



The CITY OF DAYTONA BEACH

“THE WORLD'S MOST FAMOUS BEACH”

MEMORANDUM

DATE: October 31, 2017

TO: James V. Chisholm, City Manager

FROM: Richard Walton, AICP, Planning Director ^{*RW*}

SUBJECT: Bayberry Cove – First Amendment to Planned District Agreement (DEV2017-099)

A request from Richard D. Smith, of ICI Homes, on behalf of BII Volusia Holdings, LLC, for approval to amend the Bayberry Cove Planned District Agreement. The First Amendment to the Bayberry Cove Planned Development Agreement is being requested to modify the minimum specialty setback requirements for air conditioning/heating units and swimming pool shells that will be associated with the single-family dwellings and townhomes that are being proposed on the property. The applicant is requesting to reduce the minimum specialty setbacks for air conditioning units and heating units from 3 ft. to 1.5 ft., with the condition that air conditioning and heating units be installed such that units are separated no less than 8 ft. apart. In addition, the applicant is requesting to reduce the minimum setbacks for swimming pool shells from 8 ft. to 6 ft. and pool pumps from 5 ft. to 1.5 ft.

At the October 26, 2017 Planning Board meeting, the Board recommended approval of the request 6-to-0. Staff supports the Planning Board recommendation to the City Commission.