

**New Smyrna Beach City Commission Workshop**  
**Deering Park Innovation Center**  
**April 17, 2025**  
**Video and Agenda Packet**

Present: Mayor Fred Cleveland, Vice Mayor Lisa Martin, Commissioners Ashley and McGuirk, City Attorney Carrie Avallone, City Manager Kevin Cowper, Assistant City Manager Ron Neibert and Kahn Evans, serving as Clerk. Absent: Valli Perrine

Glenn Storch who represents the property owner stated that the landowner had worked with staff to review and respond to questions and comments from the public and commission at the the March 25<sup>th</sup> Workshop. The following answers to questions were presented in a Powerpoint presentation.

**Stormwater:**

- No runoff will go into Venetian Bay or onto NSB Utilities Commission property.
- No construction can occur until regional, directional, and volume storm water studies have been completed, and the design and engineering are approved by the City and St. Johns River Water Management District. It is anticipated that the studies will take two years to complete.
- The developer, the Deering Park Stewardship District, a Deering Park CDD or a Deering Park POA will be required to maintain the stormwater system.
- An annual analysis of the stormwater system with a report to the City is required.

**Transportation:**

- Trails and multi-modal paths are planned to encourage walking and the use of personal electric vehicles, scooters or bicycles.
- Minors may not use electric vehicles within the Deering Park Innovation Center.
- A new bridge over I95 is not required, but the County has asked that a potential right-of-way be provided for the possibility of a future bridge.
- A connection is planned between South Village and Deering Park to allow access from Venetian Bay without using SR44.
- A Traffic Impact Analysis will be conducted after the stormwater studies have been completed.

**Density and Diverse Housing:**

- The maximum number of hotel rooms is 600.
- There are no plans for section 8 housing, but a variety of housing is anticipated to accommodate different income levels.
- Accessory Dwelling Units will be permitted but not required. Only one ADU is permitted per single family lot.

**Amenities:**

- At least one amenity will be required for every subdivision or residential site plan.
- Amenities may include, but are not limited to, tot lots, pocket parks, dog parks, pools, community centers, pickleball courts or tennis courts.
- The amenity must be built prior to the certificate of occupancy of 50% of homes in the respective subdivision or residential site plan.
- The SUNtrail system requires the use of wildlife corridors as part of the trail system. No motorized or electric vehicles are allowed.

**Environment:**

- Natural vegetation areas are required to be connected and to the 71 square miles of conservation habitat corridor directly south of Deering Park.

- The PUD requires multiple beneficiaries. including the City of NSB, to ensure the perpetuity of natural vegetation areas.
- The maintenance of the natural vegetation areas will be paid for by the developer, the DP Stewardship District or a CDD at no cost to the City.

#### **Economic Development:**

- The City and the developer will work together to acquire grants and to attract businesses.

#### **Exactions:**

- Deering Park is providing the land for the sports complex and the police station, but the State requires that the land be paid for through impact fee credits.
- The builder is required to pay a variety of impact fees for road, recreation, police and fire protection.
- The State requires the City to pay for any donated land. The agreement allows the City to determine when it wants to purchase land, before or after improvements.
- The City can connect to the stormwater system at no cost.
- DPIC will not charge the City for POA/CDD fees, maintenance of the stormwater system or landscaping.
- Road access and utility lines will be provided to the boundary of the city parcel at no cost to the City.

#### **Good Planning:**

- The previously planned 50' buffer along SR 44 will be increased to a minimum of 75'.
- Shade trees are required along pedestrian paths.
- Williamson will be designed as a boulevard with trees and landscaping maintained by the POA/CDD.
- Completion of construction of a half million square feet of non-residential and the permitting of another half-million non-residential square feet is required before building any residential units.
- A super majority (4 out of 5) of the commission is required to reduce any required standards in the future.

Mr. Storch introduced Ernie Cox, a member of the Deering Team, who was influential in the development of Babcock Ranch.

**Mayor and Commissioner Comments** (Questions were answered by Mr. Storch and Mr. Cox. Responses are in red.)

#### **Vice Mayor Martin**

- Would like to see the vegetation buffer defined.
- Asked how many lots are available for ADU's. (850)
- If ADU's don't count as single family residences that seems to obfuscate the numbers.
- A community center and a pool would be nice for each neighborhood. (A small neighborhood can't afford to maintain those. Appropriate amenities will be considered in the site plans.)
- Pleased that there would be no runoff into Venetian Bay or the Utilities property.

#### **Commissioner McGuirk**

- Will stormwater be directed into the conservation area and do we know how much that 71 square mile area will hold? (Under normal circumstances, yes. In a hurricane we will have to find a way to put the water somewhere else. We won't have those answers until the stormwater study is conducted.)

- Is the current plan to get the PUD and MDA approved and then do the study? (Yes. There are 20,000 acres of swamp to the south, so we think we have the capacity. We'll compare data with the city stormwater study.)
- How many acres of conservation area are in NSB? (To date, none.) Commissioner McGuirk wants the conservation land to be held in perpetuity.
- He appreciated the traffic plan connectivity but asked how we deal with the traffic on SR44. (A regional traffic study will be required with additional studies as this grows.)
- When will Williamson extend from 44 to Edgewater? (Funding didn't pass so Deering is building one segment.)
- Front yard setbacks in Venetian Bay and Coastal Woods were not designed for parking. We shouldn't approve development that might cause the same problem. (In alley loaded garages, there will be parking spaces in front of the house. Front loaded garages will have parking in the driveway.)

**Commissioner Ashley** toured Deering Park and South Village (that has challenges like Deering Park). He also toured Abacoa and Alton with Ernie Cox. All of his questions were answered when he toured Abacoa. He supports this project 100%.

#### **Mayor Cleveland**

- Agreed with Commissioner McGuirk on the connectivity and parking issues. He would like the state's attention to deal with SR44 before this development starts.
- Please describe your resiliency and sustainability efforts. (Babcock Ranch was designed so it had no flooding, power loss or internet loss after Ian. That's what we're planning to do in Deering Park.)
- If you're moving water south and west, I'm a disbeliever that the property can absorb the water. Today the water is moving north and east and we're overtaxing that. (Large rain events can go into the two cypress swamps.)
- How long is it going to take to build? (Two years of engineering and analysis and the build out is probably a decade after that.)
- What is the plan to maintain the infrastructure? (The city only has road repair, excluding Williamson, and the sports complex.)

**Public Participation:** 17 individuals spoke during public participation.

- 4 people participated in the SEV Chamber of Commerce tour of Abacoa and Alton, possible prototypes for Deering Park Innovation Center.
- Several citizens support the project applauding DPIC's responsible development, environmental preservation and providing a healthy tax base.
- DPIC is the answer to New Smyrna Beach's need for pad ready sites for businesses, manufacturing and technology. It will diversify the tax base and create high paying jobs. DPIC is a win for NSB.
- One person urged the employment of a City architect to protect the City and work in partnership with the developer. Don't be afraid to say what you want and need. Be specific in the LDR and MDA.
- One resident noted the opportunities for citizens and community groups to have multiple questions answered by Deering family representatives, an appreciation of the City workshops and support for the Mayor's suggestion for the employment of a project manager for DPIC.
- Areas of Concern continue to be stormwater flow, traffic, perpetuity and accountability.
- A Venetian Bay resident stated that the key to success moving forward is city follow up and checking the MDA for compliance.
- This project has 6 million square feet of elevated land. The ditches along 44 are over capacity. "This project will push all the water into my backyard."

- One resident asked what is the City's master plan for land west of I95?
- Development doesn't equal progress. Preservation equals progress. Repurpose existing shopping plazas and support local businesses. He vehemently opposes the development.
- Wait to commit to the impact agreement. The engineering plan needs to work with nature.

**Follow-up Comments from Mr. Storch and Mr. Cox**

- Mr. Cox described his role in the development of Babcock Ranch. He stated that they will do the best things that were done in Babcock Ranch and Abacoa and adapt them to NSB and Edgewater.
- Mr. Storch committed to working with FDOT.