

Commercial Pre-Application Meeting - August 6, 2025

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.

Hidden Lakes Village, LP: The property is adjacent to Hidden Lakes Golf Course, west of Turnbull Bay Road and the Florida East Coast Railway tracks. The property has been rezoned as a PUD. The applicant proposes 22 single family golf villas and 56 duplexes constructed in one phase. The preliminary plat was approved in December 2024. The applicant has a new boundary survey and all items presented at the preliminary plat approval have been addressed. The applicant wants to understand the process moving forward to get the project started.

Planning:

- There is a Volusia County Historic Cemetery on the property with between 10 and 200 estimated graves. The applicant needs to conduct an ultrasound survey to determine if this is an archeological site and also determine the location of the graves. The applicant stated that they are leaving the cemetery area in its current natural condition. Staff stated that if they come across any previously undiscovered graves during construction, the project will be halted.
- The applicant will need to submit the letter from the FAA stating they have met height and other FAA requirements.
- No historic trees will be removed, but some specimen trees may be removed.

Engineering:

- There were some questions about right of ways. The applicant must get the right of ways in the correct locations and record any abandonments.

Fire:

- The applicant must ensure that the emergency access road through the golf course will support the weight of the fire and emergency equipment.
- A knox box lock will be required on the emergency access gate.

Next Steps: Building, Economic Development and Utilities will be available to answer any questions. Submit the street vacation plans as early as possible. Do that concurrent with the plat, building plans, engineering and updated landscape plans to avoid additional fees. Staff will conduct a search for as built plans for the area.