

Planning Board Meeting  
**Draft Minutes**

The City of Daytona Beach

*(Excerpts from the October 25, 2018 Planning Board Meeting)*

7. **Rezoning to Planned Development-General (PD-G) – Preserve at LPGA, DEV2017-091 (Quasi-Judicial Hearing)**

This item was presented in conjunction with Item 6, Large Scale Comprehensive Plan Amendment (LSCPA) – Preserve at LPGA, DEV2018-026.

**Staff Presentation:**

Dennis Mrozek, Planning Director, presented the staff report which was included as part of the packet. Mr. Mrozek stated the project is planned for a 158 unit single family subdivision. Mr. Mrozek stated the applicant is requesting only one full access to the site at the south side of the property and one emergency access point. Mr. Mrozek stated the Fire Department has reviewed the request regarding access and finds the request acceptable. Mr. Mrozek stated the applicant is also requesting to increase the number of model homes and is asking for a delay in sidewalk construction. Mr. Mrozek stated the applicant has agreed to install sidewalks as the lots are developed.

Mr. Hurt asked if the sidewalk will have to be in place before a Certificate of Occupancy can be issued.

Mr. Mrozek stated that is correct.

**Applicant Presentation:**

The applicant's comments are note in Item 6.

**Public Comments:**

Public comments are noted in Item. 6

**Board Action:**

A motion was made by Mr. Servance, seconded by Mr. Neal, to approve Rezoning to Planned Development-General (PD-G) – Preserve at LPGA, DEV2017-091, in accordance with the staff report as presented. The motion carried (6-0).

6. **Large Scale Comprehensive Plan Amendment (LSCPA) – Preserve at LPGA, DEV2018-026 (Legislative Hearing)**

This item was presented in conjunction with Item 7, Rezoning to Planned Development-General (PD-G) – Preserve at LPGA, DEV2017-091.

**Staff Presentation:**

Doug Gutierrez, Principal Planner, presented the staff report which was included as part of the packet. Mr. Gutierrez stated the project is located across from Municipal Stadium on LPGA and no commercial uses are planned for the site.

**Applicant Presentation:**

Robert Merrell, Cobb & Cole, 149 S. Ridgewood Avenue, Daytona Beach, Florida spoke representing the applicant. Mr. Merrell stated the project will provide reasonably priced housing in a growing area.

Mr. Newman asked what the average square footage will be for the proposed houses.

Mr. Merrell stated the average square footage will be 2,000 s.f.

**Public Comments:**

John Nicholson, 413 N. Grandview, Daytona Beach, Florida stated he is concerned about traffic in the area and stated a traffic study is needed for LPGA. Mr. Nicholson stated the homes presented look cheap to him.

Mr. Merrell stated traffic flow moves well, except during peak school times.

**Board Action:**

A motion was made by Mr. Barhoo, seconded by Mr. Servance, to approve Large Scale Comprehensive Plan Amendment (LSCPA) – Preserve at LPGA, DEV2018-026, in accordance with the staff report as presented. The motion carried (6-0).