



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, ^{rw}AICP, Planning Director
SUBJECT: River Pointe - Rezoning, Planned Development-General (DEV2016-098)

A request by Glenn D. Storch, Storch Law Firm, on behalf of Emerald Financial, Inc. to rezone 4.7± acres of land located north of Silver Beach Avenue on S. Peninsula Drive from Multifamily Residential 20 (MFR-20) to Planned Development-General (PD-G), to construct a 28-unit condominium development and associated site improvements.

The development plan includes 14 duplex buildings with 28 three-story residential units. The Land Development Code requires 2 parking spaces per unit. Each unit will provide a one car garage, one parking space in driveway, and the Club House will provide an additional six parking spaces.

The proposed development plan also includes 30 boat slips included with the project. Based on Land Development Code (LDC) standards, the site is entitled to 16 boat slips based on the length of the waterline along the Halifax River. The additional 14 boat slips require City Commission approval under separate review and action.

Proposed Modifications

1. Section 4.2.D.3 (Building separation) – Modification to allow a reduction in the minimum building separation for the duplex buildings from 15 feet to 8 feet.

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.