

NSB Planning and Zoning Board Meeting July 1, 2019

The meeting was called to order and all Board members were present. The minutes of the April 1 meeting were unanimously approved.

Old Business:

Staff introduced part of the 2019 Comprehensive Plan Amendment on Intergovernmental Coordination. There was no discussion, Staff emphasizing that there would be discussion of the document in the future. The City has hired a consultant to assist Staff in revision of the Comprehensive Plan.

New Business:

1. **V-4-19 1615 North Atlantic Avenue** – The owner of the property requested that a variance be permitted for them to construct a home on a non-conforming lot on the beach. Land Development Regulations require a minimum of 100 feet to build and the lot is 62 feet. In addition, there are 20 ‘ setbacks required. Several neighbors spoke against the variance, stating that they had built their homes to meet the zoning requirements and saw no reason the owner could not do so as well.
The request was unanimously rejected with a 5-0 vote by the Board.

2. **PUD-1-19 New Smyrna Chevrolet Amendment** – The Chevrolet dealer requested that a 5.4-acre area be added to the existing PUD. It consists of two parts, a 2.8-acre area which will be used to expand existing parking. There was no future use suggested for the remaining area, but it is not expected to be part of the dealership. The property owner stressed that he was willing to meet any requirements relating to historic trees and buffer zones as both properties lie within the SR44 Corridor Overlay Zone (COZ).
The Amendment was unanimously passed with a 5-0 vote by the Board.

Note: During a later discussion, Board members expressed concerns relating to lighting at the expanded parking lot. They also discussed ongoing maintenance of the buffer zone and natural vegetation along the COZ. They singled out the Beacon apartments across SR. 44 as a recent example of promises not met with respect to buffer zones.

3. **A-4-18/AP-13-18 – Isles of Venetian Bay.** The Final Plat Site Plan for the Isles of Venetian Bay off Portifino Blvd. (34 quadplex townhouses – 136 units total) was presented. The project lies within the existing Venetian Bay Golf Course and will use existing retention ponds to meet drainage requirements. A resident had a concern about the drainage plan, for both retention ponds are on the NE and NW sections of the site, and he asked what would happen to the southern drainage as the area abuts a road and another development. A city engineer responded that the NW pond was going to be expanded.
The Final Plat Site Plan was unanimously passed with a 5-0 vote by the Board.