

Commercial Pre-Application Meeting November 16, 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

727 Chestnut Street. The applicant and his tenant have a code enforcement issue. The tenant operates a towing business with contracts with the City and County. Since the current approved site plan does not allow for storage of vehicles on the property, the tenant is in violation. The following are some of the items/concerns discussed with the applicant:

Planning

- A new Site Plan is required.
- A buffer and water retention plan need to be included along with a 12' by 20' hardscaped handicapped parking space and 5' walkway.

Fire

- A gate needs to be installed on the back of the property to provide fire department access to the fire hydrant.

Engineering

- Storm water management will be the most critical thing as it may be difficult to manage on this parcel.
- The business must meet minimum requirements in the LDR for traffic management.
- The traffic plan needs to include two-way traffic with a minimum width of 20' and an apron that is at least 24'.

Next Steps will be for the owner to submit a new Site Plan showing the type of fencing and gate, the buffer, where water is being directed, handicapped parking and the apron. The applicant needs to make sure that water isn't going onto neighbors' properties and that neighbors aren't seeing a storage lot. It is up to the owner to seek a delay in the date they are scheduled to go before the magistrate. The applicant also needs to check with Code Enforcement to see if he can continue to operate the business while the Site Plan application process proceeds.

644 Delores (1.16 acres behind Hawks Cove). The applicant would like to have the property, currently two lots, annexed into New Smyrna Beach and zoned multi-family to build six residential units facing Delores. The following are some of the items/concerns discussed with the applicant:

Planning

- The City Commission would need to approve zoning from single-family to multi-family.
- Since Delores is a County road, the County would need to approve the six driveways.
- If the applicant builds two single family homes with a mother-in-law suite behind them, the suite can have a kitchenette, but no oven or stove and it would need to be on the same electric and water meters as the home.
- The applicant can build a single-family home on each lot without a change in zoning.

Building

- Staff asked the applicant how multi-family units will be received by the single-family neighbors and suggested getting feedback from neighbors before proceeding to avoid opposition at the P&Z and City Commission meetings.

Engineering

- There is no central sewer so the applicant may not get septic approval for 6 units.
- Although Delores is a County road, 2 years ago the City put in a drainage ditch. Drainage piping may be required.

- If there are six units, storm water protection is required.

Utilities

- There is no sewer on Delores, but the applicant could install a sewer main with a public lift station which would be expensive.
- Recently, it's been the policy of the City not to allow septic for multi-family units and that may be the same for the County.
- There is a 6" water line halfway down Delores, so the applicant would need to extend that about 150'.
- There is an overhead electrical line, but for multi-family, it would have to be underground.

Next Steps will be for the applicant to first decide whether to go through the County or the City. If the applicant decides to apply for multi-family, he needs to reach out to the neighbors and the local Commissioner, so they're not blindsided about the proposed project. Check with County Engineering about cuts in the road for driveways.

301 Julia Street. The applicant wants to remodel the home but is unsure of the future use of the commercial building which is also on the property. She would like to construct an outside stairway to the home's attic which will be used for storage and remodel the kitchen and add a bathroom. She would also like to shore up the commercial building and install new windows and a handicapped bathroom. The applicant asked what she needs to do to make the house a rental, and if she wants to add on to the commercial building. The following are some of the items discussed with the applicant about this project:

Building

- Make provisions for an egress window in the event the home's attic ever becomes a bedroom.
- If the home is a rental, smoke detectors are required inside each sleeping room and in the adjoining hallway. A certified fire extinguisher is also required.

Engineering

- A site plan will need to be submitted for the commercial building.
- Move electrical underground for safety reasons.

Planning

- If the home is a rental property, it's a business. The applicant will then need to complete an application prior to renting.
- To expand the commercial property, the applicant will need setbacks and stormwater retention.

Next Steps will be for the applicant's contractor needs to apply for permits and submit plans. When plans are finalized for the commercial building, a Site Plan will need to be submitted for Staff review.