

Commercial Pre-Application Meetings May 4, 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.

Starbucks – Wallace Rd. and SR 44. This proposal is for a Starbucks to be built at the northern end of the New Smyrna Beach Regional Shopping Center just west of the Eddie Road entrance road. The proposed building would have an outside patio area as well as a drive through. The following issues were discussed by staff with the applicant:

Planning

- Parking is a big issue with this proposal because they would be removing some of the plaza parking spaces. There would have to be excess parking for the plaza for this to work. A parking analysis must be done to ensure that they will have enough spaces for this business without affecting the plaza parking requirement.
- A traffic study is needed because of the possibility of drive-through traffic backing up onto Eddie Road (the plaza entrance/exit road) possibly causing problems on SR 44. Traffic exiting the plaza backs up currently.

Trees

- There are many healthy historic trees at this location and the applicant would have to make sure that they are protected during construction.

Building

- Architectural standards should be proposed that are compatible with our city. They also must consider that three sides of this building will be exposed and the drive through should be screened from view as well. They were referred to other cities that have good examples of what would be expected.

Utilities Commission

- There is no gravity sewer system close enough to this property and providing this service would be a **major** undertaking.
- There are no problems with water or electrical service.

Fire

- The drive through aisle needs to be at least 15 feet.
- An additional hydrant would be needed.

Next steps will be to get a traffic study done and then resubmit the Concept Plan for further review.

Downing Oaks Subdivision (approx. 1.14 acres, fronting Downing St. backing Plum Ave. and between Myrtle Ave. and Park Blvd.) Potential developer inquired about what was needed to obtain approval for a 12-lot townhome project that was proposed in 2006 but had not gone to the City Commission for approval at that time. Due to the time lapse, the process will have to start over, keeping in mind that codes and ordinances have changed since then. After looking at the 2006 plans, City staff responded with the following comments/observations:

- It's not clear that there is the required 20-foot buffer around the property.
- Parking issues need to be addressed. Two parking spaces are required per unit. In addition, there is no allowance for street parking which poses a public safety issue.
- "No parking" signs or striping would be needed opposite the townhomes so that fire trucks and emergency vehicles have access.
- The plan shows an L shaped road with no way for emergency vehicles to turn around. A hammerhead or cul de sac to accommodate a 50 ft. fire truck would be required in the new plan as Code requires adequate turnarounds.
- An additional fire hydrant and larger water mains may be required.
- The flood zone maps have changed since 2006. The developer will need to make sure that buildings are above flood level. Every building would require a flood certificate. In addition, there is a drainage canal on the property that needs to be taken into consideration.
- There may be archeological monitoring requirements for this property. Artifacts could be found from the Turnbull colony and/or British and Spanish colonies. The developer would require the services of a registered archeologist.
- Since there is an historic oak in the middle of the site, City Commission approval would be required for its removal.
- The developer needs to clarify if these are individual townhome units for sale where the buyer owns the land underneath or if this is a condo-type situation with common property, as different regulations apply to each.

Next steps will be to hire a registered archeologist to examine the property along with hiring an engineering firm and preparing a new Site Plan for review.

108 Eddie and 104 Eddie (Frozen Gold). An inquiry was made about what future options might be available if these two properties were combined and the existing building renovated. Currently, there are 14 parking spaces on the Frozen Gold property. The issue is complicated because Frozen Gold and 108 Eddie are in different zoning districts. Frozen Gold is unincorporated, City staff encouraged that it be annexed into the city since fees are currently waived. Staff could give no other future option recommendations until an exact plan is known; however, they but did make these general observations/ comments based upon current COUNTY requirements:

- The entire area is in a flood zone. It would be easier to remedy that if additional land were acquired.
- Type B restaurant use is permitted (fast food) with counter and/or seat yourself service.
- Five parking spots are required for every 1000 sq. ft. of indoor and outdoor seating.
- Future land use for the county does allow for commercial.
- The building footprint can't be more than half the size of the parcel.
- A tree survey would be needed on the adjoining lot to identify historic and specimen trees. The lot can be a stand-alone parking lot depending on the results of the tree survey.

Next steps will be to hire a consultant to help explore their options. It might be beneficial to stay in the county where there is a minimum requirement of 1 acre for redevelopment. If they have two acres and choose to annex to the city, they can submit a PUD proposal.