

Commercial Pre-Application Meeting September 7, 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.

Golf Villa Estates- off Airport Rd. in Venetian Bay (north of and adjacent to the Club House) The owner/developer and his representatives presented a Concept Plan for a 27 lot residential single-family subdivision that is the LAST residential parcel to be developed in Venetian Bay under the VB PUD. The owner questioned if the City would allow for a transfer of units from the Palms PUD to increase the number of units so his cost for the property would be more monetarily viable, but staff told him it was not possible. Also, part of the plan was a proposal to expand the existing Clubhouse facilities. They propose constructing a 75 by 100-foot event venue with sliders that would face the lake and fountain that could be used for weddings, club events, etc., expansion of the outside tiki bar, expansion of the pro shop, a 19th hole for golfers only, and installing a new swimming pool. The following are some of the questions/ items/ concerns discussed:

Planning

- Regarding the cap of units, staff stated that is set by the PUD and density is set by MDA and Comprehensive Plan, and it would be an uphill battle to get either changed.
- Staff stated that the Clubhouse expansion will require more parking than they have proposed.
- A neighborhood park of ¼ acre would be required as part of this proposed subdivision.
- The subdivision would require a relocation of the current driving range and possible amendment to the golf course tee box number 10.
- A traffic study will be needed.

Utilities Commission

- Electricity is readily available.
- A new 2" force main and gravity sewer will be needed.
- UC does not allow for a private lift station for subdivisions so will need a city full size one of 40'x40'. Lift station will be located outside of the subdivision by the new pool area and will need a 15' easement.
- The pool and Club House amenities will be attached across the road from The Palms.
- Reclaim water is by the Club House so can attach there.

Engineering

- Proposed pond will affect the existing path to maintenance and will need to show realignment.

Fire

- Cul-de-sac needs to be 50' radius for turnarounds and 1000' in length.
- If venue building is sprinkled, that would save money.
- New Site Plan will need to have an occupancy load and show accessibility.

Next steps will be to take all suggestions and follow through, and then submit a new Site Plan for review. A public hearing will have to be set up before going to CC.

New Smyrna Beach Townhomes (5.8 acres on the corner of Enterprise Ave. and Halleck St. with Wayne Ave. in the back) The applicant/developer presented a Concept plan for a 54-unit, two-story townhome subdivision. He knew the property has wetlands and the plans would work around them. The following are some of the questions/ items/ concerns discussed:

Planning

- Enterprise is a county road so will need to get permitted use for an access point. However, east of the signal could be transferred to the city for upkeep as part of the recently revised interlocal agreement.
- LDR requires two access points since subdivision is over 25 lots; Halleck could be used if owned by City (will check). If there is a secondary ER access point, that would suffice.
- Backs of buildings off Halleck will need 20' setbacks to property lines/right-of-way.
- Per the LDR, 55' will be needed for right-of-way for the streets.
- An elevation survey will need to be done and shown on Site Plan before going to P&Z.
- Common areas and amenities will need to be noted.

Engineering

- The county may request right-of-way off Halleck and Enterprise.
- Entire property is in the flood zone and will need compensation storage; after the elevation survey is completed, applicant will have a better idea of where it should go. Applicant stated his engineer will be on property on Friday to check out stormwater retention.

Fire

- Hydrants will be needed and shown on Site Plan. Multi-family subdivisions need a 1500 gal per minute (GPM) fire flow. However, if fire retardant building materials are used, the GPM will be lower.
- If units are sprinkled, there will be a 75% credit on premiums.

Utilities Commission

- Property has water and sewer stubbed out with the utility access hole off the SE corner.
- Lift station is across Halleck but will need an analysis showing impact of additional waste.
- There is an 8" water main on Halleck and a 12" on south side of Enterprise; analyze demands to see which one would work better.
- No reclaim so will have to be from the potable water main.
- Electric is available; just need to see the Site Plan

Next steps will be for the applicant to contact the county about Enterprise and to get a tree survey as aerial has shown live oak trees on the property. An elevation survey also needs to be done with both submitted along with the Site Plan to be reviewed by staff. It will then go to P&Z.

Drakes Surf Shop, 810 E 3rd Ave. The owner presented a concept plan to renovate the interior of the building to accommodate a coffee/smoothie bar and increased retail space for surfing related supplies and clothing. The business is primarily renting/selling surfboards and providing surf lessons. The property is zoned commercial, but the building is a house, configured as a 2-bedroom/1-bath residence. The proposed changes include removing or moving several interior walls. The following are some of the questions/ items/ concerns discussed:

Planning

- Proposed project fits permitted uses.
- Applicant would like to have 1-2 small tables in addition to serving counter. No cooking is planned onsite. Will serve primarily coffees, smoothies, and some premade food (e.g., muffins).
- There are currently 6 designated parking spaces. Need to be mindful of parking requirements as business expands. City requirements: 1 parking space per 300 sq. ft. plus 1 parking space for every 2 seats (for food service portion of business).
- Building department will have to weigh in on handicapped accessibility as well as whether grease interceptor will be needed in kitchen.
- Utilities Commission will need to determine sufficiency of current utilities for proposed operation.

Engineering

- No issues at this time. If any outside changes are proposed, the owner will need to contact engineering at that time.

Fire

- No issues at this time. Will get involved once permit application is submitted.

Next Steps will be for the owner to contact Building Department and Utilities Commission for input on accessibility, possible need for grease interceptor, and sufficiency of current utility service to building. Her contractor will need to draw up an engineered Site Plan since moving walls are involved which will then be submitted for staff review and approval.