



The CITY OF DAYTONA BEACH

— "THE WORLD'S MOST FAMOUS BEACH" —

MEMORANDUM

DATE: August 14, 2017

TO: James V. Chisholm, City Manager

FROM: Richard Walton, AICP, Planning Director *RW*

SUBJECT: Second Amendment to Renar Golf Communities at LPGA International Planned District Agreement (DEV2017-048)

A request by Jim Butler, with Eagle Marsh Homes on behalf of Renar Golf Communities at LPGA International Homeowners' Association, Inc., to approve a second amendment to the Renar Golf Communities at LPGA International Planned Development Agreement, to add maximum lot coverage of 47 percent for lots located in Eagle Marsh and Gray Hawk, Unit 2 Subdivisions.

At the July 27, 2017 Planning Board meeting, the Board recommended approval of the rezoning request 6-to-0. Staff supports the Planning Board recommendation to the City Commission.

Subsequent to the Planning Board meeting, a revised letter from the Engineer of Record for Grey Hawk Unit 2 and Eagle Marsh (*Attachment A*) was received stating the correct lot coverage of 47% would not adversely impact the drainage master plan.

PARKER MYNCHENBERG & ASSOCIATES, INC.

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November 3, 2016

Revised August 11, 2017

Mr. Dennis Mrozek, LEED AP
Principle Planner
The City of Daytona Beach
Building Department
301 S. Ridgewood Avenue
Daytona Beach, FL 32114

**RE: GRAY HAWK GRANDE
Engineer's Certification of No Drainage Impact**

Dear Mr. Mrozek:

As the Engineer of Record for the Grey Hawk Unit 2 and Eagle Marsh Subdivision at LPGA International, I offer the following: The LPGA DRI was established in the early 1990's and has a Master Drainage System which was originally designed by Miller Sellen and Associates, Inc. The Master Drainage System included sub-basins and proposed pond locations. Grey Hawk Unit 2 and Eagle Marsh Subdivisions are within Stormwater Basins TR-21 and TR-30, respectively. The St Johns River Water Management District has two criteria to determine the required treatment volume of a development - Impervious Area and Watershed Size. The required treatment volume for both TR-21 and TR-30 was based upon the watershed size.

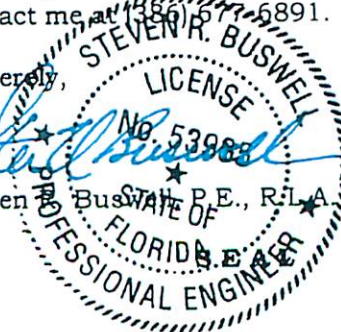
Upon reviewing the calculations, the size of home is independent of the required stormwater treatment. An increase in lot coverage for the referenced subdivision will not cause the stormwater management systems to be out of compliance and the stormwater system will still function as designed.

Therefore, by copy of this letter I hereby certify, an increase in lot coverage from 36% to 47% would not adversely impact the drainage master plan for the PD of the above referenced project.

Should you have any questions or need additional information, please do not hesitate to contact me at (386) 677-6891.

Sincerely,

Steven R. Buswell, P.E., R.L.A.



AUG 11 2017

SRB/kf

cc: Mr. Joe McAuliffe (via email)