

Commercial Pre-Application Meetings January 26, 2022

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.

900 Roper St. The applicant who represented the NSB Housing Authority inquired about turning the acquired residential property into a Community Resource Center that would consist of three offices and a space for community services. A 25'x110' lot abutting the subject property was also purchased to be used for both employees (3-4) and those seeking their services. Two spots in front of the building would be for ADA parking. The following are some of the issues discussed by staff with the applicant and representative:

Planning:

- Zoning is R-3, single family. A special exception for governmental offices will need City Commission approval. The neighbors should be contacted prior to application, as the project will impact them.
- Parking will need a landscape buffer.

Fire

- A fire extinguisher will be needed.

Engineering

- Apply for driveway connection permit along with the building one.

Utilities

- The property will have to be connected to city sewer. The existing septic tank will need to be located.

Next steps will be to submit only a Concept Plan for both the inside and outside of the building since there will be no major changes. After it is approved, it will then go to P&Z for a Special Exception recommendation approval, and then sent to CC for same. After that, permits can be given which would allow the building to be used as it's being worked on since the current lease ends on March 31.

Venetian Bay RV and Boat Storage (Monaco Blvd. and Airport Rd.) An RV/Boat Storage Concept Plan was presented by two representatives for GEOSAM. There is to be 60 spaces available, 40'-45' in depth, and 50' drive aisles, which would add another amenity to the Venetian Bay community. The following are some of the issues discussed by staff with the representatives:

Planning

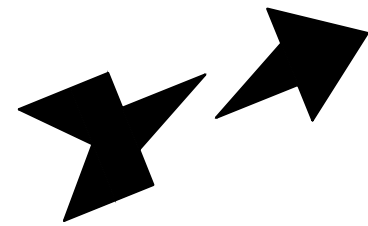
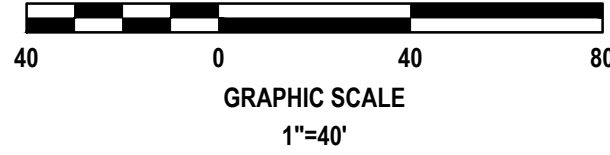
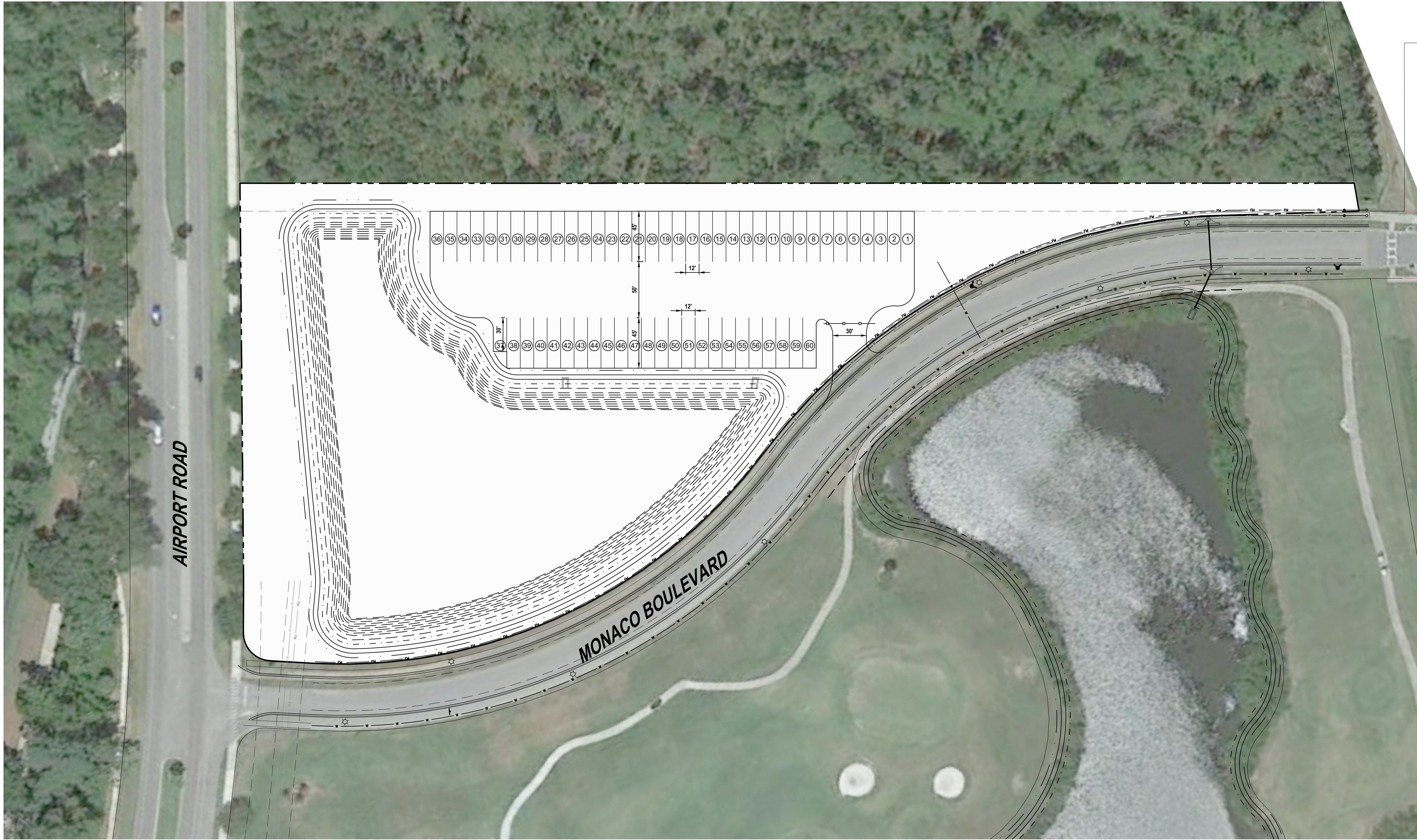
- Part of the recorded plat will have to be modified for this proposed use within Tract B.
- Any public easement being modified/vacated will need to go before the City Commission.
- Both the City Commission & the UCNSB will have to agree to modify their existing easements to allow that new RV Storage use and encroachment within their existing easements.
- Parking lot will need to be a hard surface and must support 80k lbs.

Utilities

- MDA calls for a landscape buffer not shown on the submitted Site Plan.
- Power lines above the UC 25' easement may be a conflict and will need to be discussed before the Site Plan is submitted.

Engineering

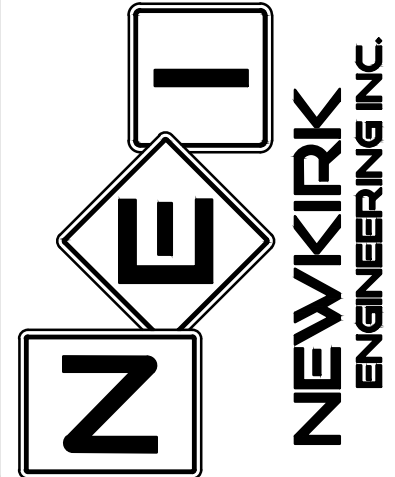
- Asked whether there would be a holding or pump out tank; representative asked if the City would allow it to which the response was the City wouldn't propose
- Will need a gateway that won't have vehicles encroaching onto the road when entering and exiting.
- Will need lighting.
- Will check to see if it's in a flood zone and get back to applicant representatives.



REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
© 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture



CONCEPTUAL SITE PLAN
STORAGE
AIRPORT ROAD & MONACO BOULEVARD
NEW SMYRNA BEACH, FL 32168

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

PROJECT No:
DATE: SEPTEMBER 2021
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 40'

DRAWING NUMBER

1

Fire

- Will need an SOS System and Knox Key Override in case of fire.
- Will need a provision for a 50' turnaround for firetrucks.
- Will need a fire hydrant, preferably on Monaco Blvd.

Next steps will be to take all suggestions and make necessary changes on a Class 3 Site Plan design. Then submit it to staff for review.

2225 Eslinger and Old Mission Road (Reserve at Lake Waterford). Some background: The property owners originally submitted the final plat application in December 2017 and there have been multiple resubmittals since then due to various issues, including buyers. The property has a PUD from the County that allowed for 99, 50-ft wide lots; however, that PUD was amended by the City in 2018 to allow for 50 lots, and for 75% of them to be 75-ft wide. This meeting was requested by the applicant who wanted to know where they stood in being approved and the timeline to begin. City staff told him that comments had been sent back to them in November requesting resubmittal. The following are some of the issues discussed by staff with the applicant and representative:

Planning

- Clarify which properties are waterfront. The City does not consider land under water as buildable lot area. A solution would be to have the plats show both the property line and the 10' under the water that would be used to build a dock that would follow the HOA's regulations.
- Show that the impervious areas (40% max) do not exceed regulations.

Engineering

- Need to check with St. Johns to see if they require an easement for maintenance like Turnbull Bay.
- May want to have a pre-construction meeting with the department to make sure everything is a go.

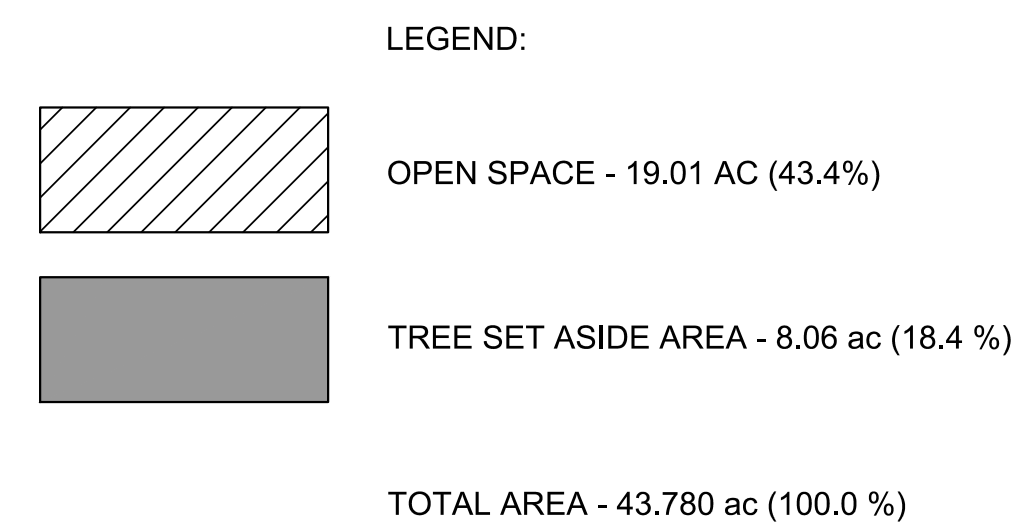
Fire

- The representative stated that a fire flow test was to be done on the 24th and wondered if it had been received yet. Chief stated that no one witnessed it on that day.
- Make sure the cul-de-sac has a 50' radius for a turnaround.

Utilities

- Easements will need to be 10' throughout the development; 15' for 3-phase electric and the lift station entryway.
- When the electric design begins, they will need to coordinate the lake looping which may be a problem as there needs to be enough space for utility trucks.

Next steps will be for the applicant to resubmit their plans addressing the meeting's comments. It will then go to P&Z, probably in April if returned soon. If approved by P&Z, it will go to the City Commission within the following two months. All fees will need to be paid before Commission review and approval.



DATE : 2016-12-22
PROJECT NO. : 115061.01
DESIGNED BY : JU
DRAWN BY : MB
SCALE : AS NOTED

THIS DRAWING NOT RELEASED FOR
CONSTRUCTION UNLESS SO NOTED
ABOVE

OPEN SPACE / TREE
PRESERVATION
AREA EXHIBIT