

Planning Board  
Draft Minutes

The City of Daytona Beach

Planning Board Meeting  
July 27, 2017

*(Excerpts from the July 27, 2017 Planning Board Meeting)*

7. **Rezoning to Planned Development-General (PD-G) – River Pointe, DEV2016-098**

**Staff Presentation:**

Dennis Mrozek, Planning Manager, presented the staff report which is included as part of the packet. Mr. Mrozek stated the property is located north of Silver Beach and is currently vacant and undeveloped. Mr. Mrozek stated the proposed project will be developed in two phases with the first phase including the infrastructure, clubhouse, common areas, boat slips and a duplex building with two models being completed within 5 years. Mr. Mrozek stated the second phase which will include the remaining duplex buildings will be developed within 6 years. Mr. Mrozek stated the only Land Development Code modification request is a modification for a reduction in the minimum building separation for the duplex buildings from 15 feet to 8 feet. Mr. Mrozek stated a neighborhood meeting was held and the report from that meeting is included as part of the packet.

**Applicant's Presentation:**

Corey Brown of the Storch Law Firm, 420 S. Nova Road, spoke representing the applicant. Mr. Brown stated concerns that were raised at the neighborhood meeting were regarding parking. Mr. Brown stated the concerns raised are not enforceable by the City but noted those concerns will be included in the MDA and the condo association will be responsible for enforcing those items.

Mr. Newman asked if the project will proceed upon approval or is it pending further investment.

Mr. Brown stated he does not know the timeframe.

**Public Comments:**

Linda Smiley, 357 Manhattan Way, stated she attended the neighborhood meeting and there are a lot of unanswered questions. Ms. Smiley expressed concern about the limited parking for the project. Ms. Smiley stated there are no extra parking spaces on the street for visitors and there are only 6 spaces allocated for the clubhouse. Ms. Smiley stated the reduction in the

space between the buildings was not discussed at the meeting. Ms. Smiley stated many times the items presented and discussed at neighborhood meetings are not what are presented at the Planning Board meeting. Ms. Smiley stated when the project was originally presented, each unit was proposed to have their own swimming pool and that is not a requirement. Ms. Smiley stated it was not presented that the project would not be developed for 5 to 6 years.

Mr. Brown stated each unit will have the ability to have their own pool and it is not a pool for each building. Mr. Brown stated it is not a requirement of the owner to construct a pool. Mr. Brown stated the development meets all of the parking requirements.

Ms. Washington asked how many visitor parking spaces are provided.

Mr. Brown stated there are 6 spaces.

Mr. Mrozek stated the applicant must submit construction permits within 18 months of approval of the agreement and there must be substantial completion within 5 years.

**Board Motion:**

A motion was made by Mr. Hurt, seconded by Mr. Neal, to approve Rezoning to Planned Development-General (PD-G) – River Pointe, DEV2016-098, in accordance with the staff report as presented. The motion carried unanimously (6-0).