

Planning Board
Draft Minutes

The City of Daytona Beach

Planning Board Meeting
June 28, 2018

(Excerpts from the June 28, 2018 Planning Board Meeting)

12. **Rezoning to Planned Development-General (PD-G) – Minto Parcel A, DEV2017-131**

This item was presented in conjunction with Item 11.

Staff Presentation:

Dennis Mrozek, Planning Director, presented the staff report which is included as part of the packet. Mr. Mrozek stated the project total is 1,618 acres which includes 3,250 residential units and 200,000 s.f. of commercial uses, which will be at the north end of the property along Granada Blvd. Mr. Mrozek stated a small lot size is requested as well as sidewalks only being required on a single side of each street.

Applicant Presentation:

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, spoke representing the applicant and stated he is involved in the County Road Agreement as well. Mr. Merrell stated the current agreement states if the property owner wants to dedicate property to build Tymber Creek to Granada they can do so and will receive Road Impact Fee credits. Mr. Merrell stated his client will not be building the road. Mr. Merrell stated there is an agreement with Ormond Beach to provide water and sewer if they have the capacity. Mr. Merrell stated the City of Ormond Beach has stated they do not want Hand Avenue deleted and that has been discussed at the TPO. Mr. Merrell stated Hand Avenue has not been removed.

Mr. Newman asked where the boat storage facility will be located.

Mr. Merrell stated it will be along Tymber Creek Road.

Mr. Merrell stated the applicant has volunteered to dedicate a 2-1/2 acre site for a Fire Station.

Public Comments:

Lauren Kornel, Senior Planner, City of Ormond Beach, stated it is her understanding that the City of Daytona Beach will include the preservation of the Hand Avenue right of way in the process. Ms. Kornel stated the City of Ormond Beach found some of the commercial uses planned for along Granada are not consistent with what is permitted

along Granada, particularly, bars, boutique bars, golf cart sales, leasing, storage and repair and lounges and asked that those uses be considered for removal from the application. Ms. Kornel stated a maximum height limit of 20 feet is proposed for the monument sign and Ormond Beach's sign code allows a maximum height of 8 feet for a monument sign. Ms. Kornel stated the City of Ormond Beach requests that the sign height be reduced.

John Nicholson, 413 N. Grandview Avenue, Daytona Beach, Florida stated he feels 100 feet of right of way should be set aside for future planning for roads. Mr. Nicholson expressed concern about the water supply for the project.

Mr. Merrell stated he had a meeting with the City of Ormond Beach; and based on the scale of this project, he feels the signage that is proposed is appropriate. Mr. Merrell stated he feels bars are an appropriate use for the area along Granada Blvd.

Board Action:

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Rezoning to Planned Development-General (PD-G) – Minto Parcel A, DEV2017-131, in accordance with the staff report as presented. The motion carried (6-0).