

Planning and Zoning Board Meeting January 7, 2019

Roll Call: All members present (Arvidson, Danskin, Gardiner, Casserly, Calkins, Wheeler, and Smith)
Election of Officers: Chair: Arvidson; Vice-Chair Casserly
Approval of Minutes: Delayed until February meeting
Public Participation: None.

Old Business:

1. E. V-16-18:1942 SR 44- Variance request to reduce sign setback at Publix Shopping Center at the signalized intersection". Discussion centered on the following areas:

- East and West monument signs in regards to height, copy area, setbacks, and the differences in sign requirements for signalized (West) and non-signalized intersections.
- Realigning the 30 year old retaining wall.

Motion to approve the variance was 6-1 with Smith being the No vote.

New Business:

1. F.SE-6-18: 611 Jefferson Street- Request by the City of New Smyrna for a Special Exception approval for a public parking lot located at this address. The Community Redevelopment Agency and Economic Development Department want to purchase the property which consists of two parcels of approximately 0.316 acres (13,765 square feet), which is zoned R-3, Single Family and Two Family Residential and develop those properties into a public parking lot. The site is adjacent to Pettis Park/Black History Museum area, and the city plan is to have this parking lot be used for overflow parking for Pettis Park when there are special events.

Motion to approved was unanimous but on the conditions that the pending site plan include landscaping and sidewalks on a Class II Site Plan which would be is submitted to the Planning Department for review and approval by the City Technical Review Staff.

2. CPA-2-18: Housing Authority of New Smyrna Beach- Request to approve an amendment to the City's Future Land Use map to change the Future Land Use designation from Medium Density Residential to High Density Residential in order to increase public housing. The subject property contains approximately 10 acres and is generally located between Brooks Street and Oleander Street north of Enterprise Avenue. Master addresses of these properties are 600 Greenlawn Street and 500 Brooks Street. Currently 74 units are on site; proposal is to demolish 16 units in poor condition and add 80 units for total of 134 units. Zoning change needed prior to requesting funding from state and tax credits. Concerns in regard with adjacency of canal, impact on residential area and lack of traffic infrastructure to accommodate increased vehicular traffic were discussed.

Motion to approve the change the density was 4-3 with conditions that site plan and traffic study to accompany plans if initial funding is approved. No votes were Calkins, Smith, and Arvidson.

3. ZT-7-18: B-3, Planned Shopping Center Zoning Text Amendment- Request to approve

amendments to the City's Land Development Regulation (LDR) B-5 Zoning District removing the word "church" from the regulation so any daycare business could apply for a Special Exception Use and not be limited to a church. Kid City Day Care is planned to be in a separate building in an out parcel at Publix Shopping Center on 1890 SR 44.

Motion to approve the request of the proposed changes to the LDR passed unanimously.

4. SE-5-18: 1890 SR 44- Request for a Special Exception approval to operate a day care center in the B-5, Planned Shopping Center. The subject property consists of approximately 1.71 acres (74,487 square feet) as an outparcel in the Publix Shopping Center, and is located behind the Bank of America and east of Publix Supermarket addressed as 1890 SR 44. The building is single story commercial building that is still under construction. Concerns were discussed in regard to the square footage of play space which will follow state approval standards per authorized capacity, including landscaping that will have a vegetative hedge and fencing, parking and a separate vehicular drop off and pickup area with a minimum 100 foot long drive lane outside of the public right-of-way.

The motion for a Special Exception approval to operate the daycare center in the Publix Shopping Center was unanimous.

5. SE-4-18: Canal Street/Mini Warehouse Use- Request for Special Exemption approval to construct a mini warehouse for boat storage including robots to park boats in warehouse **units**. The subject property is within three existing tax parcels, on properties addressed as 1231 and 1245 Canal St. The property area proposed for this Special Exception use is zoned B-3, Highway Service Business, and is located on the north side of Canal St., west of Hickory Street and east of Pioneer Trail. The three current tax parcels are noted to contain approximately 2.85 acres total, but not all of it will be used for the mini warehouse. Items discussed were as follows:

- Center drive corridor to minimize view of shed and noise impacts on neighborhood
- Concerns with possible 24-hour use but design should minimize impacts
- Requires FDOT approvals for entries off Canal St.

Motion to approve the request for Special Exception to construct a mini warehouse was passed unanimously with the following recommended conditions of a 2-year approval and submission of a landscape plan for visual screening.

6. V-17-18: 319 Ingham Road/Knowles-Request to reduce required second front yard building setback from required 25' to 10' Reduce the required second front yard building setback from 25 ft. to 10 ft. (Field St.) . The applicant alleges being given erroneous information regarding county vs. city regulations. The applicant claimed that she was misinformed by the Building Department and was given the City R-4 zoning regulations instead of the County R-4 which is where the property is located. The applicant proposed three "spec" houses on three adjacent lots and a discussion followed. A compromise was reached by moving the building "footprint" and lessening the needed setback variance.

The motion to approve the request to move the building setback 10' from 25' was approved unanimously.