

Planning and Zoning Board Meeting November 1, 2021

Video of meeting can be found [here](#):

Board members present: Chair Steve Danskine, Steven Snively, Thomas Wheeler, Susan Neylon, Kip Hulvershorn, and John Causey. Absent: Sandra Smith. Motion to approve the September 13, 2021, minutes was unanimous.

Before the meeting began, Brian Fields was recognized for his service to the City. He is leaving to return to his hometown of Gaithersburg Maryland. He will be missed.

New Business:

A-6-21: 1325 Scarlett Trail. A request was made for voluntary annexation, a Comprehensive Plan amendment, and rezoning **from** Volusia County Future Land Use (FLU) designation of Environmental Systems Corridor and Volusia County zoning of RC, Resource Corridor with a "A" attached for Airport Height Notification Zone **to** City FLU designation of Rural and City zoning of A-3, Transitional Agriculture with a "A" attached for Airport Height Notification Zone.

Motion to approve the request was unanimous.

V-14-2: 910 E. 1st Ave. A request was made for a variance to City for allowable fence height of 6ft. This would be the same height as a previous fence as measured from the neighbor property, and the neighbor did not object.

Motion to approve the request was unanimous.

SP-10-19: All Aboard Storage, located on the southeast corner of SR 44 and South Glencoe Rd., near the new Firestone store (15.71 acres). A request was made for a Class III Site Plan approval for an indoor and outdoor storage facility, within three buildings (one 2-story and two 1-story buildings) containing a total of 110,252 SF of enclosed area, and 31 RV/Boat outdoor storage spaces and a stormwater management pond. It was first proposed in 2019 and meets all City Commission requirements including parking and loading.

Motion to approve the request was unanimous.

PUD-2-20: Advent Health Hospital, located generally on the northeast quadrant of the intersection of SR 44 and I-95, bounded on the east side by Sugar Mill Dr. (106.03 acres). A request was made for approval of a new PUD Master Development Agreement (MDA) and [Conceptual Development Plans \(CDP\)](#) for an area being extracted from an existing recorded PUD area (Coastal Woods), primarily to allow for the new/proposed use of a hospital and associated medical/retail complex. Advent Health purchased the property in January 2020 from GeoSam, and the development rights/ entitlements of future retail/hotel/office plans that were in the Coastal Woods MDA were then transferred to them. This new development will include but not be limited to a 300-bed hospital, an emergency department, a medical office building, a 100-room hotel, and 40,000 ft of retail uses. There will be no residential use. This PUD meets all zoning ordinances except the building height, which is a maximum 60 ft. as the hospital will be seven stories/135 ft. high since the geography of a hospital does not work if it is spread out, so a variance will be needed.

Motion to approve the requests, which would include the hospital height variance as found in the CDP, were unanimous.

2t-8-21: Transient Lodging Text Amendment. The Board recommended that the City Commission approve an amendment to LDR section 504.02 for areas zoned B-3 (highway service business district) and B-4 (ocean commercial district). Transient lodging is allowed in these commercial zones, but the density allowed is not specified. The amendment to zone B-3 allows a maximum density of 48 units per acre for a hospitality FLU; 60 units per acre for the Southeast Volusia Activity Center; and 24 units for all other FLU designations that permit

transient lodging. For B-4, the maximum density would be 48 units per acre for a hospitality FLU and 24 units per acre for all other FLU designations that permit transient lodging.

Motion to approve the request was unanimous.

2T-9-21: Vintage signs. The Board recommended that the City Commission amend LDR section 604.12.H. The suggested amendment pertains to the removal of non-conforming signs within four years and includes references to Vintage Signs. The City's current LDR states that any sign 30 years or older can be designated as "vintage" by the NSB Historic Preservation Commission (NSBHPC). The new amendment provides criteria that the NSBHPC approved and would use to review Vintage Sign applications as well as provides a process for applicants to appeal a decision of a Vintage Sign application. Pole signs would be allowed to stay if the NSBHPC designates a sign as vintage. Currently only the Southern Paint pole sign is designated as vintage.

Motion to approve the request that the City Commission approve this amendment with clarification of which criteria are minimum and mandatory and which are not was unanimous.

Discussion about the Draft Text Amendment to Update the City's Parking Standards in the LDRs.

Background: The City of New Smyrna Beach hired a consulting firm, VHB, to perform a comprehensive review and update of the City's parking standards in the Land Development Regulations. The standards are in the Code of Ordinances for the City of New Smyrna Beach, Part III, Article VI, Chapter 604.09.

The board members were provided with a draft of the [consultants' finding](#). The standards will be formally addressed at the December 6th meeting. Board members were asked to review the findings and email suggestions/concerns to staff before December 6th.