PUBLIC HEARING: October 18, 2018 – Planning and Land Development Regulation Commission (PLDRC)

CASE NO: CPA-18-008

SUBJECT: Small Scale Future Land Use Map Amendment from the Urban Low Intensity (ULI) to Commercial (Com) designation.

LOCATION: 2485 East International Speedway Boulevard, DeLand

APPLICANT: Scott Dahin, Libon Capital LLC, Agent and Contract Purchaser

OWNER: Lakewood Properties, LLC

STAFF: Trish Smith, Planner III

I. SUMMARY OF REQUEST

The applicant is a contract purchaser who is requesting a small-scale future land use amendment from an Urban Low Intensity designation to a Commercial designation on approximately 8.8 acres of a larger 29.65 acre parcel, located at 2485 East International Speedway Boulevard in DeLand. This application is a companion to a rezoning request, from Rural Mobile Home (MH-4) classification to Business Planned Unit Development (BPUD) (Case Z-18-086) for the expansion of an existing RV and Boat Storage facility.

Staff Recommendation:

Find the future land use amendment consistent with the comprehensive plan and forward the application, case number CPA-18-008, to county council with a recommendation of approval to transmit to the Department of Economic Opportunity (DEO) for expedited review and to the Volusia Growth Management Commission (VGMC) for certification.
II. SITE INFORMATION

1. Location: North side of East International Speedway Boulevard, approximately 2,440 feet east of North Kepler Road
2. Property No: 6025-00-00-0032
3. Property size: ±8.8 acres
4. County Council District: 4
5. Future Land Use:
   Current: Urban Low Intensity
   Proposed: Commercial
6. Zoning:
   Current: Rural Mobile Home (MH-4)
   Proposed: Business Planned Unit Development (BPUD)
7. ECO Map: No
8. NRMA Overlay: No
9. Other Overlay Zones: Thoroughfare Overlay; Airport Protection Overlay

10. Adjacent Zoning and Land Use:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Future Land Use</th>
<th>Current Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>MH-4</td>
<td>Urban Low Intensity</td>
<td>Old Daytona Road; Single-Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>MH-4</td>
<td>Urban Low Intensity; Commercial</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South</td>
<td>BPUD</td>
<td>Urban Low Intensity; Commercial</td>
<td>DeLand RV and Boat Storage; Mid-Florida Golf Cars</td>
</tr>
<tr>
<td>West</td>
<td>MH-4</td>
<td>Urban Low Intensity</td>
<td>Single-Family Residential</td>
</tr>
</tbody>
</table>

10. Maps

[ZONING MAP (Proposed)](image)

[FUTURE LAND USE MAP (Proposed)](image)
III. BACKGROUND

The 8.8-acre subject parcel is situated immediately north of the existing DeLand RV and Boat Storage BPUD on East International Speedway Boulevard. It is undeveloped and bound on the north by Old Daytona Road. A residential community is located north of Old Daytona Road. A residential property is also located adjacent to the western boundary. The adjacent parcel to the east is undeveloped. In addition to the RV/Boat Storage facility, additional commercial development near the site includes Mid-Florida Golf Cars, which is located immediately west of the RV/Boat Storage site.

The owner of DeLand RV and Boat Storage is partnering with the applicant to acquire the subject parcel. The intent is to increase the size of the storage facility from 3.4 acres to 12.2 acres. The southern project boundary and the existing storage facility, which includes a small office, a covered parking area, surface parking, and a retention area, will remain unchanged. Access will continue to be from East International Speedway Boulevard. Three covered RV/boat storage buildings with a total of 60 spaces and a parking area with 77 outdoor spaces are proposed for the expansion. One additional retention pond is also proposed for the expansion.
The parcel is located in the Thoroughfare Overlay Zone, which is identified by the suffix “C” in the zoning classification. This overlay requires special requirements regarding access, setbacks, parking, landscaping, and signage. The site is also located in the airport protection overlay zone for the DeLand Municipal Airport. This overlay is identified by the suffix “A” in the zoning classification. The zone extends over unincorporated lands underneath the protected airspace surrounding public-use airports. The purpose of this zoning overlay is to prevent structures and land uses from being built around airports that could pose a hazard to aircraft in the air or to people on the ground.

IV. REVIEW CRITERIA AND ANALYSIS

A. Site Characteristics

The site is undeveloped and heavily vegetated. Soils include Immokalee Sand, a poorly drained soil on the northern portion of the proposed parcel, and Daytona Fine Sand, 0 to 5 percent slope, which is characterized as moderately well drained, on the southern portion. The vegetation is classified mostly as Pine Flatwoods, with a small portion of Pine/Xeric Oaks along the eastern parcel boundary.

The lot is within flood zone X, meaning it is outside of the 100-year flood zone. It is not adjacent to wetlands, and is not located within either the Environmental Core Overlay or the Natural Resource Management Area (NRMA) overlay zone. The property is within the gopher tortoise overlay zone, and according to the Environmental Site Assessment provided by the applicant, gopher tortoise burrows were found during a recent site inspection.

The property appraiser classifies the property as vacant commercial.

B. Land Use Compatibility

The subject parcel provides a transition between residential and commercial development. Single-family residential development is located on the north side of Old Daytona Road and west of the subject parcel. These areas, as well as the undeveloped
parcel to the east, are designated Urban Low Intensity on the future land use map. The expansion of the existing RV/boat storage facility may be compatible with the single family development pattern as long as a relatively large buffer is provided between the commercial site and the residential areas. The applicant’s development plan indicates that there will be approximately 482 feet of heavily-treed, undeveloped property located between the new development and the northern property line on Old Daytona Road. There will be no access provided from the facility directly on to Old Daytona Road. All vehicles will enter and exit the storage facility via East International Speedway Boulevard.

The adjacent residential property owner to the west called the county and said that he would not oppose the project as long as there is a sufficient landscape buffer between his property and the new facility. He expressed his desire for the existing vegetation to remain in place instead of removing it to plant a new landscape buffer. In response to the neighbor’s request, the applicant agreed to provide a 40-foot wide landscape buffer along the western expansion boundary in lieu of the required 30-foot wide buffer. Additional planting and native tree requirements will be evaluated by the county’s environmental permitting staff during the Final Site Plan review process.

The developed properties to the south along East International Speedway Boulevard are designated Commercial on the future land use map. Commercial development is compatible with the general development pattern along the highway corridor. The expansion of the existing RV and boat storage facility would be compatible with the existing land uses to the south.

C. Consistency with Comprehensive Plan

The Commercial designation accommodates the full range of sales and service activities. These uses may occur in self-contained centers, multi-story structures, campus parks, municipal central business districts, or along arterial highways. In reviewing zoning request or site plans, the specific intensity and range of uses and design will depend upon locational factors, particularly compatibility with adjacent land uses, availability of highway capacity, ease of access, and availability of other public services and facilities. Uses should be located to protect adjacent residential use from such impacts as noise or traffic.

Policies in support of the Commercial future land use include:

1.1.3.4 New urban development shall be located inside an urban designated area where a full range of urban services existing or are planned and with direct access to arterials and mass transit routes sufficient to handle existing and future development.

1.1.3.9 New commercial development outside of commercially designated area on the future land use map should be limited in scale and intensity in order to be compatible with the surrounding area. In predominantly residential areas, compatibility will be judged in relation to the type of use, landscaping, building size, setbacks, and traffic patterns.
1.1.3.10 In order to protect Volusia County’s valuable natural resources, new development shall be encouraged toward infilling existing urbanized areas.

1.2.2.16 In implementing the Future Land Use Element, the County shall maintain regulations to ensure to the maximum extent feasible, compatibility of use between properties, including but not limited to such factors as traffic circulation, air quality and odor control, noise control, lighting and aesthetics.

1.3.1.11 Commercial development shall use vegetative buffers and visual screens to minimize the negative impacts on surrounding residential uses. Existing commercial operations where adverse impacts have been documented shall be required to address the need for buffers or other visual screening if a change or enlargement of use is requested.

D. Urban Sprawl Criteria.

The proposed amendment would permit the northward expansion of the Deland RV and Boat Storage facility. No additional roads, utilities or services would be required to support this amendment. It discourages the proliferation of urban sprawl by achieving the following four criteria:

- The amendment does not have an adverse impact on and protects natural resources and ecosystems.

- The amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services.

- The amendment creates a balance of land uses based on the demands of residential population for the nonresidential needs of an area.

- It is compatible with abutting and nearby land uses, and can coexist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use.

E. Impacts on Concurrency Monitored Facilities.

1. Transportation: If the comprehensive plan amendment is approved, the applicant has proposed a comprehensive plan map notation that will limit the 8.8-acre expansion area to no more than eight p.m. peak-hour, two-way trips and 76 average daily trips. This limitation will cap the number of allowable trips to the land use code for a mini-warehouse, as used in the traffic analysis. More intense commercial uses, such as shopping centers, that may be allowed within the commercial land use designation will be limited in intensity by this map notation. The map notation will apply to all commercial uses proposed for the 8.8 acre portion of the 12.2 acre project. The cap will not apply to the existing 3.4 acres that already has a Commercial future land use designation.
Concurrency approval will be required during the Final Site Plan review. If the project impacts any roadways within a three-mile radius that do not meet the adopted level of service, the applicant will be required to mitigate impacts.

2. Potable Water: The site will be served by an on-site well. The closest available water connection is at the intersection of North Kepler Road approximately ½ mile to the west. The DeLand Public Utilities Department will service this area once a connection is established. Until the extension is made, the property will continue to be served by the private well, pending approval by the Florida Department of Health – Volusia. There will be no impacts to Volusia County central water utilities.

3. Sanitary Sewer: The closest available sewer service connection is at the intersection of North Kepler Road approximately ½ mile to the west. The DeLand Public Utilities Department will require a connection to the sanitary sewer system when it becomes available in the right of way abutting the subject property. Until that time, the site will be served by an on-site septic system. There will be no impact to county facilities.

4. Stormwater: According to the applicant, the existing, BPUD storm water system will continue to be utilized, and a second retention pond is proposed to be permitted near the northwest portion of the expansion site. There will be no impact to county storm water facilities. On-site storm water drainage and treatment facilities will be required during the development process, pursuant to the county’s land development regulations.

5. Solid Waste: The adopted level-of-service (LOS) standard for solid waste capacity is a minimum of five (5) years of landfill construction life. As of November 2016, Volusia County’s Tomoka Landfill site has permitted capacity of over seven years and a construction capacity projected to July 2041. This amendment will not degrade solid waste level of service standards.

6. Parks and Recreation: As a proposed non-residential property, development of the site will not increase the need for additional recreation facilities and will not degrade level of service standards for existing park facilities.

7. Schools: The proposed future land use amendment will decrease the amount of land that could be developed for residential purposes and will not impact school capacity.

V. STAFF RECOMMENDATION

Find the future land use amendment consistent with the comprehensive plan and forward the application, case number CPA-18-008, to county council with a recommendation of approval to transmit to the Department of Economic Opportunity and to the Volusia Growth Management Commission (VGMC) for certification.
VI. ATTACHMENTS

- Ordinance No. 2018-19
- Survey
- Concept Plan
- Applicant’s Traffic Impact Analysis
- Transportation Engineering Memorandum
- Applicant’s Environmental Site Assessment Report
- Photographs
- Map Exhibits
AN ORDINANCE OF THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, AMENDING VOLUSIA COUNTY COMPREHENSIVE PLAN ORDINANCE NO. 90-10, AS PREVIOUSLY AND SUBSEQUENTLY AMENDED, BY AMENDING APPENDIX 1, MAPS AND FIGURES, FIGURE 1-11 AND FIGURE 1-11A; CHANGING FUTURE LAND USE DESIGNATION FOR AN APPROXIMATELY 8.8 ACRE PARCEL LOCATED ON THE NORTH SIDE OF EAST INTERNATIONAL SPEEDWAY BOULEVARD, APPROXIMATELY 2,440 FEET EAST OF NORTH KEPLER ROAD, FROM URBAN LOW INTENSITY TO COMMERCIAL; AUTHORIZING INCLUSION IN THE VOLUSIA COUNTY COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 163.3187, Florida Statutes, an application has been submitted for a small scale amendment to said Comprehensive Plan; and

WHEREAS, the County of Volusia has complied with the required legal notices for a small scale amendment to the Comprehensive Plan; and

WHEREAS, the Planning and Land Development Regulation Commission recommended approval of the proposed small scale amendment to the Future Land Use Map of the Comprehensive Plan to the County Council, at its meeting of December 4, 2018; and

WHEREAS, pursuant to Section 163.3187, Florida Statutes, small scale development amendments require only one public hearing before the County Council, which shall be an adoption hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, AS FOLLOWS:
SECTION I: FUTURE LAND USE MAP AMENDMENT - Appendix 1, Maps and Figures, Figure 1-11, Future Land Use Map, of the Volusia County Comprehensive Plan, is amended to change the future land use designation for approximately 8.8 acres located on the north side of East International Speedway Boulevard, approximately 2,440 feet east of North Kepler Road, DeLand, Florida, (Portion of Parcel ID No(s). 6025-00-00-0032) as described on Exhibit “A,” and depicted on Exhibit “B,” from Urban Low Intensity to Commercial. Figure 1-11A, Future Land Use Map/Plan Notations, is amended to provide a restriction on the land subject to the amendment, as described in Exhibit “C”. Exhibits “A”, “B” and “C” are attached hereto and incorporated herein by reference.

SECTION II: SEVERABILITY - Should any section or provision of this Ordinance, or application of any provision of this Ordinance, be declared to be unconstitutional or invalid, or inconsistent with the applicable state law, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION III: EFFECTIVE DATE - A certified copy of this ordinance shall be filed with the Department of State by the County Manager within ten (10) days after enactment, and this ordinance shall take effect either 31 days after adoption, or upon the date of issuance of a certificate of consistency or conditional certificate of consistency by the Volusia Growth Management Commission, whichever is later.
ADOPTED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, IN
OPEN MEETING DULY ASSEMBLED IN THE COUNTY COUNCIL CHAMBERS AT
THE THOMAS C. KELLY ADMINISTRATION CENTER, 123 WEST INDIANA
AVENUE, DELAND, FLORIDA, THIS _____ DAY OF __________ A.D. 2018.

COUNTY COUNCIL

ATTEST:

COUNTY OF VOLUSIA, FLORIDA

______________________________
George Recktenwald
Interim County Manager

______________________________
Ed Kelley
County Chair
LEGAL DESCRIPTION

A PART OF SECTION'S 25 AND 36, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LYING NORTH OF STATE ROAD #600 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 36, THENCE N01°06'22"W, ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 393.77 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #600, SAID POINT BEING IN A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 11,381.70 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #600 PASSING THROUGH A CENTRAL ANGLE OF 02°31'20", A RADIUS OF 11,381.70 FEET AN ARC DISTANCE OF 501.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N46°26'33"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 267.03 FEET; THENCE N01°19'38"E, 361.87 FEET; THENCE N89°09'04"W 141.67 FEET; THENCE N00°52'29"W, 252.94 FEET TO THE POINT OF BEGINNING; THENCE N00°42'17"W A DISTANCE OF 811.41 FEET TO A 4" BY 4" CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD DAYTONA ROAD, (A 66' RIGHT OF WAY); THENCE RUN N64°11'52"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID OLD DAYTONA ROAD, A DISTANCE OF 463.50 FEET; THENCE RUN S00°41'51"E A DISTANCE OF 1014.08 FEET; THENCE RUN N89°52'05"W A DISTANCE OF 420.16 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 8.80 ACRES.
Future Land Use Map Notation – CPA-18-008

Figure 1-11 A. Future Land Use Map/Plan Notations

Note: The following Future Land Use Map Notations have been adopted as a component of the Future Land Use Map under 9J-5.005(1)5., Florida Administrative Code.

<table>
<thead>
<tr>
<th>Map Notation</th>
<th>Parcel Numbers or Legal Description</th>
<th>Acres</th>
<th>Adopted FLU Designation</th>
<th>Restriction</th>
<th>Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>01-16-31-00-00-0010</td>
<td>20.92</td>
<td>Industrial</td>
<td>Development of the parcel shall be limited to a Floor Area Ratio of 0.6.</td>
<td>2007-46</td>
</tr>
<tr>
<td>2</td>
<td>01-16-31-00-00-0010</td>
<td>5.14</td>
<td>Industrial</td>
<td>Development of the parcel shall be limited to a Floor Area Ratio of 0.6.</td>
<td>2008-19</td>
</tr>
<tr>
<td>4</td>
<td>28-16-30-00-00-0410, 28-16-30-00-00-0070, 28-16-30-01-00-0050</td>
<td>17.31</td>
<td>Commercial</td>
<td>Commercial uses shall not exceed 116,552 square feet.</td>
<td>2010-09</td>
</tr>
<tr>
<td>5</td>
<td>26-13-31-00-00-0020, 26-13-31-00-00-0024, 26-13-31-00-00-0025, and 26-13-31-00-00-0026</td>
<td>144.83</td>
<td>Mixed Use Zone - Planned</td>
<td>Development of parcels taken together shall generate no more than 8,808 daily external project trips.</td>
<td>2006-24</td>
</tr>
<tr>
<td>6</td>
<td>That part of 25-16-30-00-00-0032 that is the western most 420.16 feet</td>
<td>8.8</td>
<td>Commercial</td>
<td>Development of this expansion shall be limited to 76 Average Daily Trips and 8 p.m. Peak-Hour trips.</td>
<td>2018-19</td>
</tr>
</tbody>
</table>
TECHNICAL MEMORANDUM

To: Scott Dahin, CCIM
From: Alexandra Duprey
Subject: DeLand Boat and RV Storage -Traffic Impact Analysis Comprehensive Plan Amendment, DeLand, FL
Date: October 2nd, 2018

INTRODUCTION

LTG, Inc. (LTG) has been retained by Lakewood Properties, LLC (the CLIENT) to conduct traffic engineering and transportation planning services on behalf of the proposed future land use change for the DeLand Boat and RV Storage expansion (the PROJECT). The proposed future land use comprehensive plan amendment (CPA) will change the future land use designation of an 8.8-acre property from Volusia County Urban Low Intensity use to Commercial use. The proposed CPA is accompanied by a related rezoning application which is addressed in a separate technical memorandum. The client has agreed to a comprehensive plan text policy which limits the 8.8 acres to no more than 8 p.m. peak-hour two-way trips and 76 average daily trips per ITE Trip Generation Manual, 10th Edition. The subject property is located on the north side of US Highway 92 just east of Kepler Road in unincorporated Volusia County (the COUNTY).

The methodology and procedures used in this analysis are consistent with the guidelines for the COUNTY, the River to Sea Transportation Planning Organization (TPO), the Florida Department of Economic Opportunity (FDEO), and the Florida Department of Transportation (FDOT).

TRIP GENERATION FOR THE EXISTING VS PROPOSED FLU DESIGNATION

The trip generation for the maximum development scenario for the existing Future Land Use (FLU) designation was calculated using the nationally accepted trip generation software, TripGen (10th Edition), developed by the Institute of Transportation Engineers (ITE).

The analysis is based on the existing COUNTY FLU designation Urban Low Intensity. Urban Low Intensity allows for Neighborhood Business Area Shopping Center use, and the maximum development scenario allowed under this use is 50,000 square feet of commercial area, as indicated by the following statement from Chapter 20 Definitions of the Comprehensive Plan for Volusia County:

Typical Site Area Not Applicable
Gross Leasable 50,000 sq. ft. (No one use to exceed 15,000 sq. ft.) Uses Convenience goods & services, and specialty stores. Market Area Radius Less than 5 minute drive.

As indicated in Table 1, the existing maximum development scenario for the property would produce approximately 325 gross p.m. peak-hour two-way trips based on the ITE Land Use Code of Shopping Center (820). With pass-by calculation, as shown in Table 2, the net p.m. peak-hour two-way trips generated is 215 trips, and the net daily trips generated is 2,476 trips.
Next, the maximum development potential of the requested Commercial FLU is limited by a text policy allowing for a maximum of eight (8) p.m. peak hour trips and 76 average daily trips.

### Table 1
Trip Generation Comparison
DeLand Boat and RV Storage– Comprehensive Plan Amendment

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Land Use Code</th>
<th>Land Use Code</th>
<th>Trip Rate Equation</th>
<th>Max Density/Intensity</th>
<th>Size</th>
<th>Percent Entering</th>
<th>Percent Exiting</th>
<th>Trips Entering</th>
<th>Trips Exiting</th>
<th>Total Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Daily Trips</td>
<td>Urban Low Intensity (Shopping Center)</td>
<td>820</td>
<td>Ln(T) = 0.68 Ln(X) + 5.57</td>
<td>50 KSF Limit</td>
<td>50 KSF</td>
<td>50%</td>
<td>50%</td>
<td>1,876</td>
<td>1,876</td>
<td>3,752</td>
</tr>
<tr>
<td>PM Two-Way Peak-Hour</td>
<td></td>
<td></td>
<td>Ln(T) = 0.74Ln(X) + 2.89</td>
<td></td>
<td></td>
<td>48%</td>
<td>52%</td>
<td>156</td>
<td>169</td>
<td>325</td>
</tr>
<tr>
<td><strong>Proposed</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial (Mini-Warehouse)</td>
<td>151</td>
<td>173 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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### Table 2
Pass-by Generation Comparison
DeLand Boat and RV Storage– Comprehensive Plan Amendment

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Land Use Code</th>
<th>Land Use Code</th>
<th>Pass-by Trips</th>
<th>New External Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing</strong></td>
<td></td>
<td></td>
<td>Enter</td>
<td>Exit</td>
</tr>
<tr>
<td>Average Daily Trips</td>
<td>Urban Low Intensity (Shopping Center)</td>
<td>638</td>
<td>638</td>
<td>1,276</td>
</tr>
<tr>
<td>PM Two-Way Peak-Hour</td>
<td></td>
<td>53</td>
<td>57</td>
<td>111</td>
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LTG Engineering & Planning
As exhibited in Table 3, the net change between the proposed future land use with the text policy and the existing future land use designation is determined by subtracting trips generated by the existing Urban Low Intensity (Shopping Center) designation from the trips generated by the proposed Commercial (Shopping Center). The proposed parcel-specific policy limits the requested Commercial FLU to a maximum of 8 p.m. two-way peak-hour trips and 76 daily trips.

Table 3
Existing and Proposed FLU Trip Generation Net Change
DeLand Boat and RV Storage- Comprehensive Plan Amendment

<table>
<thead>
<tr>
<th></th>
<th>Land Use</th>
<th>Total Trips</th>
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</thead>
<tbody>
<tr>
<td>Average Daily Trips</td>
<td>Commercial (Mini-Warehouse)</td>
<td>76</td>
</tr>
<tr>
<td>Proposed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing</td>
<td>Urban Low Intensity (Shopping Center)</td>
<td>2,476</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>-2,400</strong></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>PM Peak Hour Two-Way</th>
<th>Land Use</th>
<th>Total Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed</td>
<td>Commercial (Mini-Warehouse)</td>
<td>8</td>
</tr>
<tr>
<td>Existing</td>
<td>Urban Low Intensity (Shopping Center)</td>
<td>215</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>-207</strong></td>
</tr>
</tbody>
</table>

CONCLUSION

The study was conducted to evaluate the potential impact the proposed Comprehensive Plan Amendment would have on area roadways. Based on this analysis, there would not be a net increase in potential trip generation. Concurrency and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process as well.

I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Alexandra Duprey

Signature: [Signature]

Date: October 2nd, 2018
INTER-OFFICE MEMORANDUM

TO: Patricia Smith, AICP
    Planner III
FROM: Melissa Winsett
      Transportation Planner
DATE: October 3, 2018
RSN: 7247508
SUBJECT: Dahin - DeLand Boat and RV Storage CPA and Rezoning
LOCATION: South side of US 92 east of Kepler Road

Staff has reviewed and approved both Lassiter Transportation Group technical memorandums for the proposed comprehensive plan amendment (CPA) and rezoning. This includes the text policy trip limitation of 76 average daily trips (ADT) and 8 PM peak-hour trips associated with the CPA. The following is a summary of the report:

- With the text policy trip limitation, the proposed CPA would result in a net trip decrease of 2,400 ADT and 207 PM peak-hour trips.

- With the land use specifications outlined in the proposed BPUD development agreement, the proposed rezoning would result in a net trip decrease of 45 ADT and 5 PM peak-hour trips.

If both applications are approved and the project enters the final site plan phase, concurrency approval would be required for final site plan approval. This means that if the project impacts any roadways within a 3-mile radius that do not meet the adopted level of service, the applicant will be required to mitigate his/her impacts through a proportionate fair share payment or other means allowed by Volusia County Traffic Engineering Division. Currently, the Kepler Road and the SR 44/Kepler Road intersection are within the site’s 3-mile radius. Kepler Road operates at LOS E and, with vested trips, is at 95% capacity. SR 44/Kepler Road intersection operates at LOS F. The Florida Department of Transportation is pursuing a roundabout intersection improvement design at this intersection; however, the project does not have programmed funding.

Please let me know if you have any questions or need additional information.
Environmental Site Assessment Report
Environmental Survey

Westerly 8.8 Acres of Volusia County Alt Key Parcel 2108223

For the Client
Libon Capital, LLC
ATTN: Scott Dahin

By the Consultant
Palmer Biological Services, LLC
817 East 15th Avenue
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A. Project Summary

A commercial building project is planned for the subject parcel. The site boundaries for the work were determined using ariel and the mock-up of the proposed project submitted by the Client Scott Dahin of Libon Capital. The field work performed and detailed in this report is intended to determine if any environmental conditions occur on the subject property that could require additional environmental permitting, wildlife relocation or mitigation prior to development of the site.

Scope of Work

A preliminary environmental assessment of the project site was performed on April 9, 2018. During this site visit, the entire project site was transect surveyed to determine if any environmental conditions exist that may cause issues with development of the property. The property was surveyed for the possible presence of wetlands and for the presence or absence of listed animal or plant species. The field work for this final assessment report was conducted on several days in June, 2018. A modified development plan was submitted by the client on July 23, 2018 and the attached maps were modified to show the new project boundaries.

Vegetation and Ecological Systems

The site consists of approximately 8.8 acres of uplands...no wetlands were found on the project site. Vegetation found during the survey is listed below:

1. Sand Pine (Pinus clausa)
2. Slash Pine (Pinus elliotti)
3. Saw Palmetto (Serenoa repens)
4. Wax Myrtle (Myrica cerifera)
5. Live Oak (Quercus virginiana)
6. Scrub Oak (Quercus myrtifolia)
7. Sand Live Oak (Quercus geminata)
8. Chapman Oak (Quercus chapmamii)
9. Fetterbush (Lyonia spp.)
10. Blueberry (Vaccinium spp.) Two species found
11. Florida Rosemary (Ceraticola ericoides)

The project site is a mix of Pine/Xeric Oak (FLUCCS 412) and Pine Flatwoods (FLUCCS 411).

B. Wetland Delineation

Performed as per FAC 62-340 "Delineation of the Landward Extent of Wetlands and Surface Waters" (FDEP 1994), and the Army Corps Wetland Manual (1987). Research of historic aerial photos was conducted to determine if any wetlands existed on the subject parcel prior to modern development. Although some facultative wet vegetation was noted at the extreme north end of the subject parcel, soil and hydrologic indicators were generally absent. No wetlands were flagged on the site.
C. Listed Species

Animal species – a full list of the Florida Wildlife Commission’s listed species may be viewed by visiting the FWC website at: http://myfwc.com/wildlifehabitats/imperiled/profiles/. Many of the listed species can be found in areas nearby the proposed project.

Gopher Tortoise - (Gopherus polyphemus) Several tortoise burrows were found on or adjacent to the planned development area during our preliminary site survey. Burrow locations were finalized during the June 2018 field work. Any burrows located inside, or within 25 feet of the proposed construction area must be excavated and the tortoises relocated to an approved relocation site prior to clearing of the subject property. Please see the attached Gopher Tortoise map showing location of the burrow found on the subject parcel. We will provide a proposal for the permitting, excavation and relocation of the animal(s). http://myfwc.com/GopherTortoise

Scrub Jay - (Aphelocoma coerulescens) Scrub Jays are found only in specific ecological environments. The FLUCCS 411 and FLUCCS 413 systems found on the project site are generally not attractive to this species, however the project site is included on the Deland Scrub Jay map as including scrub natural communities. During our survey all bird calls were noted...no weep or scold calls indicating Scrub Jay presence were heard. In addition, we played amplified Scrub Jay calls in order to determine if a colony exists on the subject parcel. Although all avian species on the site were noted, no Scrub Jays were found. A 5 Day Scrub Jay survey may be required prior to permitting for the project.

Bald Eagle - (Haliaeetus leucocephalus). During our survey, the trees on the site were searched for the presence of nests that might be inhabited by eagles. No nests were found during the survey. In order to add to our findings, a search of the FWC eagle nest locator was performed. The closest active nest was found to be 1.33 miles away from the site along Kepler Road. Permitting is only required for construction directly adjacent to an active nest.

Other Listed Animal Species – A complete review of Federal (US Fish and Wildlife) and FWC (Florida Wildlife Commission) listed species was done prior to the field work performed in April and June 2018. Any fauna specie not immediately recognized was identified and compared to the species lists. Several small mammals and their associated burrows were observed on the site including the Eastern Cottontail Rabbit (Sylvilagus floridanus). Bird species observed were limited to common songbirds, woodpeckers and raptors. Reptile species observed were common Anoles...no Blue Tail or Sand Skinks were observed. No listed animal species were found during our survey of the project site.

Plant species – Please visit http://www.freshfromflorida.com/Divisions-Offices/Florida-Forest-Service/Our-Forests/Forest-Health/Florida-Statewide-Endangered-and-Threatened-Plant-Conservation-Program/Florida-s-Federally-Listed-Plant-Species for a full list of Florida’s federally listed plant species. The subject areas for this project were surveyed for the presence of plants from this list, as well as any plants specific to Volusia County (http://www.fnai.org/bioticssearch.cfm). Plant species observed during our survey were generally common and were those expected to be found in this ecosystem. No listed plant species were found during our survey.

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D. Conclusions / Recommendations

Our Threatened and Endangered species survey of the subject property was designed to determine if any listed flora or fauna species inhabit the site and if their possible presence may require further permitting, relocation or mitigation. As detailed in the previous section, the animals and plants observed on the site were identified and compared to the published lists. As detailed in the FWC Gopher Tortoise Guidelines, the tortoise burrow will require excavation and the tortoise(s) relocated to an approved relocation site. Research of the project parcels using available wetland maps and aerial photographs show that the entire site is a historic upland. Wetland soils, obligate wetland plant species and hydrologic indicators are absent.

Palmer Biological will prepare a proposal for the relocation of the tortoise(s). Please note that most of the burrows shown on the attached survey are found off-site as per the new project boundaries submitted July 23, 2018. We will work with Volusia County Environmental Management (VCEM) and the US Fish and Wildlife Service to determine if a 5 Day Scrub Jay survey will be required. During the time we spent surveying the subject parcel we searched for evidence of past land uses that would suggest that a Phase 1 environmental survey is prudent. The subject parcel appears to be mostly undisturbed, and does not appear to have been previously developed. Based on our observations at the site, a Phase 1 assessment of the property may not be necessary.

All environmental assessment surveys and wetland delineations are subject to regulatory review.

Please direct any questions to Farley Palmer at 386-314-5718.
References


2. Volusia County GIS mapping online services (VCEM 2018).


4. ISB: Inventory of Florida Vascular Plants. (University of South Florida 2007).


Gopher Tortoise Burrow Survey
(*Gopherus polyphemus*)
Westerry 8.8 acres of Volusia Alt Key Parcel 2108223

All burrows in field are flagged and numbered as shown
Survey performed as per FWC Gopher Tortoise Permitting Guidelines
- Surveyor: Farley Palmer (GTA 15-00068B)

Ac - Active  Po - Potentially occupied  Ab - Abandoned
Immokalee Sand occurs in broad areas of flatwoods or in low areas between sand ridges. The water table is within 10 inches of the surface for 1 to 2 months of the year and otherwise between 10 and 40 inches.

Daytona Sand (0 to 5% slopes) is found in sandhills or in elevated areas of the flatwoods. The water table is usually at a depth of 40 to 50 inches for 1 to 4 months or 72 inches during drier times.

Soil Map for Westerly 8.8 acres of 2485 International Speedway in Deland
Vegetation Map for Westerly 8.8 Acres of 2485 International Speedway in Deland

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the validity of the information. Use at your own risk.

SOURCE: PARCEL DATA, VOLUSIA COUNTY PROPERTY APPRAISER
Looking East on US 93

Looking West on US 92

Looking North on Old Daytona Road

Looking south at the expansion site from Old Daytona Road