval of this request.

b. If the applicant demonstrates that the proposed amendment meets the criteria in subparagraph [a] above, whether the current zoning district designation accomplishes a legitimate public purpose.

The current zoning designation for the property is RDM-4 and limits further expansion of the non-conforming uses and development standards. The applicant has requested to rezone the property to a PD-RD zoning district and requests LDC modifications necessary to accommodate the development plan for the property.

Planned Development Zoning Districts Review Standards

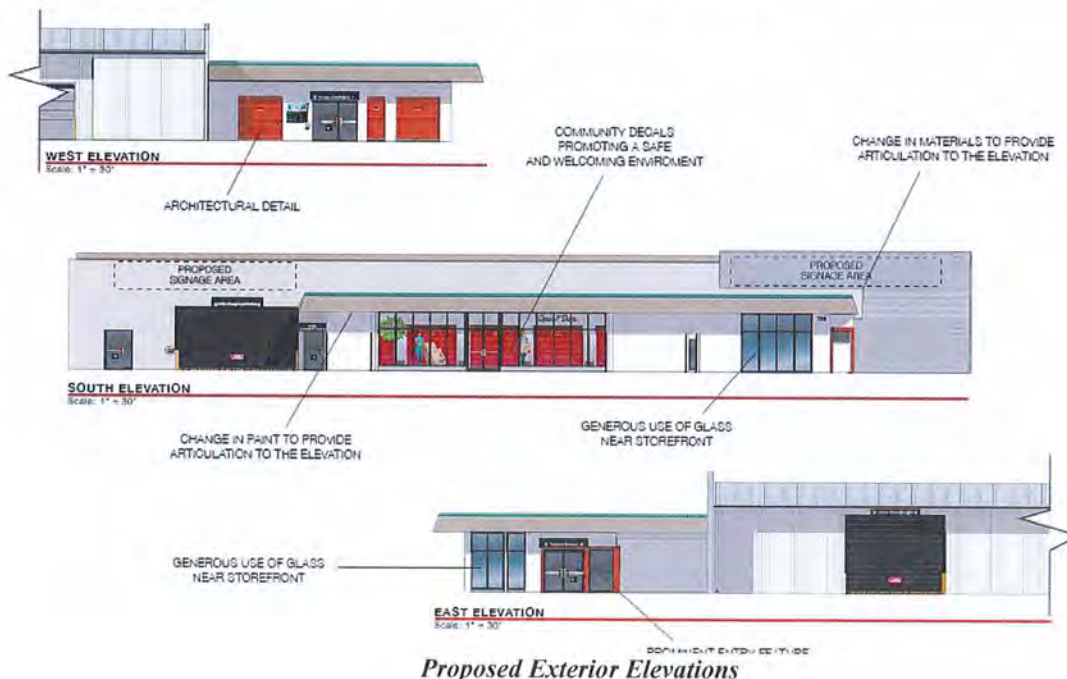
Before approving a Planned Development (PD) zoning district classification, the City Commission shall find that the application for the PD zoning district, as well as the PD Plan/Agreement included as part of the application, shall comply with the following standards.

1. PD Plan/Agreement

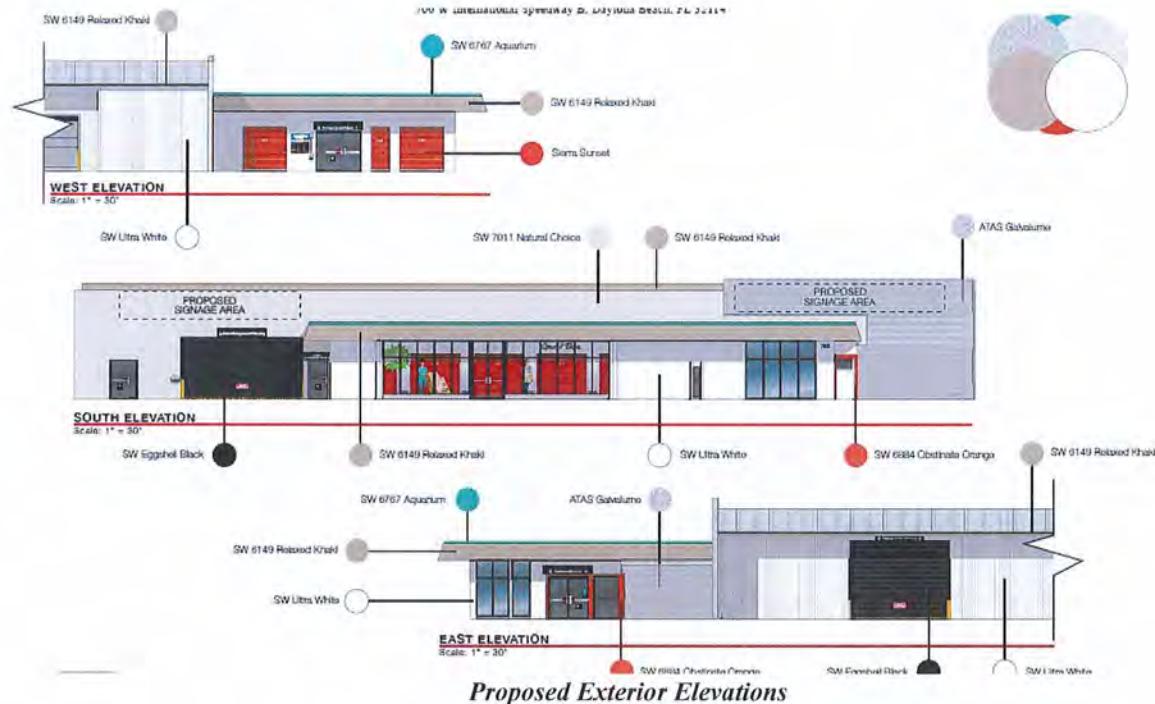
The PD Plan/Agreement includes an overall development.

Architectural Elevations

The architectural elevations for the project are shown in *Attachment C* and below. The City's TRT has reviewed the proposed elevations for compliance with the U-Haul Daytona PD and the City's Redevelopment design guidelines and has found them acceptable.



Architectural Elevations



The applicant has also requested modifications to the LDC in conjunction with the proposed development plan for the property and in the Modification/Benefit Letter.

Parking:

Parking areas shall be generally consistent with Exhibit B. Developer shall be permitted to relocate such parking fields and structures shown on the PD Site Plan so long as the relocation is otherwise consistent with the PD Agreement and the LDC. The Developer shall be permitted to count the spaces labelled as Parking/Shunting spaces within the PD Plan toward the required off-street parking for the site. Dual purpose Parking/Shunting spaces shall be limited to eight (8) spaces within the Property.

Landscaping:

Landscaping shall be provided consistent with the planting areas illustrated on the PD Plan. Based on existing site conditions, the Applicant shall not be required to meet the requirements for internal vehicular use area landscaping or tree preservation under LDC Section 6.15.A. Coordination of landscaping shall be addressed at Site Plan; however, the following landscape buffers shall be required for the Property's overall periphery:

- o Minimum Perimeter Landscape Buffers:
 - ✓ International Speedway Boulevard: 10ft.
 - o Parking and drive aisles shall be permitted within buffer where illustrated on PD Plan.

- The applicable planting standard shall be 6 ACI of shade trees +7.5 ACI of small trees +20 shrubs per every 100 linear feet (at least 60% of all plants shall be evergreen).
- Where the vehicular use area abuts a street right-of-way, Evergreen plantings shall be used to form a continuous, year-round, opaque visual screen in the perimeter landscaping strip. This excludes required sight clearances at driveways.

✓ All Other Perimeters: 0 ft. with Fence

Fencing:

Fencing shall be provided in accordance with Fence/Wall Plan. Fencing along the north and east sides of the Property will be a maximum of 8' fence comprised of brick and aluminum elements, as illustrated on Fence Detail "A" in *Attachment D*. Fencing on the western side of the Property will be a vinyl fence with a maximum height of 4'.

Signage:

All existing signage on the property shall be permitted to remain. The PD shall have a uniform sign program for future signage, as follows:

Sign Type	Sign Height	Sign Area	Number of Signs
Pole Sign	25.5'	135 sq. ft. per sign	2
Wall Sign	N/A	166 sq. ft. total	5

2. Consistency with City Plans

If adopted by the City Commission, the PD zoning district designation and the PD Plan/Agreement will be consistent with the Comprehensive Plan and the land use objective found in the Midtown Redevelopment Plan.

3. Compatibility with Surrounding Areas

Staff has reviewed the proposed development plan and has found it to be compatible with the surrounding area. The applicant has conducted a neighborhood meeting, as required by the LDC. A summary of the neighborhood meeting prepared by the applicant is shown in *Attachment E*.

4. Development Phasing Plan

The following completion schedule is proposed for the development:

- Application shall be submitted for construction permits for the initial development of the Property within **five (5) years** of the approval of this Agreement by the City Commission. The filing of an appeal of the land development order by any person shall toll the time for permitting until final resolution of the appeal. If the development is phased, application, for construction permits for subsequent phases shall be submitted within ten (10) years from the date of the initial approval of this Agreement.

- Construction of the initial development shall be substantially complete within eight (8) years of the approval of this Agreement. Construction of any phase shall be substantially complete within fifteen (15) years of the initial approval of this Agreement.
- One 12-month extension of the scheduled application may be permitted as a minor modification to this Agreement.

5. Conversion Schedule

Not applicable.

6. On-Site Public Facilities

Not applicable.

7. Uses

The following are the proposed uses in the PD Plan subject to compliance with the Use-Specific standards in Article 5 of the LDC:

- *Rental of heavy vehicles, heavy recreation vehicles, and trailers associated with a moving and storage operation (including indoor storage of rental or customer vehicles associated with such rentals and retail sales and services occurring interior to buildings as an accessory use), subject to the following standards:*
 - ✓ *Rental vehicles and trailers may not be stored or parked off-site within the right-of-way.*
- *Rental of light vehicles and light recreation vehicles associated with a moving and storage operation (including the outdoor storage of vehicles associated with such rentals and retail sales operation (including the outdoor storage of vehicles associated with such rentals and retail sales and services occurring interior to buildings as an accessory use. Only vehicles for rent or customer vehicles shall be allowed on the premises overnight. Customer vehicles may not remain on site for over a continuous forty-eight (48) hour period.)*
- *Self-storage facility, subject to the following standards:*
 - ✓ *The facility shall be located on a site with an area of at least one acre.*
 - ✓ *Individual storage bays or private postal boxes within a self-service storage facility use shall not be considered premises for the purpose of assigning a legal address.*
 - ✓ *Hours of public access to a self-storage use abutting a residential zoning district or existing residential use shall be restricted to the hours between 6:00 a.m. and 10:00 p.m.*
 - ✓ *The one- or two-way traffic flow patterns in aisleways shall be clearly marked. Marking shall consist, at a minimum, of standard directional signage and painted lane markings with arrows.*
 - ✓ *Appropriate access and circulation by vehicles and emergency equipment shall be ensured through the design of internal turning radii of aisleways.*
 - ✓ *All access ways shall be paved with asphalt, concrete, or comparable paving materials.*
 - ✓ *Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, or conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on-site. Accessory retail sales and*

vehicles service and repair activities may be permitted associated with other principal uses within the site.

- *Moving and storage facility*
- *Propane Tank (this use shall only be permitted if a portion of the overall Property is in use as a vehicle rental facility.)*

8. Densities/Intensities

No residential uses are proposed on the Property. The maximum height for a building is 35 feet. The maximum FAR is 102,366 sq. ft. or .5

9. Dimensional Standards

The PD Agreement provides the following criteria shall apply to the development on the Property:

- *Maximum building height: 35 feet ("ft.").*
- *Minimum F.A.R.: 0.50*
- *Minimum lot area: 1500 sq. ft.*
- *Minimum lot width: 100 ft.*
- *Minimum lot depth: 150 ft.*
- *Minimum perimeter setbacks:*
 - *North, East: 50 ft.*
 - *South: 6 ft.*
 - *West: 10 ft.*
- *Minimum building separation: 10 ft.*
- *Minimum open space: N/A*
- *Maximum impervious surface area: 97.5%*
- *Slopes within any dry retention and wet detention pond(s) shall be 4:1 without a fence.*
- *Dry retention pond(s) shall count toward open space requirements.*

10. Development Standards

All development in a PD district shall comply with the development standards in Article 6: Development Standards, and Article 7: Subdivision Standards, or any modifications of those standards established in the PD Plan/Agreement as consistent with City plans, the objective of the particular type of development standard, the purpose of the particular PD district, and any additional limitations or requirements set forth in Sections 4.8.C and 4.8.D for the particular type of PD district. The applicant has requested modifications to the requirements in the LDC, as shown below.

LDC Modifications

Landscaping

The Applicant is requesting to waive all the landscape requirements in Section 6.4.D of the LDC and provide an alternative standard for a minimum width of 10 feet; Planting standard of 6 (Aggregate Caliber Where the vehicular Inches) ACI of shade trees + 7.5 ACI of small trees + 20 shrubs per every 100 linear feet (at least 60% of all plants shall be evergreen). Where the vehicular use abuts a street right-of-way, Evergreen planting shall be used to form a continuous year-round, opaque visual screen in the perimeter landscaping strip, excluding sight clearance at driveways.

Section 6.15.A.4 of the LDC requires 15% canopy coverage within the property and 6.15.A.5 that requires at least six diameter inches of existing trees on the property to be retained and preserved for every 2500 square feet of the total development site. In lieu of the requirements in Section 6.15.A.4 and 5, the Applicant is proposing to maintain perimeter buffer areas within the Planned District that will help ensure green space and buffering.

Self-Storage Use-Specific Standards

Site Layout

- Section 5.2.B.23.a.i.(d) of the LDC requires the Self-Storage use to be set back a minimum of 500 feet from a Major City Thoroughfare. The Applicant is requesting to waive this requirement as the existing building site along International Speedway Boulevard to allow the use within the existing U-Haul development.

Operation

- The Applicant is requesting to waive the requirement for the following regulations in the LDC:

Section 5.2.B.23.a.ii.(a) – The only commercial uses permitted on-site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage and the incidental sales or rental of moving supplies (e.g., boxes) and equipment (e.g., dollies). Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.

Section 5.2.B.23.a.ii (c) – Except as otherwise authorized in this subparagraph, all property stored on the site shall be contained entirely within enclosed buildings.

Section 5.2.B.23.a.ii (e) – If a self-storage or mini-warehouse facility includes a truck rental use or a trailer rental use, it shall also comply with the standards in 5.2.B.19.g, Sales or Rental of Heavy Vehicles, Heavy Recreation Vehicles, or Trailers; Sales or Rental of Light Vehicles or Light Recreation Vehicles.

Outdoor Storage as an Accessory Use

- The Applicant is requesting to waive the requirement for the following regulations in the LDC:

Section 5.2.B.23.a.iv.(a) – Storage shall not occur within required yard setbacks.

Section 5.2.B.23.a.iv.(b) – Vehicles shall be allowed on the premises overnight for storage only.

Parking and Circulation

- The Applicant is requesting to waive the requirement for the following regulation in the LDC:

Section 5.2.B.23.a.v.(a) – Interior parking shall be provided in the form of aiseways adjacent to the storage bays. These aiseways shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of these

aisleways shall be 21 feet if only one-way traffic is permitted, and 30 feet if two-way traffic is permitted.

Building Appearance

- The Applicant is requesting to waive the requirement for the following regulations in the LDC:

Section 5.2.B.23.a.vi.(a) – Garage doors serving individual storage units shall be perpendicular to a public or private street so as to not be visible from adjacent streets.

Section 5.2.23.a.vi.(b) – The exterior facades of all structures shall receive uniform architectural treatment, including masonry, stucco, and painting of surfaces. Colors used shall be compatible with the character of the surrounding area. Perimeter or exterior walls visible from the public street or detached residential dwelling shall not include metal as a primary material.

Signage

- Section 6.10.E.2.a.iv of the LDC prohibits any sign exceeding the height of the building or buildings to which it relates. The applicant is requesting to memorialize existing signage within the site, including allowing the existing pylon sign to remain in place. The Applicant is requesting to maintain the current pole sign due to the historic and iconic nature tied to the business.
- The Applicant is also requesting a modification to Section 6.10.K.6.c to the RDM-4 sign schedule as follows:
 - The LDC permits wall signage equal to 1 square foot (sq. ft.) per 2 linear ft. of frontage, up to 32 sq. ft., and restricted to a total of 2 signs. The Applicant is requesting 5 wall signs, with a combined sign area of approximately 166 sq. ft.
 - The LDC permits monument signs at 1 sq. ft. per 1 linear foot of frontage, up to 60 sq. ft. The Applicant is requesting to maintain the existing two pole signs that have a sign area equal to 135 sq. ft. per side, per sign.

Drive Aisles and Parking

- Section 6.2.C.9 of the LDC requires that required off-street loading spaces shall not be counted as off-street parking spaces in computation of required off-street parking space. Parking spaces located in buildings used for repair garages or car washes, and stacking spaces in drive-through lanes shall not be counted as meeting the required parking. The Applicant is requesting that parking spaces noted as Parking/Shunting within the PD Plan will count toward the required off-street parking on the Site. Dual purpose Parking/Shunting spaces shall be limited to eight (8) spaces within the property.

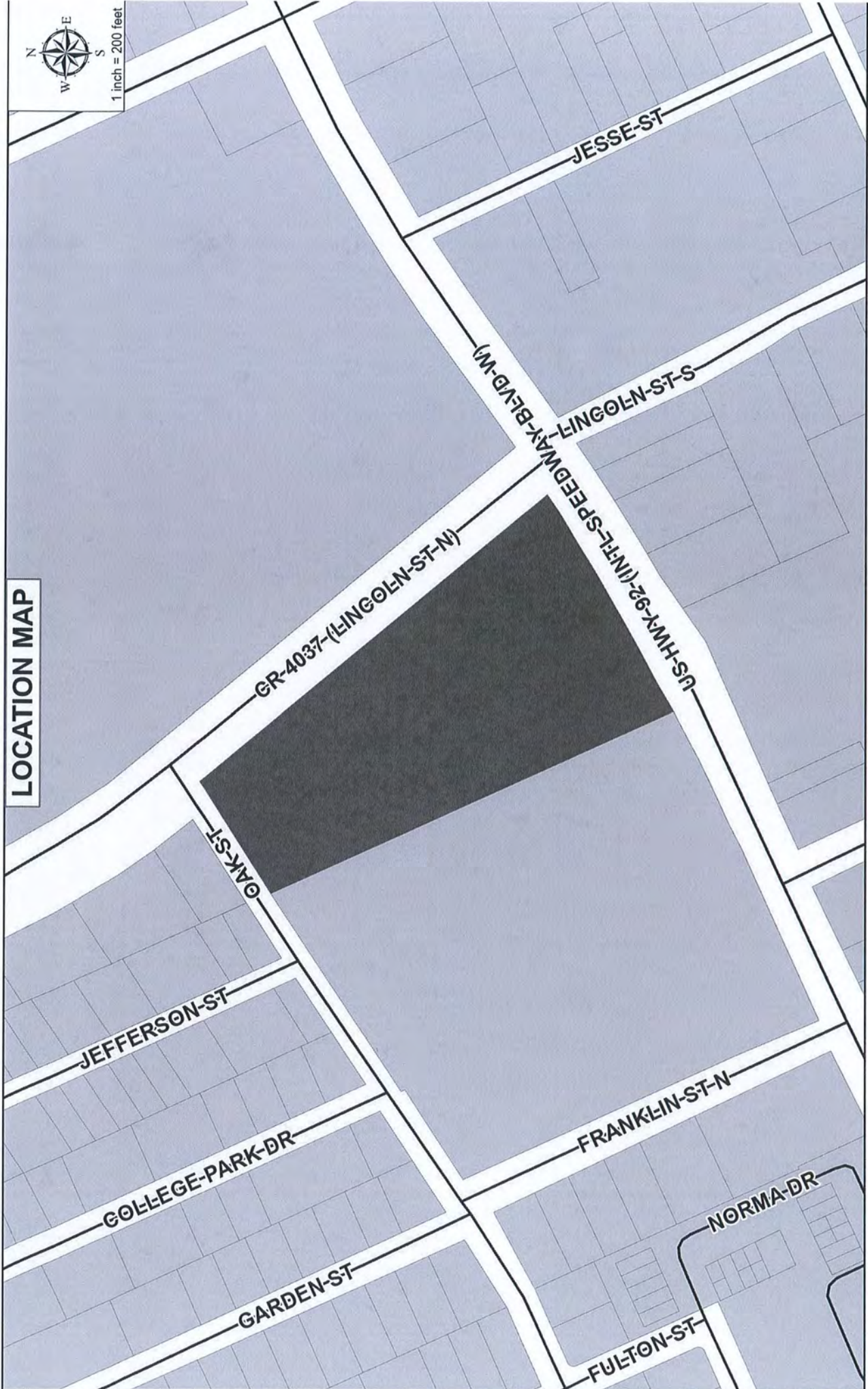
RECOMMENDATION

Provided all LDC modifications are accepted, Staff recommends approval to rezone 4.7± acres of land, located at 700 W International Speedway Boulevard, from Redevelopment Midtown University Transition (RDM-4) to Planned Development- Redevelopment (PD-RD) to allow for moving and storage rental, self-storage facility, moving and storage facility, propane tank filling station and all associated site improvements.

A majority vote by the Midtown Redevelopment Board members present and voting is required to recommend approval to the Planning Board and City Commission.

The item is tentatively scheduled to be heard by the Planning Board on February 22, 2024. The item is tentatively scheduled to be heard by the City Commission for 1st reading on **April 3, 2024**, and second reading (public hearing) on **April 17, 202**

LOCATION MAP



City of Daytona Beach Map disclaimer:

These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.

DEV2021-071
U-HAUL PD-RD - REZONING
LOCATION MAP



AERIAL



1 inch = 200 feet

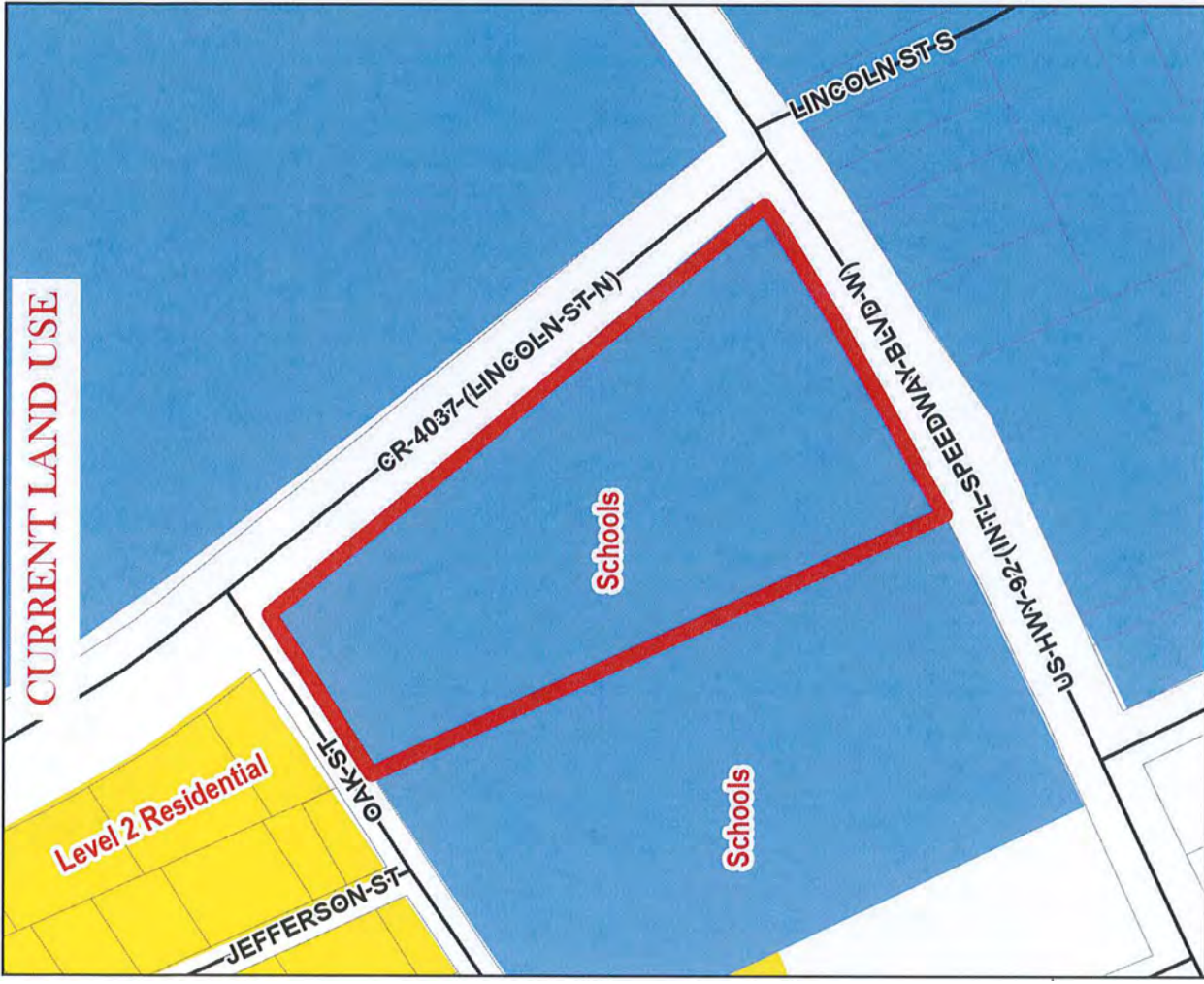


City of Daytona Beach Map disclaimer:

These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.

DEV2021-071
U-HAUL PD-RD - REZONING
AERIAL MAP





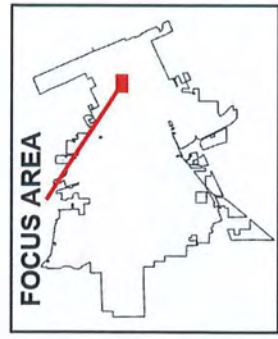
DEV2021-071 U-HAUL PD-RD - REZONING CURRENT AND PROPOSED LAND USE MAP

1 inch = 200 feet

City of Daytona Beach Map disclaimer:

These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.

1 inch = 200 feet



CURRENT ZONING

RDM6

JEFFERSON ST

OAK ST

GR 4037 (LINCOLN ST N)

RDM4

LINCOLN ST S

US HWY 92 (INTL SPEEDWAY BLVD W)

RDM4

1 inch = 200 feet

PROPOSED ZONING

RDM6

JEFFERSON ST

OAK ST

GR 4037 (LINCOLN ST N)

PD-RD

LINCOLN ST S

US HWY 92 (INTL SPEEDWAY BLVD W)

RDM4

1 inch = 200 feet



DEV2021-071 U-HAUL PD-RD - REZONING CURRENT AND PROPOSED ZONING MAP

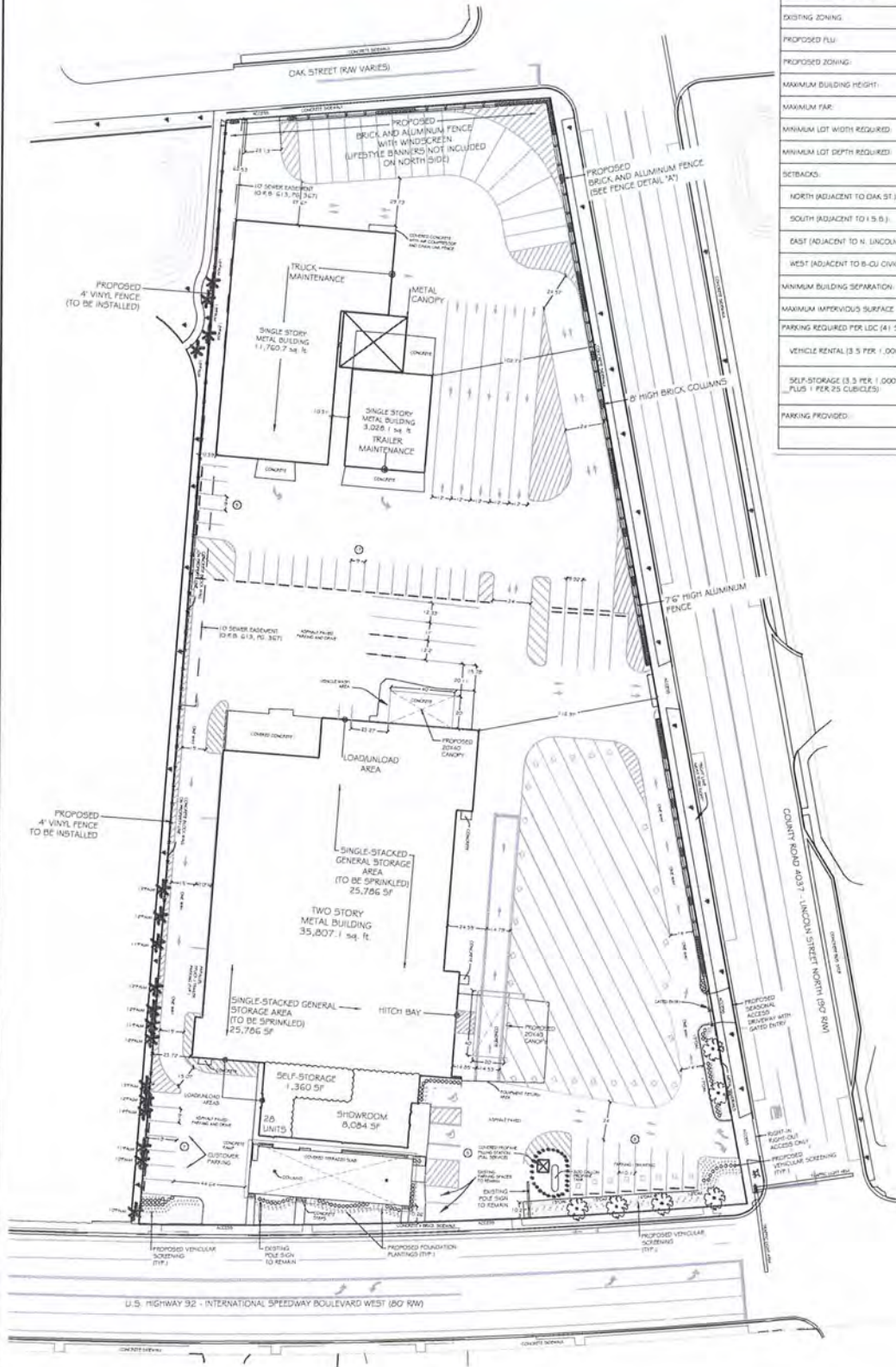
City of Daytona Beach Map disclaimer:

These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.

FOCUS AREA



ATTACHMENT A



SITE INFORMATION:

PROJECT AREA	± 4.7 AC
EXISTING FUTURE LAND USE	SCHOOLS (SCL)
EXISTING ZONING	REDEVELOPMENT MEDIUM - UNIVERSITY TRANSITION (RDM-4)
PROPOSED FUI	MIXED USE MEDIUM INTENSITY
PROPOSED ZONING	PLANNED DEVELOPMENT - REDEVELOPMENT (PD-KD)
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM FAR	0.5
MINIMUM LOT WIDTH REQUIRED	100 FT.
MINIMUM LOT DEPTH REQUIRED	150 FT.
SETBACKS	
NORTH (ADJACENT TO OAK ST.)	50 FT.
SOUTH (ADJACENT TO I.S.B.)	4 FT.
EAST (ADJACENT TO N. LINCOLN ST.)	50 FT.
WEST (ADJACENT TO S-CL CIVIC CTR.)	10 FT.
MINIMUM BUILDING SEPARATION	10 FT.
MAXIMUM IMPERVIOUS SURFACE AREA	97.5 %
PARKING REQUIRED PER LDC (41 SPACES)	
VEHICLE RENTAL (3.5 PER 1,000 SF)	8,084 SF (SHOWROOM) = 1,000 + 8,084 (91) 9 (3.5) = 31.5 (32) = 32 SPACES TOTAL
SELF STORAGE (3.5 PER 1,000 SF, PLUS 1 PER 25 CUBIC FEET)	1,360 SF (SELF STORAGE) = 1,000 + 1.36 (32) 2 (3.5) = 7 SPACES, PLUS 28 CUBIC FEET = 25 = 1-12 (2) 2 SPACES = 3 SPACES TOTAL
PARKING PROVIDED	42 SPACES



DEV2021-071

EXHIBIT B U-HAUL MOVING & STORAGE DAYTONA BEACH PD PLAN

NO. DATE BY SUBMITTAL/REVISIONS

1 8/4/22 EAO
2 8/22/22 EAO RESPONSE TO CITY COMMENTS
3 12/1/22 EAO RESPONSE TO CITY COMMENTS
4 4/25/23 EAO RESPONSE TO CITY COMMENTS
5 7/28/23 EAO RESPONSE TO CITY COMMENTS
6 11/15/23 EAO RESPONSE TO CITY COMMENTS

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

ZEV COHEN & ASSOCIATES, INC.
1111 W. UNIVERSITY BLVD., SUITE 100
DAYTONA BEACH, FL 32117
WWW.ZEVCOHEN.COM

PROJECT NO. 22-071
SHEET NO. 1
DATE: 8/4/22
BY: EAO
CHECKED BY: EAO
APPROVED BY: EAO
CITY OF DAYTONA BEACH
VOLUME COUNTY

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka



Daytona Beach • DeLand
149 South Ridgewood Avenue, Suite 700
Daytona Beach, Florida 32114
(386) 255-8171 | CobbCole.Com

Jessica L. Gow
Nika K. Hosseini
Sydney V. Cichon
Baylee D. Bunyard
Anne M. Kehrli
James P. Love III
Alanna V. Smith

OF COUNSEL
Larry D. Marsh

William M. Cobb (1881-1939)
Thomas T. Cobb (1916-2004)
W. Warren Cole, Jr. (1926-2008)

January 10, 2024

VIA HAND DELIVERY

Dennis L. Mrozek
Planning Director
City of Daytona Beach
301 S. Ridgewood Avenue, Room 240
Daytona Beach, FL 32114

Re: U-Haul Daytona PD-RD Rezoning – Modifications and Benefits Letter –
DEV2021-071

Dear Dennis:

As you know, it is the Firm's pleasure to represent U-Haul Co of Florida 905, LLC ("Applicant") in connection with their application for Planned Development-Redevelopment Rezoning of property located along W. Intl Speedway Blvd. in Daytona Beach (the "Property"). The Applicant intends to rezone the property to allow for the existing uses within the site to continue. The Daytona Beach Land Development Code (LDC) requires Planned Development rezoning applicants to provide a letter detailing any and all code waivers needed to construct their project, as well as the public benefits of the project which are proposed to compensate for the needed waivers.

We recognize the importance of the standards contained in the City's LDC and have made every commercial reasonable effort to bring forward a project consistent with the LDC. However, in this case, the project requires certain minor LDC waivers which are balanced against many significant public benefits.

Public Benefit

The existing business within the property provides moving and storage support to the residents of the City of Daytona Beach. The use is located in close proximity to two of our college and universities and provides assistance for students as well as area residents. The proposed rezoning also includes the addition of landscaping to beautify this corridor of the City, and the installation of fencing that is designed to include spaces for art illustrations highlighting historic figures and current students/athletes from Bethune Cookman University.

In addition, pavement striping has been strategically placed around the site to improve the overall circulation for pedestrians and vehicles, all one-way internal drives have been increased to a minimum width of fourteen feet (14') and all two-way internal drives have been increased to a minimum width of twenty-four feet (24'), to meet the minimum requirements of the LDC, additional driveway spacing has been added, as the number of access points to the site has been reduced from eight (8) total driveways to five (5). This should have a positive effect on vehicular and pedestrian circulation by making ingress and egress to and from the site safer. After review with City staff, the driveway closest to the intersection of ISB and N. Lincoln Street will be converted to right-in-right-out only.

Waivers We have identified the need for waivers from the following LDC requirements:

Landscaping:

Section 6.4.C of the LDC sets forth minimum perimeter landscaping requirements. The applicant has discussed the built-out nature of the property and the inability to meet the minimum landscaping requirements set forth in the LDC with City Staff and requests a waiver from these requirements in exchange for upgrades to existing site fencing through the use of fence screening, as illustrated within the proposed development plan. This request would include perimeter and building landscaping. The Applicant will be increasing areas of landscaping along certain areas of International Speedway Boulevard, where illustrated on the conceptual plan, to create a greater area of green space along this property frontage.

Section 6.4.D. of the LDC sets forth requirements for Vehicular Use Area Landscaping, which apply to require landscaping islands within parking areas for the site. The Applicant is requesting a waiver of required vehicular use area landscaping islands in order to allow for maneuvering and coordination of vehicle traffic within the site in its existing configuration. The Applicant is proposing a minimum landscape buffer/strip width of 10 ft, with a planting standard of 6 ACI of shade trees + 7.5 ACI of small trees + 20 shrubs per every 100 linear feet (at least 60% of all plants shall be evergreen). Where the vehicular use area abuts a street right-of-way, Evergreen plantings shall be used to form a continuous, year-round, opaque visual screen in the perimeter landscaping strip (excluding required sight clearances at driveways.)

As a part of the review of existing landscaping within the property, the Applicant is requesting a waiver from the requirement for tree preservation under 6.15.A.4. (requiring 15% canopy coverage within the property) and 6.15.A.5 (which states that at least six diameter inches of existing trees shall be retained and preserved for every 2,500 square feet of the total development site), due to review of the proposed use and existing conditions. The Applicant is proposing to maintain perimeter buffer areas within the Planned District that will help ensure green space and buffering.

Self-Storage Use

The LDC sets forth use specific requirements that self-storage use must meet, such as requiring it be located at least 500' from a Major City Thoroughfare. The Applicant is requesting a waiver from these requirements, as the existing business contains self-storage units located within the building structure that would remain in place, as illustrated on the development plan. The Applicant is requesting the following modifications to the self-storage use specific standards in order to accommodate their existing position within the building/site:

i. *Site Layout.*

- (d) Self-Storage or Mini-Warehouse uses shall not be located within 500 feet of a Major Thoroughfare.

ii. *Operation.*

- (a) The only commercial uses permitted on-site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage and the incidental sales or rental of moving supplies (e.g., boxes) and equipment (e.g., dollies).
- (c) Except as otherwise authorized in this subparagraph, all property stored on the site shall be contained entirely within enclosed buildings.
- (e) If a self-storage or mini-warehouse facility includes a truck rental use or a trailer rental use, it shall also comply with the standards in 5.2.B.19.g, Sales or Rental of Heavy Vehicles, Heavy Recreation Vehicles, or Trailers; Sales or Rental of Light Vehicles or Light Recreation Vehicles.

iv. Outdoor storage areas shall be located to the rear of the principal structure and shall comply with the outdoor storage standards in Section 5.3.D.18, Outdoor Storage (as an accessory use).

- (a) Storage shall not occur within required yard setbacks.
- (b) Vehicles shall be allowed on the premises overnight for storage only.
- (c) Self-Storage or Mini-Warehouse Facility in the RDD-3 zoning district shall not have outdoor storage.

v. *Parking and Circulation.*

- (a) Interior parking shall be provided in the form of aiseways adjacent to the storage bays. These aiseways shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of these aiseways shall be 21 feet if only one-way traffic is permitted, and 30 feet if two-way traffic is permitted.

vi. *Building Appearance.*

- (a) Garage doors serving individual storage units shall be perpendicular to a public or private street so as to not be visible from adjacent streets.
- (b) The exterior facades of all structures shall receive uniform architectural treatment, including masonry, stucco, and painting of surfaces. Colors used shall be compatible with the character of the surrounding area. Perimeter or exterior walls visible from a public street or detached residential dwelling shall not include metal as a primary material.

Signage

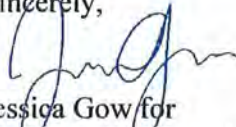
The Applicant is requesting to memorialize existing signage permitted within the site, including allowing the existing pylon sign to remain in place for the development. Under LDC Section 6.10.E.2., signs exceeding the height of the building they are associated with are prohibited – as such, the pole signs are not currently permitted within the redevelopment area – however, due to the historic nature of the signage and its iconic nature tied to the site business, the Applicant is requesting these remain. The applicant is also requesting a modification to the RDM4 sign schedule under 6.10.K.6.C as follows:

1. The LDC permits wall signage equal to 1 sf per 2 linear ft of frontage, up to 32 sf, and restricted to a total of 2 signs. The Applicant has included a sign plan that shows 5 wall signs, with a combined sign area of approximately 166 sq. ft. – we believe this signage matches the character of the existing building and is suitable for the site.
2. The LDC permits monument signs at 1 sf per 1 linear ft of frontage, up to 60 sf. The pole signs within the site, which will be permitted to remain, have sign area equal to 135 per side, per sign.

Drive Aisles and Parking

LDC Section 6.2.C.9. notes that “*Loading and Stacking Spaces Not Counted*. Required off-street loading spaces shall not be counted as off-street parking spaces in computation of required off-street parking space. Parking spaces located in buildings used for repair garages or car washes, and stacking spaces in drive-through lanes shall not be counted as meeting the required parking.” The Applicant is requesting a clarification that parking spaces noted as “parking/shunting” spaces, which have a dual use of loading vehicles or serving customers, count towards the required off-street parking within the site.

Sincerely,



Jessica Gow for

Robert A. Merrell III

Direct Dial (386) 323-9263

Email Rob.Merrell@CobbCole.com

Fax (386) 323-9207

RAM:JLG/ddl
Enclosure



MOVING & STORAGE OF DAYTONA BEACH (829075)

700 W International Speedway B, Daytona Beach, FL 32114



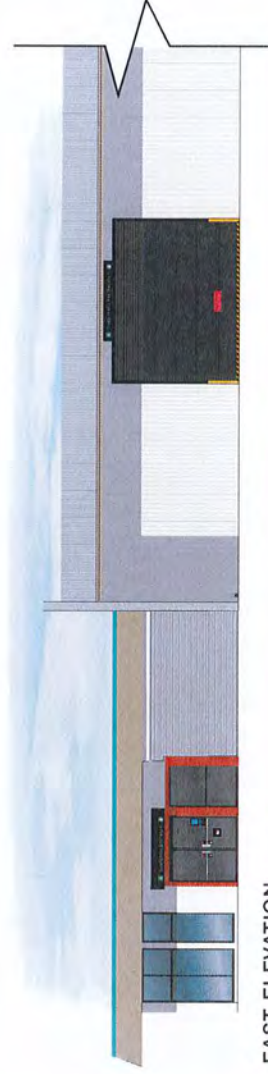
WEST ELEVATION

Scale: 1" = 30'



SOUTH ELEVATION

Scale: 1" = 30'



EAST ELEVATION

Scale: 1" = 30'



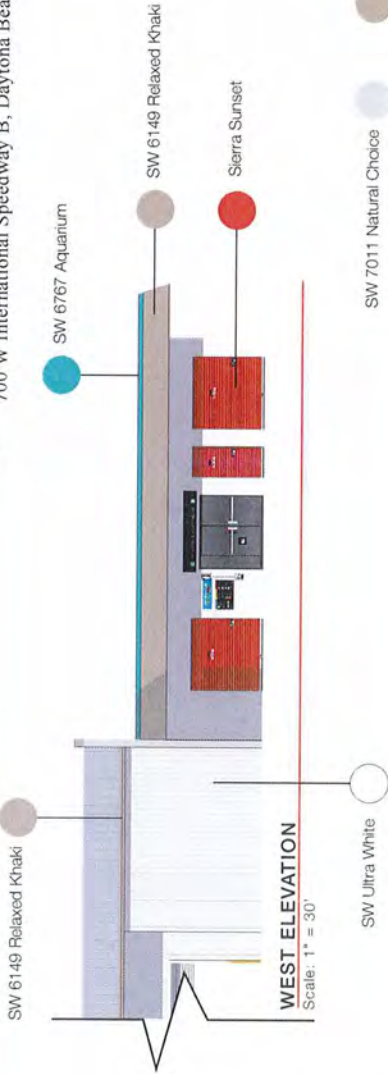
ADVERTISING & MARKETING ASSOCIATES, INC. ARCHITECTURAL DESIGN & FACILITY IMAGING

April 13, 2023

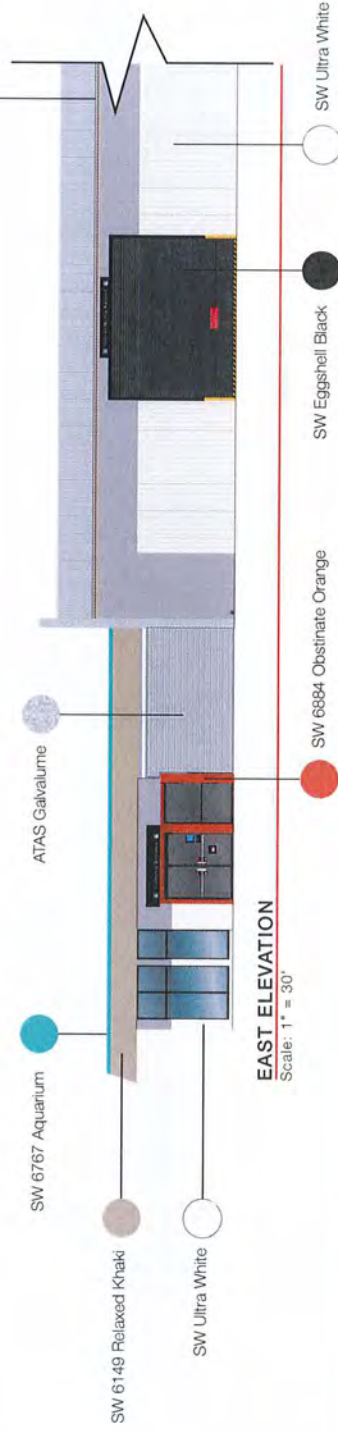
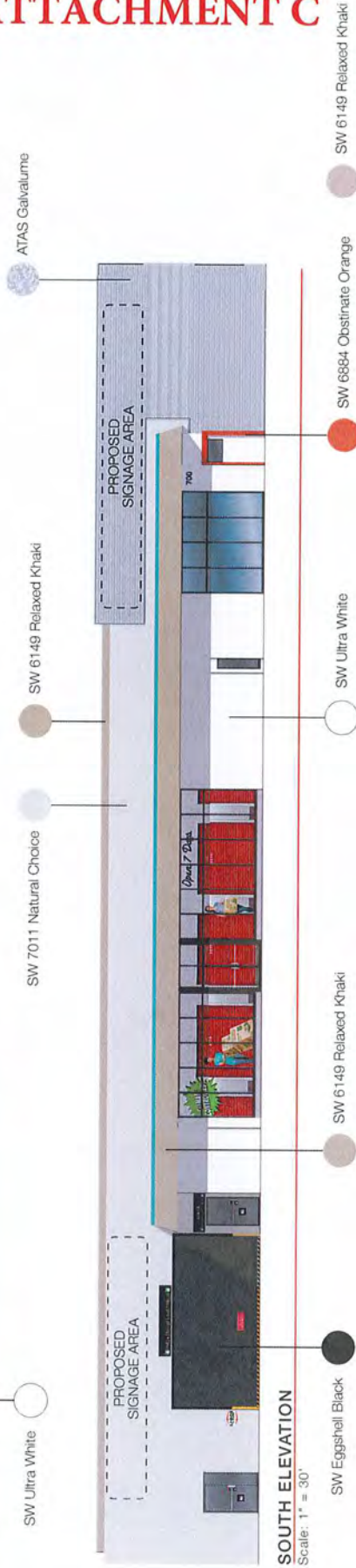
U-HAUL

MOVING & STORAGE OF DAYTONA BEACH (829075)

700 W International Speedway B, Daytona Beach, FL 32114



ATTACHMENT C



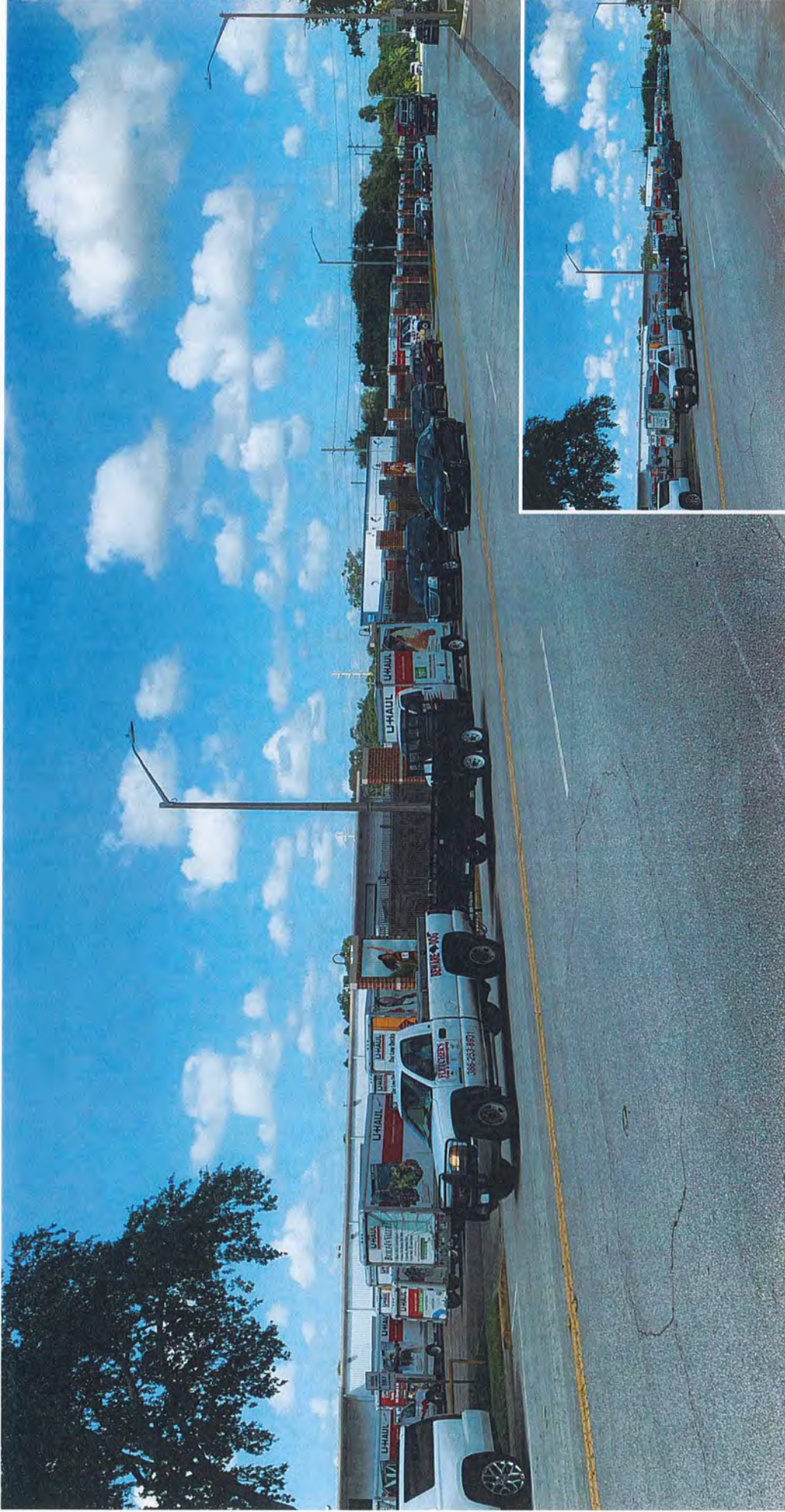
ADVERTISING & MARKETING ASSOCIATES, INC. ARCHITECTURAL DESIGN & FACILITY IMAGING

April 13, 2023



MOVING & STORAGE OF DAYTONA BEACH (829075)
700 W International Speedway B, Daytona Beach, FL 32114

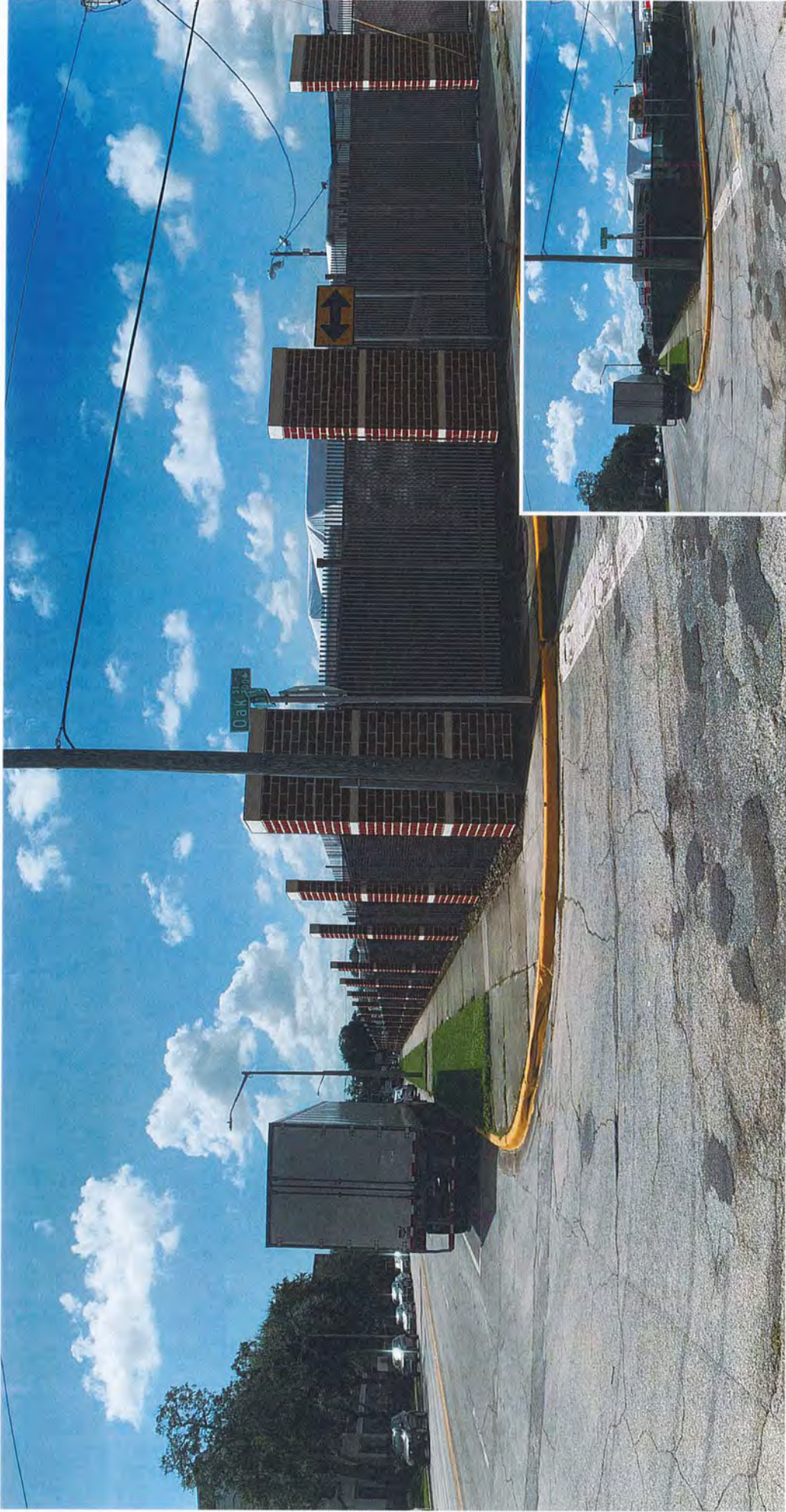
ATTACHMENT D



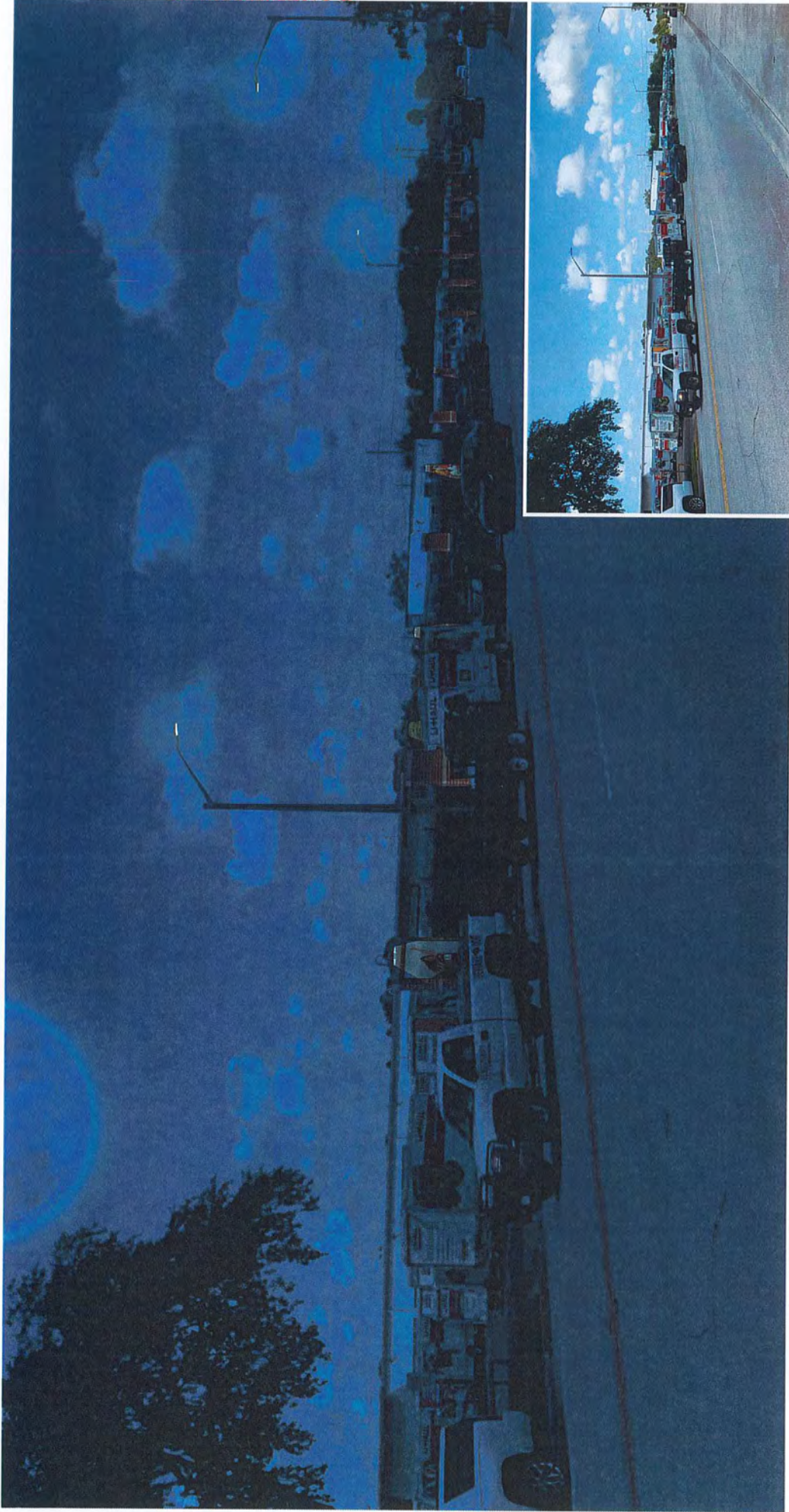
ADVERTISING & MARKETING ASSOCIATES, INC. ARCHITECTURAL DESIGN & FACILITY IMAGING

October 24, 2023

MOVING & STORAGE OF DAYTONA BEACH (829075)
700 W International Speedway B, Daytona Beach, FL 32114



MOVING & STORAGE OF DAYTONA BEACH (829075)
700 W International Speedway B, Daytona Beach, FL 32114



ADVERTISING & MARKETING ASSOCIATES, INC. ARCHITECTURAL DESIGN & FACILITY IMAGING

October 24, 2023



MOVING & STORAGE OF DAYTONA BEACH (829075)
700 W International Speedway B, Daytona Beach, FL 32114

ATTACHMENT D



ADVERTISING & MARKETING ASSOCIATES, INC. ARCHITECTURAL DESIGN & FACILITY IMAGING

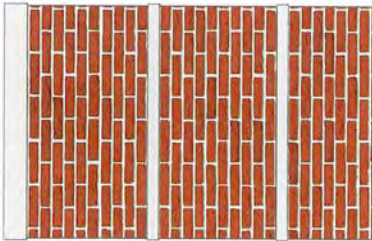
October 24, 2023

MOVING & STORAGE OF DAYTONA BEACH (829075)

700 W International Speedway B, Daytona Beach, FL 32114

FENCE INFORMATION

- Material - Brick, Aluminum
- LIFESTYLE BANNER INFORMATION
- Material - Ultra Flex, Ultra Mesh Plus 9oz.
- Weather resistant, rain, sun, wind.
- Grommets spaced every 1-2ft depending on banner size.
- PVC-Coated weldable webbing: Type 7010-50mm 2" along all sides
- Mounting determined by field based off substrate



BRICK EXAMPLE



LIFESTYLE BANNER EXAMPLES (NOT FINAL ART)

BCU LIFESTYLES

GOOSENECK LIGHTING

8'H x 5'W x 8"D COLUMNS

6'H FENCING W/ MESH SCREENING

NORTHEAST ELEVATION

GROUND LIGHTING

NORTHEAST ELEVATION

NORTHEAST ELEVATION

NORTHWEST ELEVATION



ADVERTISING & MARKETING ASSOCIATES, INC. ARCHITECTURAL DESIGN & FACILITY IMAGING

October 24, 2023

ATTACHMENT E

Memorandum



Post Office Box 2491
Daytona Beach, Florida 32115-2491
(386) 255-8171
CobbCole.com

To: Dennis Mrozek, Planning Director, City of Daytona Beach

From: Deborah D. LaCroix, CLA

Date: December 13, 2022

Client/Matter #: U-Haul – Planned Development-Redevelopment Rezoning and Small Scale Comprehensive Plan Amendment
DEV2021-070 and 071

Subject: Neighborhood Meeting Summary –December 12, 2022

A neighborhood meeting was held onsite at 700 W. International Speedway Boulevard, Daytona Beach, FL on December 12, 2022 at 6:00 p.m.

Rob Merrell, Jessica Gow, Mark Karet, Emilio O'Brien, Ed Hatcher, Tom Burns and Debi LaCroix were in attendance to explain the request. Three interested citizens attended the meeting. See the attached sign-in sheet.

Mr. Merrell gave an overview of the request to the interested neighbors, including the Comprehensive Plan Amendment and Planned Development-Redevelopment Rezoning to allow the existing uses on the property and include landscaping and fencing improvements.

Ms. Ruby asked regarding the screening material to be used between the columns in the fencing along N. Lincoln Street and Oak Street. Mr. Merrell explained it was a black mesh.

Ms. Ruby asked regarding the fencing materials along N. Lincoln Street and Oak Street. Mr. O'Brien responded wrought-iron looking vinyl materials.

Ms. Ruby asked what would prevent someone from stealing the lifestyle photos. Mr. Hatcher responded that they would include framing and that he has never had anyone steal them from any other project.

Ms. Murphy suggested that some type of grass that doesn't need to be maintained could be used between the sidewalk and the street. Mr. Merrell responded that that was a great idea, but not U-Haul property.

ATTACHMENT E

Memorandum

Page 2

Ms. Murphy indicated that she could send some photos that might be used for the lifestyle panels. Mr. Merrell thanked her for that.

Ms. Ruby suggested that the name of the person and a little bit about them might be included in the lifestyle photo. Mr. Hatcher indicated that they will review how that could be included.

Ms. Ruby asked regarding timeline for the improvements. Mr. Hatcher indicated that it would depend on the availability of the materials, but he would like to complete the improvements by the Fall after the Rezoning and Comprehensive Plan requests were approved. Ms. LaCroix indicated that the project may go to the February or March Redevelopment and Planning Boards.

The interested citizens in attendance were generally positive regarding review of the requests.

Mr. Merrell thanked the neighbors for their attendance.

I have included the list of property owners to whom we sent the Invitation to Neighborhood Meeting, a copy of the Invitation, and photos of the signs we posted on the property.

We look forward to this item being scheduled for the Redevelopment Board, Planning Board, and the City Commission at their next available meetings.

Thanks.

Deb.

ATTACHMENT E

U-HAUL

PLANNED-DEVELOPMENT REDEVELOPMENT REZONING

AND SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

DEV2021-070 AND 071

NEIGHBORHOOD MEETING

700 W. INTERNATIONAL SPEEDWAY BLVD., DAYTONA BEACH

DECEMBER 12, 2022

6:00 P.M.

SIGN IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE OR EMAIL</u>
Debi Lacroix	Cobb Cove	386/323-9244
Mark KART	Zev Cohen	386-677-2482
Emilio O'Brien	Zev Cohen	386-451-0217
Nels Pate	B-CJ	pate@cookmca.edu 386-481-2902
Sandy Murphy	136 Park Ave	717 203 4765
Anne Ruby	137 Park Ave	617-223-1094
Jessica Gow	149 S. Ridgewood	386-323-9225
Rob Merrill	" "	" "
Tom Innes	290 Bird Ave OC	(407) 606-6722
ED. HATCH	P.O. Box 130 Asta, FL	407-744-3353

ATTACHMENT E

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka
Jessica L. Gow
Nika K. Hosseini
Sydney V. Cichon
Brandon T. Byers
Baylee D. Bunyard
Anne M. Kehrl
James P. Love III



Daytona Beach • DeLand
149 South Ridgewood Avenue, Suite 700
Daytona Beach, Florida 32114
(386) 255-8171
CobbCole.com

OF COUNSEL
Larry D. Marsh
Frederick B. Karl, Jr.

RETIRED
Thomas S. Hart

William M. Cobb
(1881-1939)
Thomas T. Cobb
(1916-2004)
W. Warren Cole, Jr.
(1926-2008)

December 1, 2022

INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor:

Cobb Cole has the pleasure of representing U-Haul Co of Florida 905, LLC (Owner) with respect to a Planned Development-Redevelopment Rezoning and Small Scale Comprehensive Plan Amendment on their property located at 700 W. International Speedway Boulevard, Daytona Beach, FL, as depicted on the attached map. Owner intends to rezone the property to recognize existing moving and storage uses within the Property.

As our neighbors to the proposed development, we would like to invite you to a neighborhood information meeting on **Monday, December 12, 2022 at 6:00 p.m. located onsite at 700 W. International Speedway Boulevard, Daytona Beach, FL.**

You may provide written comments or questions regarding this request by email to Debi.LaCroix@CobbCole.com or by letter to Debi LaCroix, CLA, Cobb Cole, 149 S. Ridgewood Avenue, Suite 700, Daytona Beach, FL 32114. Please include your name, address and contact information in your correspondence.

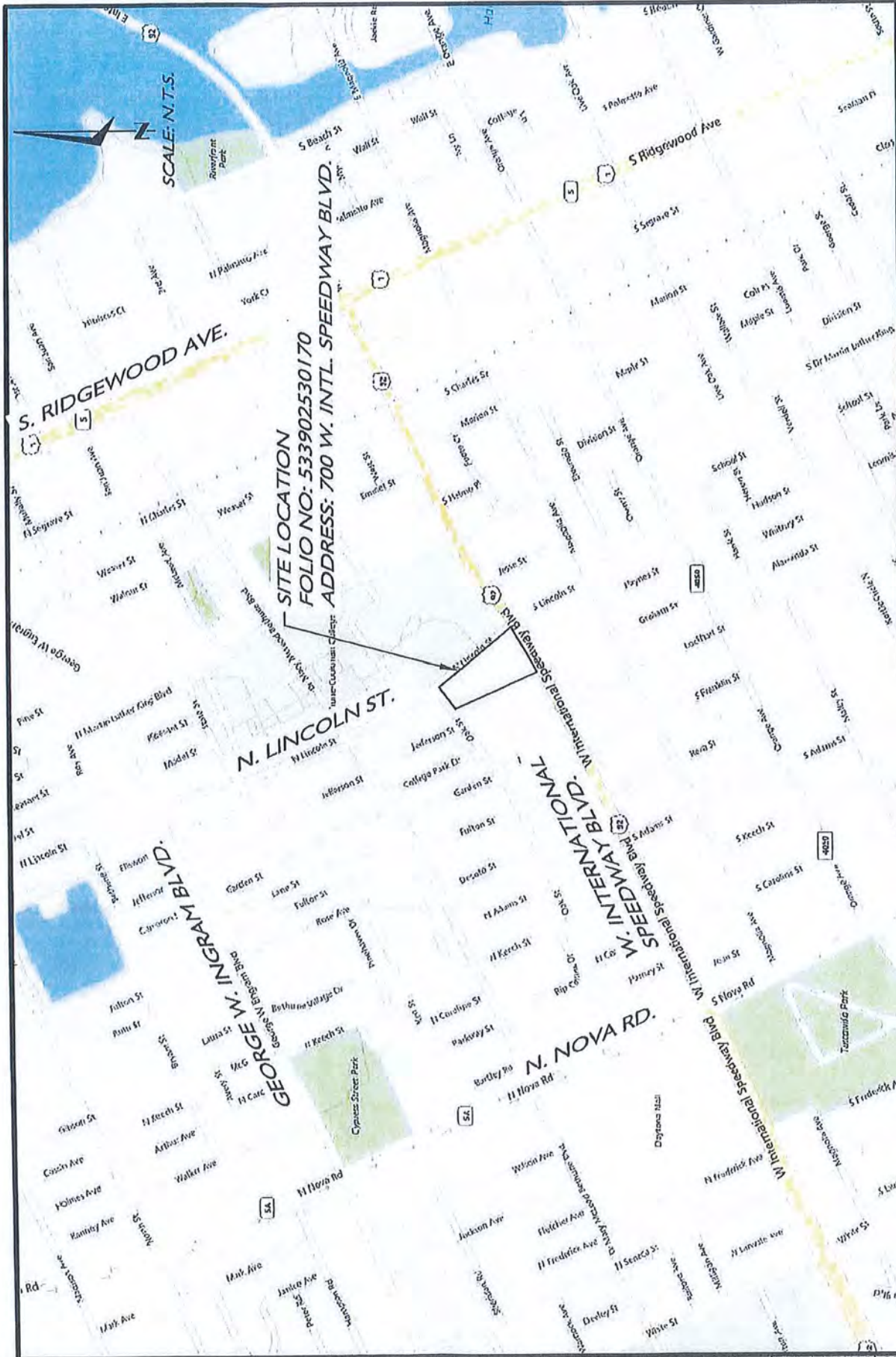
We look forward to your attendance at this meeting and discussing the proposed project.

Sincerely,

Robert A. Merrell III
Direct Dial (386) 323-9263
Email Rob.Merrell@CobbCole.com
Fax (386) 323-9207

RAM/JLG/ddl
Enclosure(s)

ATTACHMENT E



SITE LOCATION
FOLIO NO: 533902530170
ADDRESS: 700 W. INTL. SPEEDWAY BLVD.



INNOVATING ENGINEERS, SURVEYORS, PLANNERS
 5304 South Florida Avenue,
 Suite 400, Lakeland, Florida 33813
 (863) 686-0544 • Fax: (863) 680-1434
 • SURVEYING AND MAPPING BUSINESS - LB 7454
 • PROFESSIONAL ENGINEERING SERVICES - CA#26663

**U-HAUL
 DAYTONA
 VOLUSIA COUNTY, FL**

**EXHIBIT C
 VICINITY MAP**

ATTACHMENT E

Eric Lewis
221 Jefferson Street
Daytona Beach, FL 32114
Alt Key: 3497988

Heith Williams
1655 N. Clyde Morris Boulevard, #1
Daytona Beach, FL 32117
Alt Key: 3497996

Botanica San Cristobal de
117 E. 13th Street, Unit 9
Saint Cloud, FL 34769
Alt Key: 3526198

Phillip L. & Angela A. Reed
711 W. International Speedway Blvd.
Daytona Beach, FL 32114
Alt Key: 3526201

Murry Creek Properties, LLC
3054 N. Dixie Freeway
New Smyrna Beach, FL 32168
Alt Key: 3526210

Bethune-Cookman College, Inc.
640 Dr. Mary McLeod Bethune Blvd.
Daytona Beach, FL 32114
Alt Key: 3512651/3526171/3526091/3512669

Annette Thagard
205 College Park Drive
Daytona Beach, FL 32114
Alt Key: 3498259

Richard & Denise Hillard
4445 Cow Creek Road
Edgewater, FL 32141
Alt Key: 3526155

Edethia L. Wright Tr
1305 Overbrook Drive
Ormond Beach, FL 32174
Alt Key: 3498054

Mohammed Alharbi
901 Orange Avenue
Daytona Beach, FL 32114
Alt Key: 3498038

Embur, LLC
749 W. International Speedway Blvd.
Daytona Beach, FL 32114
Alt Key: 3526163

Danny Mobley
220 N. Lincoln Street
Daytona Beach, FL 32114
Alt Key: 3500733

Gerald McCrary
210 N. Lincoln Street
Daytona Beach, FL 32114
Alt Key: 3500741

Fredy Paralta
5411 Hutchinson St.
Port Orange, FL 32128
Alt Key: 3500750

Charles Thomas
600 Willie Drive
Daytona Beach, FL 32114
Alt Key: 3526228

Maggie L. Lee
201 College Park Drive
Daytona Beach, FL 32114
Alt Key: 3498267

Sharon James
125 Logenberry Court
Daytona Beach, FL 32124
Alt Key: 3498241

Rosetta T. Henderson
P.O. Box 11978
Jacksonville, FL 32239
Alt Key: 3498232

Willie A. & Edna M. Fields
633 Heineman St.
Daytona Beach, FL 32114
Alt Key: 3498046

City of Daytona Beach
P.O. Box 2451
Daytona Beach, FL 32115
Alt Key: 3498020

ATTACHMENT E

Joshua Richardson
201 Jefferson Street
Daytona Beach, FL 32114
Alt Key: 3498011

Jeffrey Harvey
205 Jefferson Street
Daytona Beach, FL 32114
Alt Key: 3498003

Phillip L. Reed
711 W. International Speedway Blvd.
Daytona Beach, FL 32114
Alt Key: 4660097

ATTACHMENT E

NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON
12/12/22 AT 6:00 PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

P.D.-RD Rezoning & SSCPA

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Onsite, 700 W. Fort L. Speedway Blvd.

INTERESTED PARTIES CAN CONTACT Cobb Cole

AT 380/323-9244 FOR FURTHER INFORMATION.

NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON
12/12/22 AT 6:00 PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD-RD Rezoning + SSCPA

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Onsite, 7000 W. Infil Specialty Blvd.

INTERESTED PARTIES CAN CONTACT Cobb Cole

AT 386/323-9244 FOR FURTHER INFORMATION.

ATTACHMENT E

NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON
12-12-22 AT 6:00 PM TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PD-RD Rezoning & SSCPA

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Onsite, 700 W Ind'l Speedway Blvd.

INTERESTED PARTIES CAN CONTACT Cobb Cole

at 304/323-9244 FOR FURTHER INFORMATION.