




# The CITY OF DAYTONA BEACH

— "THE WORLD'S MOST FAMOUS BEACH" —

## MEMORANDUM

DATE: November 12, 2018  
TO: James V. Chisholm, City Manager  
FROM: Dennis Mrozek, AICP, Planning Director   
SUBJECT: Preserve at LPGA - Rezoning, Planned Development-General (DEV2017-091)

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A request by Robert A. Merrell III, Esquire, Cobb Cole, and Raymond J. Spofford, AICP, England-Thims and Miller, Inc. on behalf of E. Scott Bullock, Consolidated-Tomoka Land Co., to rezone 130± acres of land located on the west side of LPGA Boulevard and south of Father Lopez High School from Volusia County zoning to Planned Development-General (PD-G) to allow for a 158 lot single family subdivision.

### Proposed Modifications:

1. Section 4.2.B.3 (Single Family Intensity & Dimensional Standards)
  - a. Minimum lot width (from 50 feet to 40 feet)
  - b. Maximum Floor Area Ratio (from 0.50 FAR to 0.60 FAR)
  - c. Maximum lot coverage (from 35% to 55%)
  - d. Modifications to Single Family setbacks
    - i. Interior side (from 7.5 feet to 5 feet)
    - ii. Street side (from 15 feet to 10 feet)
    - iii. Rear (from 25 feet to 20 feet)
  - e. Modification to accessory structure setbacks
    - i. Side and rear (from 7.5 feet to 5 feet)
    - ii. AC units to 3 feet minimum
2. Section 6.13.I (Development Entry Points) – Allow one of the two required vehicle access points to be for emergency vehicles only
3. Section 6.13.D – (Internal Connectivity) – Reduce street connectivity ratio from 1.7 to 1.2
4. Section 6.10.J.11 (Subdivision Signage) – Modify maximum permitted subdivision sign area from 32 square feet to 100 square feet
5. Section 5.4.C.8 (Model Homes Standards)
  - f. Increase number of allowable model homes from three total to 10% of total lot number in a single phase of development
  - g. Allow model homes to be occupied prior to recording of plat

6. Section 7.2.E.1 (Sidewalks) – Delay sidewalk construction in right of way pending completed construction on individual lot

At the October 25, 2018 Planning Board meeting the Board recommended approval 6-to-0. Staff supports the Planning Board recommendation to the City Commission.

The first reading will be heard by the City Commission on December 5, 2018 and the Public Hearing for adoption is tentatively scheduled for February 6, 2019 and will run concurrently with the adoption of the Large Scale Comprehensive Plan Amendment.