

Agenda Item 7 (Quasi-Judicial Hearing)

Rezoning - Planned Development-General

DEV2017-091

The Preserve at LPGA PD-G

STAFF REPORT

DATE: October 17, 2018

TO: Planning Board Members

FROM: Dennis Mrozek, AICP, Planning Director

PROJECT REQUEST

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.

PROJECT LOCATION

The 130± acre subject property is currently vacant and undeveloped and is generally located on the west side of LPGA Blvd. and immediately south of Father Lopez Catholic High School. The property and the adjacent Future Land Use (FLU) and Zoning classifications are generally described in the following table and in the attached maps:

Table 1: Land Use and Zoning

	Existing Uses	Existing Future Land Use Designation	Existing Zoning Classification
Site	Undeveloped	Low Intensity Urban (LIU) Potential Environmentally Significant (PES)	County
North	Father Lopez High School Undeveloped	Low Intensity Urban (LIU)	PD-G County
South	Undeveloped	Low Intensity Urban (LIU)	County
East	Municipal Stadium Undeveloped (Across LPGA Blvd.)	Existing Potential Parks (EPP) Mixed Use (MU)	SFR-5
West	Undeveloped	Conservation (C)	County

PROJECT DESCRIPTION

The applicant is requesting to rezone the subject property from a Volusia County zoning designation to Planned Development – General (PD-G). The purpose of the rezoning is to allow for a single family residential development to include up to 158 detached single family residential units with associated site improvements.

The property owner has also submitted an application amending the text of the Neighborhood V Issues and Policies of the Comprehensive Plan to permit an increase in density from one dwelling unit per acre to two dwelling units per acre and no proposed non-residential uses. That application is being processed co-currently. The proposed rezoning would be consistent with the proposed comprehensive plan text amendment, if approved by the City Commission.

GENERAL PLANNED DEVELOPMENT DISTRICT PURPOSES

The Planned Development (PD) districts are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals and objectives by:

- a. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;*
- b. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;*
- c. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;*
- d. Providing for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and*
- e. Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, wetlands, surface waters, floodplains, and historic features.*

PROJECT ANALYSIS

Review of and the decision on a Planned Development application shall be based on compliance of the proposed zoning reclassification and PD Plan/Agreement with the review standards in Section 3.4.D.3, Site-Specific Zoning District Map Amendment Review Standards, and the standards for the proposed type of PD district in Section 4.8, Planned Development Zoning Districts.

Site-Specific Zoning District Map Amendment Review Standards

In determining whether to adopt or deny a proposed Site-Specific Zoning District Map Amendment, the City shall consider:

- a. Whether the applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:**

i. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable City-adopted plans;

The property owner has submitted an application to amend the text of the Neighborhood V Issues and Policies of the Comprehensive Plan to permit an increase in density from one dwelling unit per acre to two dwelling units per acre and no proposed non-residential uses. This application is being processed concurrently. The proposed rezoning would be consistent with the proposed comprehensive plan text amendment, if approved by the City Commission.

ii. Is not in conflict with any portion of this Code;

Development standards for a PD District must comply with the development standards of Article 6: Development Standards and Article 7: Subdivision Standards or any modifications of those standards established in the PD Plan/Agreement. The applicant has proposed modifications to these standards listed below, which are detailed later in this report. Approval of the PD rezoning application with modifications would not be in conflict with any portions of the LDC.

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)
 - a. Increase number of allowable model homes from three total to 10% of total lot number in a single phase of development
 - b. 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

iii. Addresses a demonstrated community need;

The applicant has provided information detailing public benefits associated with the project, which also addresses the standard for a demonstrated community need (*Attachment A*). Included in Attachment A are the detailed modifications to the LDC requested as part of the PD Rezoning application.

iv. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

The proposed use single family of the property is compatible with the surrounding existing and proposed uses. Staff has reviewed the proposed site design and finds it acceptable.

v. Would result in a logical and orderly development pattern;

Standards established in the PD Agreement and the LDC would result in a logical and orderly development pattern for the subject property.

vi. Would not adversely affect the property values in the area;

Staff does not have any indication the proposed development would have an adverse effect on the property values in the area.

vii. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and

The applicant has requested a modification to Section 6.13.I of the LDC as it relates to the minimum number of vehicle access points for a development with between 81-160 units. The proposed development would be required to have two full vehicle access points. Because of the location of existing wetlands on the site, and the goal to reduce vehicle conflict points at LPGA Blvd., the applicant has requested one main vehicle access point for residents and guests and one emergency access point for emergency vehicle access only. The Fire Department has reviewed this request and has found it acceptable, with the following conditions:

1. Fire access roadway construction details (weight-bearing capability) to be reviewed and confirmed as being acceptable upon site plan submission.
2. Fire Department secondary access road gate details/locking arrangement to be reviewed and confirmed upon site plan submittal.

The PD Agreement acknowledges that approval of the rezoning does not constitute a Concurrency Certificate as required by the LDC. The applicant will be required to separately obtain a Concurrency Certificate and/or, where applicable, enter into a proportionate fair share agreement. A Traffic Impact Analysis (TIA) has been submitted to the City for review and found acceptable.

The Utilities Department will require the looping of water mains within cul-de-sacs or dead-end mains where water quality is a concern.

viii. Would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

Development of the Property shall comply with the LDC tree preservation requirements. Developer shall also comply with all rules, statutes, and regulations pertaining to protected wildlife species, including but not limited to the rules and permitting requirements of the Florida Game and Freshwater Fish Commission concerning gopher tortoises. A flood study that establishes the base flood elevation and complies with the City's Floodplain Management Ordinance must be performed by the engineer of record and approved by

FEMA prior to CO of any structure. Staff does not have any indication that the proposed development will have an adverse impact on the natural environment.

b. If the applicant demonstrates that the proposed amendment meets the criteria in subparagraph [a] above, whether the current zoning district designation accomplishes a legitimate public purpose.

The subject property is currently vacant and undeveloped. The proposed Planned Development rezoning will allow for the property to be developed as a single family residential subdivision.

Planned Development Zoning Districts Review Standards

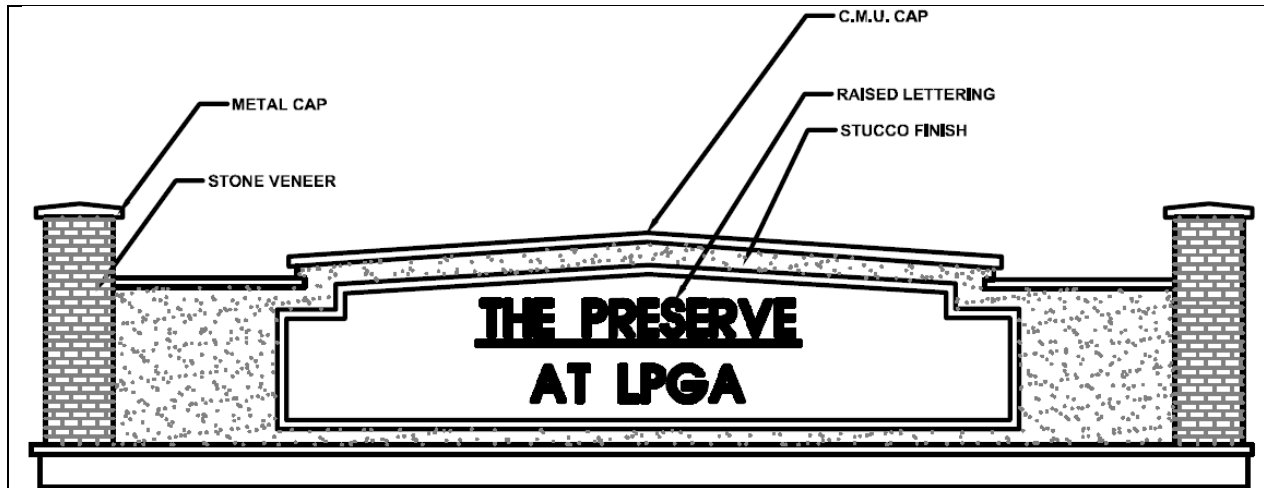
Before approving a PD zoning district classification, the City Commission shall find the application for the PD zoning district, as well as the PD Plan/Agreement included as part of the application, comply with the following standards:

1. PD Plan/Agreement

The PD Plan/Agreement includes a development plan for the subject site. This includes identification of potential vehicle access points, development area, parking areas, common areas, site improvements and landscaping (*Attachment B*).

Signage

The applicant has proposed a signage plan for the proposed development (*Attachment C*). The applicant has proposed a single monument signs at the ingress/egress point of the development at LPGA Blvd. The sign is 6 feet tall and 26 feet wide and has an allowable copy area of up to 100 square feet. Because the LDC allows subdivision signs to have a maximum sign area of 32 square feet, a modification to the LDC is required. The applicant has requested this modification because of the location of existing wetland area fronting LPGA that has depths of approximately 125 to 175 feet. The proposed signage is consistent with the use.



Proposed Entry Signage

Connectivity

Developer will be required to construct sidewalks on all streets in the subdivision property and be at least five feet wide. The applicant has requested a modification to the LDC requirement that all sidewalks be installed at the time of plat approval. The request would allow the developer to install

sidewalks within the right of ways at the time of the adjacent house construction. This is being requested to prevent damage to installed sidewalks as homes are constructed.

The applicant has requesting to reduce Maximum Connectivity Index Score from 1.7 to 1.2. This index score is a measurement of street and pedestrian connection points in a community. The higher the score, the greater the number of connections. The LDC required a minimum score of 1.7 for Planned Developments, but a minimum score of 1.3 for residential districts. Because the development is primarily residential, and because the site is designed to accommodate the existing environmentally sensitive areas, the applicant is seeking to reduce the minimum score for residential districts of 1.2.

Model Homes

Model homes may be constructed within the project as part of and during the installation of the subdivision infrastructure. The applicant has provided renderings and floor plans of the proposed single family homes (*Attachment D*). The LDC permits up to three model homes within a development at any one time. The applicant has requested a modification to this standard. Model homes within The Preserve at LPGA will be required to meet LDC standards except that model homes may consist of up to a total of ten (10%) percent of the platted lots per phase subject to the following:

1. A site plan must be submitted depicting the proposed location and associated parking of the model home(s). The details of the site plan must be consistent with the final plat. The site plan must be approved prior to commencement of model home construction.
2. All required hydrants must be in place in the vicinity of the model homes with adequate fire flow approved by the Fire Department prior to model home construction.
3. Road base shall be stabilized in the vicinity of the proposed model homes and approved by the City prior to occupancy of the model home(s).
4. Stormwater management facilities shall be provided to serve the model home(s) and approved by the City prior to construction of the model home(s).
5. No model homes may be occupied for residential use until all required subdivision improvements are completed and acceptable to the City.

The LDC also requires final plats to be recorded prior to model homes being constructed. The applicant has requested a modification to this standard to allow construction of model homes prior to final plat recording, but after subject to roads being stabilized, the required fire flow installed and adequate parking provided for the model homes.

Subdivision and Platting

Platting for the property will be determined by the timing of project development. No certificates of occupancy shall be issued for any building until a Final Plat or Site Plan is approved and recorded.

2. Consistency with City Plans

If adopted by the City Commission, the PD zoning district designation and the PD Plan/Agreement will be consistent with the comprehensive plan and the proposed land use designation.

3. Compatibility with Surrounding Areas

Prior to final site construction plan approval, the proposed development plan must meet compatibility standards for the property perimeters, including required wildfire protection standards of the LDC.

The applicant has conducted a neighborhood meeting, as required by the LDC. A summary of the neighborhood meeting prepared by the applicant is attached (*Attachment E*).

4. Development Phasing Plan

The applicant has proposed the following completion schedule for the proposed development:

Development may occur in a single or multiple phases consistent with City standards and the PD Agreement. Each phase shall be required to install all necessary infrastructure, including required easements. Developer may grade and clear the road rights-of-way, easements, fire access, and stormwater management facilities prior to plat approval of the lots so long as such grading and clearing is done pursuant to a valid permit from the St. Johns River Water Management District and the City of Daytona Beach.

Timing for phased Plat submittals will be dictated by market conditions. The deadline for submittal of the initial Preliminary Plat for the first phase of the project is three years from the date of approval of the PD Agreement. One 12-month extension of the scheduled application or completion dates may be permitted as a minor modification to the Agreement.

Failure to comply with the schedule set out above shall cause the development rights granted pursuant to the PD Agreement to lapse.

5. Conversion Schedule

Not applicable.

6. On-Site Public Facilities

On-site stormwater retention/detention facilities will be constructed in conjunction with the development. The stormwater retention/detention facilities will be maintained at a level consistent with the standards of the St. Johns River Water Management District. Collection and transmission facilities shall be located pursuant to the approved PD Master Plan, or site plans approved for individual lots or structures.

7. Uses

The following uses are permitted within the Property, subject to compliance with the Use-Specific Standards set forth in Article 5, LDC:

A maximum of 158 Single Family Dwellings including all accessory uses and structures that are permitted in the SFR-5 District as provided for in the LDC shall be allowed.

8. Densities/Intensities

<u>Land Use</u>	<u>Maximum Units</u>
Residential	156 dwelling units

9. Dimensional Standards
Residential Development Criteria

Dwelling Type	Minimum Lot Area (sq. ft.)	Minimum Lot Depth (ft.)	Minimum Lot Width (ft.)	Maximum Building Coverage	Minimum Open Space	Minimum Building Setback (ft.)				Maximum Building Height (ft.)
						Front	Side	Street Side	Rear	
Single Family	5,000	120	40*	55%*	20%	25	5*	10*	20*	35

* Modifies minimum LDC standards

Specialty Setbacks, Residential

- AC/Heating Units 3 feet*
- All Other Accessory Structures 5 feet*
- Swimming Pool/Pool Deck 5 feet*

* Modifies minimum LDC standards

10. Development Standards

All development in a PD district shall comply with the development standards of Article 6: Development Standards, and Article 7: Subdivision Standards, or any modifications of those standards established in the PD Plan/Agreement as consistent with City plans, the objective of the particular type of development standard, the purpose of the particular PD district, and any additional limitations or requirements set forth in Sections 4.8.C and 4.8.D for the particular type of PD district.

LDC Modifications Requested

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

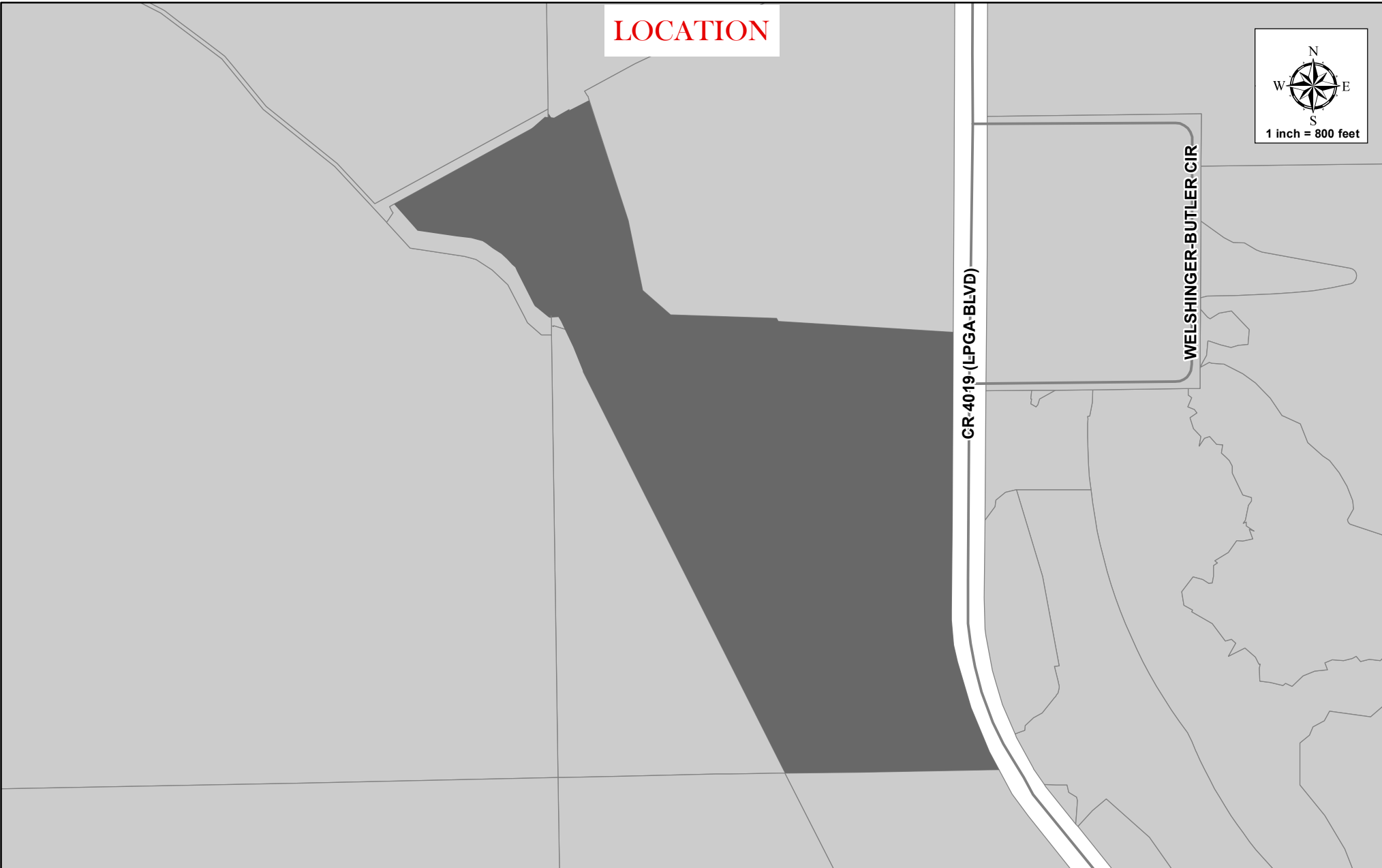
RECOMMENDATION

Should the accompanying Comprehensive Plan application be approved and all LDC modifications requested be accepted, staff recommends approval of the application 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.

The item is tentatively scheduled to be heard by the City Commission for first reading on December 5, 2018. The second reading (public hearing) will be scheduled for the City Commission pending transmittal of the accompanying Comprehensive Plan amendment.

A majority vote of the Planning Board members present and voting are required to recommend approval to the City Commission.

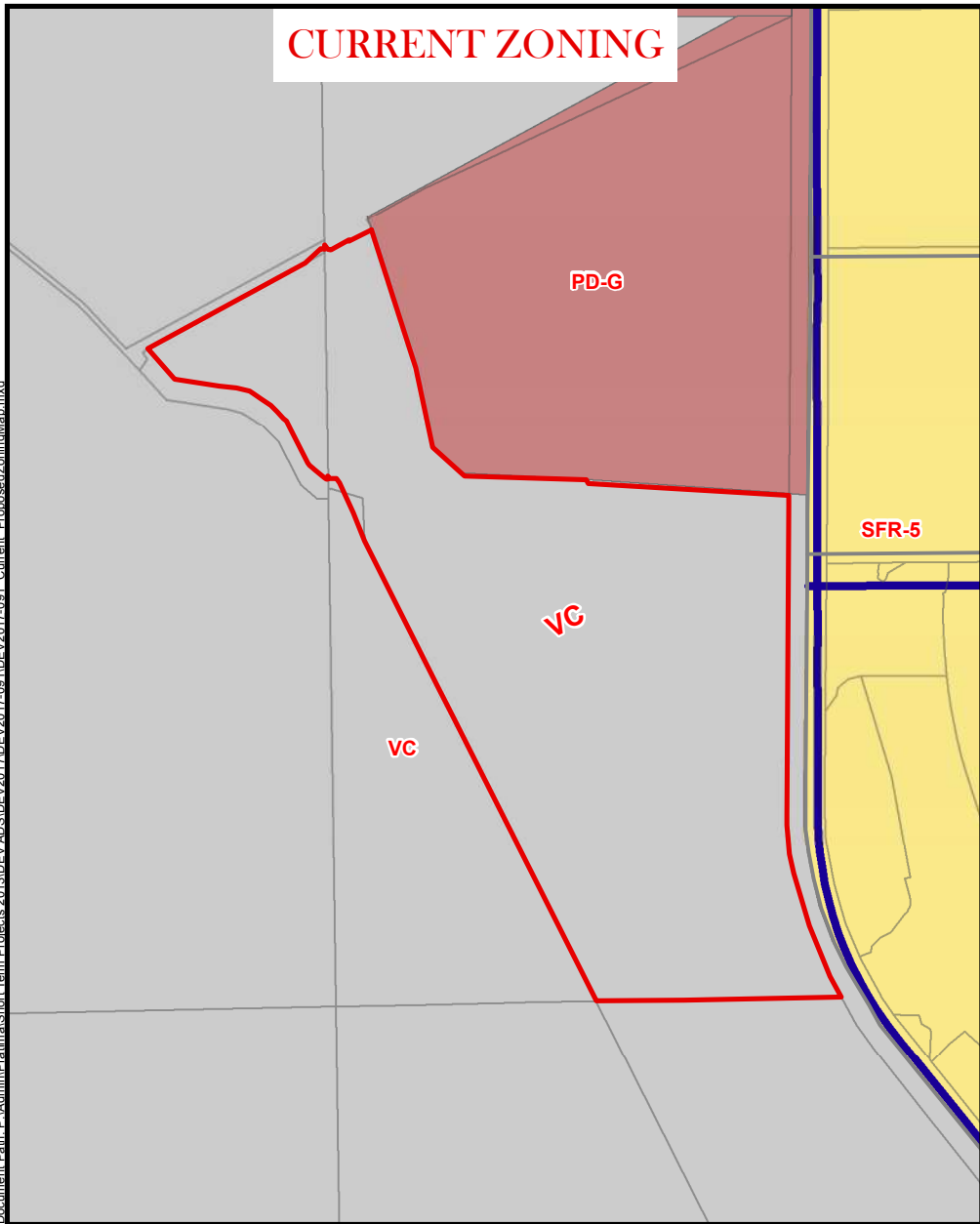
LOCATION



DEV2017-091 PLANNED DEVELOPMENT GENERAL REZONING LOCATION MAP

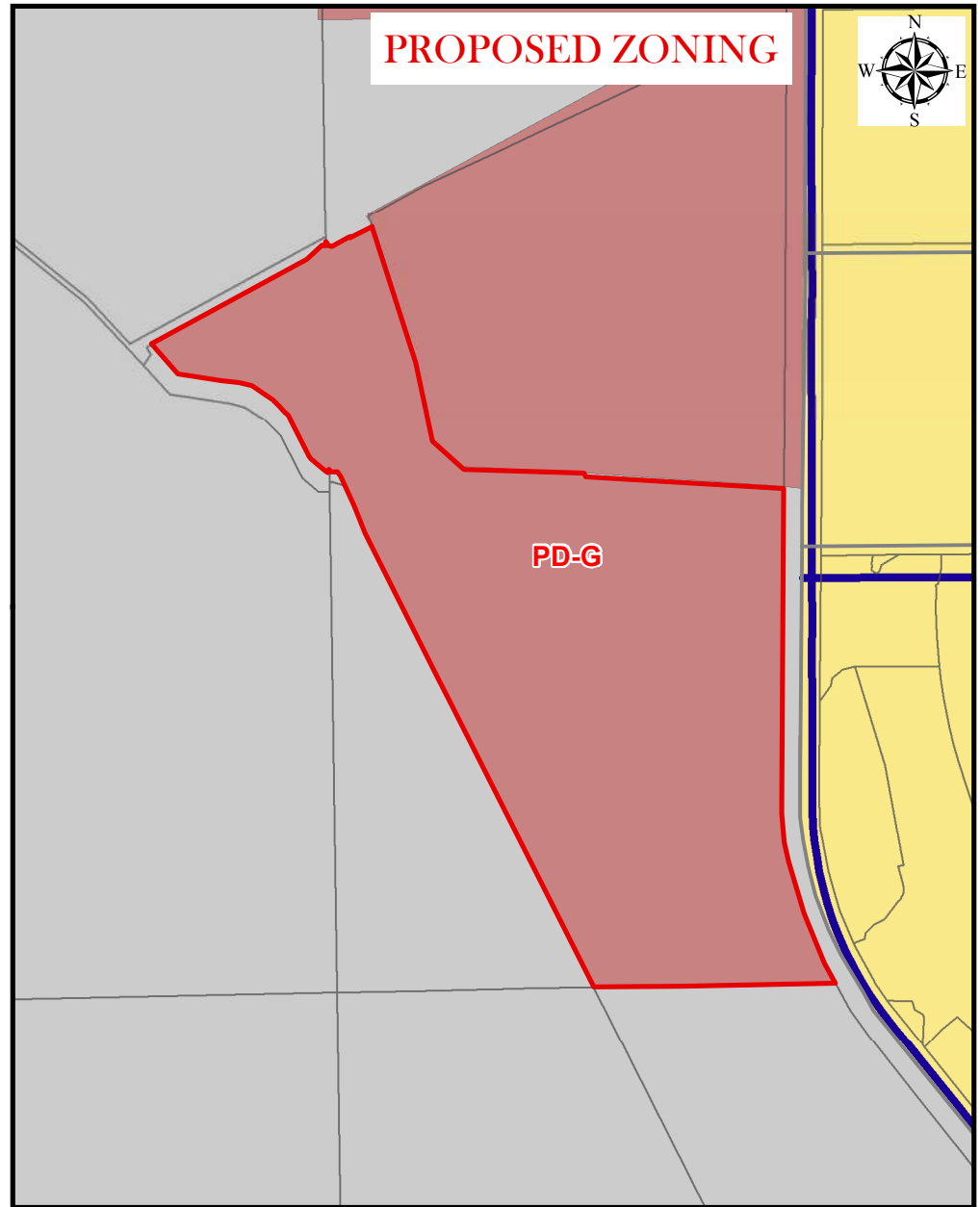
City of Daytona Beach Map disclaimer:
These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.

CURRENT ZONING



1 inch = 1,000 feet

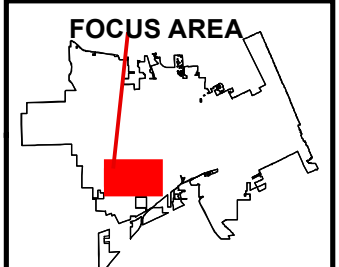
PROPOSED ZONING



1 inch = 1,000 feet



**DEV2017-091
PLANNED DEVELOPMENT GENERAL REZONING
CURRENT & PROPOSED ZONING MAP**



AERIAL



SLIM PINES RD

CR 4019 (LPGA BLVD)

WELSHINGER-BUTLER CIR

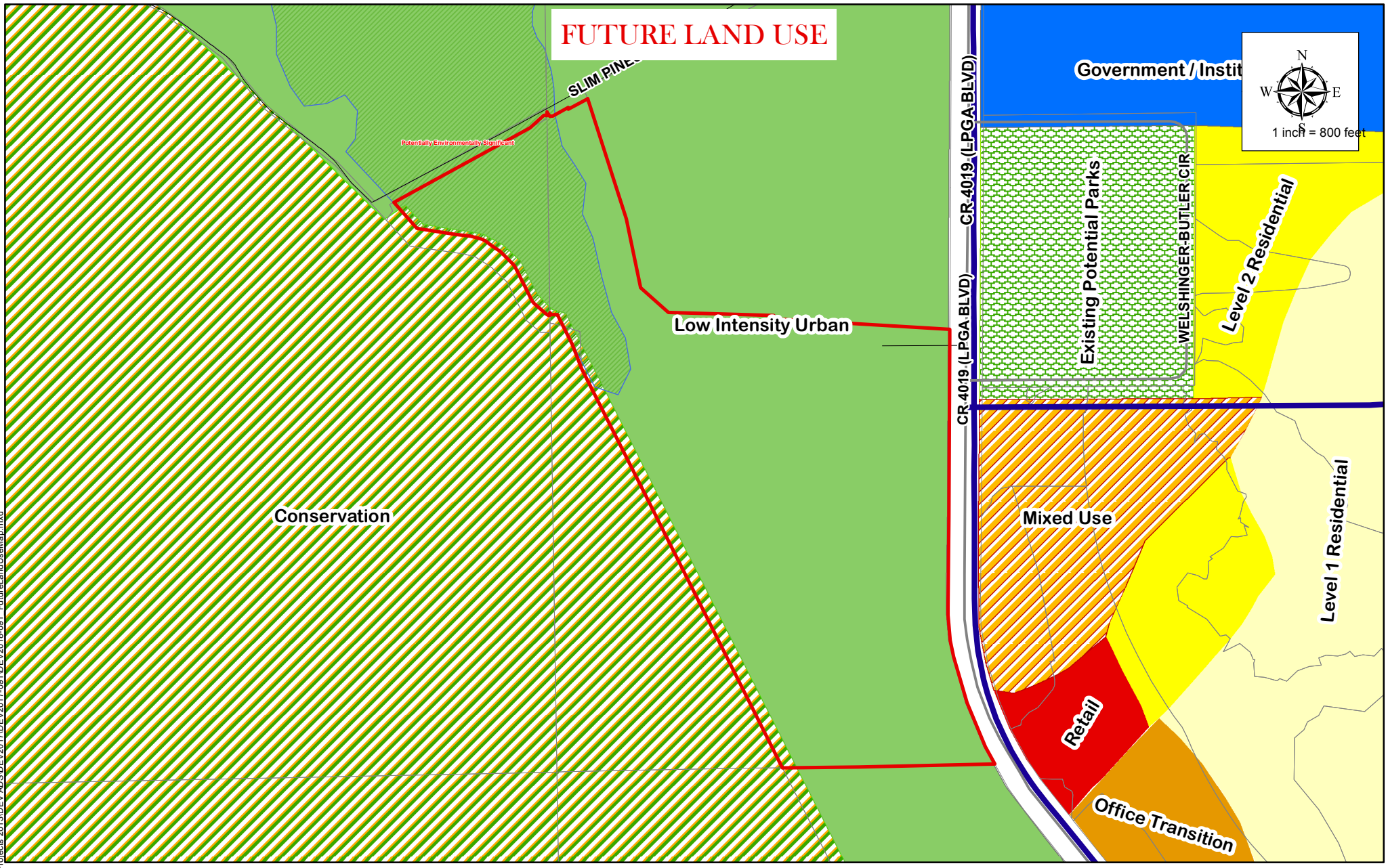
**DEV2017-091
PLANNED DEVELOPMENT GENERAL REZONING
AERIAL MAP**



City of Daytona Beach Map disclaimer:
These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.

Document Path: P:\Admin\Pratima\Short Term Projects 2013\DEV ADS\DEV2017\DEV\2017-091\DEV\2018-091_AerialMap.mxd

Document Path: P:\Admin\Prattina\Short Term Projects 2017\3\DEV AD\SIDEV\2017\DEV\2017-091\DEV\2018-091_Future_Land_Use_Map.mxd



**DEV2017-091
PLANNED DEVELOPMENT GENERAL REZONING
FUTURE LAND USE MAP**

City of Daytona Beach Map disclaimer:

These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.

September 27, 2018

Mr. Dennis Mrozek
Planning Director
City of Daytona Beach
Development Services Dept.
301 S. Ridgewood Avenue, Room 240
Daytona Beach, Florida 32114

**Re: The Preserve at LPGA – Waivers and Benefits Letter
Dev2017-091
ETM No. 18-027**

Dear Mr. Mrozek:

On behalf of Alsop Companies, LLC (the “Applicant”) we respectfully request a rezoning to Planned Development-General (PD-G) for the property containing 130 +/- acres located west of LPGA Boulevard adjacent and to the south of Father Lopez Catholic High School. The proposed rezoning has been assigned File Number DEV2017-091.

Benefits

- The Preserve will add to and diversify the places to live in Daytona Beach.
- The Preserve will be clustered with smaller lot sizes to allow for more efficient use of land with a smaller network of utilities and streets thereby lowering development and housing costs.
- The Preserve will provide a quality design that is environmentally sensitive and respects the natural and man-made features on the site.
- There will be a number of fiscal and economic benefits to construction of the Preserve.
- Anticipated average market value of new homes is \$275,000, which means a \$43 million increase in City’s tax base.
- Development and construction cost is estimated at \$32.4 Million based on:
 - Site Development: \$25,000 per unit
 - Building Construction: \$75 per sf.
 - Average Home Size: 2,400 sf.
- Construction wages and jobs: Total construction costs x 0.35 = \$11.3 million in total construction wages.

Attachment A

- Total construction jobs = total construction wages/annual average wages (\$39,440) = 287 jobs.
- Spending per worker on goods and services = jobs x 40% of annual wages, which is \$4.5 million.
- Materials and equipment costs = Total construction costs x 0.45 which is \$14.6 Million.
- Resident Household Income and Expenditures:
 - Median Household Income for zip code 32124 is \$79,144 x 40% goods and expenditures spending x 158 units = annual resident spending of \$5 Million.
- Annual Ad Valorem Revenue at buildout is estimated to be approximately \$1 Million per year.

In support of demonstrating the project meets a community need as required by the review criteria in Section 3.4.D.3.a.iii. of the LDC, attached is a copy of a Market Study Report prepared by Jeff Sweet with Alsop Companies. The Report concludes that there is an under supply of new and existing housing in the Volusia County market to supply current and future demands. The undersupply has resulted in a rapid pricing increase across all housing segments that will create a housing affordability issue. The supply of communities aimed at more affordable housing starting in the low \$200s such as the Preserve at LPGA will help to slow this trend.

Waivers. The following modifications from the LDC are being requested in order to accomplish the project benefits outlined above.

Access Points: LDC Section 6.13.I. requires two (2) access points based on the number of lots. A modification is requested to reduce to one access point directly from LPGA Boulevard, a major collector roadway. The request is being made to reduce the number of connections on LPGA Boulevard and because the entire frontage of the subdivision along LPGA Boulevard contains jurisdictional wetlands that would need to be filled to accommodate a second entrance. In addition, a fire access acceptable to the Fire Department is being provided directly from LPGA Boulevard along the north property line that can be utilized as a secondary, emergency access.

Internal Connectivity: LDC Section 6.13.D. requires a connectivity index of 1.7 for Planned Developments and 1.3 for Residential Districts. A modification is requested to reduce the minimum required connectivity index to 1.2 due to the size and configuration of the developable, upland area of the site and to minimize impacts to environmentally sensitive lands.

Signage: Subdivisions may have up to two ground signs containing a maximum sign area of 32 square feet. A modification is requested to allow up to a combined maximum sign area of 100 square feet due to the fact that the roadway frontage adjacent to the subdivision will consist of a forested wetland ranging in depth from approximately 125 feet to 175 feet, which makes it difficult to see the subdivision entrance features and signage when traveling on LPGA Boulevard. A Typical Entry Sign Concept is included as Exhibit E to the PDA. Other subdivision projects in the vicinity have similar size signage.

Model Homes: LDC Section 5.4.C.8.e. allows one model home for every 20 lots, or one model home for every 15 lots if they are contiguous. Applicant is requesting a modification to allow up

Attachment A

to 10% of the lots in a development phase regardless of location due to the relatively small size of the project and for consistency with projects in the vicinity and other nearby local governments.

LDC Section 5.4.C.8.h prohibits model homes from being constructed or occupied prior to plat recording. Applicant is requesting a modification to allow construction of model homes after issuance of a building permit subject to roads being stabilized, the required fire flow installed, and adequate parking for model homes.

Dimensional Standards: A general modification is requested to the typical intensity and dimensional standards for the SFR-5 zoning district in order to provide for home upgrades requiring a larger building footprint and to maintain housing affordability of the finished product. A modification is requested to the following standards: (i) minimum lot width; (ii) floor area ratio; (iii) maximum lot coverage; (iv) street side yard setback; (v) rear yard setback; and (vi) side and rear yard setbacks for accessory structures less than 200 square feet in area.

Setbacks: The minimum required side yard setback for single family lots is 7.5 feet for 50 to 59-foot lots. The minimum required side yard setback for lots less than 50 feet in width in SFR-5 is 5 feet. Minimum interior side yard setbacks of 5 feet are proposed in order to respond to buyer demand for smaller yards for maintenance and home upgrades requiring a larger building footprint, particularly for single story homes.

The minimum required accessory structure setback is 7.5 feet from the side and rear of a structure for a structure less than 200 square feet. A modification is requested to allow the setback to be reduced to 3 feet for air condition/heating units and 5 feet for other accessory structures consistent with other approved developments in the vicinity and to accommodate home upgrades requiring a larger building footprint while maintaining housing affordability.

Sidewalks: A modification is requested to section 7.2.E to construct sidewalks within the right of way at the time of the adjacent house construction so as not to damage the sidewalks during construction of the individual houses and driveways.

Based upon the minor waivers from the City's LDC and in recognition of the project benefits, we respectfully request approval of the waivers and PD-G zoning. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

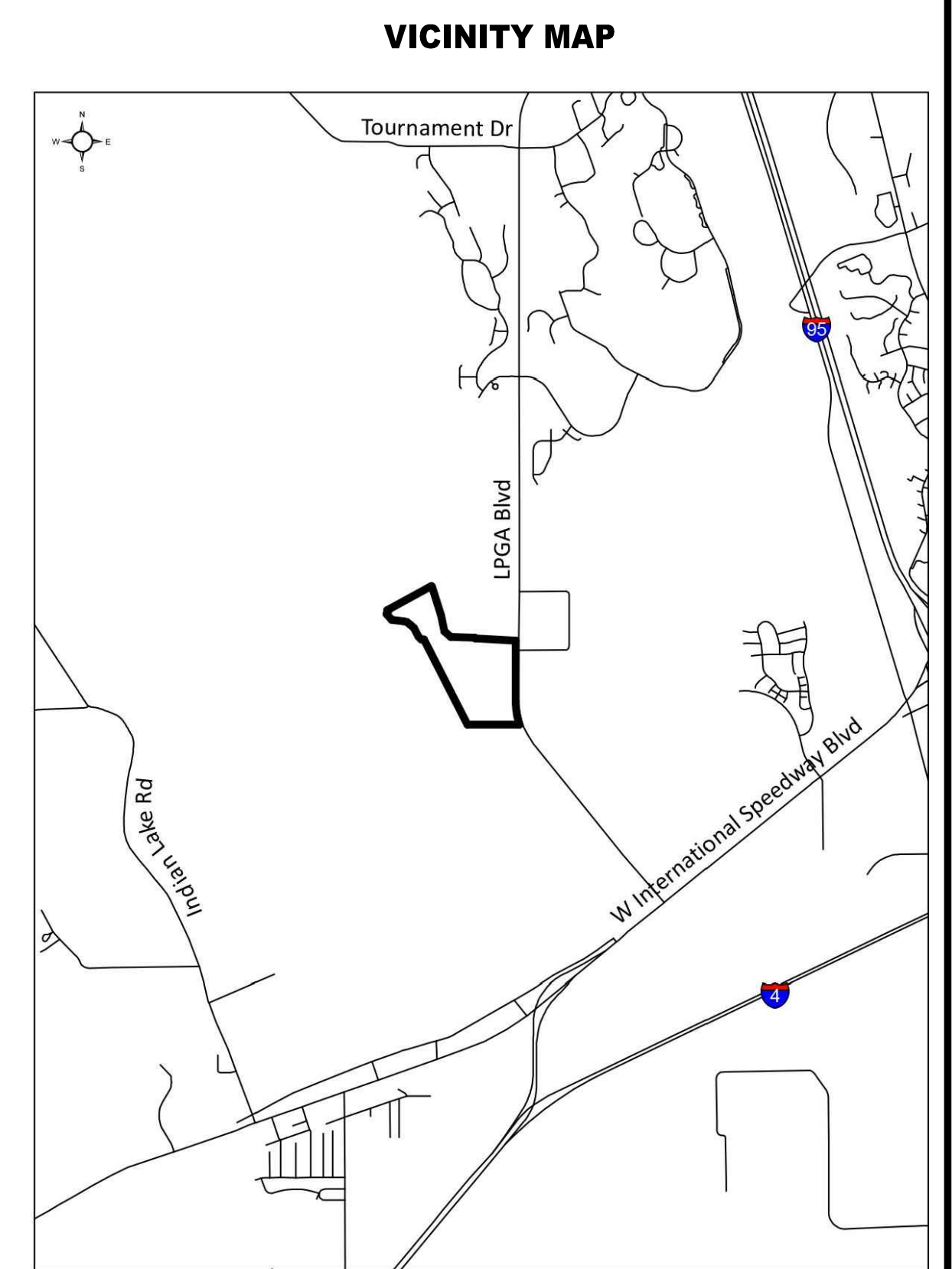
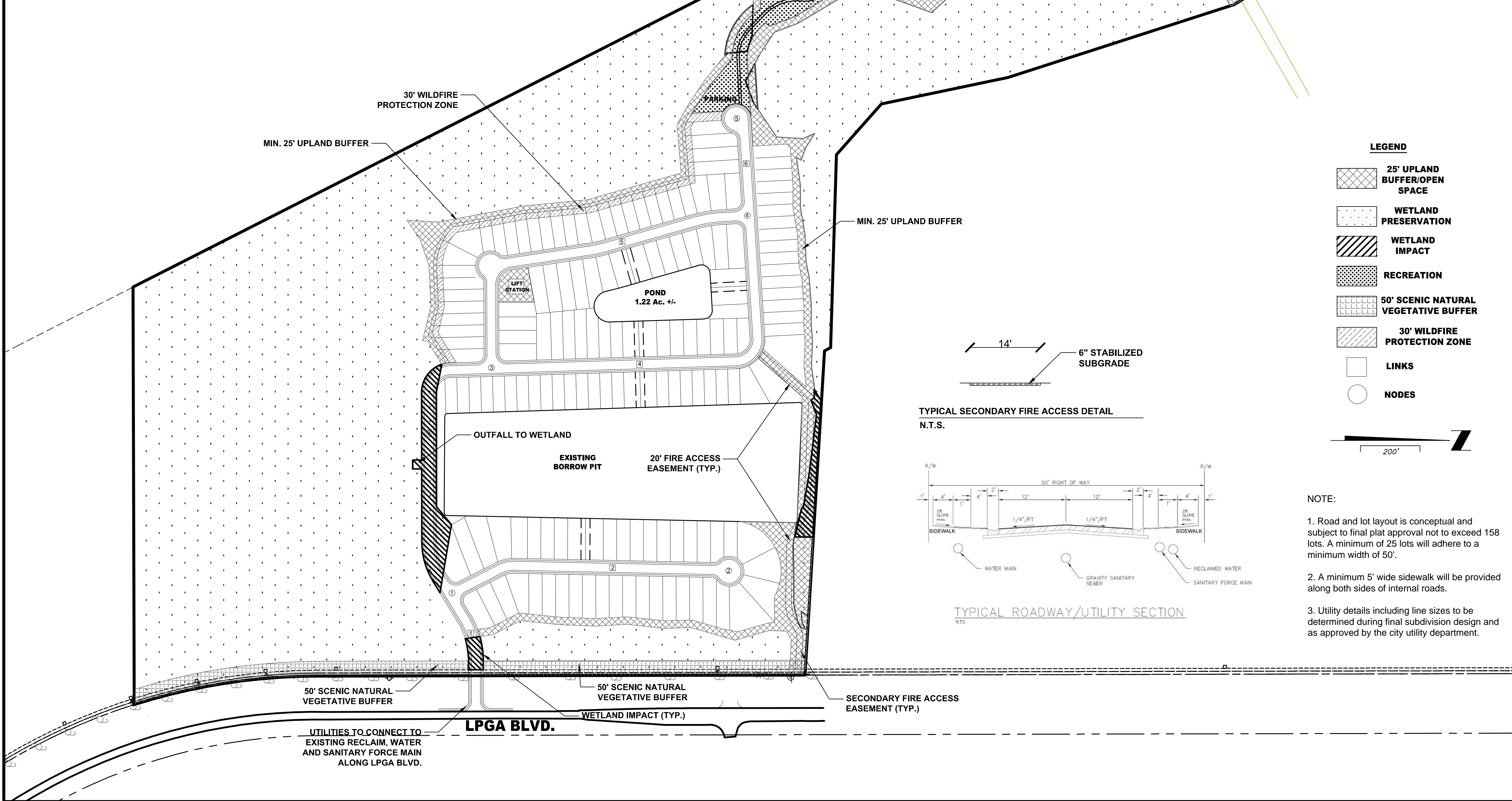
England-Thims & Miller, Inc.



Raymond J. Spofford, AICP
Vice President, Director of Planning

RJS/ksb

Page 1 | 2
 PRESERVE AT LPGA
 EXHIBIT B
 LEGAL DESCRIPTION:
 A PARCEL OF LAND LYING IN SECTION 29 AND SECTION 30, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY FLORIDA, SAID PARCEL OF LAND ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4415, PAGE 2540, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE NORTHWEST CORNER OF THE FATHER LOPEZ SUBDIVISION AS RECORDED IN MAP BOOK 55, PAGE 43 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID NORTHWEST CORNER BEING A 4" BY 4" CONCRETE MONUMENT STAMPED "PRM 2620"; THENCE SOUTH 61°21'07" WEST, ALONG THE EXTENDED SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7410, PAGE 2300 OF SAID PUBLIC RECORDS, A DISTANCE OF 1357.37 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7410, PAGE 2300, SOUTH 28°38'53" EAST, A DISTANCE OF 44.11 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7410, PAGE 2300, SOUTH 34°06'19" WEST, A DISTANCE OF 70.76 FEET TO THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4265, PAGE 2081, OF SAID PUBLIC RECORDS; THENCE SOUTH 42°24'02" EAST, ALONG SAID EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4265, PAGE 2081 AND DEPARTING SAID SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7410, PAGE 2300, A DISTANCE OF 213.54 FEET TO A 2 1/4" STEEL PIPE WITH AN ALUMINUM CAP STAMPED "LB 1221"; THENCE SOUTH 81°36'17" EAST, ALONG SAID EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4265, PAGE 2081, A DISTANCE OF 335.33 FEET TO A 2 1/4" STEEL PIPE WITH AN ALUMINUM CAP STAMPED "LB 1221"; THENCE SOUTH 75°19'24" EAST, CONTINUING ALONG SAID EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4265, PAGE 2081, A DISTANCE OF 74.32 FEET TO A 2 1/4" STEEL PIPE WITH AN ALUMINUM CAP STAMPED "LB 1221"; THENCE SOUTH 57°21'39" EAST, CONTINUING ALONG SAID EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4265, PAGE 2081, A DISTANCE OF 118.23 FEET TO A 2 1/4" STEEL PIPE WITH AN ALUMINUM CAP STAMPED "LB 1221"; THENCE SOUTH 46°19'56" EAST, CONTINUING ALONG SAID EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4265, PAGE 2081, A DISTANCE OF 131.11 FEET TO A 2 1/4" STEEL PIPE WITH AN ALUMINUM CAP STAMPED "LB 1221"; THENCE SOUTH 27°02'34" EAST, CONTINUING ALONG SAID EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4265, PAGE 2081, A DISTANCE OF 261.76 FEET TO A 2 1/4" STEEL PIPE WITH AN ALUMINUM CAP STAMPED "LB 1221"; THENCE SOUTH 48°52'29" EAST, CONTINUING ALONG SAID EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4265, PAGE 2081, A DISTANCE OF 114.40 FEET TO A SET 1/2" IRON PIPE STAMPED "LB 6824"; THENCE SOUTH 89°57'29" EAST, CONTINUING ALONG SAID EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4265, PAGE 2081, A DISTANCE OF 65.44 FEET TO A BROKEN 4" BY 4" CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING ON THE WEST LINE OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY FLORIDA; THENCE SOUTH 26°56'18" EAST, CONTINUING ALONG SAID EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4265, PAGE 2081, A DISTANCE OF 2573.80 FEET TO A SET 1/2" IRON PIPE STAMPED "LB 6824"; THENCE NORTH 89°50'04" EAST, DEPARTING SAID EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4265, PAGE 2081, A DISTANCE OF 1402.28 FEET TO A SET 1/2" IRON PIPE STAMPED "LB 6824"; SAID IRON PIPE BEING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2041.86 FEET, SAID IRON PIPE ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF L.P.G.A. BOULEVARD (A 200.00 FEET WIDE RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°28'37", AN ARC LENGTH OF 622.83 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°51'25" WEST, 620.42 FEET TO SET THE POINT OF 1/2" IRON PIPE STAMPED "LB 6824"; SAID IRON PIPE BEING THE POINT OF TANGENCY; THENCE NORTH 00°07'07" WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE OF L.P.G.A. BOULEVARD, A DISTANCE OF 1639.21 FEET TO THE SOUTHEAST CORNER OF SAID FATHER LOPEZ SUBDIVISION AS RECORDED IN MAP BOOK 55, PAGE 43, SAID CORNER BEING A 4" BY 4" CONCRETE MONUMENT STAMPED "PRM 2620"; THENCE NORTH 86°32'45" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF LPGA BOULEVARD AND ALONG THE SOUTHERLY LINE OF SAID FATHER LOPEZ SUBDIVISION AS RECORDED IN MAP BOOK 55, PAGE 43, A DISTANCE OF 1090.83 FEET TO A 4" BY 4" CONCRETE MONUMENT STAMPED "PRM 2620"; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF THE FATHER LOPEZ SUBDIVISION AS RECORDED IN MAP BOOK 55, PAGE 43, NORTH 28°59'33" WEST, A DISTANCE OF 23.21 FEET TO A 4" BY 4" CONCRETE MONUMENT STAMPED "PRM 2620"; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF THE FATHER LOPEZ SUBDIVISION AS RECORDED IN MAP BOOK 55, PAGE 43, NORTH 88°16'39" WEST, A DISTANCE OF 648.48 FEET TO A 4" BY 4" CONCRETE MONUMENT STAMPED "PRM 2620"; SAID CONCRETE MONUMENT BEING THE MOST SOUTHWESTERLY CORNER OF SAID FATHER LOPEZ SUBDIVISION AS RECORDED IN MAP BOOK 55; THENCE NORTH 48°25'47" WEST, ALONG THE WESTERLY LINE OF THE FATHER LOPEZ SUBDIVISION AS RECORDED IN MAP BOOK 55, PAGE 43, A DISTANCE OF 227.30 FEET TO A 4" BY 4" CONCRETE MONUMENT STAMPED "PRM 2620"; THENCE NORTH 11°49'08" WEST, CONTINUING ALONG SAID WESTERLY LINE OF THE FATHER LOPEZ SUBDIVISION AS RECORDED IN MAP BOOK 55, PAGE 43, A DISTANCE OF 435.11 FEET TO A 4" BY 4" CONCRETE MONUMENT STAMPED "PRM 2620"; THENCE NORTH 17°53'12" WEST, CONTINUING ALONG SAID WESTERLY LINE OF THE FATHER LOPEZ SUBDIVISION AS RECORDED IN MAP BOOK 55, PAGE 43, A DISTANCE OF 797.98 FEET TO A 4" BY 4" CONCRETE MONUMENT STAMPED "PRM 2620"; THENCE NORTH 30°58'22" WEST, CONTINUING ALONG SAID WESTERLY LINE OF THE FATHER LOPEZ SUBDIVISION AS RECORDED IN MAP BOOK 55, PAGE 43, A DISTANCE OF 38.34 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 5,667,121 SQUARE FEET OR 130.10 ACRES MORE OR LESS.



SITE DEVELOPMENT SUMMARY

Gross Acreage (GA)	130.10
Development Area (DA)	49.33
Preserved Wetlands	65.27
Single Family Lots	158
Density, DU/gross acre	1.15
Density, DU/net uplands	2.9

OPEN SPACE REQUIREMENT (Acres)

	Open Space (20% of GA)	Recreation (40% of OS)	Canopy (15% of GA)
Minimum Acreage Required	26.02	10.41	19.52
Acreage Planned to be Provided	96	18	70

NOTE: See PD standards sheet for acreage tally and further information

INTENSITY AND DIMENSIONAL STANDARDS

Maximum building coverage	55%
Minimum lot width at building setback line	40'
Minimum lot area	5,000 S.F.
Maximum impervious area	85%
Maximum building height	35 Feet
Maximum principal building setbacks	
Front yard	25 Feet
Interior Side Yard	5 Feet
Street Side Yard	10 Feet
Rear Yard	20 Feet
Accessory structure setbacks	
Air conditioning/heating units	3 ft.
Swimming pool/pool deck	5 ft.
All other accessory structures	5 ft.

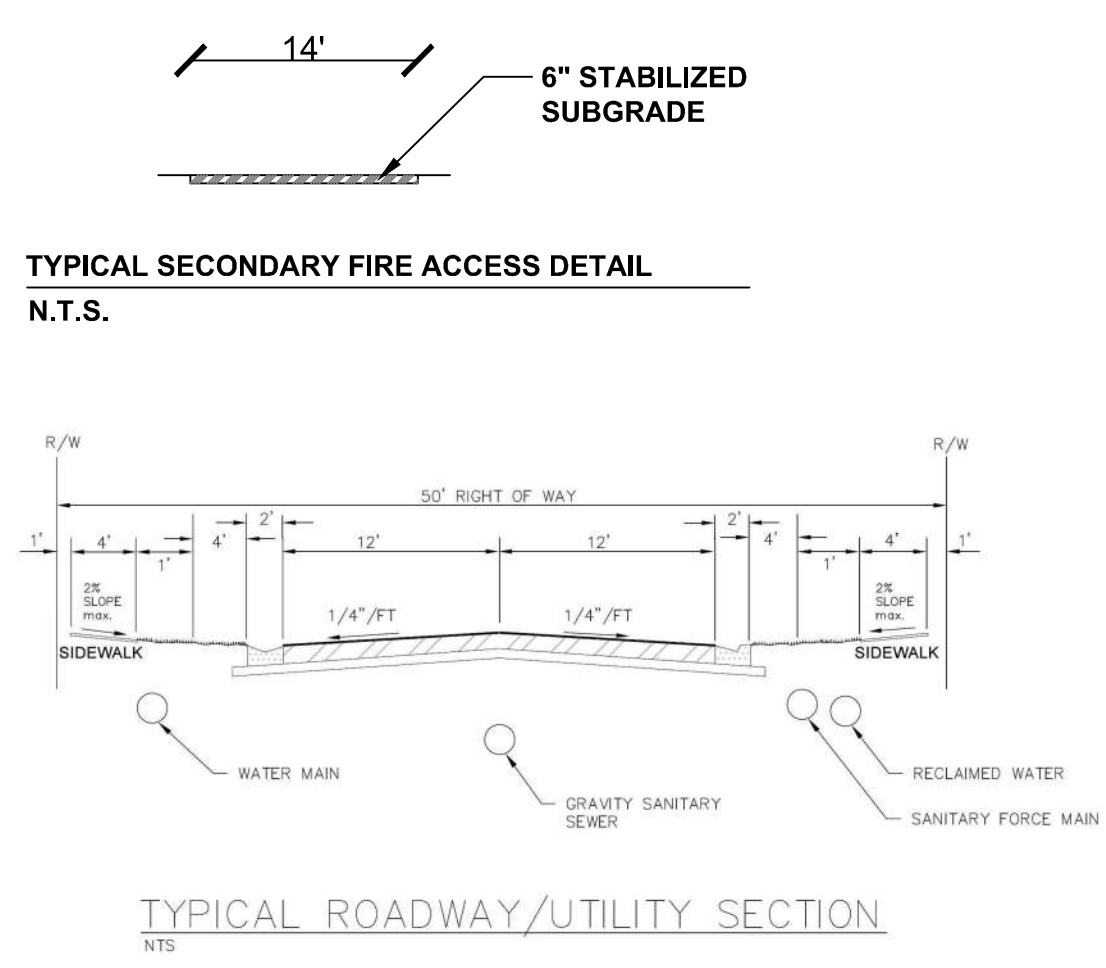
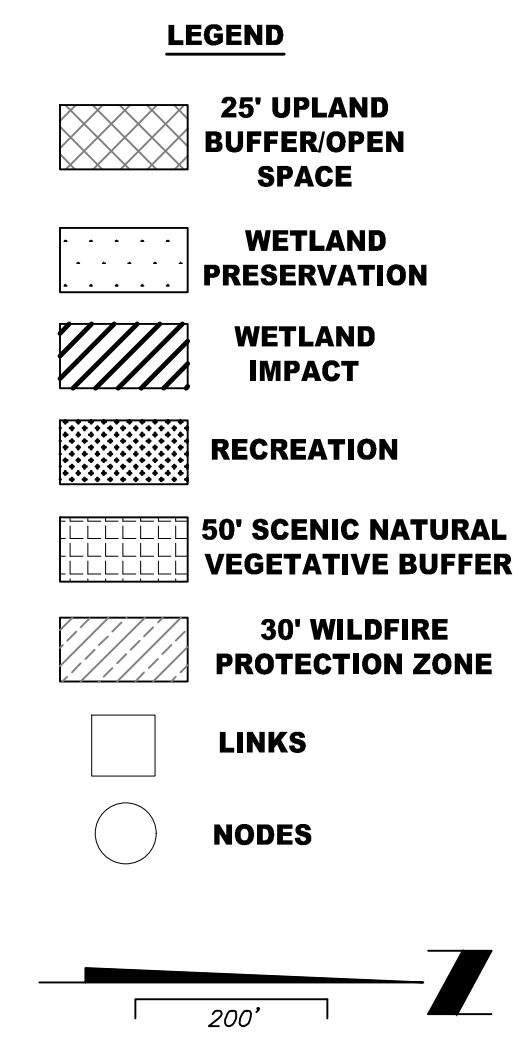
Connectivity Index

Number of links	6
Number of nodes	5
Connectivity index	1.2

EXHIBIT B - PD MASTER PLAN SHEET #1/2

THE PRESERVE
 08/02/2018

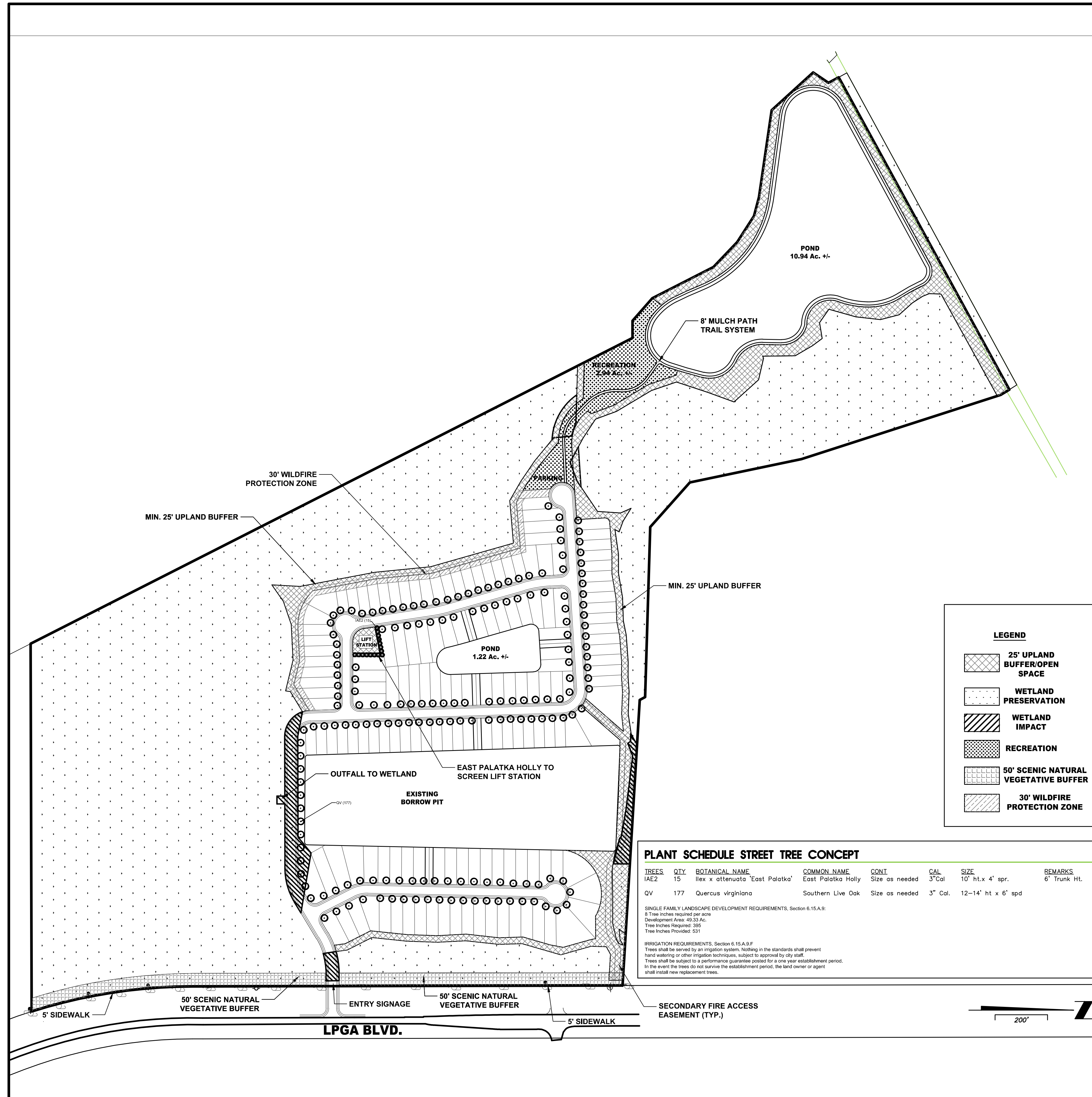
ETM England-Thins & Miller, Inc.
 14775 Old St. Augustine Road
 Jacksonville, FL 32258
 TEL: (904) 642-8990
 FAX: (904) 646-9485
 CA - 00002584 LC - 0000316



NOTE:

- Road and lot layout is conceptual and subject to final plat approval not to exceed 158 lots. A minimum of 25 lots will adhere to a minimum width of 50'.
- A minimum 5' wide sidewalk will be provided along both sides of internal roads.
- Utility details including line sizes to be determined during final subdivision design and as approved by the city utility department.

F:\2018\18-027\LandDev\Design\18-027 Exhibit_B_PD Master Plan_080218.dwg
 PLOTTED: August 2, 2018 - 3:51 PM, BY: Jeremy Ringler



LEGEND

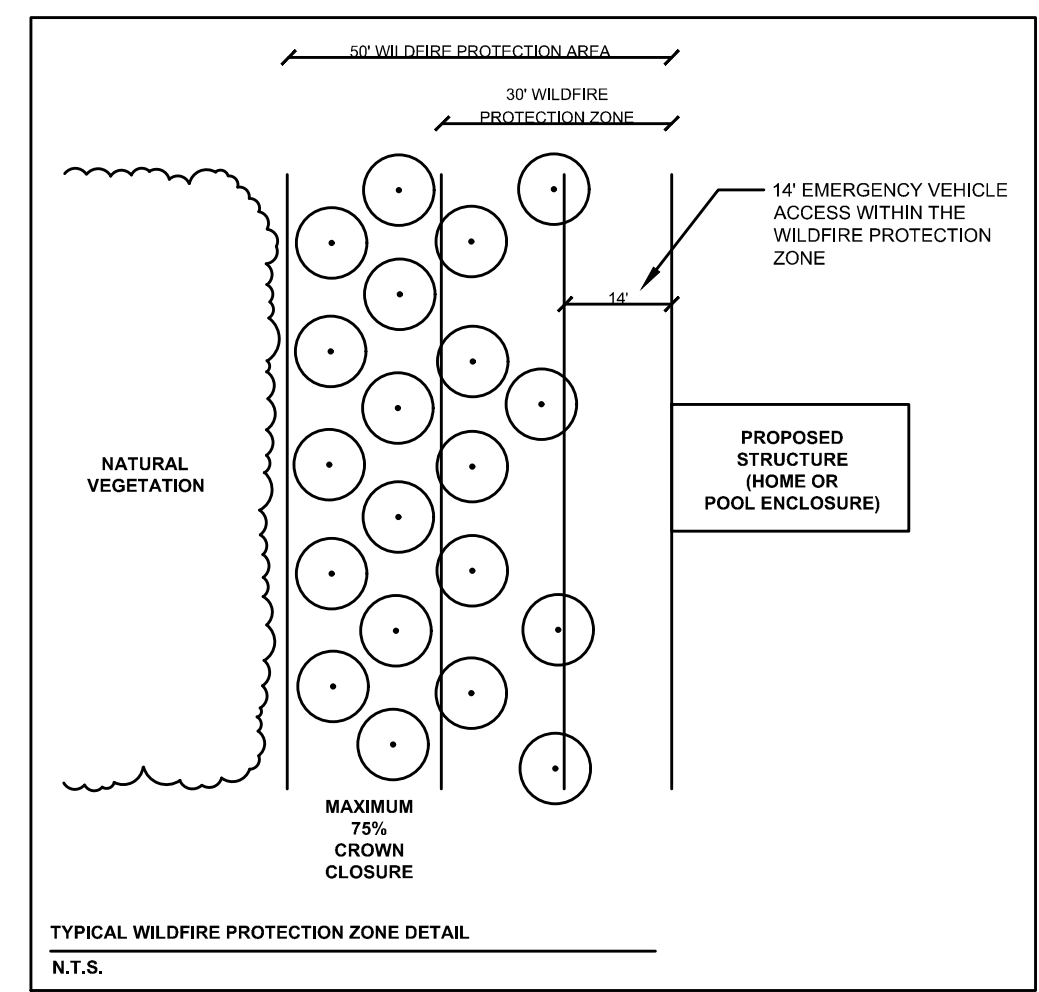
- 25' UPLAND BUFFER/OPEN SPACE
- WETLAND PRESERVATION
- WETLAND IMPACT
- RECREATION
- 50' SCENIC NATURAL VEGETATIVE BUFFER
- 30' WILDFIRE PROTECTION ZONE

PLANT SCHEDULE STREET TREE CONCEPT

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	SIZE	REMARKS
IAE2	15	Ilex x attenuata 'East Palatka'	East Palatka Holly	Size as needed	3" Cal	10' ht. x 4' spr.	6" Trunk Ht.
QV	177	Quercus virginiana	Southern Live Oak	Size as needed	3" Cal.	12-14' ht x 6' spd	

SINGLE FAMILY LANDSCAPE DEVELOPMENT REQUIREMENTS, Section 6.15.A.6:
 6 Tree inches required per acre
 Development Area: 49.33 Ac.
 Tree inches Required: 305
 Tree inches Provided: 531

IRRIGATION REQUIREMENTS, Section 6.15.A.9.F
 Trees shall be served by an irrigation system. Nothing in the standards shall prevent hand watering or other irrigation techniques, subject to approval by city staff.
 Trees shall be subject to a performance guarantee posted for a one year establishment period.
 In the event the trees do not survive the establishment period, the land owner or agent shall install new replacement trees.



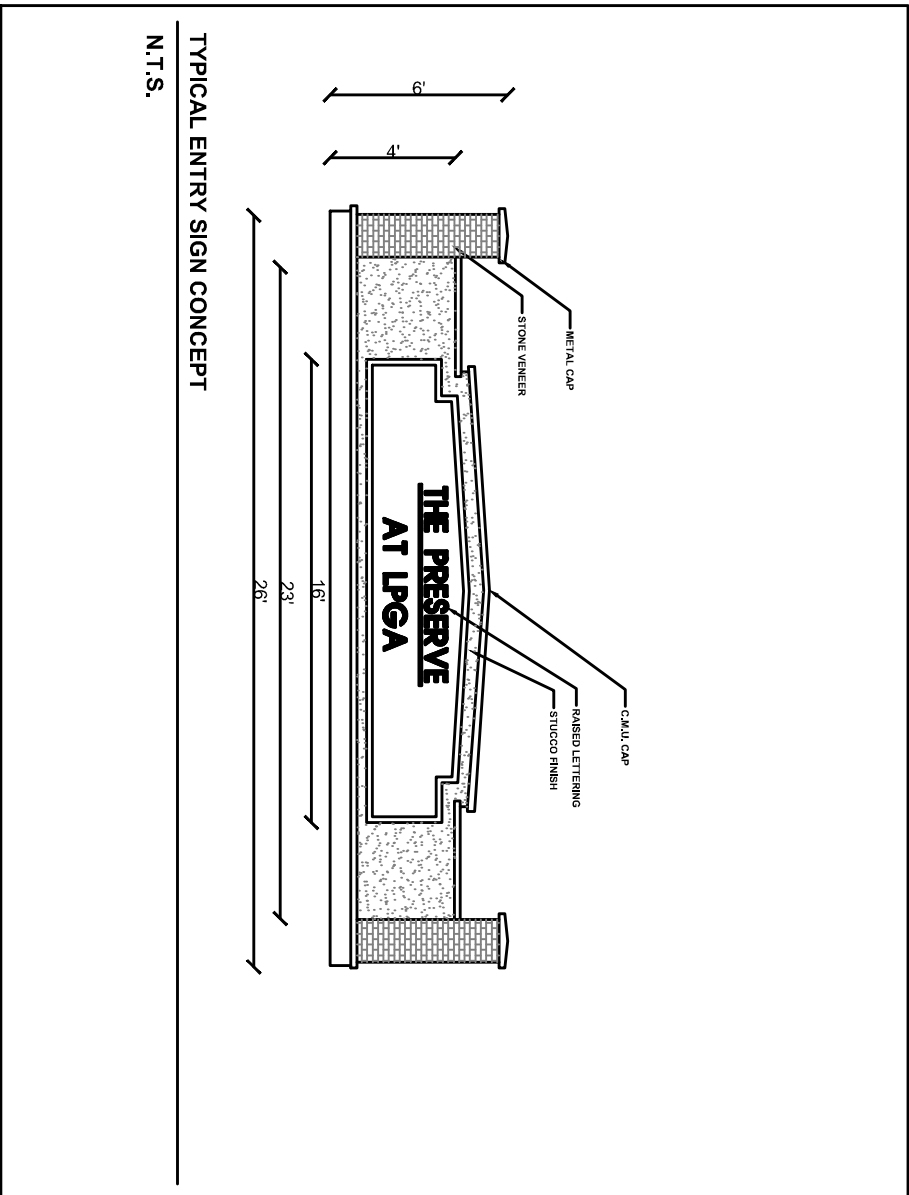
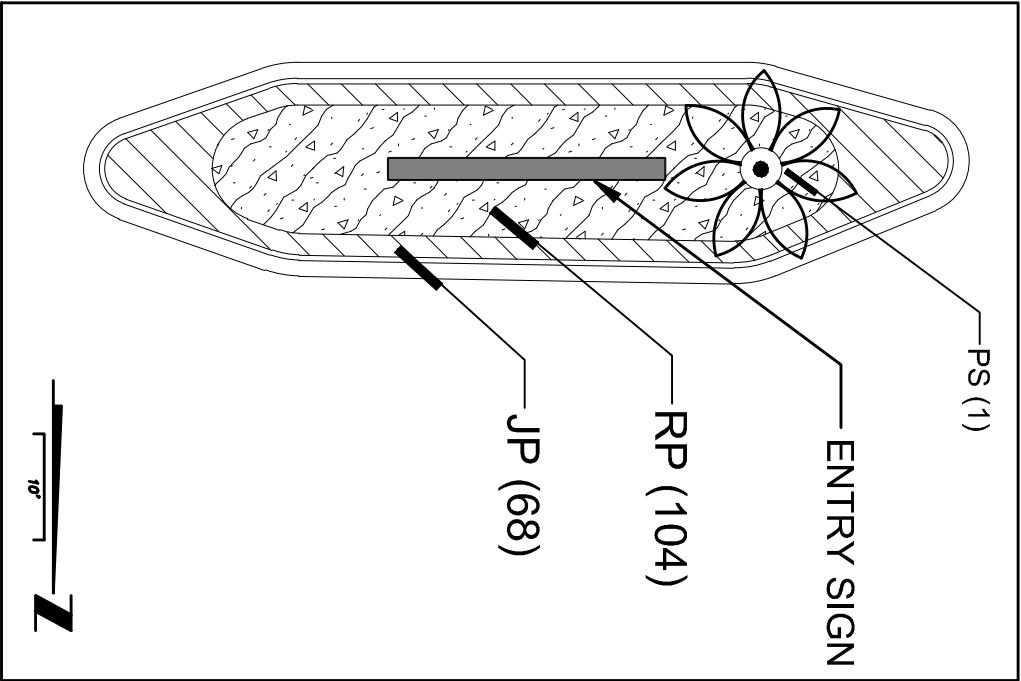
- TYPICAL WILDFIRE PROTECTION ZONE**
- 14' EMERGENCY ACCESS PATH IS ALLOWED TO TRAVEL ANYWHERE WITHIN THE 30' WILDFIRE PROTECTION ZONE AS PASSABLE BY EMERGENCY VEHICLES.
 - NO MORE THAN 75% CROWN CLOSURE WITHIN 50'
 - REAR LOT LINE LOCATION MAY VARY WITHIN THE WILDFIRE PROTECTION ZONE OR PROTECTION AREA.
 - TREES SHALL BE REMOVED AS NECESSARY FROM THE WILDFIRE PROTECTION ZONE.

EXHIBIT B - CONCEPTUAL LANDSCAPE PLAN SHEET #2/2

THE PRESERVE
08/03/2018

ETM England-Thins & Miller, Inc.
 14775 Old St. Augustine Road
 Jacksonville, FL 32258
 TEL: (904) 642-8990
 FAX: (904) 646-9485
 CA - 00002584 LC - 0000316

PLOTTED: August 3, 2018 - 11:15 AM, BY: Jeremy Ringler



PLANT SCHEDULE CONCEPTUAL ENTRY SIGN LANDSCAPE

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	REMARKS
PS	1	Phoenix sylvestrus	Wind Date Palm	FG	18' cl.	Matched Palm Trees
SHRUB AREAS						
68		Juniperus chinensis 'Parsonii'	Parsonii Juniper	3 gal	30" o.c.	
104		Rosa x 'Pink Knockout'	Pink Knockout Rose	3 gal	30" o.c.	

EXHIBIT E - ENTRY SIGN CONCEPT
THE PRESERVE
 09/28/2018

The Augusta

1436 SQ. FT.



Landon Homes

Love YOUR HOME
FROM THE START

Attachment D



ELEVATION A

ELEVATION B



CRC 1326780

WWW.LANDON-HOMES.NET



The Augusta

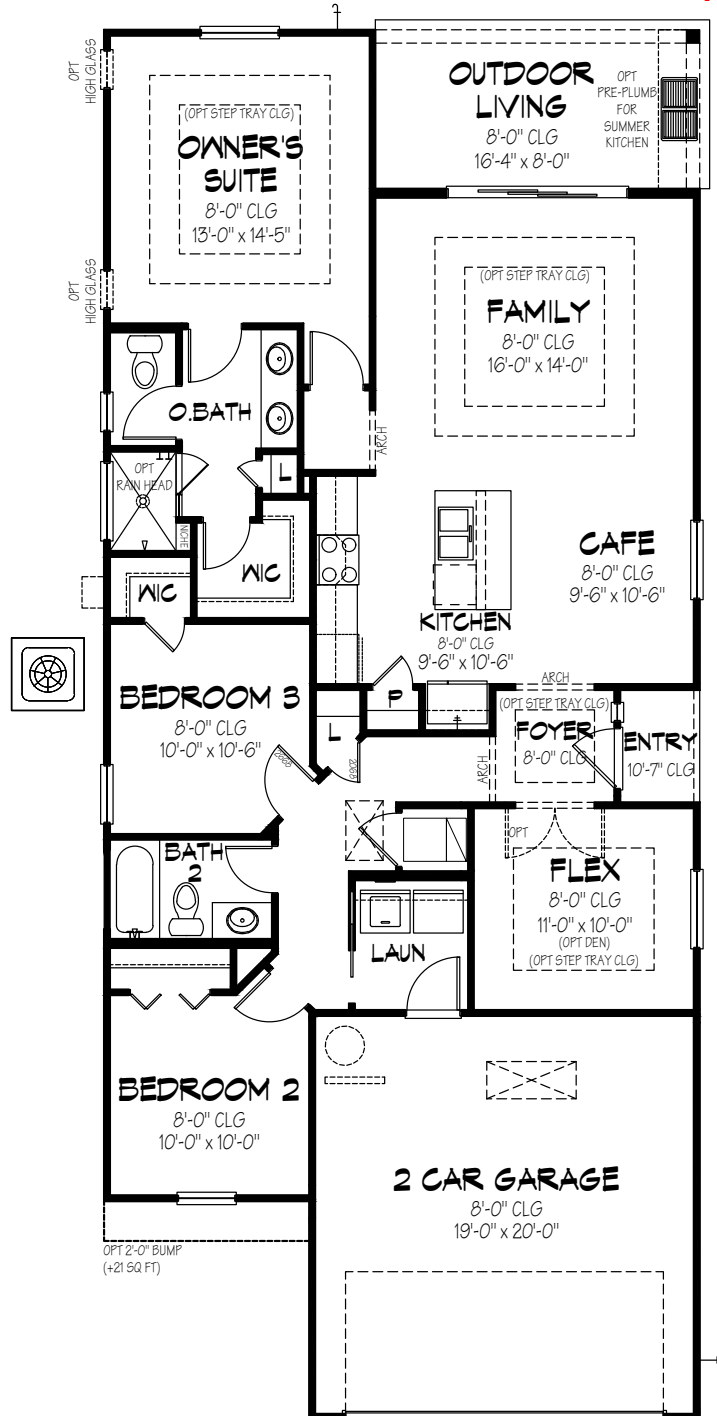
1436 SQ. FT.



Landon Homes

Love YOUR HOME FROM THE START

Attachment D



CRC 1326780

WWW.LANDON-HOMES.NET



The Castine

1735 SQ. FT.



Landon Homes

Love YOUR HOME
FROM THE START

Attachment D



ELEVATION A

ELEVATION B



EQUAL HOUSING
OPPORTUNITY

CRC 1326780

WWW.LANDON-HOMES.NET



The Castine

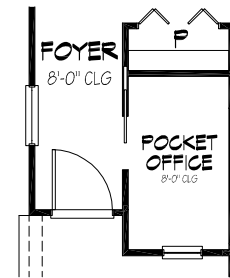
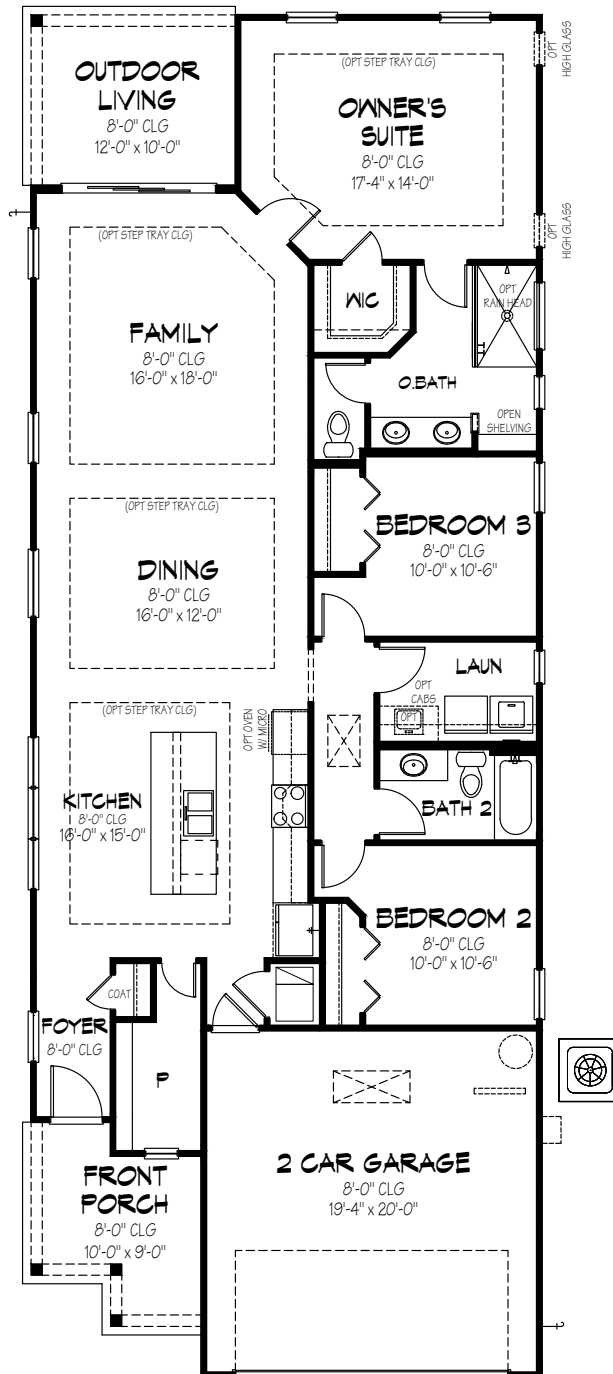
1735 SQ. FT.



Landon Homes

Love YOUR HOME FROM THE START

Attachment D



OPTIONAL
POCKET OFFICE



CRC 1326780

WWW.LANDON-HOMES.NET



The Monroe

2239 SQ. FT.



Landon Homes

Love YOUR HOME
FROM THE START

Attachment D



ELEVATION A

ELEVATION B



CRC 1257429

WWW.LANDON-HOMES.NET



The Monroe

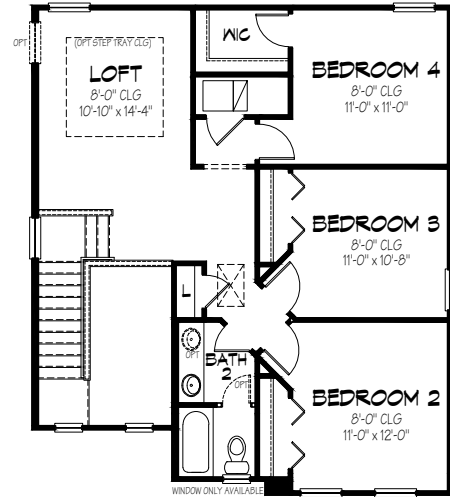
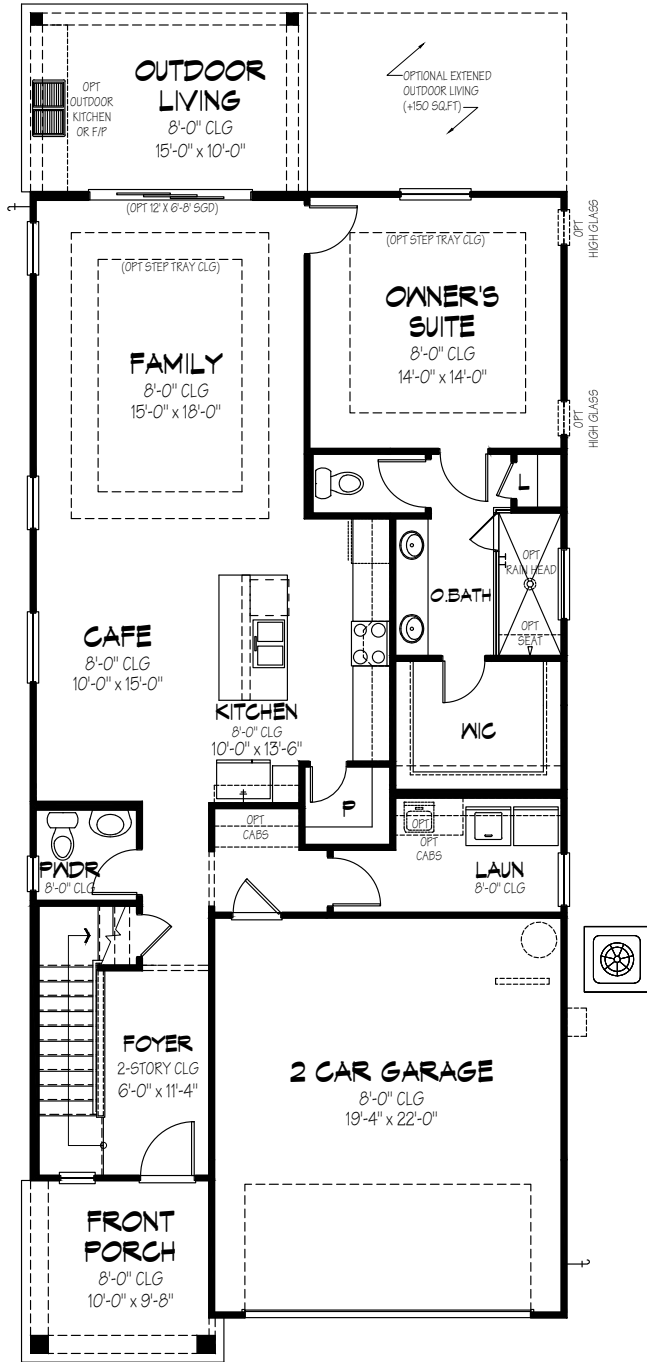
2239 SQ. FT.



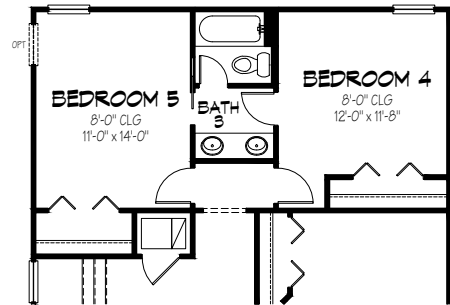
Landon Homes

Love YOUR HOME FROM THE START

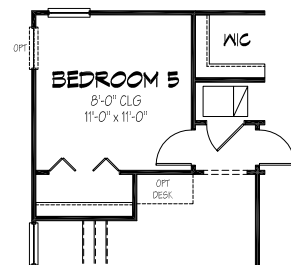
Attachment D



2ND FLOOR



OPT. 2ND FLOOR
JACK AND JILL BATH



OPT. 5TH BEDROOM



CRC 1257429

WWW.LANDON-HOMES.NET



The Winslow

2602 SQ. FT.



Landon Homes

Love YOUR HOME
FROM THE START

Attachment D



ELEVATION A

ELEVATION B



Plans and elevations are artist's renderings and may contain options, which are not standards on all models. Landon Homes reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty.



CBC 1257429

WWW.LANDON-HOMES.NET



The Winslow

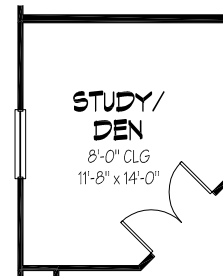
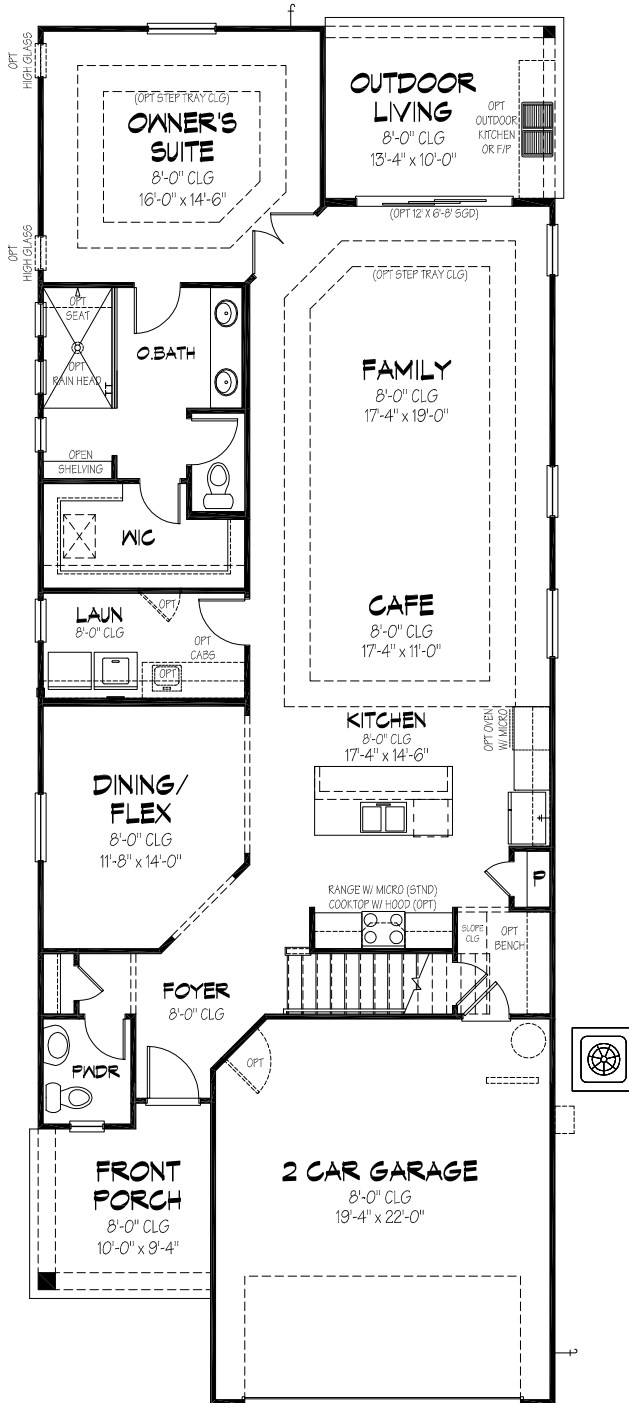
2602 SQ. FT.



Landon Homes

Love YOUR HOME FROM THE START

Attachment D



OPT. STUDY/DEN
ILO FLEX



OPT. GUEST
ILO FLEX



OPT. BATH
ILO POWDER

Plans and elevations are artist's renderings and may contain options, which are not standards on all models. Landon Homes reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty.



CBC 1257429

WWW.LANDON-HOMES.NET



The Winslow

2602 SQ. FT.

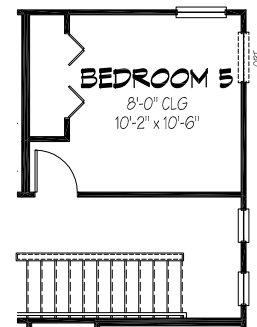
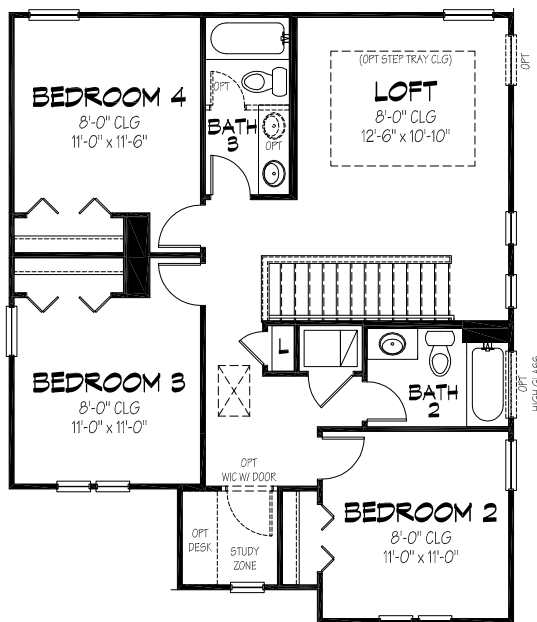


Landon Homes

Love YOUR HOME
FROM THE START

Attachment D

SECOND FLOOR



OPT. 5TH
BEDROOM

Plans and elevations are artist's renderings and may contain options, which are not standards on all models. Landon Homes reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty.

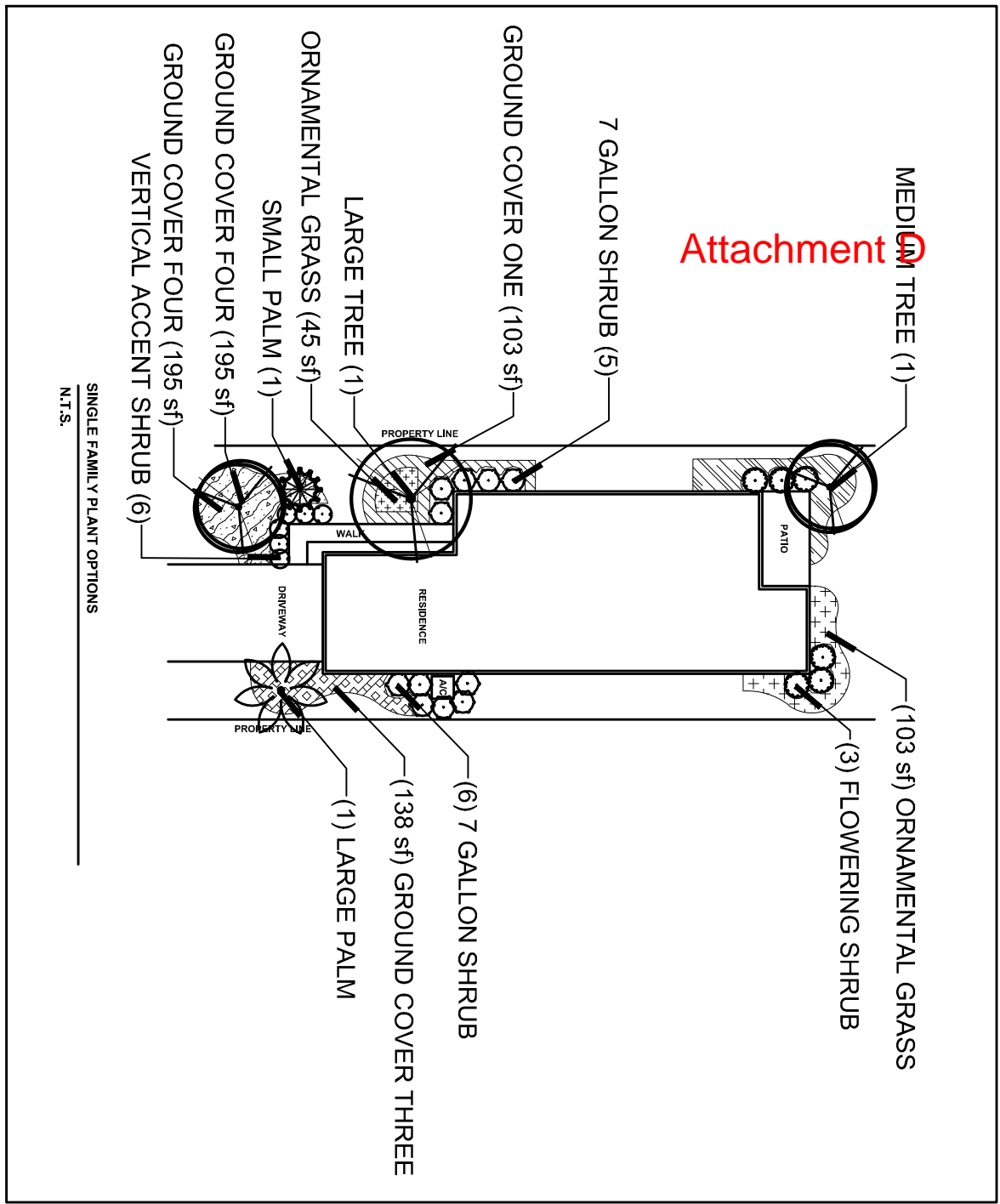


CBC 1257429

WWW.LANDON-HOMES.NET















Attachment



SINGLE FAMILY PLANT OPTIONS
N.T.S.

CONCEPT PLANT SCHEDULE

-  LARGE TREE
-  MEDIUM TREE
-  LARGE PALM
-  SMALL PALM
-  VERTICAL ACCENT SHRUB
-  7 GALLON SHRUB
-  FLOWERING SHRUB
-  GROUND COVER ONE
-  GROUND COVER TWO
-  GROUND COVER THREE
-  GROUND COVER FOUR
-  ORNAMENTAL GRASS

**EXHIBIT D - SINGLE FAMILY PLANTING CONCEPT
THE PRESERVE
08/03/2018**



Engelhardt-Thibbs & Tillner, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32256
TEL: (904) 642-8890
FAX: (904) 646-9485
CA - 00002594 LC - 00003716

Memorandum



Post Office Box 2491
Daytona Beach, Florida 32115-2491
(386) 255-8171
CobbCole.com

To: Dennis Mrozek, Planning Director, City of Daytona Beach
From: Deborah D. LaCroix, CLA
Date: October 2, 2018
Client/Matter #: The Preserve at LPGA Planned Development-General Rezoning and Large Scale Comprehensive Plan Amendment
DEV2017-091 & DEV2018-026
Subject: Neighborhood Meeting Summary – October 1, 2018

A neighborhood meeting was held in the meeting room of the Holiday Inn LPGA, 137 Automall Circle, Daytona Beach, FL on October 1, 2018 at 6:00 p.m.

Rob Merrell, Jeff Sweet, Ray Spofford, Sans Lassiter, Jessica Gow and Debi LaCroix were in attendance to explain the rezoning and comprehensive plan amendment requests.

The meeting was attended by only one interested party. See attached Sign-In Sheet.

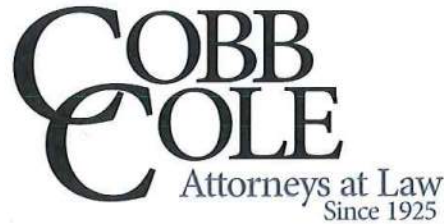
The interested party was receptive to the proposed project.

We look forward to this item being scheduled for the Planning Board at their October 25, 2018 meeting.

Thanks.

Deb.

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Kelly Parsons Kwiatek
Kathleen L. Crotty
Andrea M. Kurak
Matthew S. Welch
Michael J. Woods
Michael O. Sznajstajler
Raymond L. Schumiann
Pamela R. Masters
Robert E. Doan
Holly J. Woerschling
Erica C. Johnson
Taylor M. Westfall
Sarah Zimmerman Fogle



Daytona Beach • DeLand
149 South Ridgewood Avenue, Suite 700
Daytona Beach, Florida 32114
(386) 255-8171
CobbCole.com

OF COUNSEL
Harold C. Hubka
Thomas J. Leek
Larry D. Marsh
Maja Sander Bowler
Peter R. J. Thompson*
*Practice limited to federal immigration matters

RETIRED
Thomas S. Hart

William M. Cobb
(1881-1939)
Thomas T. Cobb
(1916-2004)
W. Warren Cole, Jr.
(1926-2008)

September 19, 2018

INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor:

The law firm of Cobb Cole has the pleasure of representing Consolidated-Tomoka Land Co., the owner, and Alsop Companies, LLC, the contract purchaser, of 130+/- acres of property located on LPGA Boulevard, as shown on the attached map. The contract purchaser intends to rezone and amend the comprehensive plan on the property, for 158 single family dwellings.

As future neighbors to the proposed rezoning and Large Scale Comprehensive Plan Amendment, we would like to invite you to discuss the rezoning on **Monday, October 1, 2018 at 6:00 p.m.** in the meeting room of the Holiday Inn LPGA Daytona Beach, located at 137 AutoMall Circle, Daytona Beach, Florida, 32124.

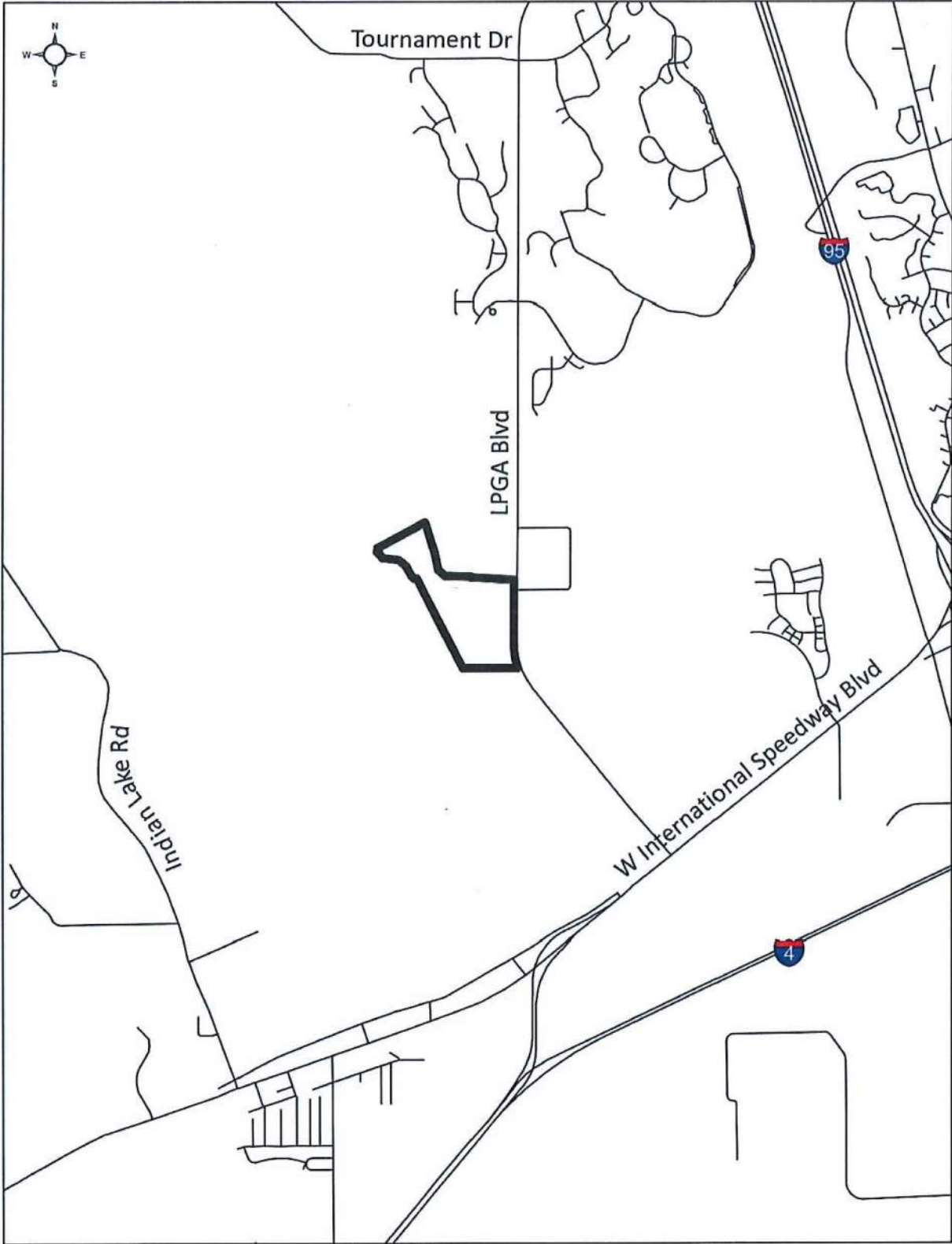
We look forward to seeing you at this meeting if you are interested in discussing this rezoning.

Sincerely,

Robert A. Merrell III

Direct Dial (386) 323-9263
Email Rob.Merrell@CobbCole.com
Fax (386) 944-7955

RAM:ddl
Enclosures



4133-00-00-0011
Tiger Bay Mitigation, LLC
1140 N. Williamson Boulevard, Suite 140
Daytona Beach, FL 32114

5229-00-00-0011/5228-00-00-0030
City of Daytona Beach
P.O. Box 2451
Daytona Beach, FL 32115-2451

5220-00-00-032A/028A
Cardinal Servicing Co., LLC
1000 Riverside Avenue, Suite 400
Jacksonville, FL 32204

5229-00-00-0090/5230-00-00-0012
City of Daytona Beach
301 S. Ridgewood Avenue
Daytona Beach, FL 32114

5230-00-00-0011/5232-00-00-0012/5229-00-00-0014
SJRWMD/TIITF/AGR-Forestry
4049 Reid Street (P.O. Box 1429)
Palatka, FL 32178-4217

5229-00-00-0040
HW CGC Investment Land, LLC
2101 Cedar Springs, Suite 1400
Dallas, TX 75201

5232-00-00-0050
Raymond Hayes
659 Ocean View Drive
Port Hueneme, CA 93041

5229-01-00-0010
Diocese of Orlando c/o Thomas G. Wenski
50 E. Robinson Street
Orlando, FL 32802

5229-00-00-0100
GC Land, LLC c/o Hayman Woods, LLC
2101 Cedar Springs Road, Suite 1440
Dallas, TX 75201

NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON
10/1/18 AT 6pm TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

PDb-Rezoning / CPA

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION:

Holiday Inn LPGA/137 Automobile Dr. Ft.

INTERESTED PARTIES CAN CONTACT Cobb Code

AT 770-423-9203 FOR FURTHER INFORMATION.