

Commercial Pre-Application Meeting March 6, 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.

1070 10th St. (10.33 acres located across 10th St. from New Smyrna Beach High School). This was the applicant's second meeting to discuss a multi-family development of 80 attached 2-story townhome units on fee simple 20' X 80' lots, providing common amenity area and master storm water pond. The proposal a year ago included all townhomes on a single meter, not fee simple lots with separate meters for each townhome. This revised plan includes 18' ft wide driveways with a single car garage to provide a total of 3 spaces for each townhome. The plat was reconfigured to preserve some of the large oak trees. The applicant would like to know the process moving forward since the property is under contract. Some comments/concerns/questions that were discussed follow:

Planning:

- A subdivision plot will need to be submitted under current zoning, not a PUD.
- The subdivision and site plans can be submitted at the same time.
- According to the LDR, the right of way can be city or developer owned.
- Required setbacks are 20' on the front and rear. Setbacks on the perimeter of the property are to be 25'.
- The canal runs on the south side of the property, requiring a 20' setback from the bank.
- The applicant will have to check with the county on property requirements to the west and with the City of Edgewater for property requirements to the south.
- The developer is to make sure the 15% tree preservation area is met. There are specimen tree requirements that also need to be met. A list can be found in the LDR.
- There must be at least 20' between buildings. However, if the buildings are 25' in height (measured to the peak), the separation would have to be 1 ½ 'for every 5' over a 20' height.
- The applicant stated that the homes are planned to be entry level with possible amenities to include a pickle ball court.
- Vinyl siding is not permitted. The applicant plans block construction with probably a stucco finish on the first floor.

Engineering:

- Since there is no infrastructure in that area to maintain public streets, private streets are preferred with a minimum standard right of way of 50'.
- Mark streets with No Parking signs.
- The school needs to put in a traffic signal, so needs to contact the county. The county may also require a crosswalk and sidewalks along 10th St. The applicant may want to switch the right turn lane onto 10th St. to the location of the traffic signal.
- Since there is no reclaimed water, the applicant said they would draw from the stormwater pond for irrigation. They may need a backup well for the dry season.
- Wetlands on the NW corner might be able to be used for a dog park.

Fire:

- A 20' wide roadway access and clear width is required for emergency vehicles. The plan proposes Miami curbs and gutters which provide a width of 28 ft.
- If the community is gated, a 50 radius for fire trucks' ability to make the turns os required.

Utilities:

- Separate water meters are needed for each unit, but sanitary can be double service.
- A 10' utility easement will be needed on both sides of the right of way but can be located within the landscape buffer. No trees need to be removed in the buffer area.
- The lift station needs to be on a 40 X 40' tract which should not be located too close to the intersection. A parking space is needed for utilities' ability to check the lift station weekly.
- A hydraulic study is needed.
- If access to water going under 10th St is needed, may need a temporary easement from the school board.

Next Steps: Subdivision and site plans need to be submitted to the City. The applicant needs to follow up with the county, City of Edgewater and the Volusia County School Board regarding what was mentioned above.

411 S Orange St. (a 7008 sq. ft. lot owned by Advent Health located at the corner of Orange and Anderson).

The applicant would like to create a temporary shell parking lot for employees to include the removal of a tree and installation of parking bumpers. The applicant wants to know how to proceed. Discussed were:

Planning:

- The applicant will need to provide information on the number of parking spaces projected to meet demand and needed for additional employee parking.
- Driveways need to be as far away from the intersection as possible. Suggest an entrance on Anderson with angled parking and an exit on Orange. The alley is dirt and cannot be used for entrance or egress.
- The City will need to see how it falls into our code to allow shell. A shell lot is 25 spaces or less. Not sure what the zoning is.
- The applicant needs to get in touch with a civil engineer to develop a conceptual plan.

Engineering:

- The long, narrow property makes it difficult. They may only get 6 to 8 parking spaces. The applicant needs more than that.

Next Steps: The applicant will get in touch with a civil engineer and come up with a plan. Once that is done, schedule another Pre-app meeting.