

## **Commercial Pre-Application Meetings July 28, 2020 (item 1) and August 4, 2020 (item 2)**

Note: Meetings are held by teleconference with City Staff.

The following items came before the Pre-Application Committee:

1. **2901 S. Atlantic Avenue** – The applicant wants to put a pool on this property that includes six individual units, which are nonconforming for density in the R3A zone. There is a prohibition against expanding a nonconforming property, so there were some issues for approving this by staff. The original owner said the property was reserved for his personal use but apparently rented the units illegally. There was never a business tax receipt issued for rentals at this location. The applicant said it was represented as a rental property when she purchased it; however, she had not done any research to see if it was licensed for that purpose.

Issues in addition to the nonconforming rental property include the following:

- Installation of a pool might put the property over the 60% maximum impervious area.
- Parking, including a handicapped space, could be difficult since the pool would take up some current parking spots.
- A complete inspection would have to be conducted and all code deficiencies resolved.

Staff will be researching these issues and getting back to the applicant.

2. **Hog Camp Road and on either side of Glencoe Rd.** Currently, the 6.75-acre parcel has a single-family home, a barn (800 sq. ft.), and various out-buildings. The owner wants to subdivide the property into three separate parcels of approximately two acres each. The owner would like to annex the properties into New Smyrna Beach and get a ruling as to whether it will be designated as R-3 or R-4 zoning as the parcel currently lies in both. Based on where the property is located, development would require septic systems; however, due to the current City Comprehensive Plan, this is not desirable. Until such time the City is able to review the site plans, they were not able to provide clear direction for the following: driveways off Glencoe Road, electrical needs, water mains, fire hydrant(s), and setbacks based on where the homes will actually be built.

Next steps per City Staff:

- Owner will send City a sketch of how the parcels would be subdivided to apply for annexation, which will take about 90 days.
- Owner will send surveys to the Planning department as soon as they are ready.