

Commercial Pre-Application Meetings March 10, 2021, #1 and March 17, #2

Note: These are PRELIMINARY inquiries, many of which do not move forward. Public participation is welcomed at both the Planning & Zoning Board meetings and the City Commission meetings where variances and development agreements must be approved.

1. **Two parcels on 10th St. (approximately 10 acres across from high school).** A second inquiry was made by the potential buyer/developer about these two parcels regarding a future townhouse apartment complex that would be like Newport Sound Pl. as there seems to be interest and demand for this type of housing. The east parcel is located within the city. Plans are to request a voluntary annexation on the western parcel. There is a third parcel, located in Edgewater, that may be included in the project.

Planning

- The western parcel is currently zoned R3A (low density residential) allowing only four units per acre. Once the parcels are combined, a total of 11 units per acre would be allowed. (neither was feasible for the owner/developer).
- Proposed density will be a problem as there may be resistance from the P&Z and CC due to traffic, stormwater, tree removal and location.
- 10th St. is county owned so there may be problems issues there, too.

Engineering

- 10th St. is part of the Volusia County Project which may affect plans.
- Would want to integrate with the Trail system via connecting sidewalks.

Utilities Commission

- Not close to sewers and septic would not be allowed.
- 12" water main along Josephine, but hydrants are across the road so many would need to be added.
- No reclaimed water source close to the area.
- Electric service would be discussed when a concept plan is seen.

It was suggested that they proceed with the request to annex the western parcel and, paying attention to assigned zoning regulations, create a detailed a Concept Plan and present at another Pre-app meeting.

2. **314 N. Duss St. (Black Heritage Museum).** A presentation was made about a new 15' x 30' pre-fab storage building for projects and accoutrement which would total 450 SF. Two designs were shown. Part of it will be airconditioned for preservation of artifacts/items.

Planning

- Rezoned to R-3 and in the Historic District.
- Since it is a detached structure, it would not have to go before the P&Z or CC for approval.

Engineering

- Area is in a flood zone, so slab will need to meet the elevation requirements of 2' above the base flood line.

Utilities Commission

- If no upgrades are needed, electric will be fine as the new building could add a branch from the museum.

Next step will be to get a survey to confirm its flood plain status; then submit site plans to staff.