

Commercial Pre-Application Meeting July 12, 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.

10th Street - Multifamily Residential Development (across the street from NSBHS and west of Daytona State).

The property owner wants to build a development of 13 two-story buildings creating 80 units. They have not decided if the units will be sold or rented. The development will include some types of amenities such as pool, rec center, pickleball courts, etc. but have not decided exactly which ones. The following issues were discussed by Staff with the applicant:

Utilities

- The type of electric meters will depend on whether they decide to sell the individual units or maintain them as rentals with one master meter.

Engineering

- Stormwater calculations must be submitted with the application.

Planning

- A tree survey is needed because there appears to be historic trees on the property. Design changes might be needed based on these trees.
- They are showing two entrance/exit roads on 10th Street within a short distance. They should check with FDOT to be sure this will be approved. If a traffic signal is planned for that location, then there is less need for two entrances.
- A landscape plan, floor plan and elevation survey will need to be submitted with the application.
- More internal sidewalks are needed to allow residents to walk to different areas of the development without walking in the street.

Fire

- The turn areas are too small to get fire equipment around the development.
- A two-hour firewall will be needed between units if there is no sprinkler system.

Next Steps will be that all the above-mentioned surveys and calculations be obtained before any application is submitted, otherwise a resubmission will take much more time.

707 Cheston Street (borders Wayne Ave. and FEC Railway). A 1,040 square foot building is proposed for this area zoned light industrial. It will be used for office space with one company occupancy. In the future, they would like to build a warehouse on this property as well. The following issues were discussed by Staff with the applicant:

Building

- Overhead lighting is not needed – they can just light the parking spaces. They are requesting 600-amp electrical service to plan ahead for the warehouse.

Planning

- A tree survey is needed.

Next Steps will be for the applicant to complete the necessary survey and then submit plans.