

Commercial Pre-Application Meeting February 7, 2024

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.

Deering Park Innovation Center (1667 acres west of I-95 and north of Edgewater, including the planned extension of Williamson Blvd. south to SR 442). Background: For many years the City Commission and administrative staff have recognized the need for additional economic development to help reduce the city's reliance on residential uses for the tax base, so this proposed project was introduced by the City Manager at the Dec. 14th Strategic Planning CC Workshop. It will be a Mixed Use (MU) village containing light industrial, medical, commercial with retail, restaurants, entertainment, hotels, a regional park/sports complex, a police sub-station, and a residential complex that will include affordable housing.

The land for the Williamson Blvd. right-of-way going to SR442 should be officially dedicated (transferring private property to be developed as an easement for public use) to the County within 90 days. The applicant's representative wanted to discuss some of what they propose with Staff after taking suggestions from the December meeting and adding the updated inclusion of Williamson before they officially submitted their PUD and amendment applications. He noted that the developer is starting ecological and hydrological studies to help with stormwater planning and water quality. The proposed density will be lower than what is allowed in MU zoning. He stressed that this project will be well-thought out for the present and future, so it is "not fragmented". He added that both citizen i and City input led to adding retail and restaurant space, the location of the. police substation and easier connectivity to areas such as South Village and Williamson. It is planned to be a a true live/work/play community that will be self-contained so as not to increase traffic on SR44 nor the New Smyrna Beach city proper. Some comments and items that were discussed follow:

Planning:

- They will receive Impact credits due to the Williamson dedication (expected completion 2030).
- Even though there will be access to SR44 via Ocean's Gate, they plan to connect with Glencoe.
- They will need to coordinate with FDOT for an updated Traffic Study.
- Rep said they are also looking at bike trails to be incorporated into the Sun Trail Bike system segment and applied for a grant to do so.

Utilities:

- Staff stated that they did a Master Plan with South Village, which is their east neighbor, so all they will have to do is to interconnect with them and the regional lift station. Stormwater can then be routed to it.
- They will have some water issues, but there can be an underground exfiltration system along those areas.
- The UC's new water plant will be close by, which will be a plus.
- Staff stated they need six acres for electric infrastructure, which is no problem, and after discussion, it was determined the best place would be next to the police sub-station for security purposes.

- It was determined that a meeting with UC Staff be held before plans are drawn up to see specifically what needs to be done.

Fire:

- For any roundabouts, there will need to be a 50' turning radius for trucks.
- Since they are on City water, the pressure will be fine for hydrants, but they will need to be placed 500' apart at a minimum. Can go over this with them as plans are being drawn up.

Building:

- Nothing yet but be cognizant that there may be building issues due to native vegetation. The rep stated they will save as much of the natural vegetation they can.

Next Steps will be for the applicant to follow through with suggestions made. Multi-applications can then be submitted at the same time which will include the following:

- PUD rezoning with a Master Development Agreement.
- Future Land Use Text amendment for Industrial Mixed Use to cap density and commercial/Industrial square footages of buildings (Floor to Area Ratio, FAR)
- A large-scale Comprehensive Plan amendment changing the Future Land Use from Conservation and Forestry to Industrial Mixed Use (per email)

After all of this is done, Site Plans can be submitted for Staff review.