

OAKWILER

TOWNHOME VILLAGE COMMUNITY
PLANNING BOARD
DECEMBER 6, 2021

AMENDMENT OF HOG EYE PUD AND
COMPREHENSIVE PLAN

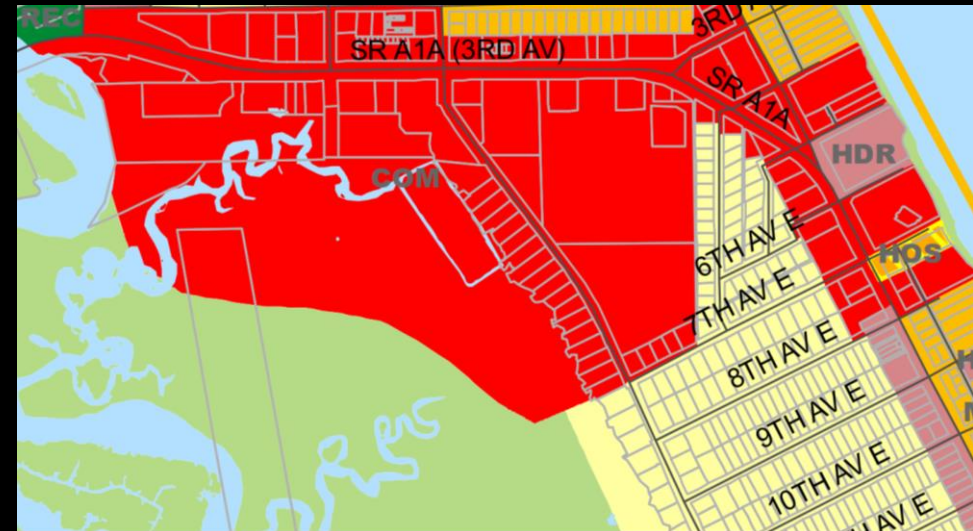


NSB COMPREHENSIVE PLAN

PARCEL ENTITLED AS COMMERCIAL.

**ALLOWS FOR THE MIXED-USE INCLUDING
APARTMENT BUILDING AND COMMERCIAL**

PROPOSED AMENDMENT REMOVES
COMMERCIAL DESIGNATION FROM THE
7 ACRES ON THE EAST SIDE OF SAXON
BOULEVARD



HOG EYE PUD ZONING

EXISTING PUD ZONING PRESENTLY ENTITLES A PROJECT WITH :

1. A 5 STORY 150-UNIT APARTMENT BUILDING
2. 30 SINGLE FAMILY HOMES
3. 16,000 SQ. FT OF COMMERCIAL INCLUDING DRIVE-THROUGH RESTAURANTS, RETAIL

AREA ON BOTH SIDES OF SAXON BOULEVARD

-SINGLE FAMILY DEVELOPED ON WEST SIDE AND 7TH

-COMMERCIAL AND APARTMENT BUILDING

NOT YET DEVELOPED ON EAST SIDE



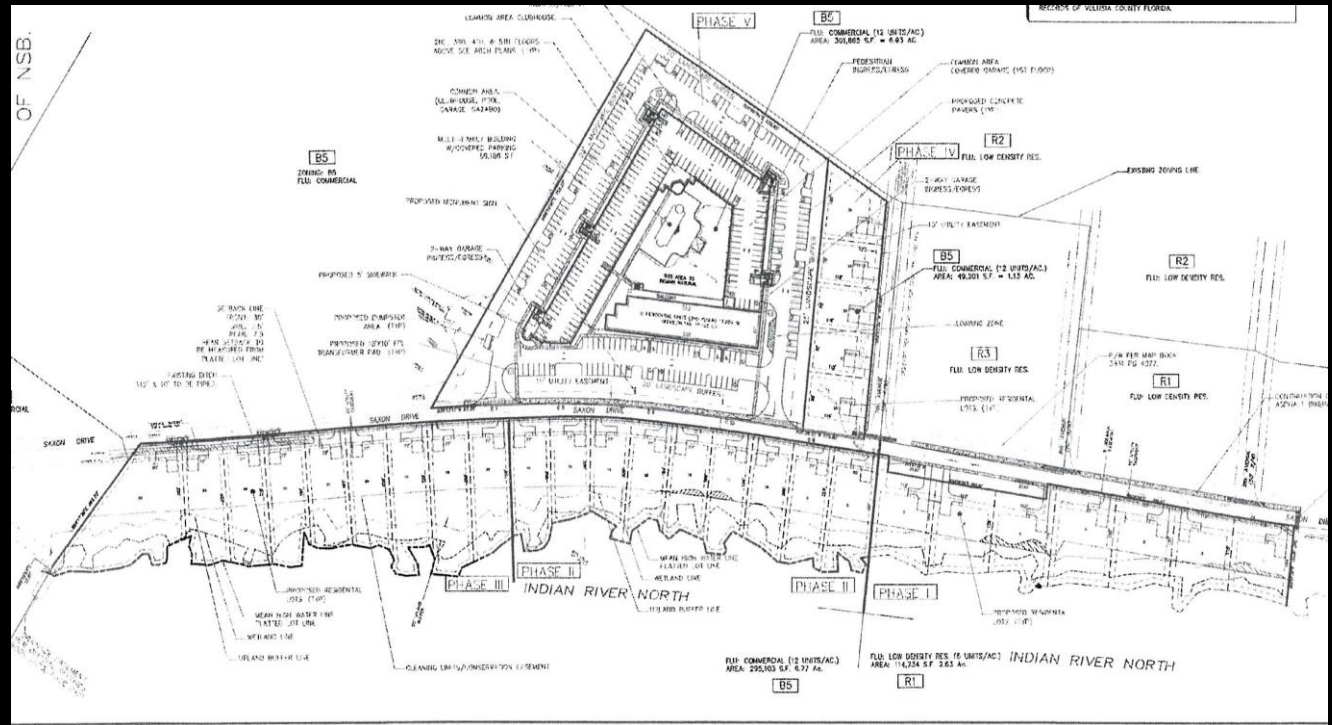
- EXISTING ENTITLED HOG EYE PUD

6.93 ACRES ON EAST SIDE

5 STORY APARTMENT
150 UNITS

16,000 SQ FT.
NEIGHBORHOOD
BUSINESSES
PERMITTED INCLUDING
DRIVE THOUGH
RESTAURANTS, RETAIL

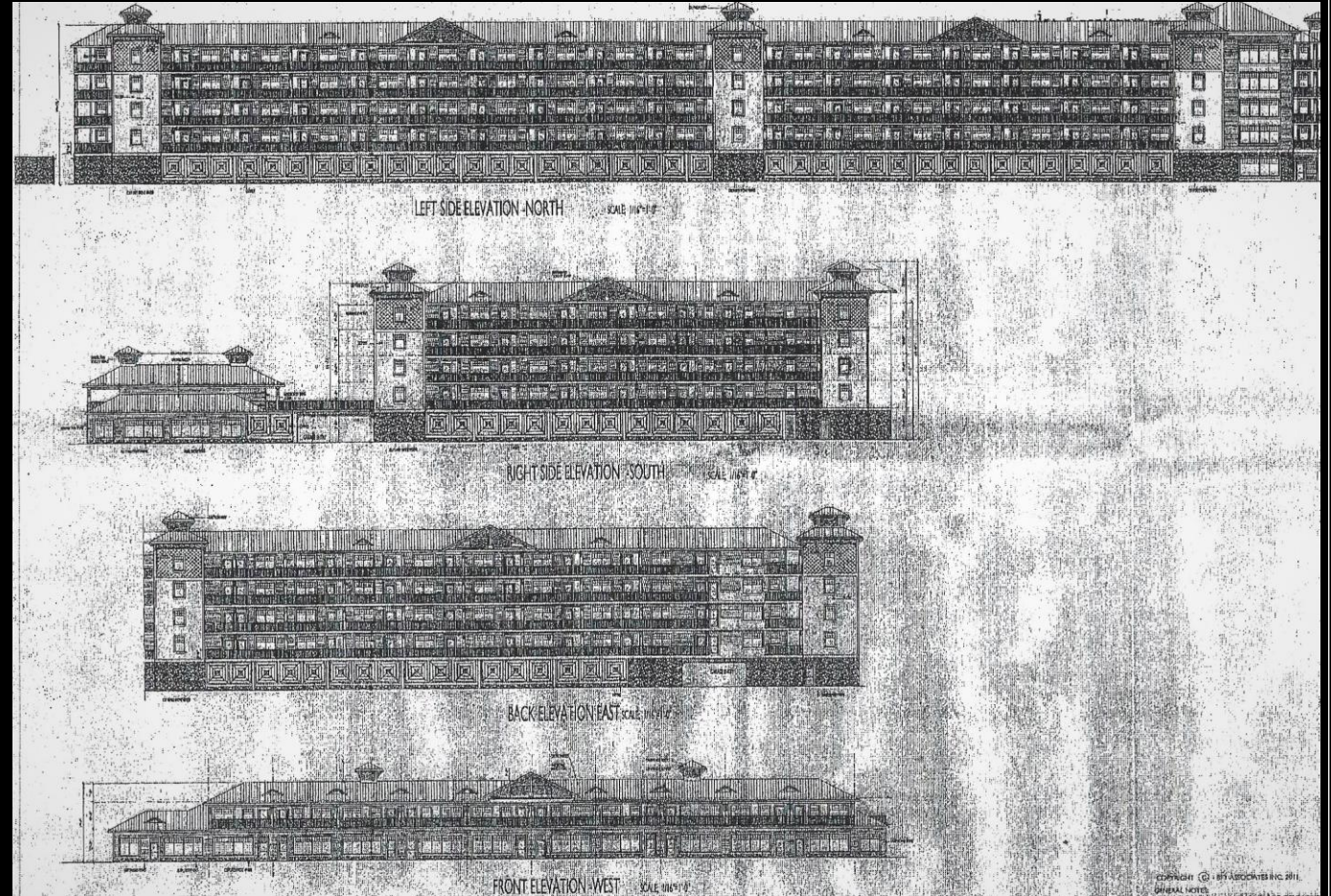
Huge market for apartments, especially next to shopping center



- EXISTING ENTITLEMENT
AND DENSITY:
5 STORY APARTMENT
150 UNITS

FINANCIALLY FEASIBLE

BUT APPLICANT WORKED
TOGETHER WITH STAFF AND
A FOCUS
GROUP OF LOCAL CITIZENS
DEDICATED TO THE
PRESERVATION OF OUR
NATURAL RESOURCES TO
CREATE A BETTER PLAN



Plan for Apartment Building
Exhibit in Approved PUD

SOCIAL MEDIA MISINFORMATION

ADDING MORE DEVELOPMENT THAN ALREADY ALLOWED

WRONG! REDUCES NUMBER OF HOMES FROM 150 TO 77

100+ HOMES

WRONG! MAXIMUM OF 77 IF CHANGE APPROVED, 150 IF CHANGE IS NOT APPROVED

TOWNHOUSES HAVE ONLY 1 PARKING SPACE EACH

WRONG! AS DESIGNED 2 BAY GARAGE HOMES WILL HAVE 4 PARKING SPACES, EVEN SMALLER UNITS WILL HAVE AT LEAST 2 SPACES, PLUS VISITOR SPACES

MORE TRAFFIC

WRONG! REMOVING COMMERCIAL AND REDUCING UNITS CREATES SIGNIFICANTLY LESS TRAFFIC

SPEAK AGAINST THE CHANGE

AGAINST THE CHANGE MEANS FOR THE EXISTING ENTITLEMENT

“If you will be impacted by added traffic from 100+ homes on less than 7 acres behind Publix next to 7th Avenue Beachside, then you are about to get a big surprise, unless you speak out to the City against Changes to the Existing PUD. The City is fixing to ADD more development than is allowed on that parcel. Traffic, Traffic and Traffic... 3 and 4 story townhouses with 1 parking space each... speak now or forever hold your peace.”

- PROPOSED AMENDMENTS TO HOG EYE PUD AND COMPREHENSIVE PLAN

1. REMOVES ALL COMMERCIAL DESIGNATIONS ON 17+ACRES

2. REMOVES APARTMENT BUILDING AND 16,000 SQ. FT OF COMMERCIAL

3. CUTS DENSITY ALMOST IN HALF FROM 150 APARTMENTS TO 77 UPSCALE TOWNHOMES

3. REDUCES HEIGHT FROM 5 STORIES TO 2 AND 3 STORY SMALLER BUILDINGS

5. NO SHORT-TERM RENTALS

Designed as a townhome village enclave with preservation of many existing oaks providing shelter from the urban environment



POSSIBLE
ARCHITECTURAL
STYLES

Design will use energy efficient and
Hurricane protection standards



POSSIBLE
ARCHITECTURAL
STYLES

3 STORY

Design will use energy
efficient and
Hurricane protection
standards



POSSIBLE
ARCHITECTURAL
STYLES

2 STORY

Design will use energy efficient and
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AMENITIES

CLUBHOUSE
POOL
PARK AREAS
DOG PARK
SHADED WALKWAYS

One entrance on Saxon Boulevard
No individual driveways on Saxon



ENVIRONMENTAL STANDARDS

- TOWNHOUSE UNITS AND STRUCTURES WITHIN THE TOWNHOUSE VILLAGE COMMUNITY SHALL INCORPORATE *NATIONAL GREEN BUILDING STANDARD (NGBS) AND/OR OTHER SIMILAR GREEN BUILDING PRACTICES.*
- PRESERVED TREES PROTECTED BY TREE WELLS SHOWN ON CONCEPT PLAN AND HOA WILL HAVE PLAN TO MAINTAIN AND RESTORE VIABILITY
- COMMUNITY SHALL ENCOURAGE USE OF ELECTRIC VEHICLES BY PLACEMENT OF ELECTRICAL OUTLETS AT EACH GARAGE
- COMMUNITY SHALL MINIMIZE THE NEED FOR WATER FOR LANDSCAPING AND IRRIGATION BY THE USE OF FLORIDA FRIENDLY AND NATIVE PLANT MATERIALS AND POSSIBLE RAIN BARRELS FOR REUSE OF RAIN WATER
- COMMUNITY WILL MINIMIZE THE USE OF LAWN AND ST. AUGUSTINE GRASS



Extensive Florida friendly landscaping and use of existing trees as part of landscaping

QUALITY OF LIFE

-**PARKING:** IN ADDITION TO PARKING FOR 2 TO 4 SPACES FOR INDIVIDUAL TOWNHOUSE UNIT, THE COMMUNITY SHALL PROVIDE FOR A MINIMUM OF 20 VISITOR PARKING SPACES THROUGHOUT THE COMMUNITY.

-**DRIVE AREAS:** ALL DRIVE AREAS WITHIN THE VILLAGE COMMUNITY ARE PRIVATE AND MAINTAINED BY THE CONDOMINIUM OR PROPERTY OWNERS' ASSOCIATION

-**ACCESS TO RETAIL:** COMMUNITY PROVIDES EASY ACCESS TO TO MIN GROCERY, BANKING, RETAIL TO MINIMIZE NEED FOR AUTOMOBILE USE

-**MAINTENANCE OF VILLAGE:** ALL STRUCTURES, TREES, LANDSCAPING AND INFRASTRUCTURE SHALL BE MAINTAINED BY THE CONDOMINIUM OR PROPERTY OWNERS' ASSOCIATION



Enclave village design

REDUCTION OF TRAFFIC

-COMPREHENSIVE PLAN: THERE IS A MASSIVE REDUCTION IN THE NUMBER OF POSSIBLE TRIPS CAUSED BY THE AMENDMENT OF THE COMPREHENSIVE PLAN
EXISTING POSSIBLE TRIPS: 19, 420 NEW POSSIBLE TRIPS: 587
REDUCES POTENTIAL TRAFFIC BY 18,833 POSSIBLE TRIPS

-ZONING: CHANGE FROM APARTMENTS TO TOWNHOME VILLAGE
REDUCES TRAFFIC BY 274 DAILY TRIPS
REMOVAL OF 16,000 SQ. FT. OF APPROVED COMMERCIAL / DRIVE THROUGH RESTAURANTS **REDUCES TRAFFIC BY 822 DAILY TRIPS**



Also encourages personal electric vehicles to reduce automobile traffic

TRAFFIC IMPROVEMENTS

- WILL BE REQUIRED TO MEET TRAFFIC REQUIREMENTS OF VOLUSIA COUNTY FOR COUNTY ROAD [SAXON]

REQUIRE A USE PERMIT AND MAY INCLUDE:

- ACCESS TAPER
- SIDEWALK
- MORE

- SIGNIFICANT SETBACK, STACKING
- NO ADDITIONAL ACCESS POINTS
- ACCESS FROM 7TH STREET REMOVED



NO CITY ROADS

STAFF RECOMMENDS APPROVAL

BUT RETAINS 4 CONDITIONS IN THE PUD THAT WAS PROVIDED FOR THE COMMERCIAL AND APARTMENT PLAN

APPLICANT CANNOT MEET ALL COMMERCIAL/ APARTMENT SETBACK CONDITIONS AND PROVIDE FOR INTERNAL PARKING AND SITE PLAN

CONDITIONS EXCEED LAND DEVELOPMENT CODE



STAFF RECOMMENDS APPROVAL

COMMERCIAL/ APARTMENT PUD REQUIRED:

:
50-FOOT BUILDING SETBACK FOR SAXON FOR COMMERCIAL AND 5 STORY APARTMENT BUILDING

LAND DEVELOPMENT CODE FOR MULTI-FAMILY STRAIGHT ZONING REQUIRES 24.5 FT SETBACK FOR TOWNHOMES
APPLICANT DESIGNED FOR AND AGREES TO A **40 FT. SETBACK**

- REMOVED COMMERCIAL
- REDUCED HEIGHT
- SINGLE ACCESS TO ENCLAVE, NO INDIVIDUAL ACCESSES TO SAXON WHICH ALLOWS FOR LANDSCAPING ALONG SAXON

-PUSHING BACK BUILDINGS WOULD REMOVE PARKING FOR TOWNHOUSES INTERNALLY OR REQUIRE ACCESSES AND PARKING FACING SAXON

IF CHECKERS OR MCDONALDS, THEN COULD BE NEED FOR STACKING BUT CONDITION EXCEEDS LAND DEVELOPMENT CODE AND HURTS AESTHETICS OF PROJECT



STAFF RECOMMENDS APPROVAL

COMMERCIAL/ APARTMENT PUD REQUIRED A 25FT. LANDSCAPE BUFFER BETWEEN SINGLE FAMILY AND PARKING LOT AND 5 STORY APARTMENT BUILDING ON **SOUTH** PROPERTY LINE.

LAND DEVELOPMENT CODE FOR MULTI-FAMILY ZONING PROVIDES FOR A 20 FT. LANDSCAPE BUFFER BETWEEN TOWNHOMES AND EXISTING SINGLE FAMILY.

APPLICANT REMOVED APARTMENT BUILDING AND PARKING LOT REPLACING WITH LOWER HEIGHT AND DENSITY OF TOWNHOMES AND PROVIDED FOR A 20FT. LANDSCAPE BUFFER CONSISTENT WITH LDC.

CONDITION EXCEEDS LAND DEVELOPMENT CODE



STAFF RECOMMENDS APPROVAL

COMMERCIAL/ APARTMENT PUD SETBACK PROVIDED FOR A 25 FT. EAST SETBACK DUE TO MORE INTENSE DEVELOPMENT

REDUCED HEIGHT AND DENSITY AND SHOULD COMPLY ONLY WITH LDC FOR MULTI-FAMILY ZONING WHICH SHOULD BE 24.5 FT. – CAN STIPULATE TO INCREASE FROM 20 FT. TO 24.5 FT.

CONDITION EXCEEDS LAND DEVELOPMENT CODE



STAFF RECOMMENDS APPROVAL

COMMERCIAL/ APARTMENT PUD REQUIRES 35% OPEN SPACE

DESIGN MEETS THIS REQUIREMENT AND APPLICANT WILL STIPULATE TO THIS CONDITION



CONCLUSION:

- NEW SMYRNA HAS CHANGED SINCE APPROVAL OF PUD
- ALTHOUGH MASSIVE MARKET FOR APARTMENTS, CITY CAN SUPPORT AN UPSCALE TOWNHOME PROJECT WITH LESS DENSITY
- PROPOSED OAKWILER TOWNHOME VILLAGE ENCLAVE IS BETTER PLANNING:

- ALMOST HALF THE DENSITY
- REDUCES HEIGHT
- SIGNIFICANTLY LESS TRAFFIC
- BETTER ENVIRONMENTAL STANDARDS
- SIGNIFICANT INVESTMENT IN NSB –
- BETTER AESTHETICS AND DESIGN
- REMOVES COMMERCIAL FOR AREA

Request recommendation for approval of comprehensive plan amendment and amendment of Hog Eye PUD with conditions as requested

