

Commercial Pre-Application Meetings April 7, 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.

Lot 1 Village Square - Three parcels of land adjacent to and owned by ABC Liquors on SR44. The engineering/project team has had previous meetings with the City regarding this parcel. A determination was made, due to the expiration of the previous MDA, that a new MDA would be required.

Staff Comments

- The new MDA will include all three lots due to some commonality such as stormwater requirement as opposed to a new MDA for Lot 1 only.
- The property will require rezoning to allow a small drive-through restaurant for Lot 1. End user has not been determined.
- More objectionable uses, such as a gas station, may be removed from new MDA.
- A new boundary survey will be required to include a new UC easement.
- A new tree survey will not be required until submittal of the site plan.
- A new traffic study will be required with the new application.
- The City will require compliance with the new maintenance ordinance 60-19.
- A burn ban must be included in the new MDA.
- Architectural Design Standards as set out in the LDR must be followed.

2. Overlook at Turnbull Bay Subdivision - An inquiry to establish a new PUD for 26 duplex units on 10.39 acres located next to Turnbull Bay Golf Course was made by a developer and his attorney. The original PUD from 1992 was amended several times raising a question as to whether it has expired. The developer wants to create a new PUD. A concept plan was presented.

Planning

- Zoning allows 5 – 8 units per acres. A small number of wetlands are on site.
- The adjoining neighborhood consists of single-family homes on larger lots.
- City and UC are concerned by lack of space for infrastructure.
- Staff advised that the City Commission does not favor this type of density.
- City Commission favors tree preservation and sensitive land protection.
- A tree survey would be required.
- This development could have its own HOA and be a part of the master HOA.

Engineering

- Concept plan does not meet updated Floodplain Ordinance.
- Cul-de-sac does not meet city requirement of less than 1,000 feet in length,
- Setbacks do not meet the 7 ½ foot city requirement.
- Special building materials would be required for this dense of a neighborhood.
- Fire department requirements of 2 access ways needs to be confirmed by city.

Utilities Commission

- Easements will be needed for underground utilities.
- A lift station assessment will need to be done to determine proper size.
- Sewer can be extended.

Developers Comments

The developer has a long history with New Smyrna Beach. They want to continue to be good neighbors and build according to current guidelines and City Commission preferences.