

Commercial Pre-Application Meeting January 11, 2023

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.

South Village (SR44 and east/west sides of Airport Rd). This was the third preapplication meeting related to the proposed 1278 acres in the South Village development on the south side of SR44 and west of I95. It includes 1,995 residential units, approximately 1,300 of which are single family homes, and 590,000 square feet of commercial space. Volusia County Schools retains an option to build a school in the commercial area but at this time have not made a definite commitment. This development was originally approved in 2011 as a PUD. The purpose of this meeting was primarily to discuss two of the items that were problematic during the previous meeting and a minor amendment to the PUD had been approved in December 2022. They are planning to start with Phase 1, which consists of 200 acres and approximately 400 lots. The following issues were discussed by staff with the applicant:

Planning

- The collector road that had been recommended at the last meeting was included in the plan by adding an extension to the east that would eventually hook up with the Williamson extension. This provides two points of access to this community, which were needed, particularly for the fire department.
- The developer has been working with St. Johns River Water Management District (SJRWMD) who must reapprove the original plan that had expired. This must be completed before any construction begins.
- Before any work can begin, the tree survey must be completed to identify specimen trees that cannot be removed. They are currently working to get this done.

Fire

- The fire department would like a 2 1/2-acre lot in the commercial area for a new fire station and would like it to be included in Phase 1, so they can plan to move the station near Wal-Mart to this location. Response times to these westerly areas are longer than they should be from that station.

Next Steps will be for the developers to complete the Site Plan for phase 1 and all the required studies, so they can be submitted for staff review.

720 S. Dixie Frwy. The applicant wants to establish a small fiberglass boat repair business at this location. He explained that it would include light sanding and buffing with small amounts of fiberglass and would not include spraying. He has a separate location in Edgewater for that purpose. The problem is that this is a B-3 zoning district and that is not one of the allowed uses for that zone. The following issues were discussed by staff with the applicant:

Planning

- This zone allows sales and service but not body work – no auto body shops are allowed therefore that would extend to boats.

Fire

- The volume of repairs is not clear and there are concerns about ventilation. Since it is a three bay location, one bay would have to be walled off with a fire separation system which would be costly.

Next Steps will be for the applicant to apply for a business tax receipt for a sales office with light repair work such as cleaning, buffing, detailing, etc. but no fiberglass work as that would have to be done at his other location. It was also noted that the application would generate an inspection and building modifications might be required at that time.