

Planning Board
The City of Daytona Beach
DRAFT MINUTES

Planning Board Meeting
June 28, 2018

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

11. **Large Scale Comprehensive Plan Amendment (LSCPA) – Minto Parcel A, DEV2017- 132**

This item was presented in conjunction with Item 12.

Staff Presentation:

Doug Gutierrez, Principal Planner, presented the staff report which is included as part of the packet. Mr. Gutierrez stated this is Phase 2 of The Latitudes project. Mr. Gutierrez stated the applicant proposes to amend the road agreements previously entered into with Volusia County by deleting the requirement to connect LPGA to SR-40 via a public roadway which was to be known as Stagecoach Road. Mr. Gutierrez stated the connection of LPGA to SR-40 is proposed to be via Tymber Creek Road.

Mr. Newman asked if the City of Ormond Beach has approved the water usage for this site.

Mr. Gutierrez stated there is an existing Interlocal Agreement.

Applicant Presentation:

The applicant's comments were included under Item 12.

Public Comments:

Public comments are noted under Item 12.

Board Action:

A motion was made by Mr. Hurt, seconded by Mr. Servance, to approve Large Scale Comprehensive Plan Amendment (LSCPA) – Minto Parcel A, DEV2017-132, in accordance with the staff report as presented. The motion carried (6-0).

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:

Laureen 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).