



GROWTH AND RESOURCE MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT SERVICES DIVISION
CURRENT PLANNING ACTIVITY
123 W. Indiana Avenue, DeLand, FL 32720
(386) 943-7059

PUBLIC HEARING: June 11, 2014 - Planning and Land Development Regulation Commission (PLDRC)

CASE NO: PUD-13-052

SUBJECT: Rezoning from the Industrial Planned Unit Development (IPUD) to Mixed Use Planned Unit Development (MPUD).

LOCATION: 3703 Bellevue Avenue, Daytona Beach

APPLICANT: Joseph Hopkins

OWNER: Direct Mail Express, Inc.

STAFF: Scott Ashley, Senior Zoning Manager

I. SUMMARY OF REQUEST

The applicant requests an amendment to the Direct Mail Industrial Planned Unit Development (IPUD) resolution to allow additional permitted uses and creation of three fee-simple lots through a subdivision process. The new land uses will be commercial in nature and initially ancillary to the primarily industrial use of the property, but will be able to branch off as independent businesses. The requests necessitate a change of the current IPUD zoning classification to a Mixed Use Planned Unit Development (MPUD). The permitted uses within an MPUD must consist of a combination of uses allowed from at least two of the above three different PUD sub-classifications provide by the zoning code. The proposed uses would be allowed by a Business and Industrial Planned Unit Development classifications.

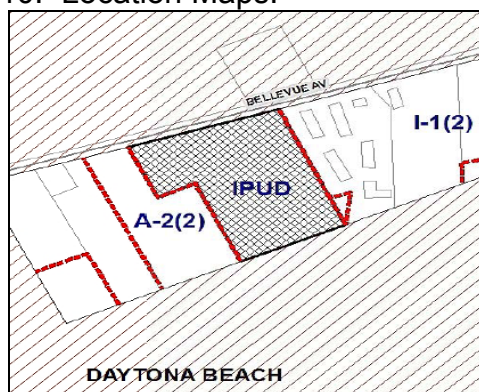
Staff recommendation: The PLDRC accept and forward to the county council a recommendation of approval with conditions.

II. SITE INFORMATION

- 1. Location: The property is located on the south side of Bellevue Avenue approximately 4,300 feet east from its intersection with Williamson Boulevard, Daytona Beach.
- 2. Parcel No(s): 5239-00-00-0630
- 3. Property Size: 10 acres
- 4. Council District: 2
- 5. Zoning: Industrial Planned Unit Development (IPUD)
- 6. Future Land Use: Multiple Use Area /Activity Center Planned Community subcategory (Halifax) with underlying Industrial designation
- 7. ECO Overlay: No
- 8. NRMA Overlay: No
- 9. Adjacent Zoning and Land Use:

DIRECTION	ZONING	FUTURE LAND USE	CURRENT USE
North:	AP	Public/Semi-Public	Daytona Beach International Airport
East:	I-1	Multiple Use Area /Activity Center Planned Community subcategory (Halifax) with underlying Industrial designation	Office warehouse park
South:	M2 in the City of Daytona Beach	Multiple Use Area /Activity Center Planned Community subcategory (Halifax) with underlying Industrial designation	Undeveloped and partially wooded
West:	A-2	Multiple Use Area /Activity Center Planned Community subcategory (Halifax) with underlying Industrial designation	Undeveloped and wooded

10. Location Maps:



Zoning



Aerial

III. BACKGROUND AND PREVIOUS ACTIONS

The property is situated in an area containing a mixture of industrial and warehouse uses bounded by the Daytona Beach International Airport to the north and encircled by a large, undeveloped, to the south, east, and west of this developed area. Land uses in the vicinity consist of a small industrial park and a dog kennel. Area to the south is undeveloped, but is improved to serve as an off-street parking area during Speed Week.

In 1998, the Volusia County Council granted the property owner a rezoning to the IPUD zoning classification to facilitate the redevelopment and expansion of Direct Mail Express, Inc. The business is a direct marketing services company that produces digital and print marketing material. Previous zoning approval create a nearly 10-acre industrial campus that provided for the addition of office and warehouse buildings, as well as, related on-site infrastructure improvements for sanitary sewer connection and increased parking facilities. These improvements were planned to be constructed in six individual phases for a printing and publishing firm. Three of the phases are completed.

The subject property is situated within the Halifax Activity Center, which is a special local plan in the county comprehensive plan. Policies within the Halifax Activity Center require new development (including redevelopment) to rezone to a Planned Unit Development.

Attached to this report is a series of plan drawings (Exhibit "B") that depict the various site improvements during each of the three planned phases. These drawings are for illustrative purposes only because they do not accurately reflect the approved plan for the existing developed Direct Mail Express site. The PUD amendment proposes a future three-lot subdivision, and the areas of redevelopment are divided and identified as Lots 1, 2, and 3. The amendment will not increase the amount of building square footage approved under the original PUD resolution

IV. REVIEW CRITERIA AND ANALYSIS

MPUD MASTER DEVELOPMENT PLAN – Presently, the IPUD zoning classification permits a number of industrial pursuits as permitted principal uses. However, the applicant proposed to broaden the scope of uses to allow commercial uses within the existing and planned buildings, and allow a subdivision process to enable the owner to create three separate lots. The future properties would still be interconnected in a campus style with shared access points, stormwater management system, and overflow off-street parking.

To enable these changes requires a change of zoning from the current Industrial Planned Unit Development classification to a Mixed Use Planned Unit Development classification, and modifications to the current written development agreement. Staff has reviewed the proposed Master Development Plan that consists of a written Development Agreement and the Preliminary Plan.

The applicant's development agreement allows certain commercial land uses to operate within the PUD zoned area such as a health club and rehabilitation facility, and call center.

These uses will operate in conjunction with the present marketing services, but the health club and rehabilitation facility may eventually operate as an independent in staff uses as outlined in the PUD written development agreement. Any other modifications to the existing parcel or structures, including additions, new construction not previously review and approved, demolitions, or parking areas shall cause site plan submittal and review by the DRC. The following is a summary of some of the significant changes to the resolution:

- Paragraph A Development Concept, to include a new Subdivision Approval subsection in the development agreement to address the appropriate land development review procedure.

- Paragraph B to add new section addressing project unified ownership.

- Paragraph C Phases of Development, to reduce the number of planned phases from six to three based on existing site development.

- Paragraph D, Land Use, amend the list of permitted uses to include call centers, health club and spa, physical rehabilitation, private sport training, and television and video production. Currently, the PUD permitted use is derived from the I-1 Light Industrial classification, with certain exceptions. This proposed MPUD will continue to allow I-1 uses, but will also provide a list of prohibited I-1 uses from this development agreement.

- Paragraph E. Dimensional Standards, amend the current dimensional standards, i.e., setbacks, off-street parking, and signage, to establish new standards for a multiple-lot development rather than a single unified lot. Also insert new regulations requiring compliance with the nonresidential development design standards and open space standards.

- Paragraphs I Access and Transportation System Improvements, by striking and adding some expanding transportation related language. Changing references from public to private roads or rights-of-way within the project; and

- Paragraph K, Fire Protection, insert a new section that addresses fire protection improvements for the project.

- Paragraph L, Building or Property Owners Association, amending the development agreement by inserting new language establishing a property owners association for the proposed three-lot development.

- Update certain wording and code section references due to code amendments that have occurred since the initial 1998 PUD approval.
- Exhibit “B” Preliminary Plan, includes an amended preliminary plan.

ZONING AMENDMENT CRITERIA – Section 72-414(e) of the zoning code includes eight criteria that the Commission shall consider during the review of a rezoning application as follows:

(1) *Whether it is consistent with all adopted elements of the comprehensive plan.*

The property is designated Multiple Use/Halifax Activity Center/Industrial on the future land use map. Further, the Halifax Activity Center includes a separate land plan unique to this activity center. This Industrial land use designation provides primarily for industrial uses, but also allows commercial uses through the MPUD classification. The existing development is consistent with the comprehensive plan.

The Comprehensive Plan does contain the following specific policies relating to the location of the requested rezoning application:

- HAL 1.6.1.3 All development within the Halifax Activity Center shall be consistent with the future land use designations depicted by the corresponding future land use map, the description of the land use designation(s), and all other appropriate sections of the Comprehensive Plan and land development regulations.
- HAL 1.6.1.4 The maximum building coverage for non-residential development within the Halifax Activity Center shall not exceed thirty-five (35%) percent of an individual lot.
- HAL 1.6.2.1 New development (includes redevelopment) shall, at a minimum, be required to:
- provide visual harmony by, but not limited to, such mechanisms as sign control (i.e. number, height, and copy area), establishing landscape screening/buffering requirements (i.e. width and composition), requiring the use of underground utilities, and establishing building setbacks and height requirements;
 - use shared parking, access and loading facilities, as practical in an effort to reduce impervious surfaces;
 - promote vehicular, pedestrian and non-vehicular movement throughout the Activity Center;
 - provide a network of unifying open spaces (said open spaces shall be in, or predominately in, a natural state) which promote linkage with other adjoining developments; and

- use common frontage/service roads, and
- use shared or joint facilities such as stormwater, bus stops, and utility easements.

It is not intended that each development within the Activity Center be aesthetically identical. However, by 1995, the County's land development regulations shall be amended to include certain minimal standards addressing the items listed above which will be applicable to development within Activity Centers. Until those regulations are adopted, development of properties fronting upon the conceptual east-west connection crossing I-95 (if constructed), and the East Coast Beltline (Williamson Boulevard) shall be consistent with the intent of the Thoroughfare Overlay Zone Regulations.

The proposed MPUD request is already consistent with the Industrial Land Use category as depicted on the Halifax Activity Center Land Use Map, and with the applicable policies of the comprehensive plan. This zoning change will allow uses correlated to the existing primarily industrial print marketing function.

(2) Its impact upon the environment or natural resources.

The amendment is to allow a new land uses within existing or previously approved developed industrial related buildings.

(3) Its impact upon the economy of any affected area.

The current principal industrial use will continue to operate. The requested PUD changes will allow additional operational functions that will have no impacts on the area.

(4) Notwithstanding the provisions of division 14 of the Land Development Code [article III], its impact upon necessary governmental services such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste or transportation systems.

The site is developed with a business, and any change in use proposed would not result in new impacts on governmental services. The buildings planned to house the proposed new land uses exist or are planned for under the current PUD agreement.

(5) Any changes in circumstances or conditions affecting the area.

There has been no change to the surrounding area.

(6) Any mistakes in the original classification.

There are no mistakes in the property's zoning classification. The IPUD zoning classification was applied to the subject property during the county's initiated 1994

administrative rezoning. The “C” suffix representing the Thoroughfare Overlay Zone was applied in 2004. The property was previously zoned B-4, but was not developed.

(7) *Its effect upon the use or value of the affected area.*

The change to the BPUDC classification allows commercial uses similar in character to the existing use, and uses allowed by the adjoining county commercial zoning classification. However, determining the effect this rezoning will have on the use or value of the area is difficult to ascertain with the current economic conditions.

(8) *Its impact upon the public health, welfare, safety or morals.*

There are no known negative impacts on the public health, welfare, safety, or morals of the community.

V. STAFF RECOMMENDATION

Staff recommends that the commission forward the rezoning request from Industrial Planned Unit Development (IPUD) Classification to Mixed Use Planned Unit Development (MPUD) Classification to the county council with a recommendation of approval, subject to the attached order and resolution.

VI. ATTACHMENTS

- DME Exhibit “B”
- Order and Resolution
- Boundary Survey
- Preliminary Plan
- Reviewer Comments
- Original Order and Resolution
- Maps

VII. AUTHORITY AND PROCEDURE

Pursuant to Section 72-414, the County Council shall hold a public hearing after due public notice on all recommendations from the commission. It may accept, reject, modify, return, or seek additional information on those recommendations. No approval of a rezoning application shall be made unless, upon motion, four members of the county council concur. The county council will thereafter forward its decision to the applicant.

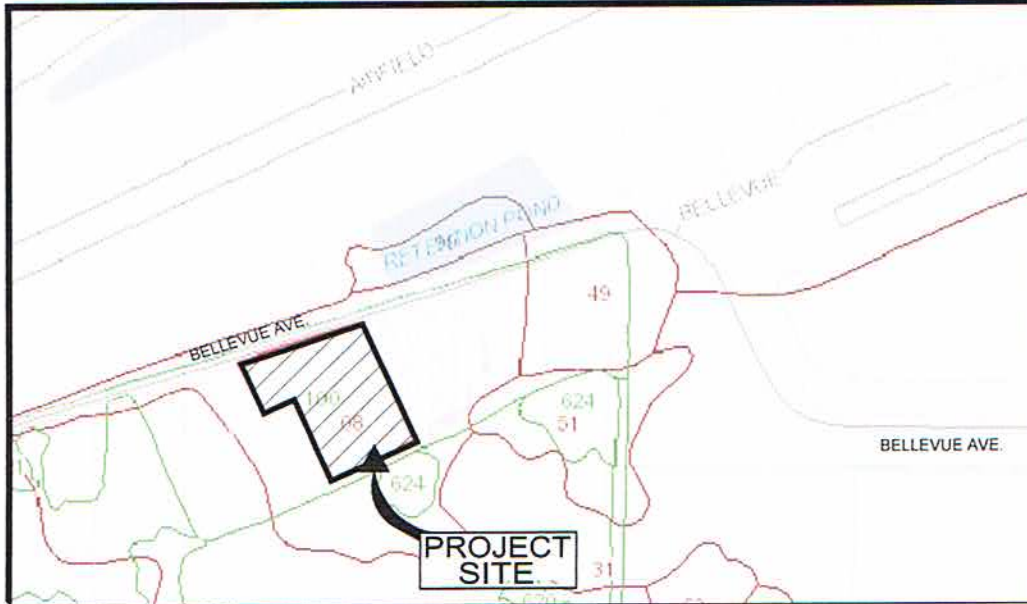
Any new information to be presented at the planning and land development regulation commission for any application will be grounds to continue an application to the next planning and land development regulation commission. Applicants shall inform and provide staff with the new information prior to the planning and land development regulation commission.

Any new information to be presented at the county council meeting that was not previously presented to the planning and land development regulation commission for any application will be grounds to return an application to the planning and land development regulation commission for further review. Applicants shall inform and provide staff with the new information prior to the council meeting.

LOCATION MAP:



SCALE: 1"=1,000'



LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 4425, PAGE 4810)
 THE NORTHERLY 250 FEET OF THE EASTERLY 200 FEET OF THE WESTERLY 800 FEET,
 SOUTH OF THE DELAND-DAYTONA ROAD, OF THE SAMUEL WILLIAMS GRANT, IN SECTION
 39, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA.

AND

(PER OFFICIAL RECORDS BOOK 4260, PAGE 3297)
 THE EASTERLY 318.40 FEET AS MEASURED ON THE GRANT LINE OF THE WESTERLY
 1341.8 FEET SOUTH OF OLD DELAND ROAD, OF THE SAMUEL WILLIAMS GRANT, SECTION
 39, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA.

TOTAL ACREAGE: 9.98 Ac.

FLUCCS: 100 - URBAN AND BUILT-UP:
 147 - MIXED COMMERCIAL & SERVICES
 150 - INDUSTRIAL

EXHIBIT "B"

SHEET 1 OF 11

LOCATION MAP & LEGAL DESCRIPTION

THE PERFORMANCE GROUP
 CIVIL ENGINEERING / PLANNING / DEVELOPMENT



JOSEPH H. HOPKINS, P.E. NO. 48059
 100 MARINA POINT DR., DAYTONA BEACH, FL. 32114
 TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

DIRECT MAIL EXPRESS - IPUD

SCALE: AS NOTED

FILE: 250-SUBDIVISION

DATE: 7/1/13; 4/23/14; 5/7/14

SITE DATA:

ZONING: INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD)	
FUTURE LAND USE: ACTIVITY CENTER (AC)	
OWNER:	MICHAEL PINAGGIO, PRESIDENT DIRECT MAIL EXPRESS 2421 BELLEVUE AVENUE DAYTONA BEACH, FL. 32114 386-257-2500
WATER SEWER:	CITY OF DAYTONA BEACH 301 S. RIDGEWOOD AVENUE DAYTONA BEACH, FL. 32114 386-258-3110
ELECTRIC:	FLORIDA POWER & LIGHT CO. 3000 SPRUCE CREEK ROAD PORT ORANGE, FL 32127 386-322-3414
TELEPHONE:	BELLSOUTH 900 N. NOVA ROAD DAYTONA BEACH, FL 32117 386-254-8003
GAS:	TECO PEOPLES GAS 1722 RIDGEWOOD AVE. HOLLY HILL, FL. 32117 386-671-2220
CABLE:	BRIGHT HOUSE NETWORK 209 DUNLAWTON AVE. PORT ORANGE, FL. 32127 386-760-9950
NOTES:	<ol style="list-style-type: none"> 1. USDA NRCS SOIL TYPE: 08 BASINGER FINE SAND, HYDROLOGIC GROUP A/D USDA SOIL CONSERVATION SERVICE, VOLUSIA COUNTY 2. PARCEL LOCATED IN FLOOD ZONE "A" (AREAS INUNDATED BY 100 YR FLOOD, NO BASE ELEV. DETERMINED) AS SCALED FROM FLOOD INSURANCE RATE MAP, VOLUSIA COUNTY, FL. PANEL#362 OF 930 MAP# 12127C0362 G, DATED APRIL 15, 2002. 3. TAX PARCEL NUMBER(S): 5239-00-00-0630 4. SITE ADDRESS: 2421 BELLEVUE AVE., DAYTONA BEACH, FL 32114

EXHIBIT "B"

SHEET 2 OF 11

SITE DATA

DIRECT MAIL EXPRESS - IPUD

SCALE: NONE

FILE: 250-SUBDIVISION

DATE: 7/1/13; 4/23/14; 5/7/14

THE PERFORMANCE GROUP
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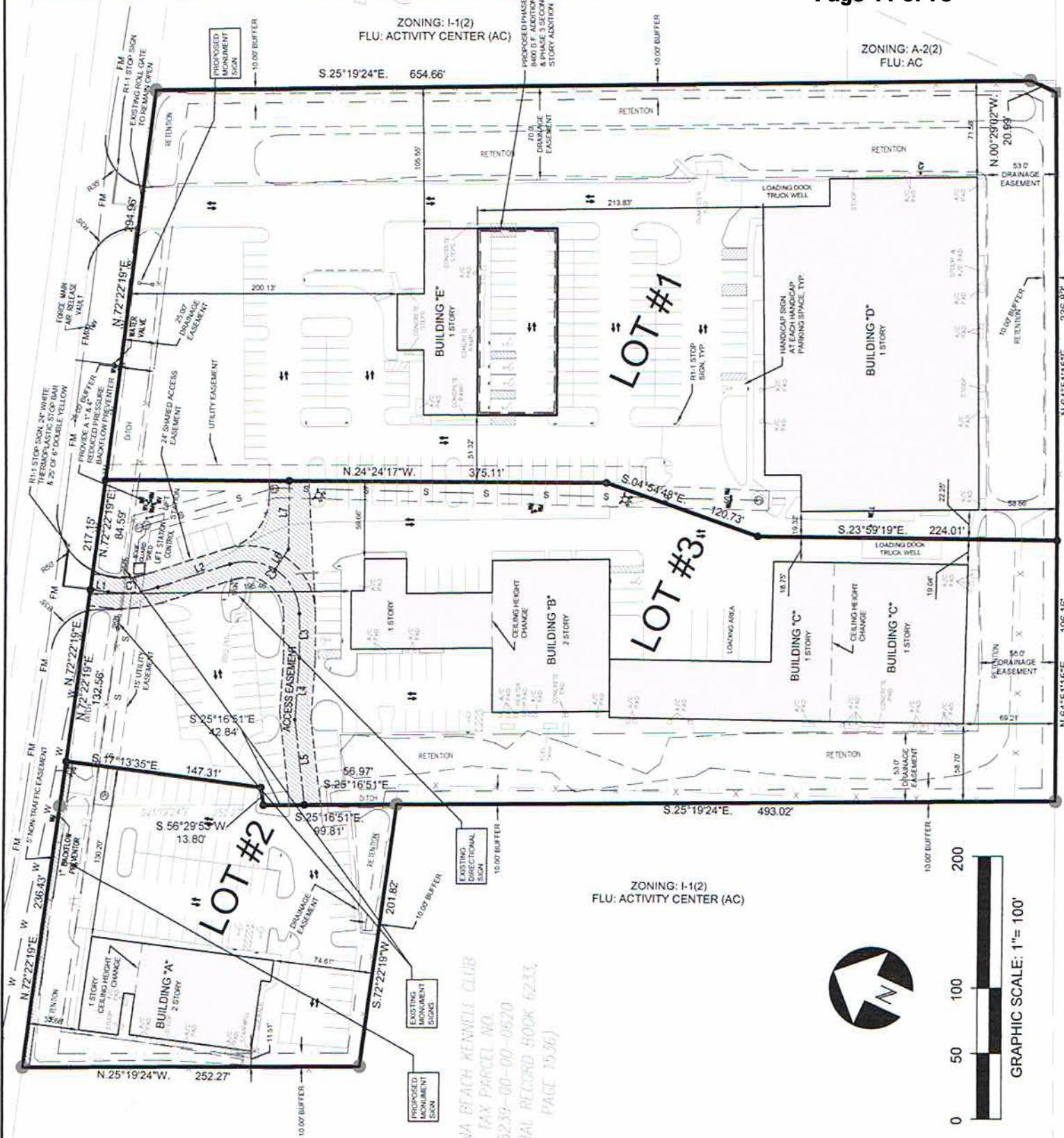
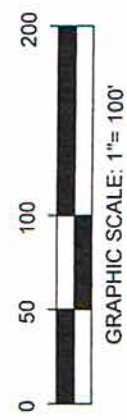


EXHIBIT "B"
SHEET 3 OF 11

VA BEACH KENNEL CLUB
TAX PARCEL NO
52339-00-00-0620
ZIAL RECORD BOOK #233,
(PAGE 15,36)



OVERALL DEVELOPMENT PLAN

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT

DIRECT MAIL EXPRESS - IPUD

SCALE: 1"=100'

FILE: 250-SUBDIVISION

DATE: 7/1/13; 4/23/14; 5/7/14


JOSEPH H. HOPKINS, P.E. NO 48059
100 MARINA POINT DR., DAYTONA BEACH, FL 32114
TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

LOT SUMMARY:

LOT #	GROSS LOT AREA	BUILDING AREA (GFA)	COVERAGE AREA (%)	OPEN SPACE (%)	# PARKING STALLS
1	218,046 S.F.	44,723 S.F.	20.5%	43.4%	50 REQ'D 138 PROVIDED
2	54,031 S.F.	15,881 S.F.	29.4%	32%	70 REQ'D 62 PROVIDED
3	162,700 S.F.	48,351 S.F.	29.7%	39.9%	50 REQ'D 87 PROVIDED
TOTAL	434,777 S.F. (9.98 Ac.)	108,955 S.F.		40.6%	170 REQ'D 287 PROVIDED

IMPERVIOUS CALCULATIONS (PH. 1):

DESCRIPTION	SQ. FT.	ACRES	% OF TOTAL
BUILDING FOOT PRINT:	92,531.39	2.12	21.3
PAVING & CONCRETE	165,445.22	3.80	38.0
TOTAL IMPERVIOUS AREA:	257,976.61	5.92	59.3
TOTAL PERVIOUS AREA:	176,800.39	4.06	40.7
TOTAL AREA:	434,777.00	9.98	100.0

LOT USES (PH. 1):

LOT #	LAND USE
1	3.2% OFFICE, 70.7% WAREHOUSE, 8.8% MOVIE PRODUCTION, 2.9% RETAIL, 14.4% FITNESS
2	OFFICES
3	53% OFFICES, 1.7% SERVICE SHOP, 23.4% WAREHOUSE, 21.9% LIGHT MANUFACTURING

EXHIBIT "B"

SHEET 5 OF 11

LOT SUMMARY PHASE 1

DIRECT MAIL EXPRESS - IPUD

SCALE: NONE

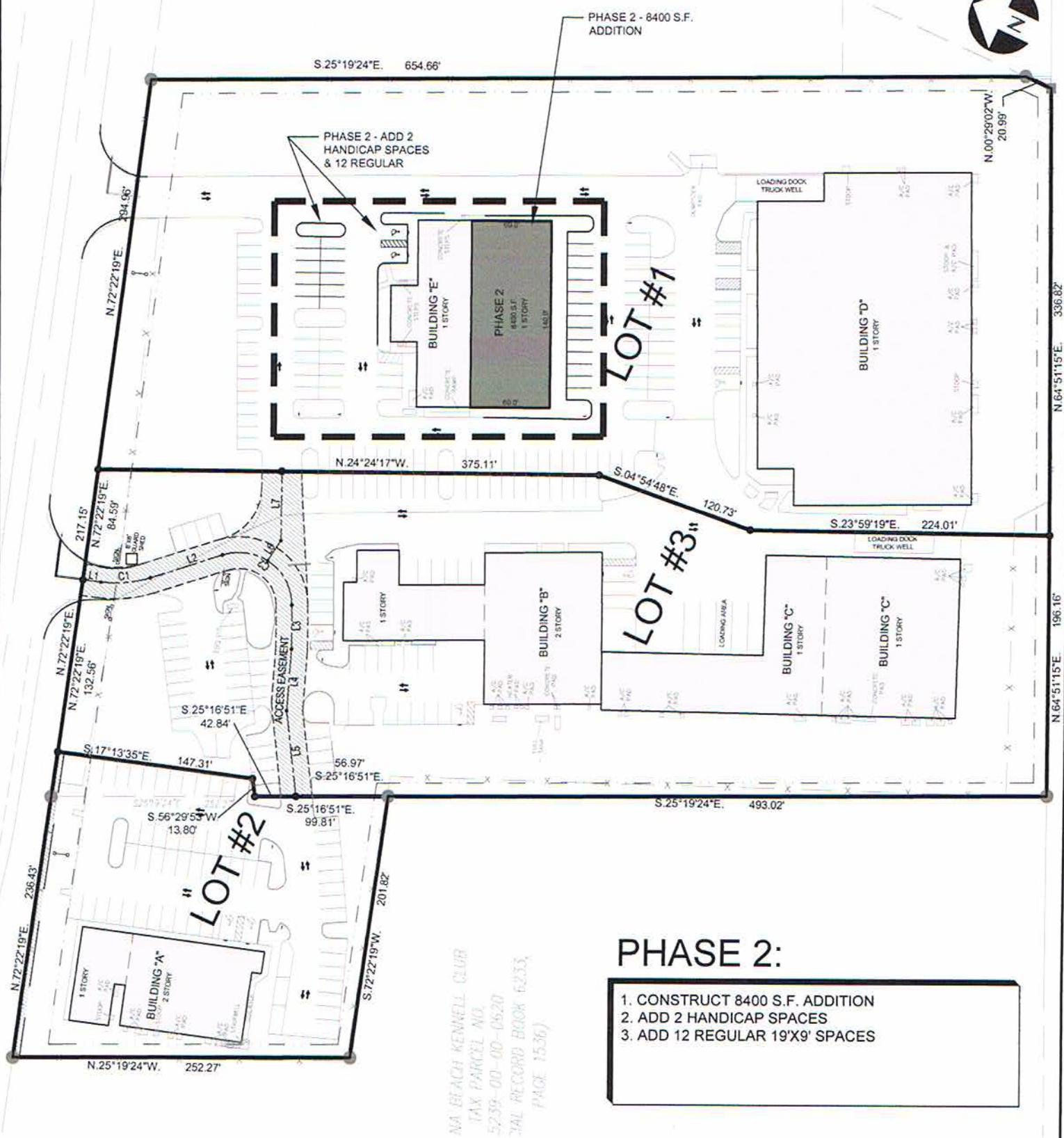
FILE: 250-SUBDIVISION

DATE: 7/1/13; 4/23/14; 5/7/14

THE PERFORMANCE GROUP
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PHASE 2:

1. CONSTRUCT 8400 S.F. ADDITION
2. ADD 2 HANDICAP SPACES
3. ADD 12 REGULAR 19'X9' SPACES

DAYTONA BEACH KENNEL CLUB
 TAX PARCEL NO. 5239-00-00-0520
 ZONING RECORD BOOK 6233,
 PAGE 1536)

EXHIBIT "B"

SHEET 6 OF 11

<h1 style="text-align: center;">SITE PLAN PHASE 2</h1>		THE PERFORMANCE GROUP CIVIL ENGINEERING / PLANNING / DEVELOPMENT 	
		DIRECT MAIL EXPRESS - IPUD	SCALE: 1"=100'
FILE: 250-SUBDIVISION		DATE: 7/1/13; 4/23/14; 5/7/14	

LOT SUMMARY (PH. 2):

LOT #	GROSS LOT AREA	BUILDING AREA (GFA)	COVERAGE AREA (%)	OPEN SPACE (%)	# PARKING STALLS
1	218,046 S.F.	53,123 S.F.	24.4%	43.7%	75 REQ'D 120 PROVIDED
2	53,926 S.F.	15,881 S.F.	29.5%	32%	70 REQ'D 62 PROVIDED
3	162,700 S.F.	48,351 S.F.	29.7%	39.9%	50 REQ'D 87 PROVIDED
TOTAL	434,777 S.F. (9.98 Ac.)	117,355 S.F.		40.8%	195 REQ'D 269 PROVIDED

LOT USES (PH. 2):

LOT #	LAND USE
1	2.7% OFFICE, 59.5% WAREHOUSE, 7.4% MOVIE PRODUCTION, 2.4% RETAIL, 27.9% FITNESS
2	OFFICES
3	53% OFFICES, 1.7% SERVICE SHOP, 23.4% WAREHOUSE, 21.9% LIGHT MANUFACTURING

EXHIBIT "B"

SHEET 7 OF 11

LOT SUMMARY PHASE 2

DIRECT MAIL EXPRESS - IPUD

SCALE: NONE

FILE: 250-SUBDIVISION

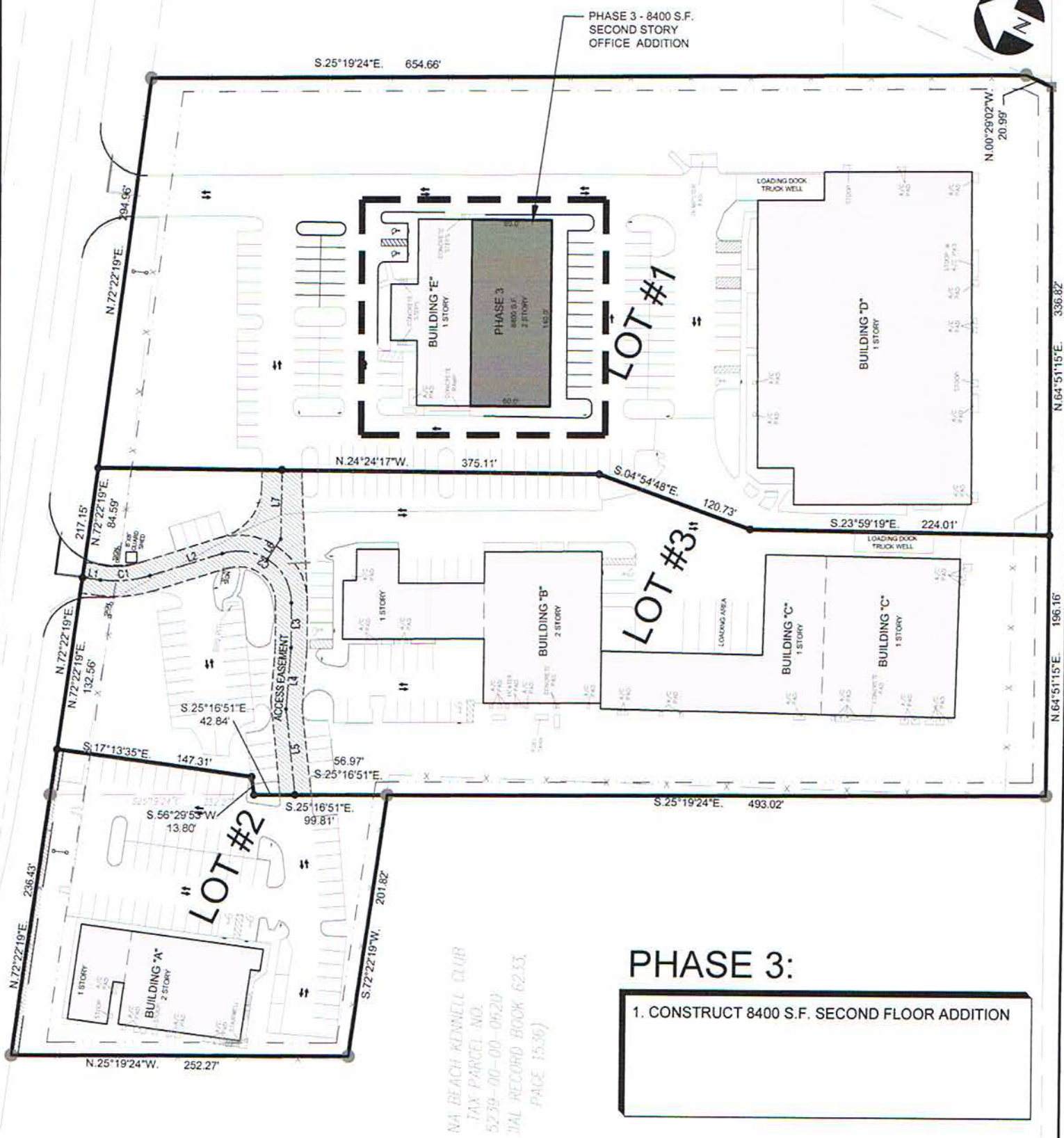
DATE: 7/1/13; 4/23/14; 5/7/14

THE PERFORMANCE GROUP

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PHASE 3 - 8400 S.F.
SECOND STORY
OFFICE ADDITION

PHASE 3:

1. CONSTRUCT 8400 S.F. SECOND FLOOR ADDITION

NA BEACH KENNEL CLUB
TAX PARCEL NO.
5239-00-00-0520
PAL RECORD BOOK 6253,
PAGE 1536)

EXHIBIT "B"
SHEET 8 OF 11

SITE PLAN PHASE 3

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT



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DIRECT MAIL EXPRESS - IPUD

SCALE: 1"=100'

FILE: 250-SUBDIVISION

DATE: 7/1/13; 4/23/14; 5/7/14

LOT SUMMARY (PH. 3):

LOT #	GROSS LOT AREA	BUILDING AREA (GFA)	COVERAGE AREA (%)	OPEN SPACE (%)	# PARKING STALLS
1	218,046 S.F.	61,523 S.F.	28.2%	43.7%	100 REQ'D 120 PROVIDED
2	53,926 S.F.	15,881 S.F.	29.5%	32%	70 REQ'D 62 PROVIDED
3	162,700 S.F.	48,351 S.F.	29.7%	39.9%	50 REQ'D 87 PROVIDED
TOTAL	434,777 S.F. (9.98 Ac.)	125,755 S.F.		40.8%	220 REQ'D 269 PROVIDED

LOT USES (PH. 3):

LOT #	LAND USE
1	2.3% OFFICE, 51.4% WAREHOUSE, 6.4% MOVIE PRODUCTION, 2.1% RETAIL, 37.8% FITNESS
2	OFFICES
3	53% OFFICES, 1.7% SERVICE SHOP, 23.4% WAREHOUSE, 21.9% LIGHT MANUFACTURING

EXHIBIT "B"

SHEET 9 OF 11

LOT SUMMARY PHASE 3

DIRECT MAIL EXPRESS - IPUD

SCALE: NONE

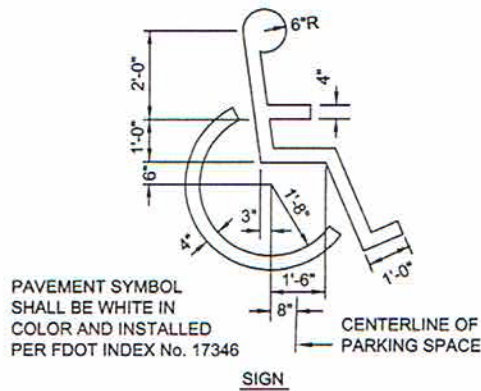
FILE: 250-SUBDIVISION

DATE: 7/1/13; 4/23/14; 5/7/14

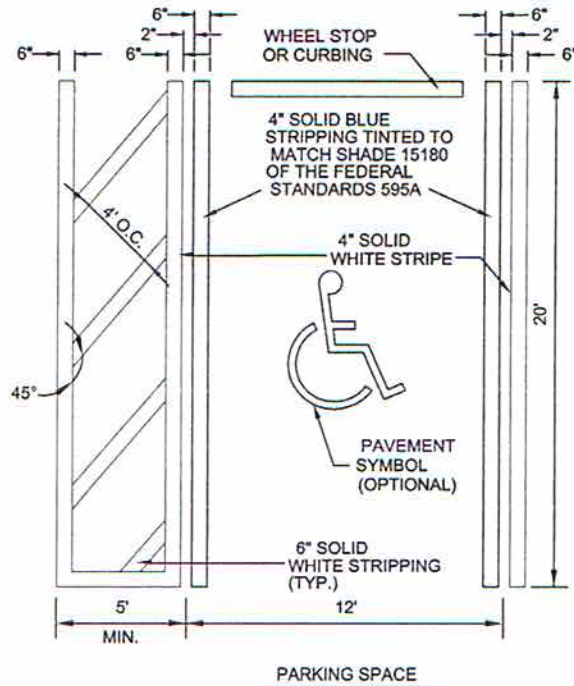
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SUPPLEMENTAL PLATE WITH 1" BLUE OR BLACK LEGEND AND A 1/2" BLUE OR BLACK BORDER ON A WHITE BACKGROUND



NOTES:

1. TOP PORTION OF FTP-25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. PERPENDICULAR AND DIAGONAL HANDICAPPED PARKING STALLS WILL BE 12 FT. WIDE AND 20 FT. LONG WITH A 5 FT. WIDE ACCESS AISLE ADJACENT TO EACH STALL. THE 5 FT. WIDE ACCESS AISLE MAY BE SHARED BY TWO ADJACENT HANDICAPPED PARKING STALLS.
3. PARALLEL HANDICAPPED PARKING STALLS WILL BE 12 FT. WIDE AND 22 FT. LONG WITH A 5 FT. WIDE ACCESS AISLE ADJACENT TO EACH STALL.
4. ALL HANDICAPPED PARKING STALLS, 5 FT. WIDE ACCESS AISLES, HANDICAPPED RAMPS AND ACCESSIBLE ROUTES MUST BE PAVED.
5. ALL HANDICAPPED RAMPS SHALL BE A MINIMUM OF 22" WIDE EXCLUSIVE OF THE FLARED SIDES WITH A MINIMUM SLOPE OF 12:1. RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX No. 304.
6. ONE FTP-25 OR FTP-26 SIGN WITH SUPPLEMENTAL SIGN IS REQUIRED FOR EACH HANDICAPPED PARKING STALL.
7. BOTTOM EDGE OF SIGN TO BE 7'-0" ABOVE PAVEMENT.
8. BLUE STRIPING SHALL BE TINTED TO MATCH SHADE 15180 OF THE FEDERAL STANDARDS 595a.

HANDICAPPED PARKING DETAIL

EXHIBIT "B"

SHEET 10 OF 11

HANDICAP DETAILS

DIRECT MAIL EXPRESS - IPUD

SCALE: NONE

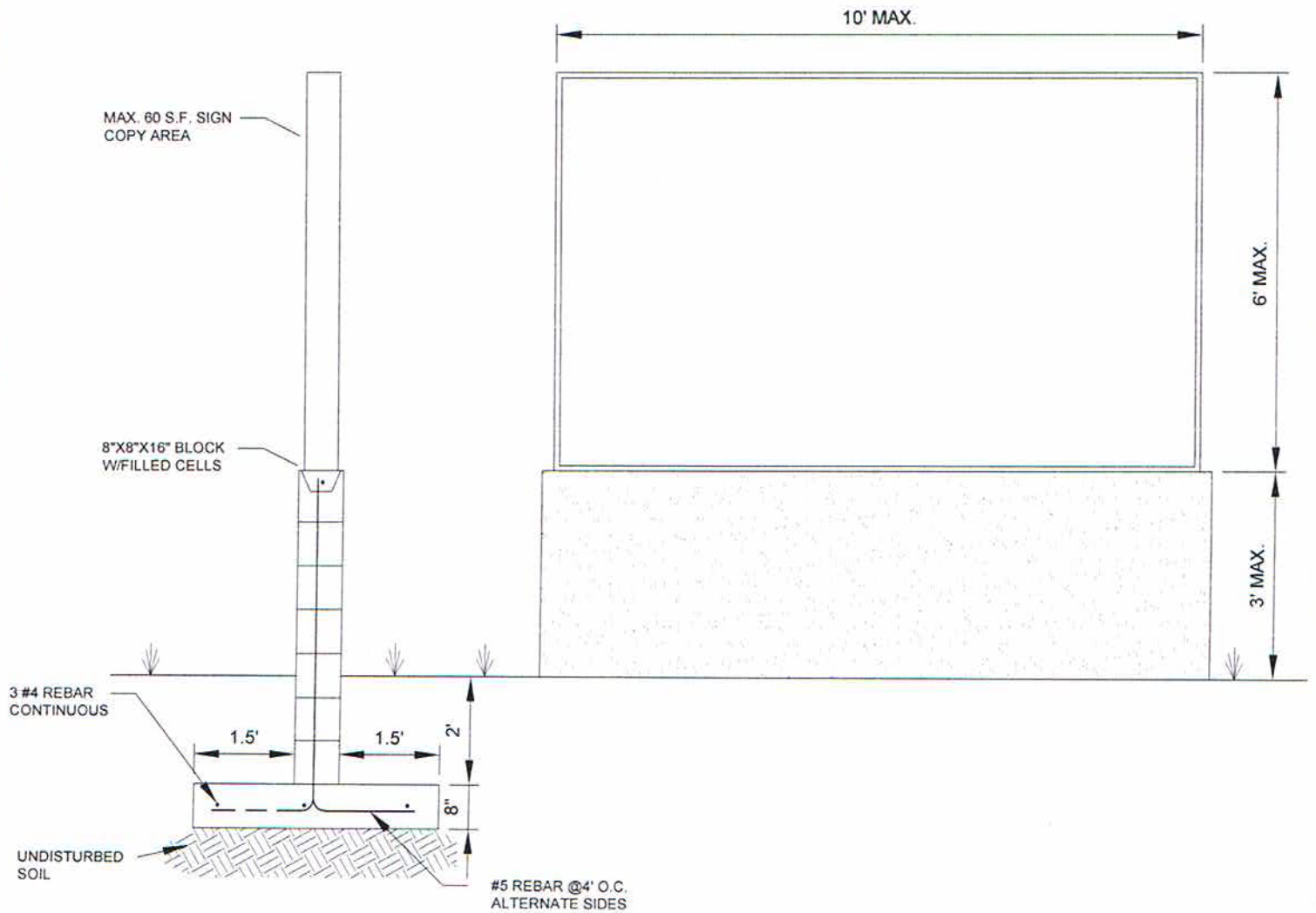
FILE: 250-SUBDIVISION

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MONUMENT SIGN

EXHIBIT "B"

SHEET 11 OF 11

MONUMENT SIGN DETAIL

THE PERFORMANCE GROUP
CIVIL ENGINEERING / PLANNING / DEVELOPMENT



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TELEPHONE: (386) 239-7166 FAX: (386) 239-7120

DIRECT MAIL EXPRESS - IPUD

SCALE: NONE

FILE: 250-SUBDIVISION

DATE: 7/1/13; 4/23/14; 5/7/14

RESOLUTION 2014-XX

A RESOLUTION OF THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, APPROVING PUD-13-052 AND AMENDING RESOLUTION 98-163 AND THE OFFICIAL ZONING MAP OF VOLUSIA COUNTY, FLORIDA, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN HEREIN DESCRIBED PROPERTY FROM DIRECT MAIL EXPRESS INDUSTRIAL PLANNED UNIT DEVELOPMENT CLASSIFICATION RECORDED IN BOOK 4387 PAGE 3717, ET. SEQ., OFFICIAL RECORDS OF VOLUSIA COUNTY TO THE MIXED USE PLANNED UNIT DEVELOPMENT CLASSIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the application of Direct Mail Express, Inc., hereinafter, "Applicant," for amendment to the referenced, adopted IPUD for rezoning to Mixed Use Planned Unit Development was heard by and before the Volusia County Council, Volusia County, Florida, on _____. Based upon the verified Application and other supporting documents, maps, charts, overlays, other evidence and instruments; the advice, report, and recommendations of the Growth and Resource Management Department, Legal Department, and other Departments and agencies of Volusia County; and the testimony adduced and evidence received at the Public Hearing on this Application by the Planning and Land Development Regulation Commission on _____, and otherwise being fully advised, the Volusia County Council does hereby find and determine as follows:

1 A. That the application of Direct Mail Express, Inc., was duly and properly
2 filed herein on, as required by law.

3 B. That the Applicant has applied for a change of zoning from the Industrial
4 Planned Unit Development (IPUD) to Mixed Use Planned Unit Development (MPUD) for the
5 parcel described in Exhibit "A" to the Development Agreement for PUD-13-052.

6 C. That all fees and costs that are by law, regulation, or ordinance required to be
7 borne and paid by the applicant have been paid.

8 D. That the applicant is the Owner or authorized representative of the Owner of
9 a 9.97 acres parcel of land, which is situated in Volusia County. This parcel of land is
10 described more particularly in the property survey and legal description, a true copy of
11 which is attached as Exhibit "A" to the Development Agreement for PUD-13-052.

12 E. That the Applicant has held a pre-application meeting as required by Chapter
13 72, County Code of Ordinances, as amended.

14 F. That the Applicant has complied with the "Due Public Notice" requirements of
15 Chapter 72, County Code of Ordinances, as amended.

16 G. That the said rezoning to MPUD is consistent with both the Volusia County
17 Comprehensive Plan and the intent and purpose of the Zoning Ordinance of Volusia
18 County, Florida ("zoning code"), as codified in article II of Chapter 72, Code of Ordinances,
19 and does promote the public health, safety, morals, general welfare and orderly growth of
20 the area affected by the rezoning request.

21 H. That the owner of the property, Direct Mail Express, Inc., agrees with the
22 provisions of the Development Agreement, which is attached hereto as Exhibit "1."

23

1 NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF VOLUSIA
2 COUNTY, FLORIDA, IN AN OPEN MEETING DULY ASSEMBLED IN THE THOMAS C.
3 KELLY COUNTY ADMINISTRATION BUILDING, COUNTY COUNCIL MEETING ROOM,
4 DELAND, FLORIDA, THIS _____ DAY OF _____, A.D., _____, AS
5 FOLLOWS:

6 A. That the Application of Direct Mail Express, Inc. for the rezoning of the subject
7 parcel is hereby granted.

8 B. That the zoning classification of the subject parcel described in Exhibit "A" to
9 the Development Agreement is hereby amended from the IPUD classification to MPUD as
10 described in zoning code.

11 C. That the Official Zoning Map of Volusia County is hereby amended to show
12 the rezoning of said parcel to MPUD.

13 D. With respect to any conflict between the zoning code and this Resolution or
14 the attached Agreement, the provisions of this Resolution and Development Agreement
15 shall govern. The zoning code shall govern with respect to any matter not covered by this
16 Resolution or the Development Agreement. The Volusia County Zoning Enforcement
17 Official will ensure compliance with this Resolution and the Development Agreement.

18 E. Unless otherwise provided in paragraph D, nothing in this Resolution or the
19 Development Agreement shall abridge the requirements of the Code of Ordinances, County
20 of Volusia. Timing and review procedures contained in this Resolution and the
21 Development Agreement may be modified to comply with the Land Development Code of
22 Volusia County, Florida, as codified in article III of Chapter 72, Code of Ordinances, County
23 of Volusia ("land development code").

24
25

1 EFFECTIVE DATE: This resolution shall take effect immediately upon adoption
2 by the council.

3
4 DONE AND ORDERED IN OPEN MEETING.

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7 COUNTY COUNCIL
8 ATTEST: COUNTY OF VOLUSIA, FLORIDA

9
10
11
12 _____
James T. Dinneen
County Manager

Jason P. Davis
County Chair

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Please return recorded document to:

Volusia County
Growth and Resource Management
123 W. Indiana Ave., Room 202
Deland, FL 32720

1 **EXHIBIT “1”**

2 **DEVELOPMENT AGREEMENT**
3 **(PUD-13-052)**
4

5 A. Development Concept. The property shall be developed as a MPUD
6 substantially in accordance with the Master Development Plan. The Master Development
7 Plan shall govern the development of the property as an MPUD and shall regulate the
8 future use of this parcel.

9 1. Master Development Plan. The Master Development Plan shall
10 consist of the Preliminary Plan prepared by The Performance Group, Inc., dated May 21,
11 2013 and this Development Agreement (hereinafter “Agreement”). The Preliminary Plan is
12 hereby approved and incorporated in this Agreement by reference as Exhibit "B." The
13 Master Development Plan shall be filed and retained for public inspection in the Growth and
14 Resource Management Department and shall constitute a supplement to the Official Zoning
15 Map of Volusia County.

16 2. Amendments. All amendments of the Master Development Plan, other
17 than those deemed by the Zoning Enforcement Official's reasonable opinion to be minor
18 amendments, in accordance with section 72-289 of the zoning code, shall require the
19 review and recommendation of the Planning and Land Development Regulation
20 Commission and action by the Volusia County Council in the same manner as a rezoning of
21 the parcel.

1 3. Subdivision Approval. After the Master Development Plan is recorded,
2 application for Overall Development Plan, Preliminary Plat and Final Plat of the area to be
3 subdivided shall be submitted for review and approval in the manner required by Division 2
4 of the Land Development Code, as amended.

5 4. Final Site Plan Approval. After the Preliminary Plan is recorded, and
6 prior to issuance of any permits for new construction, a Final Site Plan shall be prepared
7 and submitted for review and approval in the manner required by the land development
8 code, as amended. The preliminary plan, attached as Exhibit "B", meets the minimum
9 submittal requirements of a Conceptual Site Plan application in accordance with land
10 development code. Therefore, the MDP shall be in-lieu of a Conceptual Site Plan
11 application, and the owner/developer is authorized to proceed with submittal of a Final Site
12 Plan application once this Order and Resolution has been recorded.

13

14 B. Unified Ownership. The Applicant or his successors has and shall maintain
15 unified ownership of the subject parcel until after issuance date of the Final Subdivision Plat
16 Development Order.

17

18 C. Phases of Development. The development of the DME MPUD, as shown on
19 the Preliminary Plan, shall occur in three (3) phases:

20 Phase 1 – The property will be subdivided into three (3) individual lots, providing for
21 shared facilities, establishment of a lot owners association, shared maintenance of
22 common facilities, driveway/ parking improvements and signage.

23 Phase 2 – An 8400 square foot expansion of Building "E" within Lot #1, along with
24 required site improvements.

25 Phase 3 – A secondary addition, 8400 square feet, to Building "E" within Lot #1.

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D. Land Uses within the PUD. The development and occupancy of the parcels shall be consistent with the uses prescribed for all lots within the MPUD. The locations and sizes of existing and proposed land uses are shown on the Preliminary Plan, Exhibit “B”, consistent with the Master Development Plan.

The subject parcel shall be used only for the following uses and their customary accessory uses or structures:

1. Permitted Uses:

All permitted principal uses and structures listed in the I-1 zoning classification of the Volusia County Code of Ordinances, Article II, Chapter 72, Section 241 (as amended), including the following additional uses (with the exception of the prohibited uses listed below in paragraph, D.2.)

Additional Permitted Uses:

- Call centers
- Health club and spa
- Physical rehabilitation
- Private sports training
- Television and video production

2. Prohibited Uses:

- Adult bookstores (refer to subsection [72-290\(1\)](#)).
- Adult theaters (refer to subsection [72-290\(1\)](#)).
- Automobile service station, type B.
- Chewing gum manufacturers.
- Chocolate, cocoa and related products manufacturers.
- Cigar and cigarette manufacturers.
- Coffee, tea and spice processing.
- Condensed and evaporated milk processing.

- 1 Convenience stores with more than eight vehicular service
- 2 positions per fuel dispenser island.
- 3 Creamery and dairy operations.
- 4 Dairy products manufacturers.
- 5 Meat products (no slaughtering).
- 6 Publicly owned parks and recreational areas. Radiator repair,
- 7 cleaning and flushing establishments.
- 8 Solid waste transfer station.
- 9 Fixed-wing aircraft landing fields.
- 10 Materials recovery facility as regulated under Rule 62-701.700,
- 11 F.A.C., (minimum parcel size of 20 acres) (refer to subsection 72-
- 12 293(16)).
- 13

14 E. Development Standards.

- 15 1. Minimum lot area: One acre
- 16 2. Minimum lot width: 150 feet
- 17 3. Minimum yard size (building):
- 18 a. Front yard: 30 feet
- 19 b. Rear yard
- 20 1. Perimeter 20 feet
- 21 2. Interior 10 feet
- 22
- 23 c. Side yard:
- 24 1. Perimeter West 10 feet
- 25 2. Perimeter East 20 feet
- 26 3. Interior 10 feet
- 27
- 28 d. Waterfront yard: 25 feet
- 29 4. Maximum lot coverage: 35%, per Halifax Activity
- 30 Center
- 31 5. Maximum building height: 45 feet

1 6. Landscape Buffer requirements: Required landscaping shall comply
 2 with the minimum requirements of Section 72-284 of the zoning code as amended, except
 3 as otherwise stated in this document. At least 50% of required landscaping shall be native
 4 species that is drought tolerant.

5 Lot #1

6 Front	25 feet
7 Rear	10 feet
8 Side – west	N/A
9 Side – east	10 feet

11 Lot #2

12 Front	25 feet
13 Rear	10 feet
14 Side – west	10 feet
15 Side – east	N/A

17 Lot #3

18 Front	25 feet
19 Rear	10 feet
20 Side – west	
21 1. Interior	N/A
22 2. Perimeter	10 feet
23 Side – east	
24 1. Interior	N/A

25
 26 7. Minimum building separation distance 25 feet

27 8. Off-street parking and loading requirements: Off-street parking and
 28 loading facilities currently exist as depicted on Exhibit “B”, Phase 1. The parking
 29 requirement for each lot within the MPUD is based on the following criteria. In the event of
 30 a change of use, the parking requirements shall be in accordance with Section 72-286 of

1 the zoning code as amended.

2 **Lot 1, Phase 1**

3 Use: Rehabilitation Facility/ Health Club, Private Sports Training,
4 Warehouse, Movie Production, Office, Retail

5 Floor Area = 6442 sf (Building E)

6 Floor Area = 38,281sf (Building D)

7 Parking Ratio: 3-spaces/ 1000 sf of GFA (gross floor area) for
8 rehabilitation facility, health club

9 Parking Ratio: 1 space per employee plus 1 space per athlete on the
10 largest shift

11 Parking Required = 50 spaces

12 Parking Provided = 138 spaces

13 **Lot 1, Phase 2**

14 Use: Rehabilitation Facility/ Health Club, Private Sports Training,
15 Warehouse, Movie Production, Office, Retail

16 Floor Area = 14,841 sf (Building E)

17 Floor Area = 38,281 sf (Building D)

18 Parking Ratio: 3-spaces/ 1000 sf of GFA for rehabilitation facility, health
19 club

20 Parking Ratio: 1 space per employee plus 1 space per athlete on the
21 largest shift

22 Parking Required = 75 spaces

23 Parking Provided = 120 spaces

24 **Lot 1, Phase 3**

25 Use: Rehabilitation Facility/ Health Club

1 Floor Area = 23,241 square feet (Building E)
2 Floor Area = 38,281 square feet (Building D) Parking Ratio: 3-
3 spaces/ 1000 square feet of GFA for rehabilitation facility, health club
4 Parking Ratio: 1 space per employee plus 1 space per athlete on the
5 largest shift
6 Parking Required = 100 spaces
7 Parking Provided = 120 spaces

8 **Lot 2**

9 Use: Call Center
10 Floor Area = 15,881 square feet
11 Parking Ratio: 1-space/employee on the largest shift
12 Parking Required = 70 spaces
13 Parking Provided = 62 spaces

14 **Lot 3**

15 Use: Direct Mail, Production, Warehousing, Offices
16 Floor Area = 48,351 square feet
17 Parking Ratio: 1-space/employee on the largest shift
18 Parking Required = 50 spaces
19 Parking Provided = 87 spaces

20 NOTE: Surplus parking is provided on Lot 1 and Lot 3. The additional required parking for
21 Lot 2, above the available amount, will be shared by Lot 1 and Lot 3 as provided for in the
22 dedication of the DME Subdivision Plat.

23 9. Signage requirements: As permitted by section 72-303(j) of the
24 zoning code, as amended, unless otherwise stated by this agreement. Currently two (2)
25 ground signs exist adjacent to the entry drive on Lot #3. Lot #1 and Lot #2 shall be allowed

1 one (1) ground sign each, which shall not exceed 9-feet in height and 60-square feet in sign
2 copy area. New signs shall be located along a public right of way and be a minimum of 50-
3 feet from any side lot line. One (1) directional sign (7ft x 5ft. (hwx)) currently exist on Lot
4 #3. Additional directional signage shall be allowed within the DME MPUD provided that
5 directional signs are limited to 6-square feet in sign copy area and are no greater than 5-
6 feet above the grade (ground level).

7 10. Nonresidential Development Design Standards: The DME MPUD is
8 substantially developed as reflected in Exhibit "B", therefore the requirements of Section
9 72-303 Nonresidential Development Design Standards do not apply. In the event a
10 structure is substantially modified, redeveloped or damaged per Section 72-303(b), the
11 requirements of Section 72-303 Nonresidential Development Design Standards shall apply
12 to the redeveloped structure.

13 11. Common Open Space: The DME MPUD is substantially developed as
14 reflected in Exhibit "B". The existing and proposed development plans provide open space
15 that is used for buffering, stormwater retention, landscaping and utility easements. Open
16 space for the DME MPUD shall be a minimum of 35% of the overall MPUD. Each lot within
17 the DME MPUD shall provide a minimum of 30% open space.

18

19 F. Environmental Considerations. The minimum environmental requirements
20 of Chapter 72 of the Code of Ordinances, County of Volusia, as amended, shall be met.

21

22 G. Sewage Disposal and Potable Water Facilities. Provisions for sewage
23 disposal and potable water needs of the MPUD will be provided in accordance with the
24 comprehensive plan, the land development code and Fla. Admin. Code Ann. r. 64E-6.
25 Potable water is provided by the City of Daytona Beach. Sanitary sewer treatment /waste

1 disposal is provided by the City of Daytona Beach.

2

3 H. Storm water Drainage. Provisions for stormwater retention and detention
4 currently exist within the DME MPUD. Any new development or modifications to existing
5 development shall be in accordance with the land development code.

6

7 I. Access and Transportation System Improvements. All access and
8 transportation system improvements shall be provided in accordance with the land
9 development code. The parcel shall be developed in substantial accordance with the
10 following access and transportation system improvements:

11 1. Access. Access to the DME MPUD is from Bellevue Avenue. A
12 driveway connection to Lot 1 and Lot 3 currently exist. The driveway connections shall be
13 upgraded as necessary to include a 36-inch STOP sign, 24-inch wide white thermoplastic
14 stop bar and 25-feet of 6-inch double yellow centerline striping. Access to Lot 2 shall be
15 from the driveway connection on Lot 3 and the 24-foot shared access easement over a
16 portion of Lot 3 as shown on the Preliminary Plan, Exhibit "B".

17 2. Transportation System Improvements. The DME MPUD is
18 substantially developed and does not require any offsite transportation improvement. In the
19 event of a substantial modification of the DME MPUD, improvements shall be provided as
20 required by the land development code. The determination regarding any required
21 transportation system improvements shall occur during final site plan review and/or
22 subdivision review, as may be required by the Development Review Committee and/or
23 Volusia County Traffic Engineer.

24

25 J. Internal Access. Internal access between the individual lots of the DME

1 MPUD shall remain as depicted on the Preliminary Plan, Exhibit "B". Shared access shall
2 be provided over all driveways and parking, as provided in the covenants and restrictions of
3 the DME Lot Owner's Association.

4

5 K. Fire Protection. The applicant is responsible for providing adequate on site
6 water supply and other fire protection improvements to serve the DME MPUD project. The
7 design, capacity, and location of the required water supply and other fire protection
8 improvements shall be as required by the Volusia County Fire Marshall's office.

9

10 L. Building or Property Owners Association. The charter and by-laws of the
11 Property Owners Association and any other agreements, covenants, easements or
12 restrictions shall be furnished to the County of Volusia at the time of creation. The
13 Applicant shall be responsible for recording said information in the Official Records of
14 Volusia County, Florida. In addition, the Applicant shall bear and pay all costs for recording
15 all of the aforementioned documents.

16 With respect to the enforcement of said agreements, covenants, easements or
17 restrictions entered into between the Applicant and the owners of property within the
18 MPUD, the County of Volusia shall only enforce the provisions of the "Development
19 Agreement" and Volusia County Zoning Ordinance, as amended, whichever is applicable,
20 and not the private agreements entered into between the aforementioned parties.

21

22 M. Expiration of Development Agreement. The Applicant shall file a final site
23 plan or overall development plan within five (5) years from the effective date of this Order
24 and Resolution. Failure to timely file said final site plan or overall development plan shall
25 immediately render the development agreement null and void, unless the zoning

1 enforcement official, for good cause shown, approves a minor amendment to the extend
2 the time period indicated in this paragraph.

3

4 N. Binding Effect of Plans, Recording, and Effective Date. The Master
5 Development Plan, including any and all supplementary orders and resolutions, and the
6 Preliminary Plan shall bind and inure to the benefit of the Applicant and his successor in
7 title or interest. The MPUD zoning, Order and Resolution and all approved plans shall run
8 with the land.

9 This Order and Resolution and all subsequent Orders and Resolutions shall be filed
10 with the Clerk of the Court and recorded within forty-five (45) days following execution of
11 the document by the Volusia County Council, in the Official Records of Volusia County,
12 Florida. One copy of the document, bearing the book and page number of the Official
13 Record in which the document was recorded, shall be submitted to the Growth and
14 Resource Management Department. The date of receipt of this document by the Growth
15 and Resource Management Department shall constitute the effective date of this Order and
16 Resolution and its subsequent amendments. The applicant shall pay all filing costs for
17 recording documents.

18

19 O. Conceptual Approval: The parties hereto acknowledge that reductions in
20 density and/or intensity may and do occur; and that minor changes to roadway design,
21 location and size of structures, actual location of parking spaces, specific locations for land
22 uses, and locations and design of stormwater storage, landscape buffers and upland
23 buffers may result to comply with the land development code. A request for such an
24 amendment shall be reviewed by the zoning enforcement official and may be processed as
25 a minor amendment in accordance with section 72-289 of the zoning code. The Applicant

1 agrees to revise and record the Revised Preliminary Plan which reflects any such changes
2 with the Clerk of the Court immediately following the expiration of the 30 day period for
3 appealing Development Review Committee (DRC) decisions to the County Council. A copy
4 of the Revised Preliminary Plan, bearing the book and page number of the Official Record
5 in which the document was recorded, shall be submitted to the Growth and Resource
6 Management Department.

7

1 DONE and ORDERED by the County Council of Volusia County, Florida, this ____
2 day of _____, 2014.

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ATTEST:

VOLUSIA COUNTY COUNCIL

8

James T. Dinneen
County Manager

Jason P. Davis
County Chair

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14 STATE OF FLORIDA
15 COUNTY OF VOLUSIA

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The foregoing instrument was acknowledged before me this ____ day of
_____, 2014, by James T. Dinneen and Jason P. Davis as County
Manager and Chair, Volusia County Council, respectively, on behalf of the
County of Volusia, and who are personally known to me.

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NOTARY PUBLIC, STATE OF FLORIDA
Type or Print Name:

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Commission No.: _____
My Commission Expires: _____

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WITNESSES:

OWNER(S):

Michael Panaggio, President

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this _____ day of _____, 2014 by Michael Panaggio, President who is personally known to me or who have produced _____ as identification(s).

NOTARY PUBLIC, STATE OF FLORIDA
Type or Print Name:

Commission No.: _____

My Commission Expires: _____

EXHIBIT "A"

Legal Description

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LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 4425, PAGE 4810)

THE NORTHERLY 250 FEET OF THE EASTERLY 200 FEET OF THE WESTERLY 800 FEET, SOUTH OF THE DELAND-DAYTONA ROAD, OF THE SAMUEL WILLIAMS GRANT, IN SECTION 39, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA.

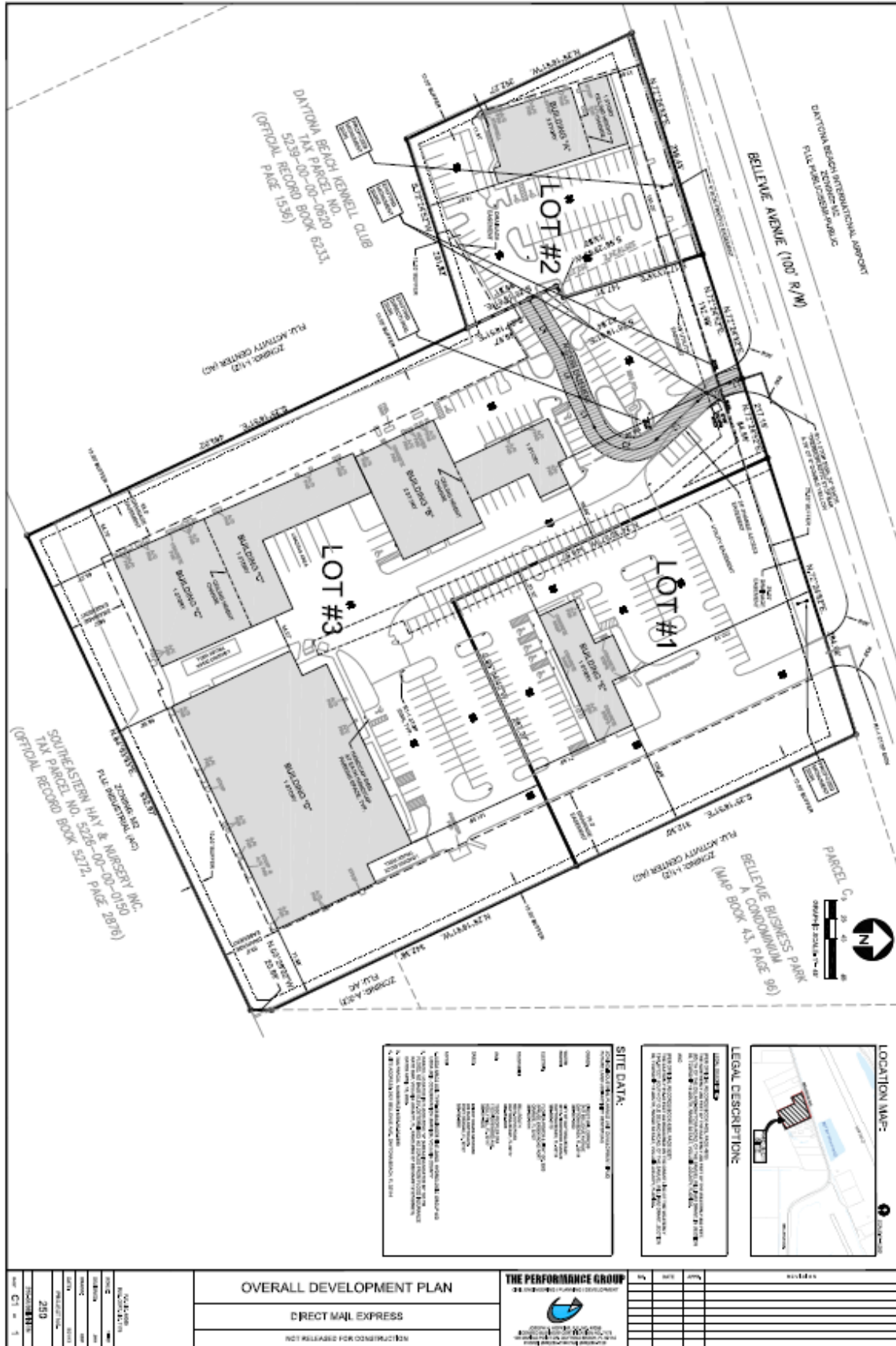
AND

(PER OFFICIAL RECORDS BOOK 4260, PAGE 3297)

THE EASTERLY 318.40 FEET AS MEASURED ON THE GRANT LINE OF THE WESTERLY 1341.80 FEET OF THE OLD DELAND ROAD, OF THE SAMUEL WILLIAMS GRANT, SECTION 39, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA.

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EXHIBIT "B"
Preliminary Plan



3

From: Melissa Winsett
To: Ashley, Scott; Somers, Yolanda
CC: Winsett, Melissa
Date: 7/11/2013 1:13 PM
Subject: Direct Mail Express PUD Amendment

Per our Project Review meeting this morning and the County Traffic Engineer's Direction, please have the applicant provide the following:

1. Trip Generation analysis for the existing use as well as the proposed use(s) in the PUD amendment.
2. Trip Distribution and Site Driveway analysis.
3. Parking Analysis. Based on aerial photographs showing vehicles parked in grassed areas, there appears to be insufficient parking space in the current condition.

Thank you. Please let me know if you have any questions. ~Melissa

Melissa K. Winsett
Transportation Planner/Planner III
Planning, Eng. Studies, Development Review

Volusia County Traffic Engineering
123 W. Indiana Ave., Room 400
DeLand, FL 32720-4262

mwinsett@volusia.org
386-736-5968 x12322 (DeLand Area)
386-257-6000 x12322 (Daytona Area)
386-423-3300 x12322 (New Smyrna Area)

Fax 386-740-5242



August 8, 2013

Ms. Melissa Winsett
 County of Volusia
 Traffic Engineering
 123 W. Indiana Avenue
 DeLand, FL 32720

Ref: DME IPUD Amendment
 Case No. PUD-13-052
 RSN No. 763617

Dear Ms. Winsett:

This letter is a follow up from our discussion last week regarding your request for additional information for the proposed IPUD Amendment, as referenced. Specifically, we discussed the comments contained in your inter-office memo dated July 11, 2013, which I received on July 31, 2013.

Below are your comments followed by my response:

- Trip generation analysis for the existing use as well as the proposed use(s) in the PUD amendment.**

RESPONSE:

The IPUD is fully developed with the exception of the Phase 2 and Phase 3 improvement proposed on Lot 1. All of the facilities within the complex are currently occupied.

There are three (3) primary on the site, which coincide with the individual lots of the proposed subdivision.

Lot 1 - DME Employee Fitness Center – this is a state of the art private health and fitness center sponsored by the employer. The Center is open 24-hours a day and open to all employees within the IPUD. The Center employs one fulltime physician / health advisor.

Lot 2 - DME Customer Service Center - the Customer Service Center is a component of Direct Mail Express, which is a marketing, printing and publishing entity. The Center employs a maximum of 120 people, which rotate in three (3) shifts, 7-days a week. The maximum number of employees on the largest shift is 70.

CIVIL ENGINEERING
 PLANNING
 DEVELOPMENT

Ms. Melissa Winsett
August 8, 2013
Page 2 of 4

Lot 3 - DME Holdings – this is the core operating entity which specializes in planning, design, printing and publishing of marketing products and services. DME Holdings employs a maximum of 120 employees, which rotate in three shifts, operating 6-7-days per week. The maximum number of employees on the largest shift is 80.

Note: DME provides services throughout the United States and internationally. They do not serve a “local market”. As a result, they have very little outside traffic or visitors to the complex. In addition, the complex has a commissary that provides snacks and beverages for their employees. Employees are encouraged to remain on the property throughout their shifts, which further limits trip generation on and off the property.

Current Trip Generation ADT = 578 trips (289 in, 289 out)

Trip Generation for Proposed Uses

There are four (4) Additional Permitted Uses being proposed as part of the IPUD Modification.

- Call Centers – The existing Customer Service Facility could potentially be converted to a Call Center. The change would not result in increased trip generation.
- Health Club and Spa – The DME Employee Fitness Center currently exist on Lot 1. In the event the facility is opened to the public, or offers membership, additional trip generation would be directly correlated to membership.
- Physical Rehabilitation - The DEM Employee Fitness Center is already equipped to provide physical rehabilitation to its employees. In the event the facility is opened to the public, additional trip generation would be directly correlated to a set appointment schedule.
- Television and Video Production – Radio and Television Broadcast Stations are an existing permitted use with the IPUD. As part of DME’s strategic marketing, they include Television and Video Productions as part of their overall business services, which currently occurs at an offsite facility. In the event this service is re-located to DME Complex, it would not result in increased trip generation.

Ms. Melissa Winsett
 August 8, 2013
 Page 3 of 4

2. Trip Distribution and Site Driveway analysis.

RESPONSE:

The existing driveway located on Lot 3 is the only driveway currently utilized by the DME Complex. Distribution of traffic in and out of the Complex is limited to east-bound or west-bound movements on Bellevue Avenue. Based on visual observations, it is estimated that 35% of the traffic is entering from the east and 65% are entering from the west. Exiting traffic is estimated to be more slightly increased toward the west at 70% and 30% to the east.

Entering Driveway Distribution off Bellevue Road

- West- bound movement into site=101 trips
- East-bound movement into site = 188 trips

Existing Driveway Distribution onto Bellevue Road

- East-bound movement off site = 87 trips
- West-bound movement off site = 202 trips

The driveway connection to Lot 1 is currently gated for security purposes. The parcel was originally an independent lot which served as a tractor trailer distribution facility and contained two driveways. When the parcel was acquired and added to the DME Complex, the second driveway was removed as part of Phase 3 of the existing Direct Mail Express IPUD (OR Book 4387, Page 3717).

3. **Parking Analysis. Based on aerial photographs showing vehicles parked in grass areas, there appears to be insufficient parking space in the current condition.**

RESPONSE:

A parking summary is provided on EXHIBIT "B" of the proposed IPUD Development Agreement. Our current assessment is that we have sufficient parking on site.

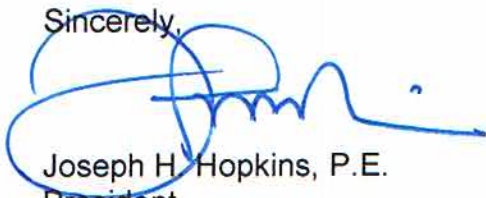
I am not sure of the date of the aerial you are referring, but some of the staff and onsite activities have been relocated off site. Additionally, management does not allow parking on the grass.

The Complex has sufficient parking and we recognize that any change in use would require an evaluation of parking and compliance with the Section 72-286 of the Zoning Ordinance (ref: Section E 8. of the proposed IPUD).

Ms. Melissa Winsett
August 8, 2013
Page 4 of 4

If you have any questions or require any additional information, please do not hesitate to give me a call.

Sincerely,



Joseph H. Hopkins, P.E.
President

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Instrument # 99004821
Book: 4387
Page: 3717

IN THE COUNTY COUNCIL OF THE
COUNTY OF VOLUSIA, FLORIDA

*Jul
105.00 - Fee.*

IN RE: PUD-98-071, Application of:

DIRECT MAIL EXPRESS - IPUD

RESOLUTION # 98-163

ORDER AND RESOLUTION

GRANTING A REQUEST FOR CHANGE OF ZONING

INDUSTRIAL PLANNED UNIT DEVELOPMENT

The application of Direct Mail Express, for rezoning was heard by and before the Volusia County Council, Volusia County, Florida, on September 17, 1998. Based upon the verified Application and other supporting documents, map, charts, overlays, and other instruments; the advice, report and recommendations of the Growth Management Services Group, Legal Services, and other Service Groups and agencies of Volusia County; the testimony adduced and evidence received at the public hearing on this Application by the Planning and Land Development Regulation Commission on August 11, 1998, and otherwise being fully advised, the Volusia County Council does hereby find and determine as follows:

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GENERAL FINDINGS

A. That the Application of Direct Mail Express was duly and properly filed herein on June 26, 1998, as required by law.

B. That all fees and costs which are by law or regulation or ordinance required to be borne and paid by the applicant have been paid.

C. That the applicant is the owner of a 9.97 acre parcel of land which is situated in Volusia County. This parcel of land is more particularly described in the survey and legal description, a true copy of which is attached hereto as Exhibit "A".

D. That the Applicant has held a pre-application meeting as required by Ordinance 80-8, as amended, Section 813.05.

E. That the Applicant has complied with the "Public Notice" requirements of the Volusia County Zoning Ordinance 80-8, as amended.

FINDINGS REGARDING REZONING

A. That the Applicant has applied for a change of zoning from the present zoning classification(s) of the parcel described in Exhibit "A" from I-1 to Industrial Planned Unit Development (IPUD).

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B. That the said rezoning as an IPUD is consistent with both the Volusia County Comprehensive Plan and the intent and purpose of Ordinance 80-8, as amended and does promote the public health, safety, morals, general welfare, and orderly growth of the area affected by the rezoning request.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE COUNTY COURTHOUSE ADDITION, DELAND, FLORIDA THIS 17th DAY OF SEPTEMBER, A.D., 1998, AS FOLLOWS:

A. That the Application of Direct Mail Express for the rezoning of the subject parcel is hereby granted.

B. That the zoning classification of the subject parcel described in Exhibit "A" attached hereto is hereby amended from I-1 and A-2 to IPUD described in Article VII of the Zoning Ordinance of Volusia County, Florida No. 80-8, as amended.

C. That the Official Zoning Map of Volusia County is hereby amended to show the rezoning of said parcel to IPUD.

D. That Ordinance No. 80-8, as amended is hereby amended in conformity with provisions of the "Development Agreement" as hereinafter set forth in this Order and Resolution and with respect to any conflict between Ordinance 80-8, as amended and the "Development Agreement", the provisions of the "Development Agreement" shall govern.

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Ordinance No. 80-8, as amended shall govern with respect to any matter not covered by the "Development Agreement." The Volusia County Enforcement Official will ensure overall compliance with this Order and Resolution.

E. Unless otherwise provided for herein Article VIII, Supplementary Regulations of Ordinance No. 80-8, as amended, shall apply to the IPUD in the same manner as the I-1 classification.

F. Nothing in this Order and Resolution shall abridge the requirements of any Volusia County Ordinance other than Zoning Ordinance No. 80-8, as amended. Timing and review procedures contained in this Order and Resolution may be modified to comply with the Volusia County Land Development Code, Ordinance No. 88-3, as amended. Further, nothing in the Development Agreement is intended to abridge the requirements of Ordinance No. 88-3, as amended, and any other County Ordinances.

DEVELOPMENT AGREEMENT

A. Development Concept: The parcel shall be developed as an IPUD in substantial accordance with the 1. - Overall Development Plan, and 2. - the Site Development Plan(s) for each of the phase(s) of the development which shall be submitted in the manner provided by Ordinance No. 80-8, as amended, Section 813.00.

1. The Overall Development Plan consists of this "Development Agreement" and a "Preliminary Plan" dated 5-25-98. The Preliminary Plan is hereby approved by this Council as part of the Overall Development Plan, and said map is

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incorporated in this Order and Resolution by reference as Exhibit "B". The Overall Development Plan shall be filed and retained for public inspection in the office of the County Zoning Activity and shall constitute a supplement to the Official Zoning Map of Volusia County. All Overall Development Plan amendments, other than those deemed by the Enforcement Official to be minor amendments as set out by Ordinance No. 80-8, as amended, Section 813.06, shall require review and recommendation of the Planning and Land Development Regulation Commission and of the Volusia County Council in the same manner as for the original rezoning.

2. Site Development Plan: After the Overall Development Plan has been recorded and prior to the issuance of building permits, a Site Development Plan relating to individual phase(s) shall be prepared and submitted in the manner required by the Land Development Code, Ordinance No. 88-3, as amended.

3. The Applicant or his successors shall maintain unified ownership of the subject parcel until after the approval of Site Development Plan(s).

B. Phases of Development: Development of the IPUD will be scheduled in six (6) individual phases as defined in Exhibit C. Each of the phases are independent with regard to development related improvements such as utilities, parking, access, storm drainage and the like. Development of the individual phases can occur in non sequential order provided that the site development plan for each of the individual phases remains independent and self sufficient from other subsequent phases outlined in the Preliminary Plan. The following is a description of the activities proposed in each of the individual phases. Parcels 2 & 3 (as identified on the phasing plan) have received final site plan development orders. Parcels 2 & 3 comply with the Light Industrial (I-1) zoning classification dimensional requirements. Should the Development Order for Parcels 2 &

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3 expire, the owner/developer shall reapply for final site plan approval in accordance with the IPUD Development Agreement and Land Development Code.

PHASE I

1. Redevelop the existing building on Parcel 1 to include 4,000 sq. ft. of warehouse area and 2,000 sq. ft. of office.
2. Parking will be redesigned in and around the existing building on Parcel 1 through a combination of restriping and the creation of landscape end-rows and medians through the existing paved area.
3. In addition to the Final Site Plan Development Order, a driveway connection will be established between Parcel 1 and Parcel 2.
4. Additional parking will be created along the north side of the main entry drive to Parcel 2.
5. The existing building on Parcel 3 will be renovated for office use along with the 6,886 sq. ft. addition to the existing structure which will be used for warehouse related purposes.
6. A driveway connection from Parcel 2 to Parcel 3 will be established along with contiguous parking for the Parcel 3 improvements.
7. The existing septic tank on Parcel 1 will be removed. The sanitary sewer service will be connected to the existing sanitary sewer lift station on site.
8. The existing septic tank on Parcel 3 will be removed. Sanitary sewer service to the buildings on Parcel 3 will be connected to the existing sanitary sewer life station on site.

PHASE II

1. A second story addition will be made to the existing structure on Parcel 3. The addition will include 6,886 sq. ft. of office area.

PHASE III

1. A 20,000 sq. ft. warehouse building will be added to the south end of Parcel 1 along with related site improvements.

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2. In addition to the approved Final Site Plan Development Order, the central driveway between Parcel 1 and Parcel 2 shall be removed. Additional parking shall be added over the driveway segment.

PHASE IV

1. An 8,400 sq. ft. addition will be made to the rear of the existing building on Parcel 1 along with the required site improvements.

PHASE V

1. A 20,000 sq. ft. addition will be made to the north end of Parcel 1 along with related site improvements.

PHASE VI

1. A second story addition will be added to the existing building on Parcel 1 for office use.
2. Parking stalls shall be constructed between Parcel 1 and Parcel 2.

C. Land Use The development of the property shall remain consistent with the land use as prescribed for in the proposed IPUD. The permitted principal uses that shall be allowed in the IPUD will be all those principal uses listed in Exhibit "D", attached.

D. Special Regulations: Except as otherwise provided herein, Parcels 2 and 3 of the IPUD have already obtained Site Plan approval. The total project area is 9.97 acres. Parcels 2 and 3 of the IPUD have already obtained Site Plan approval, and their development will be governed under the standards depicted on that approved site plan 96-F-FSP-0106 and shown on Exhibit "B". Development Standards for Parcel 1 (Exhibit "B"):

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1. Perimeter setbacks
 - (a) Front yard: 80 ft.
 - (b) Rear yard: 50 ft.
 - (c) Side yard, east property line 45 ft.
2. Maximum lot coverage: 35%
3. Maximum building height: 45 ft.
4. Landscape buffer requirements: Project shall comply with the landscape requirements of Section 808.00 of the Volusia County Zoning Ordinance No. 80-8, as amended. However, the following perimeter landscape buffers shall be provided:
 A minimum 15 foot buffer adjacent to the south and east property lines; a minimum 35 foot buffer along the north property line (Bellevue Avenue).
 Preservation of existing vegetation may be credited toward the landscaping requirements provided they are located within the buffer area; however, such determination shall be made during the development review process. Plant materials shall be chosen from the established County Plant List.
5. Off-street parking and loading area requirements: 1 per employee on largest shift, in addition to spaces required for other uses. All other applicable off-street parking requirements of Section 810.00 of the Volusia County Zoning Ordinance, No. 80-8, as amended, shall be met.
6. Signage requirements: As permitted by Section 822.00 of the Volusia County Zoning Ordinance No. 80-8, as amended. Except, only one ground sign shall be permitted which shall not exceed 15 ft. in height and 60 sq. ft. of sign copy area.

E. Environmental Considerations: The property will be developed in accordance with the Volusia County Land Development Regulations. Existing vegetative buffers will be preserved along the property frontage along Bellevue Avenue as well as side yard vegetative buffers and internal landscaped areas.

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F. Sewage: All existing and proposed development within the IPUD will be connected to sanitary sewer service provided by the City of Daytona Beach. An on-site sanitary sewer lift station currently exists which will serve as the main lift station for the IPUD.

G. Water: All existing and proposed development within the IPUD shall be connected to potable water service provided by the City of Daytona Beach. In addition to potable water service, fire hydrants are located throughout the property which are connected to the City's potable water system. The fire hydrant system shall be expanded in order to comply with the Volusia County Land Development Regulations.

H. Stormwater Drainage: On-site stormwater management areas currently exist throughout the property. Stormwater management areas will be expanded, modified or enhanced to comply with the Volusia County Land Development Regulations as well as the water quality requirements established in Chapter 40C-42 F.A.C.

I. Roadways: Bellevue Avenue is a contiguous public right-of-way to the IPUD. Driveway connection shall be maintained to the public right-of-way as outlined in the preliminary development plan.

J. Access Improvements: As outlined in the overall development plan, the IPUD currently maintains three access points to Bellevue Avenue. As outlined in the phasing plan, the driveway connections between the three parcels will be reduced to two driveway connections as part of Phase III.

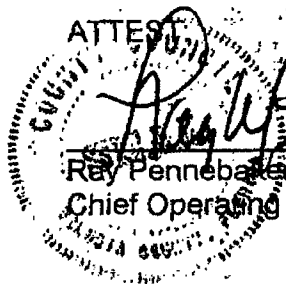
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K. Binding Effect of Plans: Recording: The provisions of the foregoing "Development Agreement", including any and all supplementary orders and resolutions, and all Site Development Plans shall bind and insure to the benefit of the Applicant or its successor in title or interest. The IPUD zoning, provisions of the "Development Agreement" and all approved plans shall run with the land and shall be administered in a manner consistent with Article IX of Ordinance No. 80-8, as amended. This order and Resolution and all subsequent orders and resolutions shall be filed for record in the Official Records of Volusia County, Florida.

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DONE and ORDERED by the County Council of Volusia County, Florida, this 17th day of September, 1998.


ATTEST



Ray Pennebaeker

 Ray Pennebaeker
 Chief Operating Officer


VOLUSIA COUNTY COUNCIL



R. Stanley Rosevear
 Chair

STATE OF FLORIDA
COUNTY OF VOLUSIA

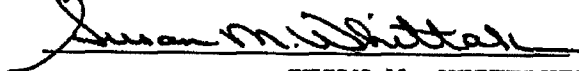
The foregoing instrument was acknowledged before me this 17 day of September, 1998, by R. STANLEY ROSEVEAR and RAY W. PENNEBAKER, as Chief Operating Officer and Chair, Volusia County Council, respectively, on behalf of the County of Volusia.



Susan M Whittaker
 My Commission CC754321
 Expires August 8, 2002

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:



Commission No.: SUSAN M. WHITTAKER

My Commission Expires: 8/8/02

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WITNESSES:

Eric Martin

Mike Panaggio

MIKE PANAGGIO, PRESIDENT
DIRECT MAIL EXPRESS, INC.

The foregoing instrument was acknowledged before me this 29 day of December, 1998, by Mike Panaggio.

Sharen M. Curtis

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

SHAREN M. CURTIS

Commission No.: CC 450051

My Commission Expires: 4/2/99



SHAREN MARIE CURTIS
My Comm Exp. 4/02/99
Bonded By Service Ins
No. CC450051
 Personally Known Other I.D.

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Revised November 5, 1998

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EXHIBIT A

LEGAL DESCRIPTION - PARCEL 1

The easterly 318.40 feet as measured on the Grant Line of the westerly 1341.8 feet, south of the Old DeLand Road of the Samuel Williams Grant, Section 39, Township 15 South, Range 32 East, Volusia County, Florida

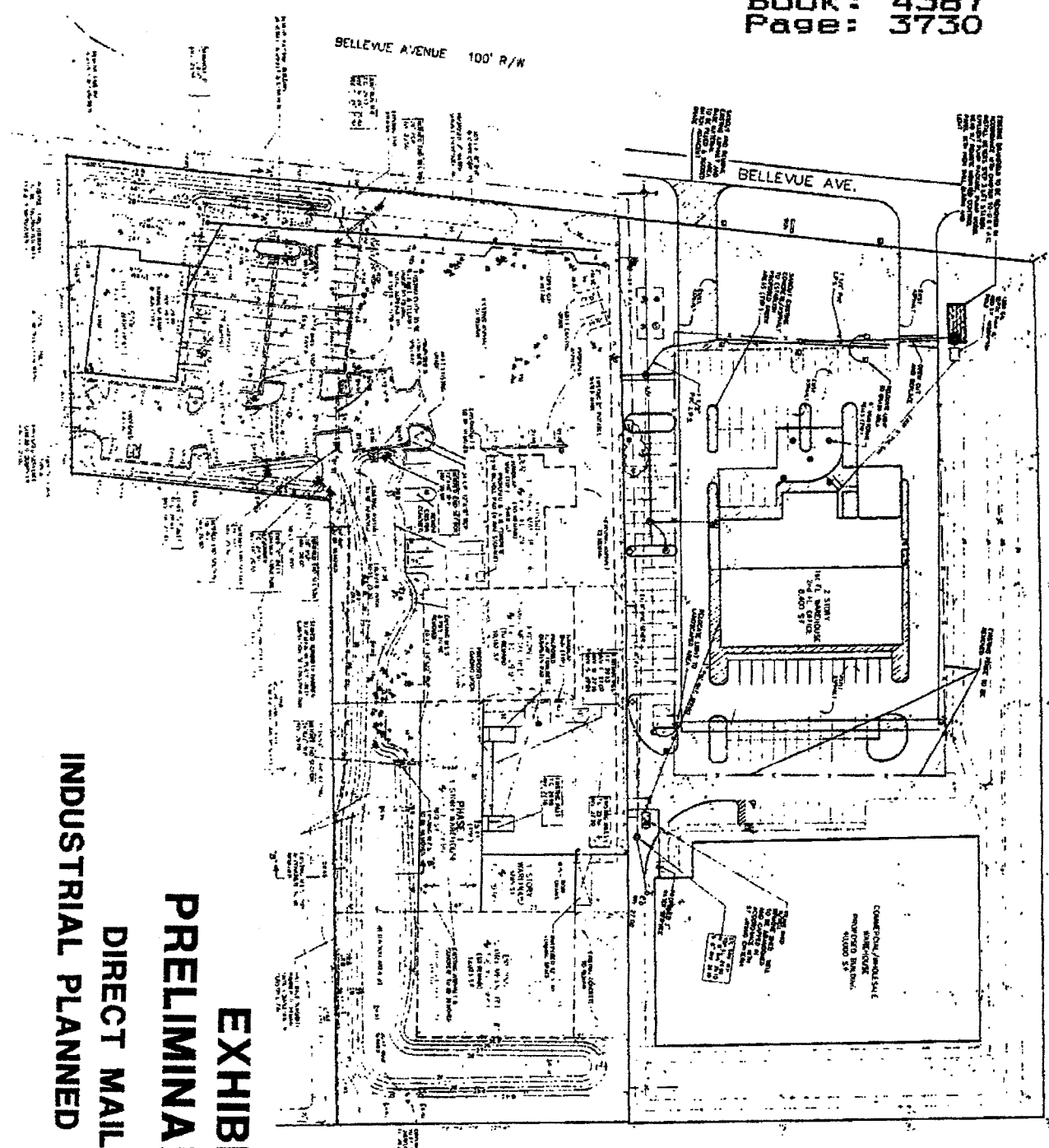
LEGAL DESCRIPTION - PARCEL 2

The easterly 223.40 feet as measured on the Grant Line of the westerly 1023.40 feet lying south of Old DeLand Road of the Samuel Williams Grant, Section 39, Township 15 South, Range 32 East, Volusia County, Florida. Said parcel contains 3.748 acres, more or less.

LEGAL DESCRIPTION - PARCEL 3

The northerly 250 feet of the easterly 200 feet of the westerly 800 feet, south of the DeLand-Daytona Road, of the Samuel Williams Grant, in section 39, Township 15 South, Range 32 East, Volusia County, Florida.

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EXHIBIT B
PRELIMINARY PLAN
DIRECT MAIL EXPRESS
INDUSTRIAL PLANNED UNIT DEVELOPMENT

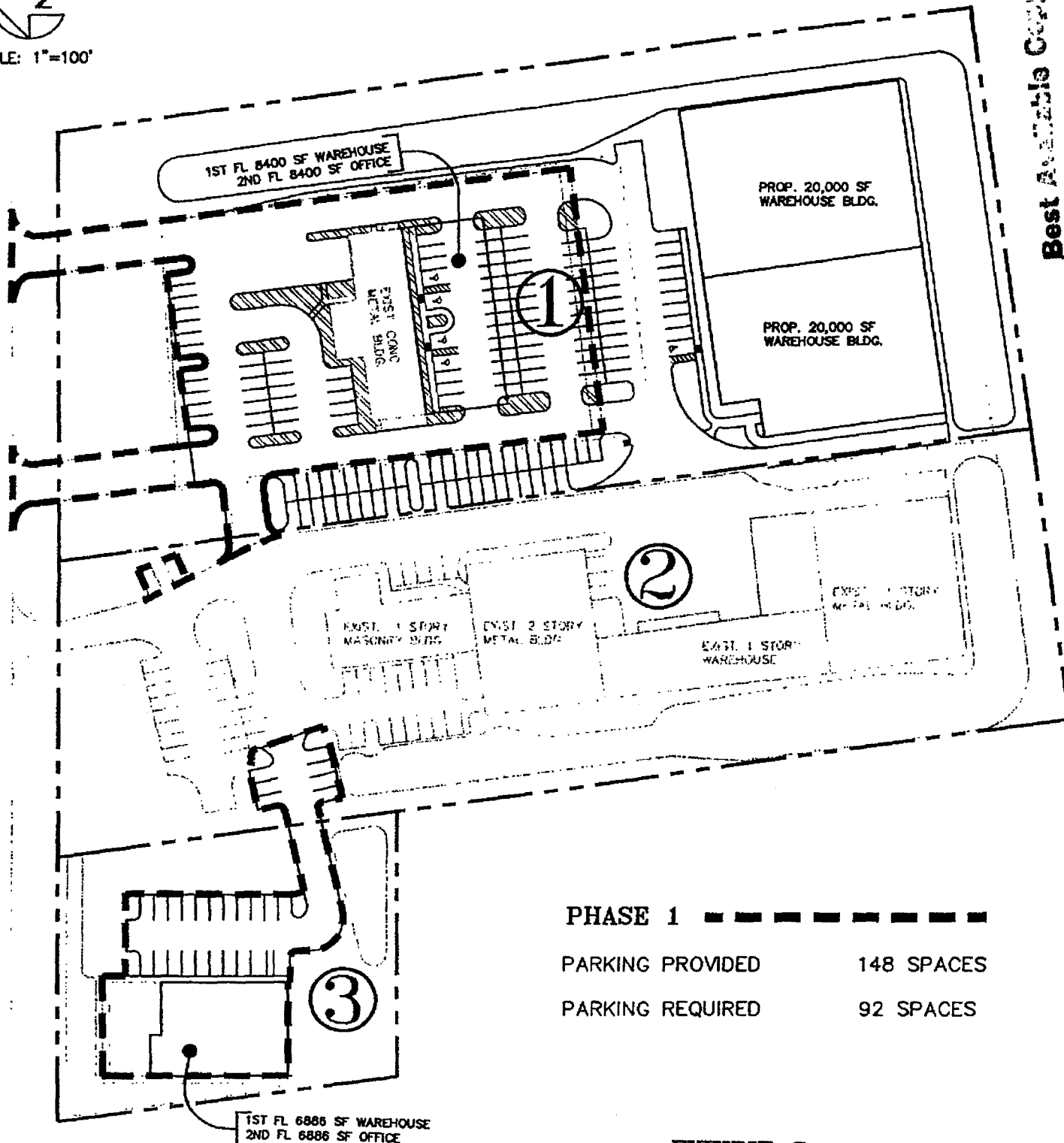




SCALE: 1"=100'

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BELLEVUE AVE.



PHASE 1 - - - - -

PARKING PROVIDED 148 SPACES

PARKING REQUIRED 92 SPACES

EXHIBIT C (1 of 6)

PHASE 1	
DIRECT MAIL EXPRESS	250-PHASE.DWG
PROJ. NO.: 250	DATE: 6-26-98

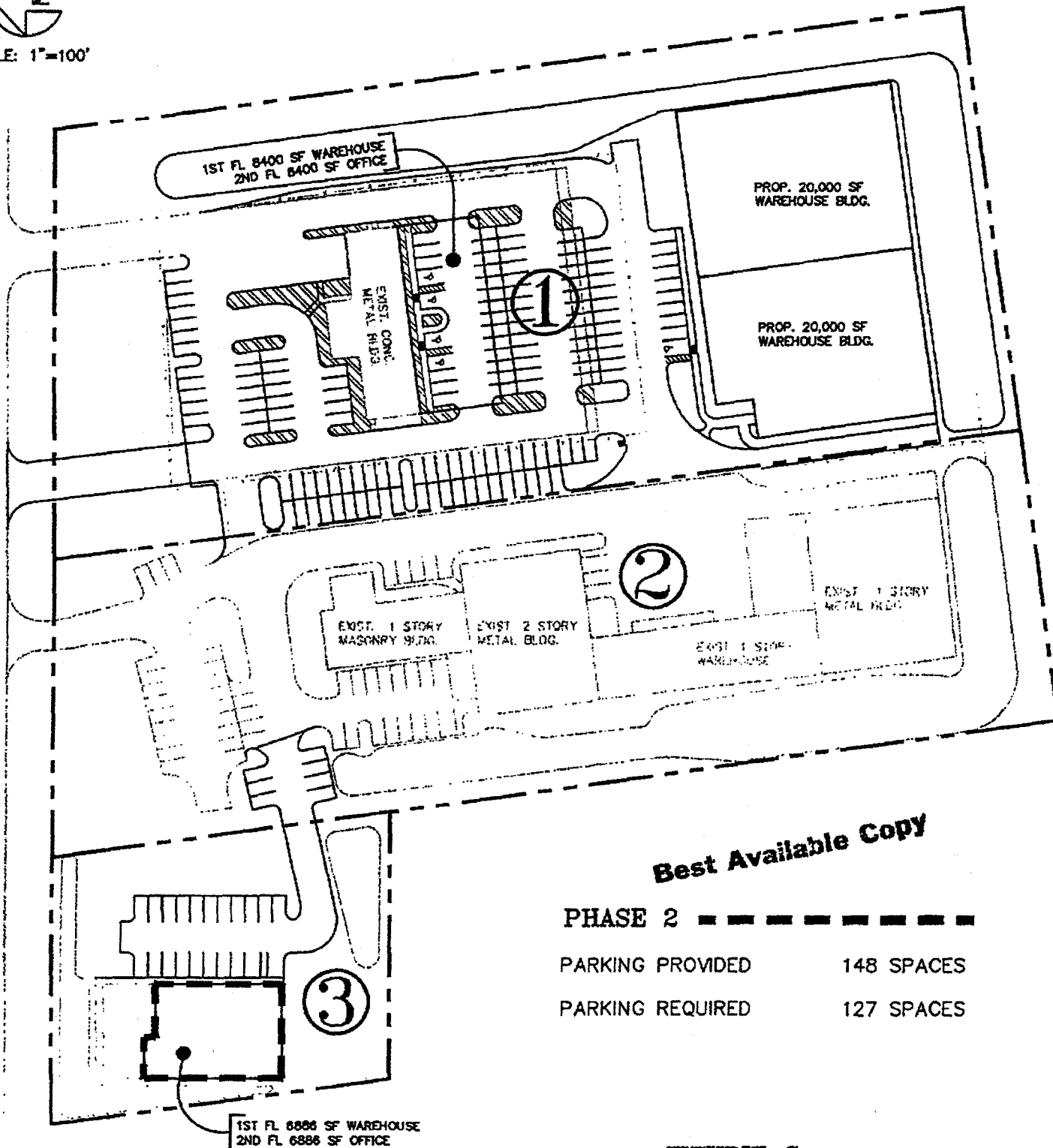
THE PERFORMANCE GROUP

1140 S. BEACH ST., SUITE 306, DAYTONA BCH, FL 32117



SCALE: 1"=100'

BELLEVUE AVE.



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PHASE 2 - - - - -

PARKING PROVIDED 148 SPACES

PARKING REQUIRED 127 SPACES

EXHIBIT C (2 of 6)

PHASE 2	
DIRECT MAIL EXPRESS	250-PHASE.DWG
PROJ. NO.: 250	DATE: 6-26-98

THE PERFORMANCE GROUP

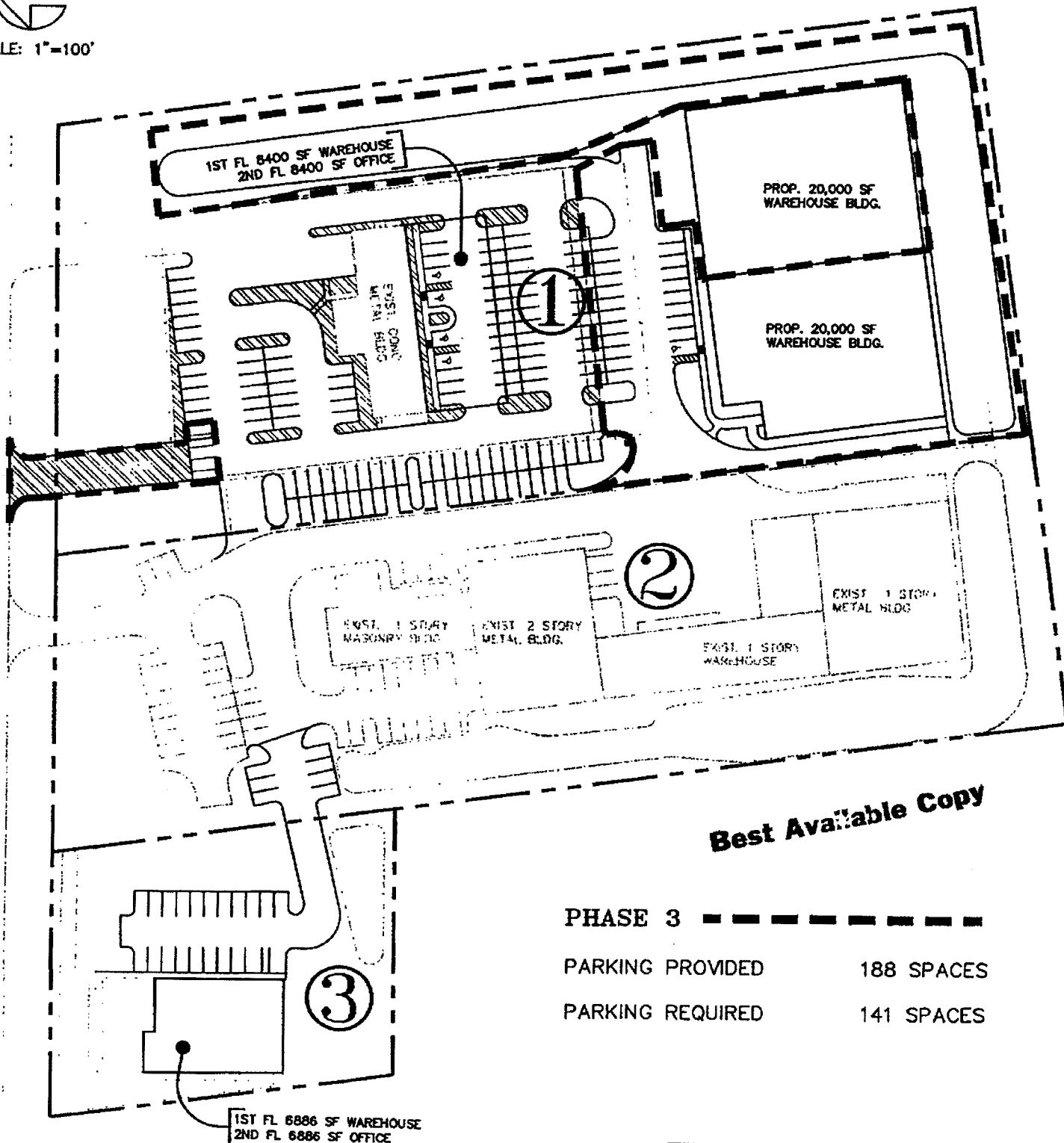
1140 S BEACH ST., SUITE 306 DAYTONA BCH, FL 32114

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SCALE: 1"=100'

BELLEVUE AVE.



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PHASE 3 - - - - -

PARKING PROVIDED 188 SPACES

PARKING REQUIRED 141 SPACES

EXHIBIT C (3 of 6)

PHASE 3

DIRECT MAIL EXPRESS

250-PHASE.DWG

PROJ. NO.: 250

DATE: 6-26-98

THE PERFORMANCE GROUP

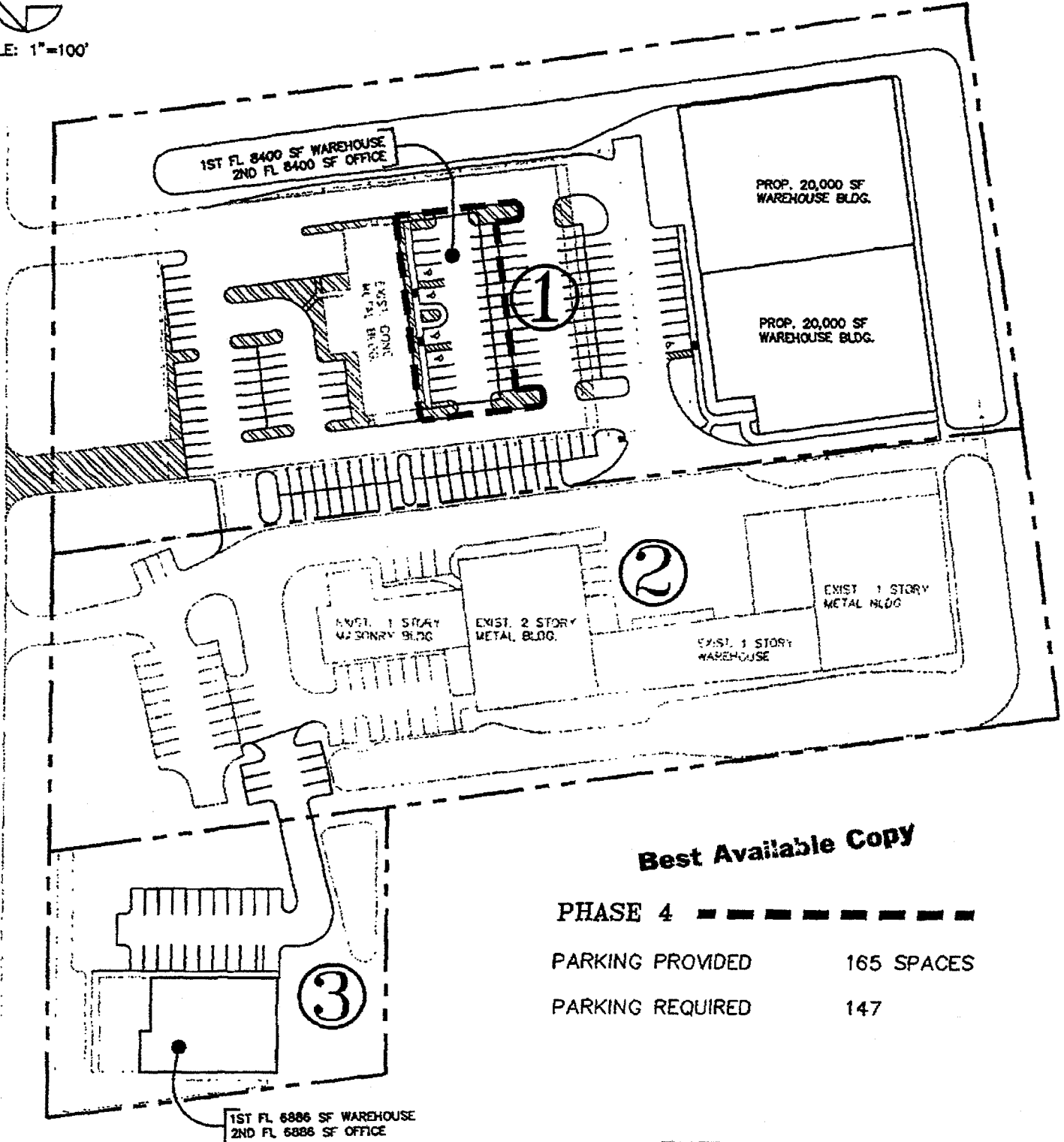
1140 S. BEACH ST. SUITE 306 DAYTONA BCH. FL 32114

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SCALE: 1"=100'

BELLEVUE AVE.



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PHASE 4 - - - - -

PARKING PROVIDED 165 SPACES

PARKING REQUIRED 147

EXHIBIT C (4 of 6)

PHASE 4		
DIRECT MAIL EXPRESS	250-PHASE.DWG	
PROJ. NO.: 250	DATE: 6-26-98	

140 S BEACH ST SUITE 306 DAYTONA BCH, FL 32114



SCALE: 1"=100'

BELLEVUE AVE.

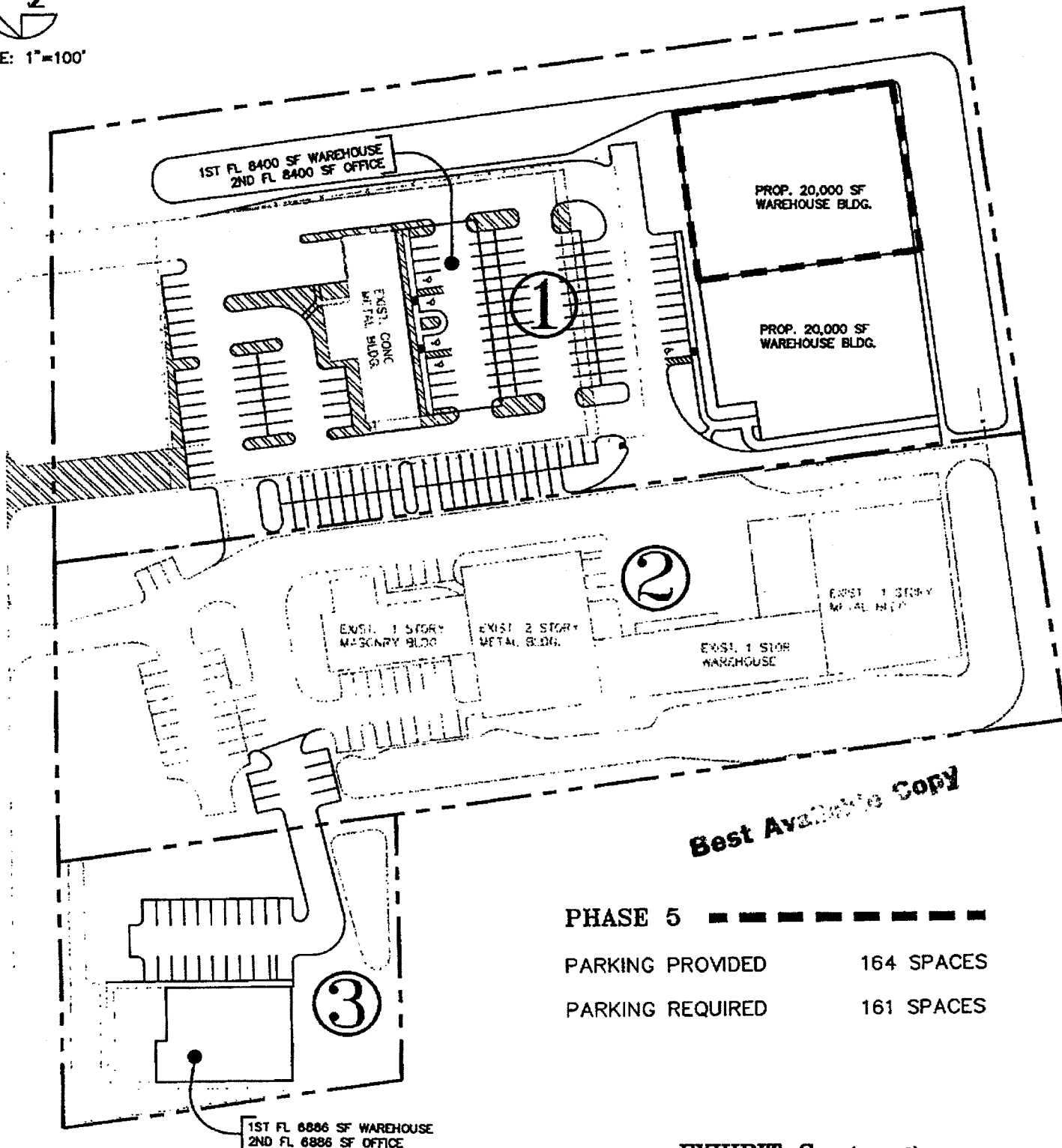


EXHIBIT C (5 of 6)

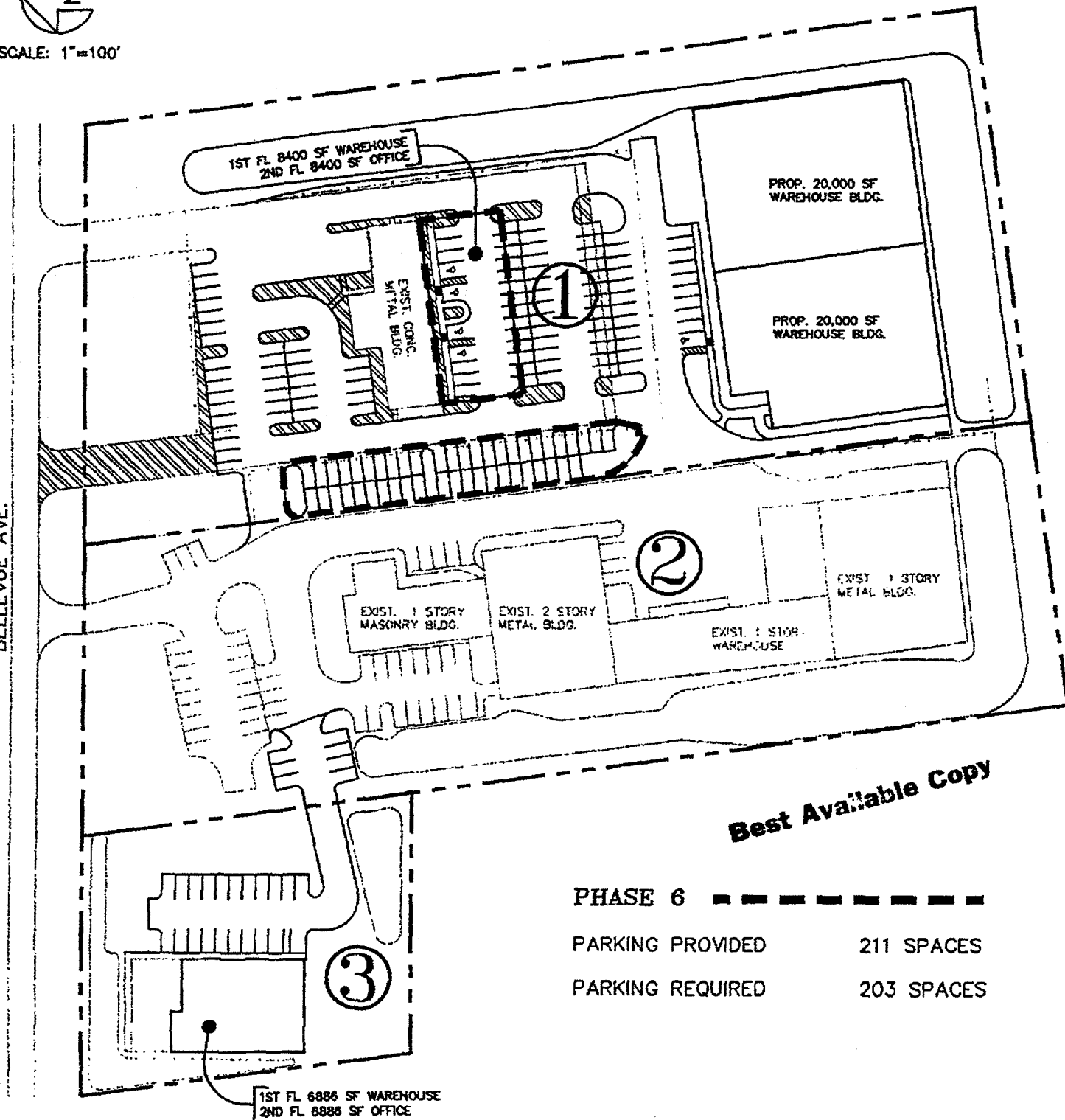
PHASE 5		
DIRECT MAIL EXPRESS	250-PHASE.DWG	
PROJ. NO.: 250	DATE: 6-26-98	

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SCALE: 1"=100'

BELLEVUE AVE.



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PHASE 6 - - - - -
 PARKING PROVIDED 211 SPACES
 PARKING REQUIRED 203 SPACES

EXHIBIT C (6 of 6)

PHASE 6		
DIRECT MAIL EXPRESS	250-PHASE.DWG	
PROJ. NO.: 250	DATE: 6-26-98	

1140 S BEACH ST. SUITE 306 DAYTONA BCH, FL 32114

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Exhibit "D"
PUD-98-071

Permitted Principal Uses and Structures. No premises shall be used except for the following industrial uses and their customary accessory uses or structures:

- ~~▶ Adult bookstores (refer to section 814.01).~~
- ~~▶ Adult theaters (refer to section 814.01).~~
- ▶ Agricultural or farm implement manufacturers.
- ▶ Aircraft and aircraft part manufacturers.
- ▶ Aluminum extrusion, rolling manufacturers.
- ▶ Automobile, truck, truck-trailer, motorcycle, mobile home, manufactured dwelling, recreational vehicle and bicycle manufacturers.
- ~~▶ Automobile service station, type B.~~
- ▶ Bakery products manufacturers.
- ▶ Basket and hamper manufacturers.
- ▶ Bedding manufacturers.
- ▶ Beverage manufacturers.
- ~~▶ Blacksmith shops.~~
- ▶ Boat manufacturers.
- ▶ Bolt, nut, screw, washer, and rivet manufacturers.
- ▶ Box and crate manufacturers.
- ▶ Building components manufacturers.
- ▶ Building materials storage and sales.
- ▶ Bus garages and repair shops.
- ▶ Business equipment manufacturers.
- ▶ Button manufacturers.
- ▶ Candy manufacturers.
- ▶ Carbon paper and inked ribbon manufacturers.
- ▶ Carpet and rug manufacturers.
- ~~▶ Chewing gum manufacturers.~~
- ~~▶ Chocolate, cocoa and related products manufacturers.~~
- ~~▶ Cigar and cigarette manufacturers.~~
- ▶ Cleaning and dyeing of garments, hats and rugs.
- ▶ Coal and coke storage and sales.
- ~~▶ Coffee, tea, and spice processing.~~
- ▶ Communication towers not exceeding 70 feet in height above ground level.
- ~~▶ Condensed and evaporated milk processing.~~
- ▶ Container manufacturers.
- ▶ Contractor's shop, storage and equipment yard.
- ~~▶ Convenience stores, with or without gasoline pumps.~~
- ▶ Cosmetic and toiletry manufacturers.
- ~~▶ Creamery and dairy operations.~~
- ▶ Culvert manufacturers.
- ~~▶ Dairy products manufacturers.~~
- ▶ Display and sale (retail or wholesale) of products or parts manufactured, assembled, or otherwise used by the manufacturer, on the premises.
- ▶ Dry cleaning plants.
- ▶ Electrical component manufacturers.
- ▶ Essential utility services.
- ▶ Exempt excavations (refer to section 817.00(o)) and/or those which comply with article VIII of the Land Development Code of Volusia County [appendix A] and/or final site plan review procedures of this ordinance.
- ▶ Exempt landfills (refer to section 817.00(p)).
- ▶ Exterminating establishments.
- ▶ Feed and seed processing and storage.

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Exhibit "D"
PUD-98-071

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- ← ~~Financial institutions:~~
 - ▶ Fire stations.
 - ▶ Firearms manufacturers.
 - ▶ Food products manufacturers.
 - ▶ Fruit and vegetable handlers or processors.
 - ▶ Fur finishing.
 - ▶ Furniture manufacturers.
 - ▶ Gas or steam fitting shops.
 - ▶ Grain blending and packaging, but not milling.
 - ▶ Greenhouses.
 - ▶ Heating, air conditioning, ventilation, stove, refrigerator manufacturers.
 - ▶ Helipads.
- ← ~~Home occupations, class A (refer to section 807.00):~~
 - ▶ Hosiery mills.
 - ▶ Ice manufacturers.
 - ▶ Industrial vocational training school.
 - ▶ Insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (blending only).
 - ▶ Iron, ornamental manufacturers.
 - ▶ Knitting, weaving, printing, finishing of textiles and fibers into fabric goods.
 - ▶ Laboratories, research or testing.
 - ▶ Laundries and linen services.
 - ▶ Leather goods manufacturers (not including tanning operations).
 - ▶ Machinery and machine shops.
- ← ~~Meat products (no slaughtering):~~
 - ▶ Moving and storage companies.
 - ▶ Nail, tack, spike and staple manufacturers.
 - ▶ Perfumes and perfumed soaps (compounding only).
 - ▶ Pest exterminators.
 - ▶ Pharmaceutical products, drugs (compounding only).
 - ▶ Planning and millwork manufacturers.
 - ▶ Plastic products manufacturers (secondary production).
 - ▶ Plating, electrolytic process.
 - ▶ Plumbing supply.
 - ▶ Printing, publishing and engraving.
- ← ~~Publicly owned parks and recreational areas:~~
 - ▶ Publicly owned or regulated water supply wells.
- ← ~~Radiator repair, cleaning and flushing establishments:~~
 - ▶ Radio and television broadcasting stations.
 - ▶ Recycling collection center.
 - ▶ Recycling transfer station.
 - ▶ Restaurants, types A and B, when contained within the principal industrial structure.
 - ▶ Sawmills.
 - ▶ Scale and vault manufacturers.
 - ▶ Sheet metal products manufacturers.
 - ▶ Sign and paint shop.
- ← ~~Solid waste transfer station:~~
 - ▶ Tool, die and gauge shops.
 - ▶ Railroad yards, sidings and terminals.
 - ▶ Trailer, carriage and wagon manufacturers.
 - ▶ Truck or freight transfer terminals.
 - ▶ Truck stops.
 - ▶ Truck, automobile, boat, mobile recreational vehicle and shelter, motorcycle and trailer storage.

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Diane M. Matousek
Volusia County, Clerk of Court

Exhibit "D"
PUD-98-071

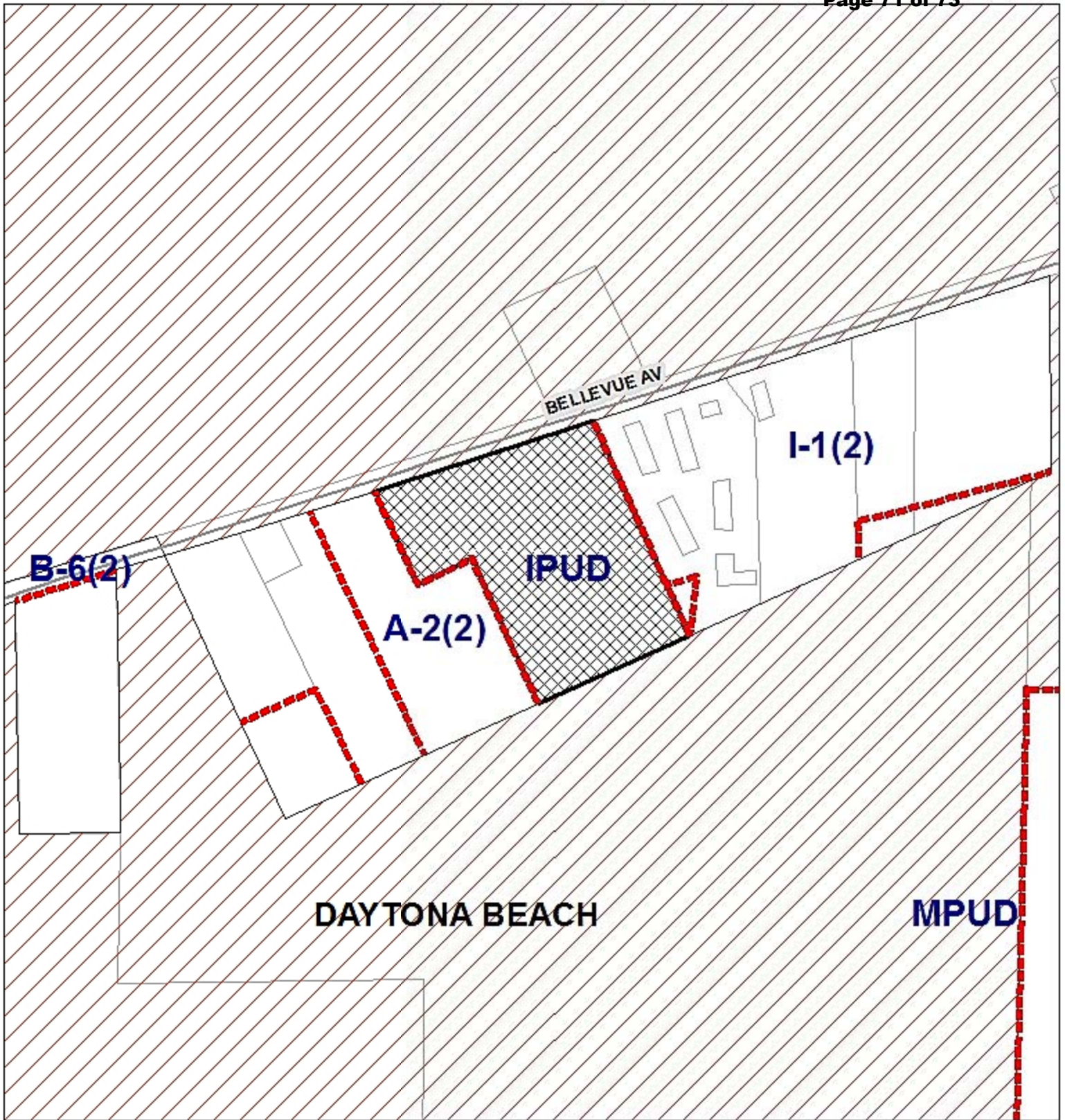
- ▶ Warehouses.
- ▶ Welding or soldering shops.
- ▶ Wholesale houses and distributors.
- ▶ Wood product manufacturers.
- ▶ Yards of general contractors engaged in building or heavy construction.
- ▶ Yarn, threads and cordage manufacturers.

Additionally, the following permitted special exception uses shall be allowed:


- ▶ Professional and trade schools related to permitted uses.*
- ▶ Public uses not listed as a permitted principal use.
- ▶ Public utility uses and structures.*

*Refer to Section 817.00 of the Zoning Ordinance.

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ZONING CLASSIFICATION

 REQUEST AREA

1" = 400'


FROM: IPUD
TO: IPUD



**REZONING
CASE NUMBER
PUD-13-052**



AERIAL 2012

 REQUEST AREA

1 inch = 400 feet

**REZONING
CASE NUMBER**

FROM: IPUD

PUD-13-052

TO: IPUD



FUTURE LAND USE DESIGNATION

1 inch = 1,000 feet



**REZONING
CASE NUMBER
PUD-13-052**

- | | |
|---|--|
|  COMMERCIAL/OFFICE |  OFFICE |
|  ENVIRONMENTAL SYSTEMS CORRIDOR |  PUBLIC/SEMI PUBLIC |
|  INDUSTRIAL |  TOURIST COMMERCIAL |

**FROM: IPUD
TO: IPUD**