

## Commercial Pre-Application Meeting

April 14, 2021

*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. **350 Flagler Ave.** The current tenant is moving out by the end of July and the owner would like to open a walk-up ice cream shop (no seating inside or outside; counter inside as well as walk-up window).

### **Building**

- Plumbing will need to be upgraded to add sinks and drain lines. One sink will have to have three-bins with separate drains going under the floor before the wastewater goes into the hydro-grease separator that will also have to be added.
- May need to change the bathroom door as the approach clearance is not the required 5'.

### **Planning**

- There is already one parking spot for the building, no more will be required.

### **Engineering**

- Electric is OK, but outlets will need to be moved. When Concept Plan is completed, it should be reviewed by the UC prior to being submitted.

### **Fire**

- Will need a fire extinguisher.

Next step is to first apply for a Change of Use from Retail to Restaurant, and then get building permits.

2. **South Village PUD (parcel is approx. 1278 acres, located south of SR 44 and west of I-95).** Several inquiries were made by representatives for a potential owner about changing a few aspects of the 2011 PUD in order to design and build a community that would have approximately 1,952 residential units, amenities, and 590, 000 SF for commercial use. An elementary school site is included in the original PUD that requires a separate agreement with the Volusia School Board. There are 3-4 years left on the original agreement for and the decision to not to move forward with a new school.

The potential owner wants to complete due diligence for feasibility of their potential changes on the alternative concept plan before City staff revisited the PUD using current guidelines. Changes include:

- Reduced wetland impact by moving the development of the neighborhood center/mixed use to the west, which would be more central to the lot and have a less intense footprint.
- Even though the overall number of units on the alternative concept plan remained about the same as on the original; 1,995 vs 1,952, this would be done by using more of the smaller 50' lots and fewer 100-foot lots. (To clarify, the PUD does not specify a minimum number of lots at each width. City staff did not how they arrived at 1,952 units and will investigate that when the plan is resubmitted.)
- A greater mix of residential units – single family mixed with cottage, villa, duplex, and townhome structures- to provide a wider variety of options to home buyers.

Assistant City Manager, Brian Fields, stated that while a smaller footprint with less wetland impact by staying outside the floodplain is desirable, smaller lots and higher density are a concern. There are problems in new developments with 50'x100' lots regarding setbacks and driveway location/limitations. Also, multifamily development standards differ from single family standards and will need to be followed.

#### **Engineering**

- A master traffic study that identifies the overall traffic demand by phase and at buildout, along with the transportation improvements required and the timing for those improvements must be completed before complete development plans are submitted as traffic is the biggest concern due to the size of the development.

#### **Planning**

- City Staff questioned the move of the commercial development. It was moved to avoid wetlands, but staff thinks there are wetlands close to SR44 that need to be considered.
- There isn't a collector road system shown. With 1500 single family homes planned on the south side, one is recommended.
- The plan shows that the commercial would be built prior to residential development. City staff stated that often creates built-in nearby opposition or imbalance to the future commercial development.

#### **Utilities Commission**

- No arterial roads make it difficult for UC installation.
- When creating the master utility plan, it is recommended they consult with the Master UC maps for reclaim, water, sewer, etc.
- In the original PUD a water tower was proposed due to water pressure concerns. Size of piping may need to be adjusted.
- Regarding where/when they reserve utility capacity, the UC is separate from the City, but the process goes hand in hand with city approvals; capacity is established when the pre-site plan and phase approval is submitted; a development plan is presented, and a plan rate is based on the number of units in the plan.

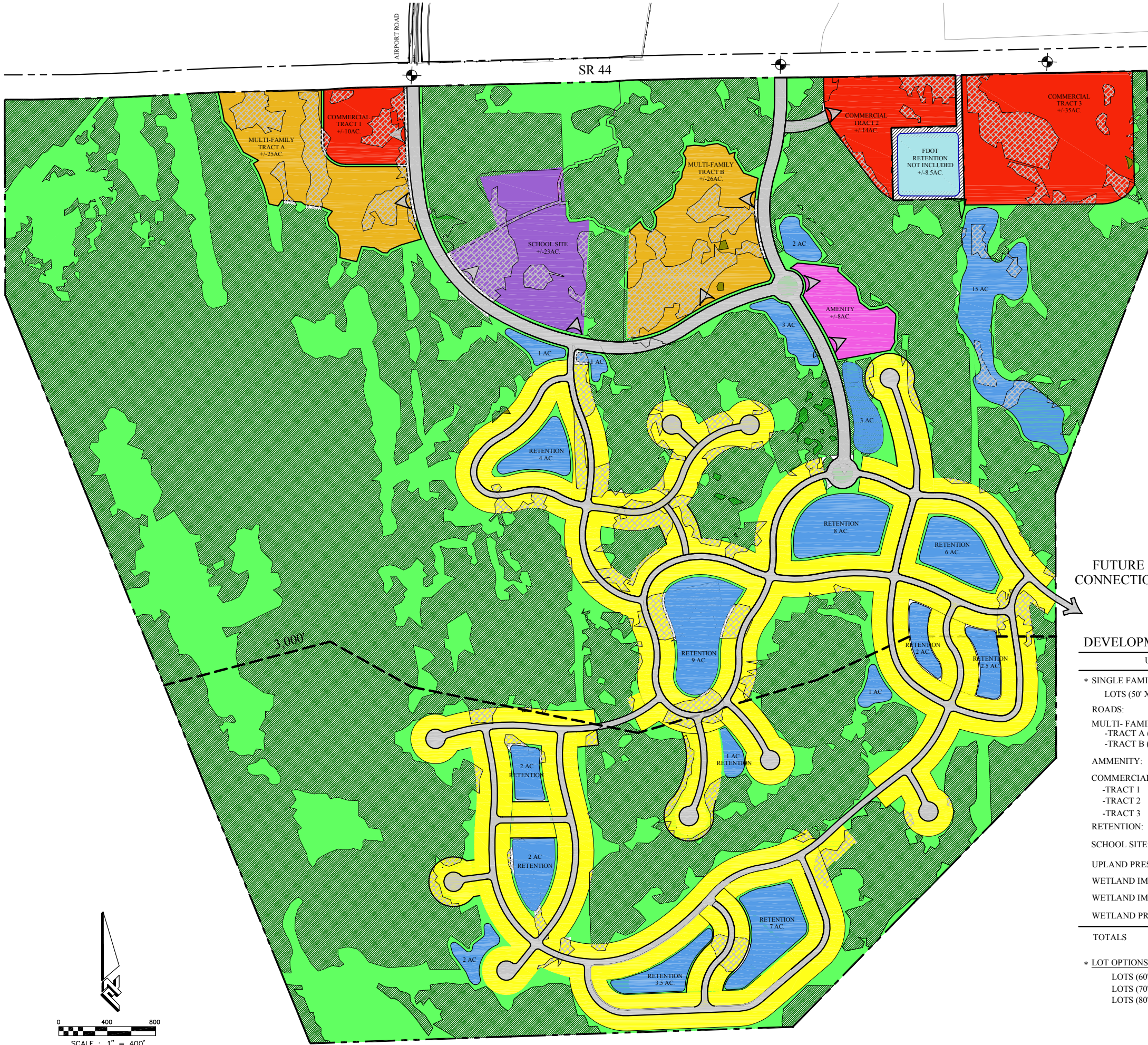
#### **Fire**

- Parking concerns on local roads. Just south of SR 44, impact on current fire rescue system location.
- Would like to see three acres within the South Village to locate a fire station.

Before the meeting ended, one representative stated that the market is good and wants to move quickly, asking about the process time frame. Mr. Fields stated that the preliminary plat is a conceptual design which goes before City staff for approval after the developer completes all the necessary studies. Current code will apply to the final plat, and the conceptual plan will have to remain in full compliance with the original PUD text, with both to be reviewed and verified by City staff. If the changes to the conceptual plan are significant, these will have to go back to the Commission as a major amendment to be approved, even if no text changes were needed. The City will also propose changes to prevent any density increases if they see this happening.

The next steps will be to take in all the input from this meeting and follow through and then submit the proposed changes to the PUD concept plan. City staff will then review these changes and determine if they warrant a major amendment or a minor amendment before the plans go before the City Commission. Where the public can comment.





LEGEND

SINGLE FAMILY - LOW DENSITY RESIDENTIAL

MULTI-FAMILY

AMENITY AREA

COMMERCIAL

INSTITUTIONAL (SCHOOL SITE)

WETLAND PRESERVATION

UPLAND PRESERVATION / OPEN SPACE

RETENTION AREA

WETLAND IMPACT AREAS

WETLAND IMPACT AREAS ≤ 5 ACRES

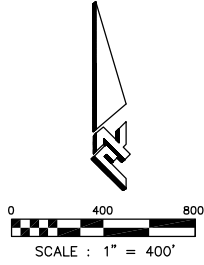
FDOT RETENTION EASEMENT

EXISTING FDOT RETENTION POND

FULL ACCESS / MEDIAN CUT

FUTURE  
CONNECTION

DEVELOPMENT DATA		
USE	ACRES	UNITS
* SINGLE FAMILY RESIDENTIAL:	140	
LOTS (50' X 125')	XXX	+/-1,440
ROADS:	65	-
MULTI- FAMILY RESIDENTIAL:		
-TRACT A (14 DU/AC)	25	350
-TRACT B (6 DU/AC)	26	162
AMMENTY:	8	-
COMMERCIAL USE:		
-TRACT 1	10	100,000 (AC x 10,000)
-TRACT 2	14	140,000
-TRACT 3	35	350,000
RETENTION:	84	-
SCHOOL SITE:	23	-
UPLAND PRESERVATION/OPEN SPACE:	126	-
WETLAND IMPACT:	86	-
WETLAND IMPACT ≤ 5 ACRES:	3	-
WETLAND PRESERVATION:	653	-
TOTALS	1,278 AC.	1,952 RESIDENTIAL UNITS 590,000 SF COMMERCIAL SPACE
* LOT OPTIONS:		
LOTS (60' X 125')	+/-1,200	
LOTS (70' X 125')	+/-1,030	
LOTS (80' X 125')	+/-900	



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BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_

REVISIONS:  
NO. DATE DESCRIPTION

SOUTH VILLAGE  
PUD SCHEMATIC PLAN

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NOT VALID WITHOUT EMBOSSED SEAL  
SCALE: 1" = 400'  
SHEET 1 OF 1