

Planning Board  
The City of Daytona Beach  
**DRAFT MINUTES**

Planning Board Meeting  
June 28, 2018

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

9. **Large Scale Comprehensive Plan Amendment (LSCPA) – Tomoka Farms Road ILF, DEV2018-054**

This item was presented in conjunction with Item 10.

**Staff Presentation:**

Doug Gutierrez, Principal Planner, presented the staff report which is included as part of the packet. Mr. Gutierrez stated the site consists of 46.81 acres.

**Applicant Presentation:**

Comments from the applicant are included as part of Item 10.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Large Scale Comprehensive Plan Amendment (LSCPA) – Tomoka Farms Road ILF, DEV2018-054, in accordance with the staff report as presented. The motion carried (6-0).

10. **Rezoning to Planned Development-General (PD-G) – Tomoka Farms Road ILF, DEV2018-036**

This item was presented in conjunction with Item 9.

**Staff Presentation:**

Dennis Mrozek, Planning Director, presented the staff report which is included as part of the packet. Mr. Mrozek stated the site is proposed for an age restricted independent living facility. Mr. Mrozek stated the applicant requested LDC modifications, including vehicle

access points to allow for only one full access point and an emergency access point and to the distance between buildings.

Mr. Barhoo asked if a traffic study was done and stated he is concerned about the request for elimination of a vehicle access point and did not feel this is sufficient, particularly since this development will be a 55+ community.

Mr. Mrozek stated this application was reviewed by the Fire Department and they had no concerns about the closeness of the buildings. Mr. Mrozek stated staff reviewed the access points and is comfortable with what is proposed.

**Applicant Presentation:**

Rob Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida, stated this is a small project so the traffic does not meet the requirement for a traffic analysis study and stated this project will be a low traffic generator.

Mr. Barhoo stated he feels the response time will be reduced to the homes to the northern portion of the site.

Mr. Merrell stated the site has been reviewed by staff, including the Fire Department, during the TRT process and what is presented is a result of those meetings.

Mr. Barhoo asked what the response was from the neighbors that attended the community meeting.

Mr. Merrell stated everyone was in favor of the project.

Mr. Merrell congratulated Mr. Mrozek on his appointment to the position of Planning Director.

**Public Comments:**

There were no public comments.

**Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Newman, to approve Rezoning to Planned Development-General (PD-G) – Tomoka Farms Road ILF, DEV2018-036, in accordance with the staff report as presented. The motion carried (6-0).