

## **Meeting: Commercial Pre-Application Meeting**

**Date: September 15, 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.*

### **[VIEW REVISED PLAN SUBMITTED FOR DISCUSSION](#)**

**South Village (1278 acres located on the south side of SR44 and west of I-95, across from Venetian Bay at Airport Rd).** This was the second preapplication meeting related to the proposed development. It includes 1,995 residential units, approximately 1,300 of which are single-family homes, and 590,000 square feet of commercial space. Volusia County School Board retains an option to build a school in the commercial area, but at this time has not made a definite commitment. This development was originally approved in 2011 as a PUD; however, the developer is now trying to get approval for changes without it requiring City Commission approval. Minor amendment is allowed and is “a deviation from the plan which has no substantive effect on the overall goals, purpose, and objectives of the plan.”

The following issues were discussed by staff with the applicant:

#### **Planning**

- At the first meeting, the proposed lots were 60-80' wide, but the new proposal includes narrower widths ranging from 40' (521), to 50' (518), to 60' (251) and to 64' (27). This has greatly increased the density which staff explained is not desired by the Commission. The narrow lots not only create problems for construction, traffic, utilities, drainage, etc. but also a public safety problem due to too many consecutive 40' lots as shown on the plan.
- The City would like to acquire land within this project for a park, for the developing westside is in need of more. The developer should also consider some small pocket parks with covered areas, athletic areas, pickleball, bocce, pool area in different areas of the development.

#### **Engineering**

- Flood and traffic studies must be completed and submitted with the site plan.

#### **Fire**

- The 40' lots on narrow roads will create the same problem that has been experienced in other new subdivisions. The plan allows for too little parking on individual properties, so residents park on the street, thereby blocking emergency vehicles.
- The fire department would like a two-acre lot in the commercial area for a new fire station. Response times to these westerly areas are longer than they should be from the fire station near Walmart. That station would be relocated to this area.

#### **Utilities**

- The 40' lots create problems for getting all the utility lines installed.
- A new lift station will be needed.
- All electric service will be underground. Area will be needed for transformers (25-30 square feet for each one).
- One to two acres will be needed for a water storage tank to be constructed and must be screened from SR44.

#### **Next Steps**

Once the developers complete the Site Plan and all the required studies, they can be submitted for staff review. If it is determined that the requested changes are major, then an amendment would have to be written and receive Commission approval accompanied by Public Hearings.