

Planning and Zoning Board Meeting
October 3, 2022 - [Video of the meeting](#)

Members present: Brook Weiss, Stephen Yates, Susan Neylon and Larry Wheatcraft. Kip Hulvershorn and Curtis Hodges were absent. Susan Neylon chaired the meeting.

Public Participation

A resident asked for an update on the proposed PUD revisions. He also suggested that the Chair or a representative of the Board should attend the City Commission meeting when the item (or any important proposal by the Board) is on the City Commission agenda. Staff responded that the PUD changes are still under review and will be brought back to the Board. Member Neylon commented that the revisions looked good and that a lot of excellent work went into them. Legal staff will check the City By laws to determine if it's appropriate for a member to speak for the Board at a City Commission meeting.

SP-25-21 The Cove at New Smyrna (18.67 acres, west of Sugar Mill Dr, across from the entrance of Sarinna Lakes Subdivision). The applicant requests a Class III Site Plan approval for 47 quadplexes, a total of 188 dwelling units and is part of the larger Coastal Woods PUD. The community will have a club house, swimming pool, dog park and playground area. There is an internal retention pond/lake, with quadplexes surrounding the lake, and another lake to the west. Each of the 188 dwelling units will have at least two parking spaces, and an additional 12 spaces are provided for guests, for a total of 388 parking spaces. Forty-five of the parking spaces are within five separate garages, with four of the garages having ten spaces, and one garage with five spaces. From the previously approved plan, there is an 82-unit reduction, and the buildings were changed from three-stories to one-story to appeal to an older demographic. Each unit will have a small back yard.

Staff reported that previous owners cleared the land and that this site plan has been through 4 revisions. All members of the technical review staff have approved this site plan.

Member Weiss asked if affordable housing had been discussed for this project and commented that the landscape plan looks encouraging. He requested that more trees of appropriate scale and shrubs be planted between buildings and that native trees be planted around the pond.

Weiss also asked about stormwater and drainage. There will be storm water retention under the site along with the retention pond and swales surrounding the property. It won't flood with 20" of water. Storm water will stay on site and will not affect surrounding properties utilizing a system of swales, grading, underground water storage and ponds. The ponds and perimeters are permeable.

One member of the community asked about solar technology and what percentage of the units would be available for people with lower incomes. Staff responded that there is no solar, and that the rent will be market rate. It was noted, however, that there will be electric car charging stations. Weiss commented that this would be a nice opportunity to move forward with solar panels. Staff responded that solar isn't part of the PUD so they can't require solar panels. Member Neylon commented that the applicant did a good job.

The motion to approve Sp-25-21 with the caveat that the Board would like to see a more detailed landscape plan and consideration of low-income rentals was unanimous.

Board Comments

Member Neylon stated that the Utilities Commission did an outstanding job restoring power and services following Ian. She also announced her resignation effective at the end of this year.

