

New Smyrna Beach City Commission Meeting
June 26, 2018

1. City Commissioners voted 5-0 to unanimously adopt a four-month moratorium on rezonings and variances relating to landscaping in front of new commercial development along SR-44.

The moratorium would apply to the stretch of SR-44 within the Corridor Overlay Zone between Myrtle Avenue and Hunting Camp Road. Projects currently in the city's development pipeline would be exempted from the moratorium. Properties in an area designated as the "Activity Center" close to the I-95 interchange also are excluded.

The temporary hold on commercial development will provide time for city staff members to review missing or deficient landscaping that was not preserved as new development took place along the highway. In several cases, variances apparently were granted that permitted developers to strip sites of all native trees and vegetation, then install sparse plantings along the business' frontage.

In contrast, the Corridor Overlay Zone calls for property frontages along SR-44 to be covered with dense vegetation of existing trees, or by additional shrubs and trees, to create dense vegetative growth.

2. Commissioners voted 4-1 to amend and approve the Planned Unit Development (PUD) and Master Development Agreement for the Coastal Woods project on about 868 acres.

With Commissioner Jake Sachs dissenting, the Commission renamed the Development Agreement for the current landowner, approved a number of changes to the document and agreed to add 25.2 acres from another PUD to the existing 843-acre Coastal Woods tract. The site generally is located south of Pioneer Trail, east of I-95 and north of SR-44.

Sachs said he appreciated the changes developer Geosam Capital US has agreed to, but he was concerned the city doesn't have adequate roads, infrastructure, and police and fire services to support the Coastal Woods PUD when it is built out.

Commissioners who voted for the approvals sought by Geosam pointed out they were simply putting two parcels together, and the developer had agreed to improve landscaping and make other changes the city requested.

Originally, the PUD and Master Development Agreement for the tract now called Coastal Woods were named Pioneer Trails. The latter project was approved by the Volusia County Council in December 2010, according to city information. It was annexed into New Smyrna Beach in December 2015.

A Development Agreement spells out requirements for future building on a property, including permitted uses, housing unit density, setbacks, landscaping and architectural regulations. ^[SEP]

As amended June 26, the Master Development Agreement for Coastal Woods removes RV Parks from the list of land uses permitted on the site. It also specifies no outdoor kennels would be allowed in conjunction with businesses such as an

animal hospital. The number of residential dwelling units would increase from 1,250 to 1,330, in a mix of single-family, duplex and multifamily homes. Proposed office space would rise from 15,000 square feet to 407,040 square feet and building heights would be no taller than 60 feet. [SEP]

Planning and Zoning Director Amye King said Geosam also has pledged not to do any future burning of land clearing debris.

Geosam, a Canadian firm, ran into trouble with burning debris piles in March, when flaming debris got out of control and sparked a 200-acre brush fire whose smoke shut down parts of I-95 and Pioneer Trail. Subsequent to that problem, clear-cutting of the tract left the land a desert during the dry season, which led to adjacent residents complaining about vast clouds of dirt blowing onto their properties. To prevent airborne dirt from annoying neighbors again, Geosam has agreed to leave a temporary, 40-foot buffer of native vegetation until lots on the property's border are graded and hydro-seeded to prevent topsoil loss. Once dust mitigation procedures are complete, the developer also pledged to plant a 25-foot landscape buffer between residential lots and Pioneer Trail, consisting of substantial oak trees set at 50-foot intervals, with viburnum shrubs in three gallon pots serving as a hedge. [SEP]

Several residents of neighborhoods in the nearby Sugar Mill-area subdivisions said Geosam's assurances aren't enough. They urged the Commission to hold off on voting, saying culverts that carry excess water from their neighborhoods are silting up with the runoff from Coastal Woods.

3. City Commissioners voted 4-1, with Commissioner Sachs dissenting, to annex about 30.9 acres at the northeast corner of Martins Dairy Road and Turnbull Bay Road.

The property at 3075 Turnbull Bay Road will have one-acre lots, Attorney Glenn Storch said. He added the area would be served by septic tanks because it isn't within the Utilities Commission's service area. Storch said that the development would meet the city's higher (than Volusia County) standard for fire suppression, as well.

Commissioner Sachs expressed concern that the property's soil characteristics wouldn't be good for septic tanks, but Storch maintained the sandy soil would provide good drainage.

4. The City Commission voted 4-1, with Commissioner Sachs voting no, to pass the first reading of an ordinance rezoning 7.861 acres from PUD, to PUD with a Master Development agreement.

The property generally is located at the southeast corner of SR-44 and Corbin Park Road. It is the proposed site of a Tractor Supply store. The second reading and public hearing for the rezoning is Aug. 14.

###