



City of New Smyrna Beach

March 15, 2016

MEMBERS OF THE LOCAL PLANNING AGENCY
PLANNING AND ZONING BOARD
New Smyrna Beach, Florida

THIS SHALL SERVE AS YOUR OFFICIAL NOTIFICATION of the regular meeting of the LOCAL PLANNING AGENCY AND THE PLANNING AND ZONING BOARD on MONDAY, April 4, 2016 at 6:30 P.M., in the **CITY COMMISSION CHAMBERS, 210 SAMS AVENUE**, New Smyrna Beach, FL, for consideration of the following:

ROLL CALL

APPROVAL OF MINUTES

Regular Meeting held March 7, 2016 will be included with the May 2, 2106 Planning and Zoning Board agenda.

PUBLIC PARTICIPATION

OLD BUSINESS

A. V-6-16: 313 Jessamine Ave / Fernandez

David Fernandez, 317 Flagler Ave, New Smyrna Beach, FL 32169, requests approval of a variance to increase the maximum permitted driveway width from 30 feet to 69 feet.

The subject property is zoned R-3A Single-Family and Two-Family (Zero Lot Line) Residential. The subject property consists of approximately 0.17 acres, and is generally located south of Jessamine Avenue and East of Pine Street, and is addressed as 313 Jessamine Ave. (VCPA # 7409-06-02-0130)

NEW BUSINESS

B. V-7-16: 528 Bacio Street / Meyers

Denyse M. Meyers, 528 Bacio Street, New Smyrna Beach, Florida 32168, request approval of a variance to allow an in-ground pool and screen enclosure to be located in a front yard on a corner lot with a reduce front yard setback from the required 15 feet to 10 feet. The subject property is zoned PUD, Promenade Parke and consists of 0.22 acres, and is generally located west of Luna Bella Road and south of Tesoro Circle and is addressed as 528 Bacio Street. (VCPA # 7307-07-00-2130)

C. Discuss potential revised meeting times

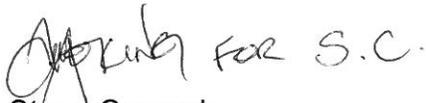
COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD

REPORTS AND COMMUNICATIONS BY THE STAFF

- April 2016 Development Activity Report

ADJOURNMENT

Respectfully,



Steve Casserly
Chairperson

cc: Mayor and City Commissioners
City Manager
City Clerk
City Attorney
Planning Manager
Planners
Members of the Press

Pursuant to Florida Statutes 286.01015, if an individual decides to appeal any decision made by the Planning & Zoning Board with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Board Secretary listed below prior to the meeting:

Ursula Moccia, Planning and Zoning Secretary
City of New Smyrna Beach
2650 N. Dixie Freeway
New Smyrna Beach, FL 32168
(386) 410-2830

CITY OF NEW SMYRNA BEACH – PLANNING AND ENGINEERING
V-6-16: 313 Jessamine Ave / Fernandez
April 4, 2016

I. Summary

- A. **Applicant:** David Fernandez, 317 Flagler Ave, New Smyrna Beach, FL 32169.
- B. **Property Owner:** David Fernandez, 317 Flagler Ave, New Smyrna Beach, FL 32169.
- C. **Request:** approval of a variance to increase the maximum permitted driveway width from 30 feet to 69 feet.
- D. **Site Information:** The subject property is zoned R-3A Single-Family and Two-Family (Zero Lot Line) Residential. It is an improved 75x100 foot lot with a duplex. The subject property consists of approximately 0.17 acres, and is generally located south of Jessamine Avenue and East of Pine Street, and is addressed as 313 Jessamine Ave. A location map is found in **Exhibit A** and an aerial photo is found in **Exhibit B**.
- E. **Tax I.D. Number:** 7409-06-02-0130

II. Findings

- A. Existing site conditions are illustrated in **Exhibit C – Photos**. The property survey is found in **Exhibit D – Survey**.
- B. The Land Development Regulations, Section 803.03 B, Single-family and two-family residential driveways specifies the following:
 - 1. Width. Single-family and two-family residential driveways shall have a minimum width of eight feet and a maximum width of 40 percent of the lot width measured at the front yard setback line. The maximum width of a driveway measured along the property line is 30 feet.
 - 2. Material type. Both pervious and impervious driveway surfaces shall be considered in calculating whether the foregoing standard has been exceeded.
 - 3. Front yard coverage. Driveway and parking coverage within the front yard shall be limited to the area of the front yard which is directly in front of the garage or in the side yard.
 - 4. Location. Driveways shall not be located closer than three feet to side lot lines except where neighboring properties are to share a driveway.

- C. The applicant is requesting a variance for driveway pavers, currently installed on his property. These pavers extend 69 feet in width, and the entire front yard area from the building front to the street. A general sketch of the area is found in **Exhibit E**.
- D. In or about March 2014 the applicant installed pavers beyond the maximum permitted width of the driveway. Initially, pavers had extended to the full front yard area as illustrated in **Exhibit F**. The applicant has removed 3 feet of the paved area along each property line since the initial installation.
- E. The City Code Enforcement Department cited the applicant for installing the pavers without a permit. The City could not issue a permit after-the-fact, as the applicant would require a license agreement from the city. The applicant has not obtained a license agreement.
- F. The property owner has provided a letter of response in support of this variance. The letter of response is found in **Exhibit G**. This case was continued once since the March 7, 2016 P&Z Meeting (**Exhibit H**).
- G. The LDR requires variance requests to meet all of the following criteria. , **staff's responses are in bold.**
 - (i) Special circumstances exist which are peculiar to the subject property owner's land, structure, or building, and do not generally apply to the neighboring lands, structures, or buildings, in the same district or vicinity.

Staff determines that no special circumstances exist peculiar to the subject property that do not generally apply to other lots in the same district or vicinity. Staff has reviewed lot sizes, shapes and configurations in the zoning district, and determined this particular lot is not significantly smaller, odd shaped or restrictive in nature.

The criterion has not been met.

- (ii) Strict application of the provisions of this LDR would deprive the subject property owner of reasonable rights commonly applicable to other properties in the same district or may preclude a benefit to the community in general.

Strict applications of the provisions of the LDR would not deprive the subject property owner of reasonable rights commonly applicable to other properties in the same district.

The property owner could design a driveway that was compliant with City Land Development Regulations.

The criterion has not been met.

- (iii) The special circumstances and conditions that exist do not result from the direct or indirect actions of the present property owner(s) or past property owner(s). This criterion shall not be satisfied if the present or past property owner created, to any degree, the hardship that is the subject of the variance request.

The present property owner has created this condition.

This criterion has not been met.

- (iv) That granting of the variance will not cause substantial detriment to the public welfare or impair the purposes and intent of this Ordinance.

Granting the variance would impair the purpose and intent of the LDR, by giving the applicant a driveway width over two times the maximum permitted driveway width.

This criterion has not been met.

- (v) That granting of the variance will not constitute a grant of special privilege that is denied by this Ordinance to other lands, structures, or buildings, in the same district.

Granting the variance would constitute a grant of special privilege that is denied by other lands, structures or buildings in the same district.

This criterion has not been met.

III. Recommendation

This application meets none of the 5 evaluation criteria thus, staff recommends **denial** of this variance request.

EXHIBIT A – Location Map



EXHIBIT B – Aerial Photo Map



EXHIBIT C – Site Photos



Oblique view of subject property

EXHIBIT C (Cont.)



Eastern Property Line – grassy area is on subject property

EXHIBIT C (Cont.)



Western Property Line – grassy area is on subject property

EXHIBIT C (Cont.)



Northeast corner of property looking west across property

EXHIBIT C (Cont.)



Adjacent property to the east

EXHIBIT C (Cont.)



Looking west from subject property along Jessamine Ave

EXHIBIT C (Cont.)



Looking east from subject property along Jessamine Ave

EXHIBIT D – Current Survey

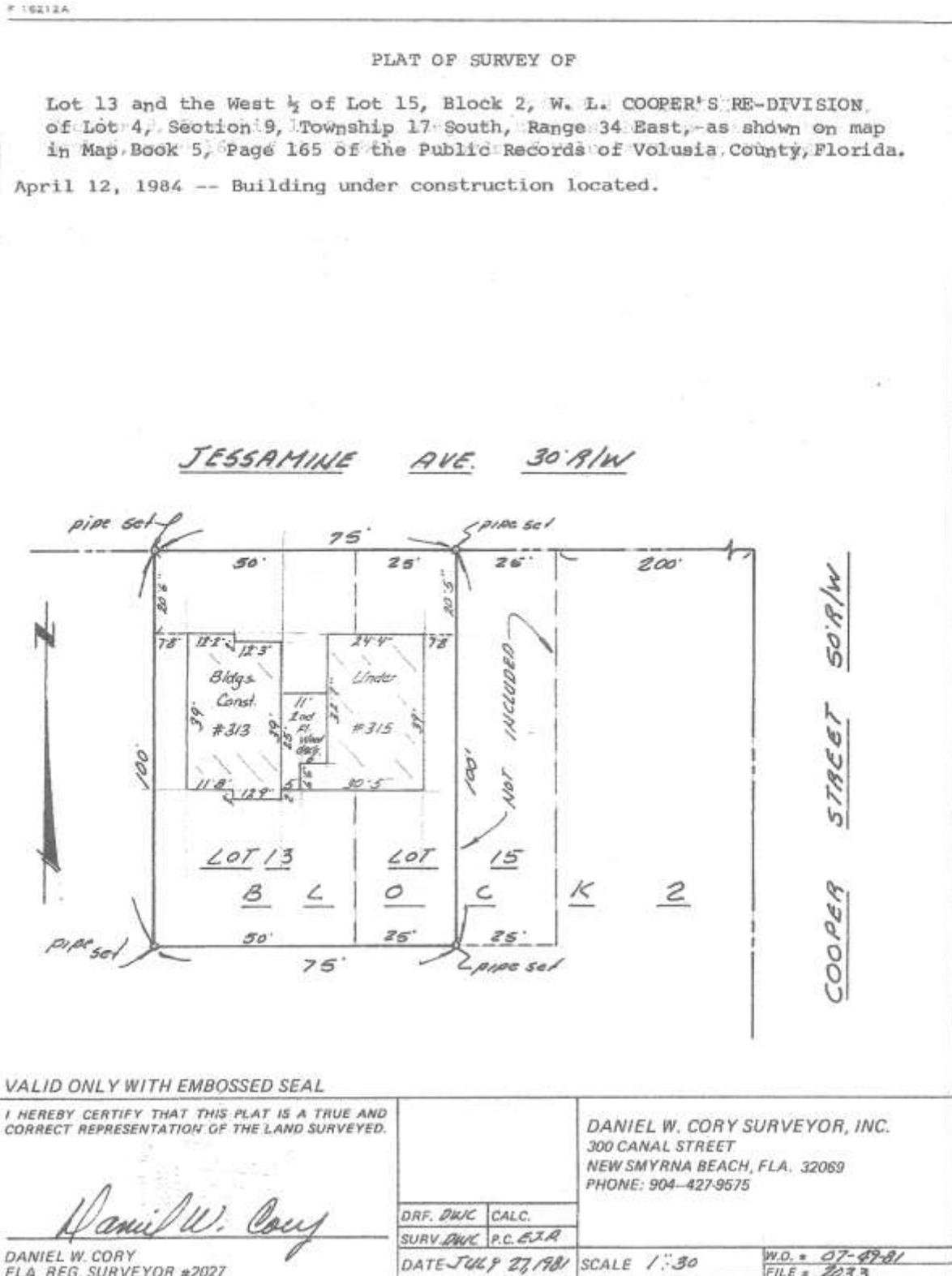


EXHIBIT E –Sketch of Conditions and proposed variance

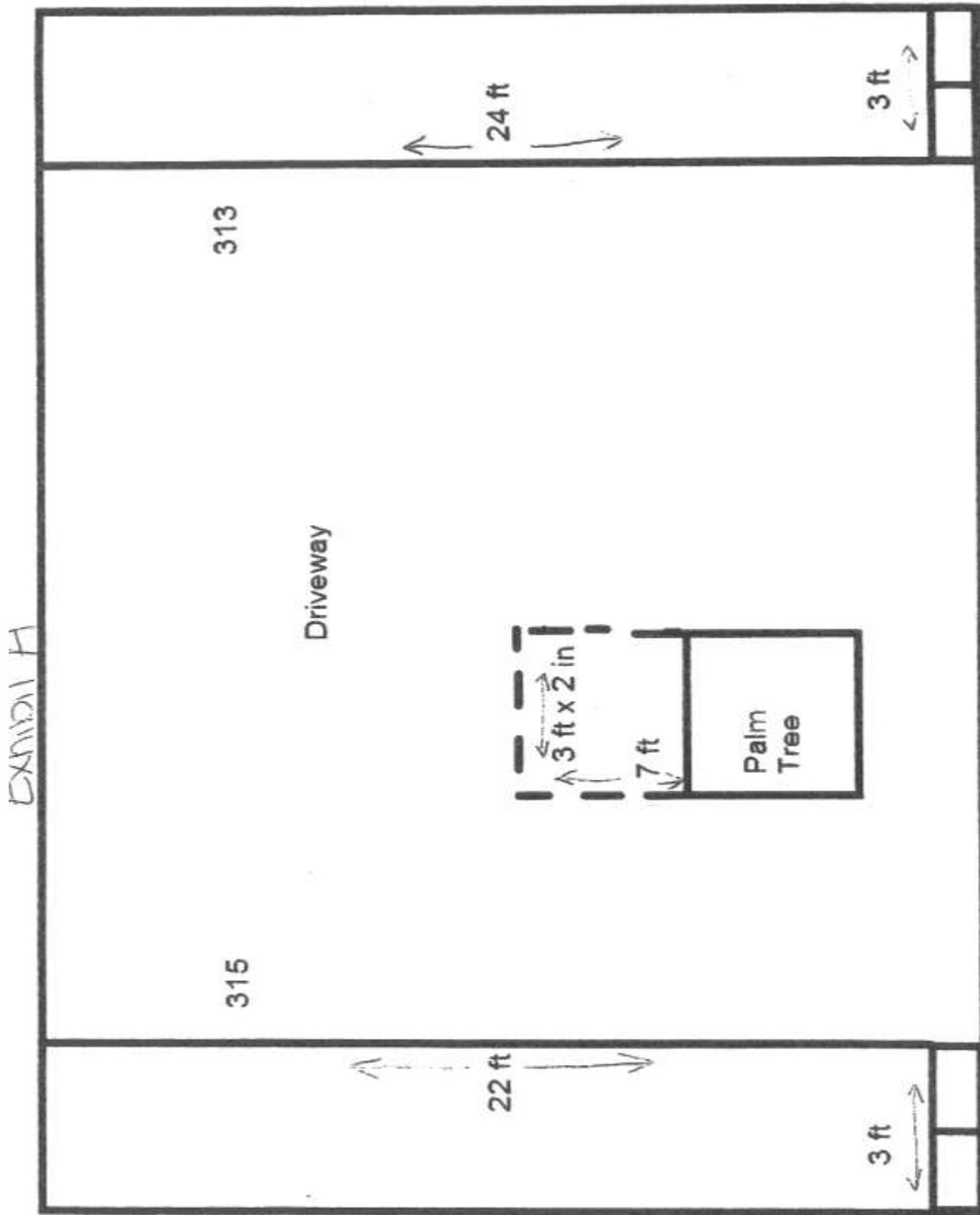


Exhibit F – Initial paver condition





EXHIBIT G – Applicant Response Letter

Due to circumstances with false permitting, we are trying to keep pavers in place due to parking issues on Jessamine Avenue. These are two, two bedroom units which keeps vehicles off the street for safety reasons. Where pavers have been removed, grass was installed for run off according to Kyle Fegley's advisement.

Remove 3 Ft of pavers adjacent to each property line. Create a 6" swale to collect runoff. Fill with grass.

Remove 3ft x 7ft pavers by palm tree.
Create 6" swale.

OK
9/11/15

Exhibit H – Continuation Memo from March 7, 2015

Interoffice Memorandum
City of New Smyrna Beach

To: New Smyrna Beach Planning and Zoning Board Members
From: Steven E. Bapp, Planner
Subject: Continuation of Case # V-6-26: 313 Jessamine Ave / Fernandez
Date: March 7, 2016

Mr. David Fernandez, applicant, requests case # V-6-16 continue to the April 4, 2016 Planning and Zoning Board. Mr. Fernandez requested this continuation due to shortage of time & gathering information.

Staff supports this request.



Steven E. Bapp
Planner
386-410-2834

1 CITY OF NEW SMYRNA BEACH – DEVELOPMENT SERVICES
2 V-7-16: 528 BACIO STREET / MEYERS
3 APRIL 4, 2016
4

5 I. Summary
6

- 7 A. **Applicants and Property Owners:** Denyse M. Meyers, 528 Bacio Street,
8 New Smyrna Beach, FL 32168
9
- 10 B. **Request:** To construct an in-ground swimming pool and a pool screen
11 enclosure in a front yard on a corner lot. To reduce the front yard setback
12 from the required 15 feet to 10 feet.
13
- 14 C. **Site Information:** The subject property consists of approximately 0.22
15 acres, is zoned PUD, Planned Unit Development west of Luna Bella Road
16 and south of Tesoro Circle and is addressed as 528 Bacio Street. A location
17 map which shows the general area of the site is attached as **Exhibit A**,
18 along with an aerial photo attached as **Exhibit B**.
19
- 20 D. **Tax I.D. Number:** 7307-07-00-2130
21

22 II. Findings
23

- 24 A. The property is a triangle shaped parcel with two front yards, one on Bacio
25 Street and the other on Tesoro Circle. The subject property currently has a
26 new single-family house within the Promenade Parke Partial Replat
27 Subdivision. A copy of the 2014 Promenade Parke Partial Replat
28 subdivision is attached as **Exhibit C**. The property has approximately 114
29 linear feet facing Bacio Street and 138 linear feet facing Tesoro Circle. The
30 south property line is approximately 128 and the north side property line is
31 a point connecting Tesoro Circle and Bacio Street. A property survey with
32 the current house location was submitted by the applicant and is attached
33 as **Exhibit D**. The proposed in-ground pool is shown on a pool plan,
34 attached as **Exhibit E**.
35
- 36 B. According to information from the City Building Department, the current
37 single-family house has a footprint of 2,754 square foot one-story concrete
38 block residence. The impervious coverage of the property is 37%, which is
39 below the maximum allowed coverage of 65%. The proposed coverage
40 including the house, garage, driveways, and the proposed in-ground pool is
41 approximately 5,029 square feet which would be 51%, which is below the
42 maximum allowed coverage of 65%. Site photos are attached as **Exhibit F**.
43
- 44 C. The City's *Land Development Regulations (LDR) Section 804.03 B* states
45 "No swimming pools shall be allowed between a public or private street and
46 the principal structure on a lot." As a corner lot, the property has frontage

1 along two public streets, and thus has two front yards. This application is
2 for a variance to the above listed section in order to allow the property
3 owners to construct a pool on the east side of the parcel, between the
4 principal structure with detached garage and Crestwood Avenue.
5

6 D. The PUD for Promenade Parke requires a front yard setback from Bacio
7 Street of 17 ½ feet and a reduced front yard setback on Tesoro Circle of 15
8 feet. The applicant is requesting a variance of that reduced front yard
9 setback of 15 feet on Tesoro Circle to be reduced to 10 feet.
10

11 E. The property at 533 Prato Street has a similar situation being a triangle
12 shaped corner lot, with front yards on Tesoro Circle and Prato Street. This
13 property currently has a new single-family house but the house was
14 designed to allow for 25 feet of rear yard so a variance would not be needed
15 for a pool.
16

17 F. The LDR requires variance requests to meet all of the criteria following. A
18 letter from the applicant which addresses these criteria is attached as
19 **Exhibit G**. Staff's responses to the required criteria are listed below in **bold**.
20

21 (i) Special circumstances exist which are peculiar to the subject
22 property owner's land, structure, or building, and do not generally
23 apply to the neighboring lands, structures, or buildings, in the same
24 district or vicinity.
25

26 **There is a special circumstance related to this parcel. Of the two**
27 **lots on the plat that are considered three sided corner lots, this**
28 **is the only triangle shaped corner lot on Bacio Street.**
29

30 **Staff believes this criterion has been met.**
31

32 (ii) Strict application of the provisions of this LDR would deprive the
33 subject property owner of reasonable rights commonly applicable to
34 other properties in the same district or may preclude a benefit to the
35 community in general.
36

37 **Strict application of the LDR to this request would seem to**
38 **deprive the subject property owner of reasonable rights**
39 **commonly applicable to other properties in the same PUD**
40 **zoning district.**
41

42 **Staff believes this criterion has been met.**
43

- 1 (iii) The special circumstances and conditions that exist do not result
2 from the direct or indirect actions of the present property owner(s) or
3 past property owner(s). This criterion shall not be satisfied if the
4 present or past property owner created, to any degree, the hardship
5 that is the subject of the variance request.
6

7 **There is a special circumstance related to the parcel, as the**
8 **subdivision was platted in 2014 as a triangle shaped corner lot.**

9 **Staff believes this criterion has been met.**

- 10
11 (iv) That granting of the variance will not cause substantial detriment to
12 the public welfare or impair the purposes and intent of this
13 Ordinance.
14

15 **Granting of the variance would not seem to cause detriment to**
16 **the public welfare or impair the purposes and intent of this**
17 **Ordinance, which is to preserve the pedestrian aspects and**
18 **visual aesthetics of a neighborhood. Maybe by planting**
19 **landscaping outside the pool screen enclosure, this would**
20 **create a better aesthetics for the neighborhood.**

21 **Staff believes this criterion has been met if landscaping is**
22 **applied outside the pool screen enclosure facing the public**
23 **road.**

- 24 (v) That granting of the variance will not constitute a grant of special
25 privilege that is denied by this Ordinance to other lands, structures,
26 or buildings, in the same district.
27

28 **Approval of the requested variance would not appear to**
29 **constitute a grant of special privilege as all the other parcels are**
30 **allowed to have in-ground pools with screen enclosures.**

31 **Staff believes this criterion has been met.**
32

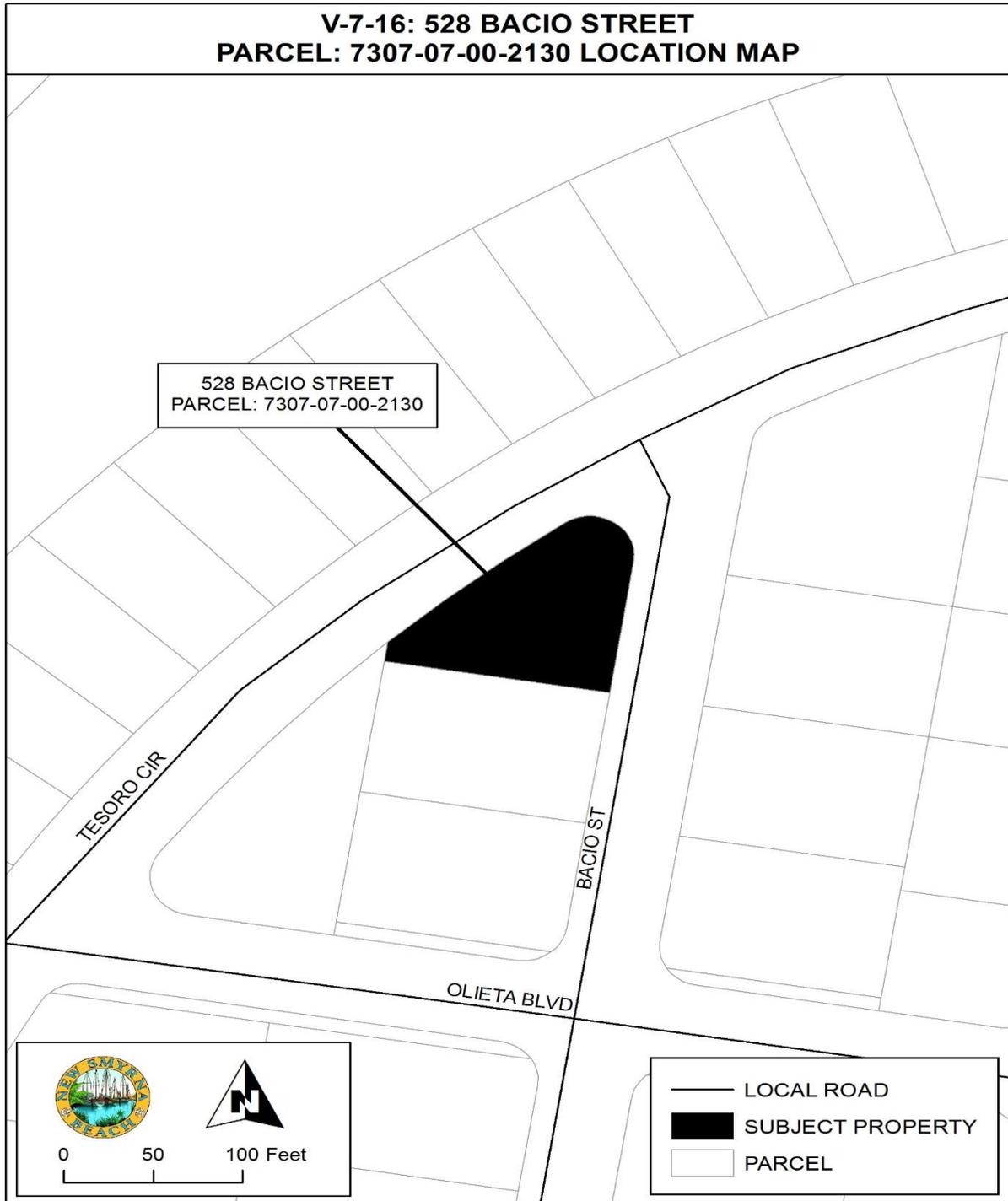
33 **III. Recommendation**

34
35 As the request has met all five criteria required for approval of a variance request,
36 staff recommends **approval with the following conditions:**

- 37
38
39 1. The variances only apply to the in-ground pool, pool deck, and pool
40 screen enclosure showed on Exhibit E.
41
42
43

- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
2. Landscaping is install outside the pool screen enclosure to shield the pool from the public road.
 3. The property owner applies for and receives a building permit for the in-ground pool, pool deck, and pool screen enclosure from the City Building Department within 90 days or this variance would be null and void.

1



2

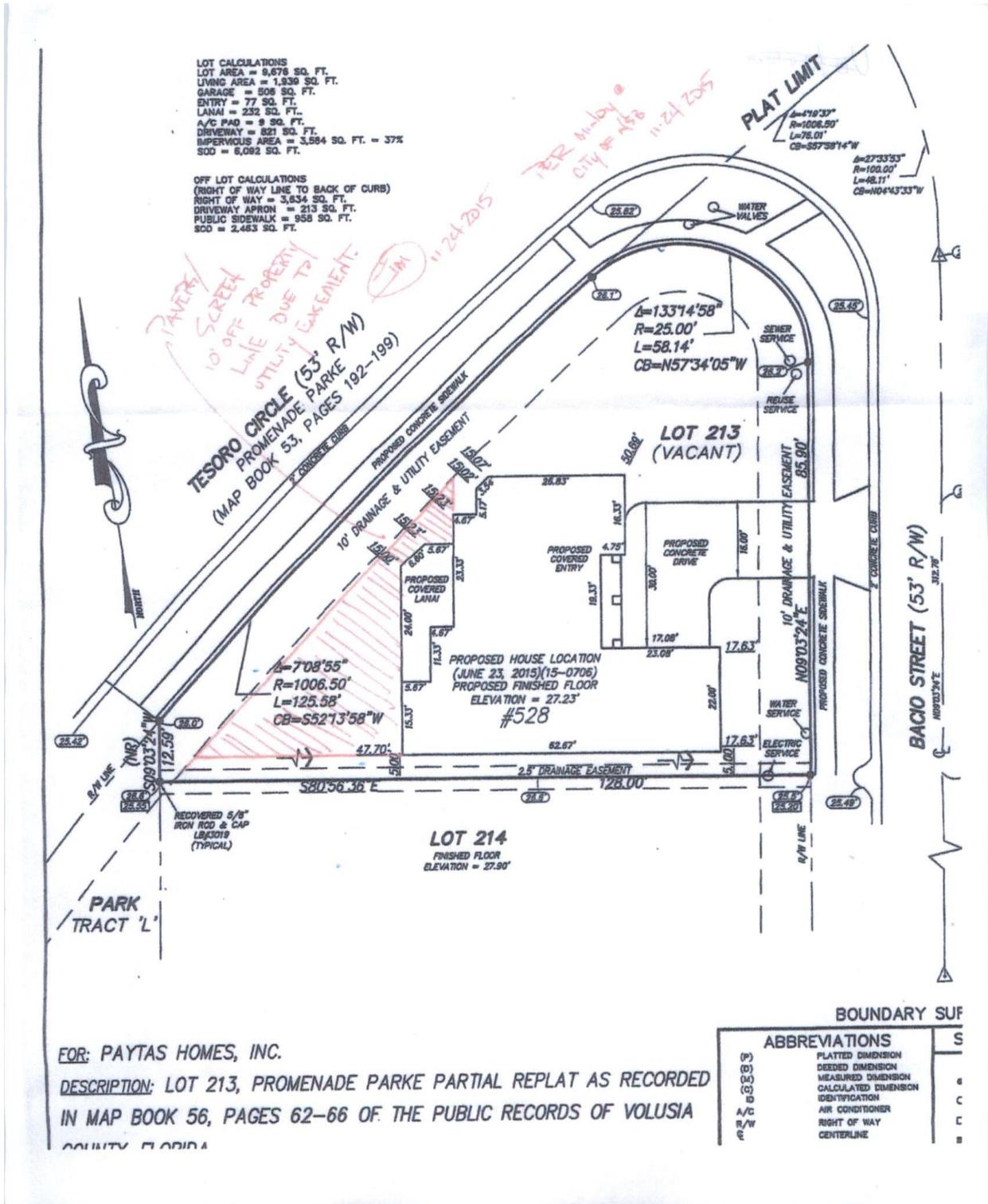
1



The proposed pool area is highlighted

2

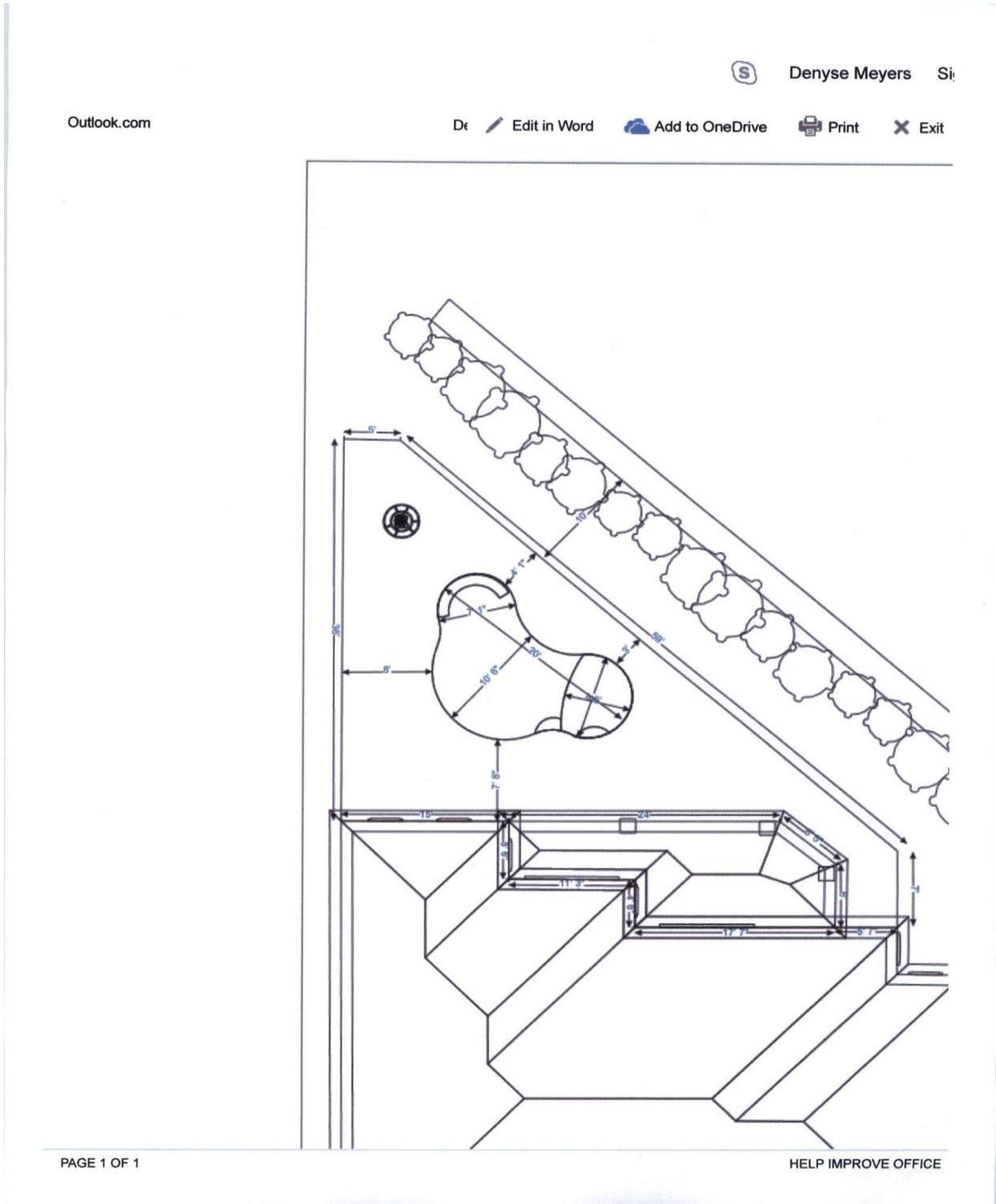
1



2

Exhibit E

1



2

Exhibit F

1



2

3

Photo of general area for new in-ground pool and screen enclosure

4



5

Photo of general area for new in-ground pool and screen enclosure

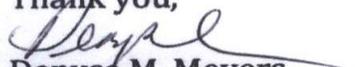
6

**Denyse M. Meyers
528 Bacio St.
New Smyrna Beach, Fl 32168
02/18/2016**

To whom it may concern:

I Denyse Meyers purchased the property at 528 Bacio St. New Smyrna Beach, FL 32168 on January 15, 2016. I was told that the property had 10 ft. easement not 15ft, this is a pie shape property and for me to put a pool in would be very difficult. I was sold under the assumption of the survey signed by the company, Jim Mathers this was a 10ft. easement. I hope you can help me with this Variance

Thank you,


Denyse M. Meyers

PLANNING AND ZONING BOARD 2016 MEETING SCHEDULE

MEETING DATES

Planning and Zoning Board: 1st Monday of each month at 6:30 p.m. (unless otherwise indicated)

MEETING LOCATION

City Commission Chambers, 210 Sams Avenue, New Smyrna Beach

PLANNING AND ZONING BOARD SUBMITTAL DEADLINE	PLANNING AND ZONING BOARD MEETING DATE
Dec. 2, 2015	Jan. 8, 2016
Jan. 8, 2016	Feb. 1, 2016
Feb. 5, 2016	Mar. 7, 2016
Feb. 26, 2016	April 4, 2016
Mar. 25, 2016	May 2, 2016
Apr. 29, 2016	June 6, 2016
May 27, 2016	July 5, 2016*
June 24, 2016	Aug. 1, 2016
July 29, 2016	Sept. 6, 2016*
Aug. 26, 2016	Oct. 3, 2016
Sep. 30, 2016	Nov. 7, 2016
Oct. 28, 2016	Dec. 5, 2016
Nov. 23, 2016**	Jan. 3, 2017
Dec. 30, 2017	Feb. 6, 2017
Jan. 27, 2017	Mar. 6, 2017

PLANNING AND ZONING BOARD: For use in determining application/meeting dates for annexations, land use amendments, Land Development Regulation text amendments, special exceptions, street vacations, and rezonings. Site plans, minor subdivisions, subdivision plats and PUD rezoning shall use the 2016 Plan Review Committee (PRC) Calendar.

*1st Tuesday of the Month, due to Holiday

**Wednesday, due to Holiday

**ALL DEADLINES ARE SUBJECT TO CHANGE
DEPENDENT UPON STAFF WORKLOAD AND PROJECT
COMPLEXITY.**

PLAN REVIEW COMMITTEE (PRC) 2016 MEETING SCHEDULE

MEETING DATES

PRC: 1st Friday of each month at 9:00 a.m.

PLANNING AND ZONING BOARD: 1st Monday of each month at 6:30 p.m., unless otherwise indicated

MEETING LOCATION

City Commission Chambers, 210 Sams Avenue, New Smyrna Beach

PRC SUBMITTAL DEADLINE	PRC MEETING DATE	RESUBMITTAL DEADLINE	PLANNING AND ZONING BOARD MEETING DATE
Nov. 13, 2015	Dec. 4, 2015	Jan. 8, 2016	Feb. 1, 2016
Dec. 18, 2015	Jan. 8, 2016*	Feb. 5, 2016	Mar. 7, 2015
Jan. 15, 2016	Feb. 5, 2016	Feb. 26, 2016	April 4, 2016
Feb. 5, 2016	Mar. 4, 2016	Mar. 25, 2016	May 2, 2016
Mar. 4, 2016	Apr. 1, 2016	Apr. 29, 2016	June 6, 2016
Apr. 8, 2016	May 6, 2016	May 27, 2016	July 5, 2016*
May 6, 2016	June 3, 2016	June 24, 2016	Aug. 1, 2016
June 3, 2016	July 1, 2016	July 29, 2016	Sept. 6, 2016*
July 8, 2016	Aug. 5, 2016	Aug. 26, 2016	Oct. 3, 2016
Aug. 5, 2016	Sept. 2, 2016	Sep. 30, 2016	Nov. 7, 2016
Sept. 9, 2016	Oct. 7 2016	Oct. 28, 2016	Dec. 5, 2016
Oct. 7, 2016	Nov. 4, 2016	Nov. 23, 2016*	Jan. 3, 2017
Nov. 4, 2016	Dec. 2, 2016	Dec. 30, 2017	Feb. 6, 2017
Dec. 9, 2016	Jan. 6, 2017	Jan. 27, 2017	Mar. 6, 2017
Jan. 6, 2017	Feb. 3, 2017	Feb. 24, 2017	April 3, 2017

ONLY COMPLETE APPLICATION PACKAGES WILL BE ACCEPTED. INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT.

All final subdivision plats, Class III site plans and PUD rezonings must also be reviewed and approved by the Planning and Zoning Board.

* date change, due to holiday

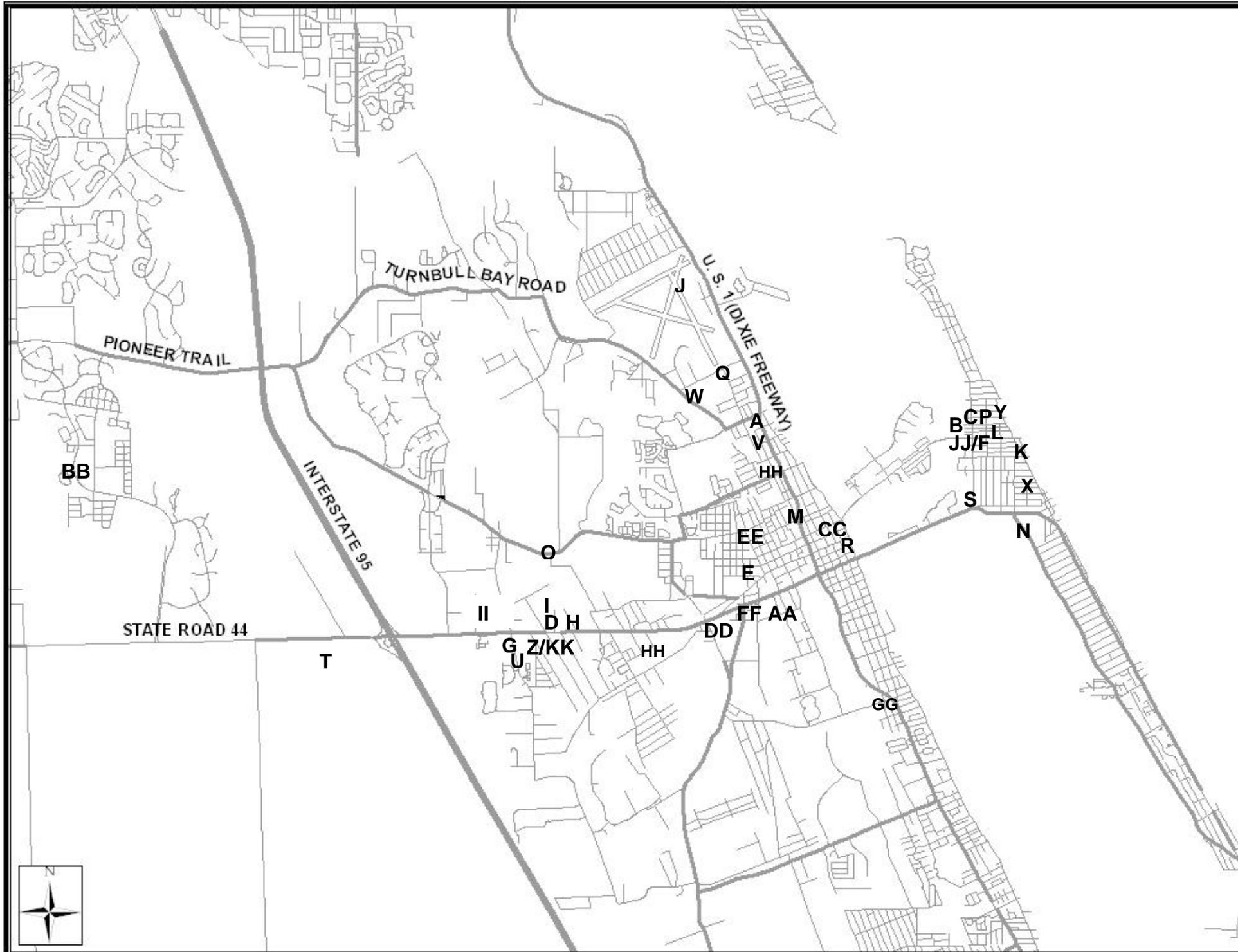
ALL DEADLINES ARE SUBJECT TO CHANGE DEPENDENT UPON STAFF WORKLOAD AND PROJECT COMPLEXITY. UP TO FOUR (4) NEW PROJECTS WILL BE REVIEWED EACH MONTH. APPLICATIONS WILL BE PROCESSED ON A FIRST-COME, FIRST-SERVED BASIS.

CITY OF NEW SMYRNA BEACH DEVELOPMENT ACTIVITY REPORT



APRIL 2016

<http://www.cityofnsb.com/264/Development-Activity-Reports>



NON-RESIDENTIAL PROJECTS APRIL 2016

- A. 1014 Faulkner Street
- B. 204 Flagler Avenue Restaurant
- C. 314 Flagler Avenue
- D. ALDI Supermarket
- E. Canal Street Professional Offices
- F. Chug-a-Mug
- G. Circle K
- H. Colony Park Offices
- I. Colony Park Place
- J. DC-7 Grille
- K. Flagler Avenue Lifeguard Station
- L. Flagler Tavern Expansion
- M. Gulfstream Glass
- N. Hog Eye Camp Road Square PUD
- O. Holland Park
- P. Jewelry of Joy
- Q. New Smyrna Beach Chrysler Addition
- R. New Smyrna Beach Civic Center
- S. Norwood's Tiki Hut
- T. Ocean Gate Commerce Center PUD
- U. Ocean Way Village PUD
- V. PPPC of Volusia Parking Lot
- W. Ram-Air Expansion
- X. South Atlantic Beach Park
- Y. SpringHill Suites PUD
- Z. Timberlane Retail PUD
- AA. Utilities Commission Storage Building
- BB. Venetian Bay Town Center, Building 2
- CC. VOTRAN Transfer Station
- DD. Wawa PUD
- EE. Wynn Funeral Home
- FF. WaWa
- GG. St. Paul's Episcopal Church Parking Lot
- HH. Autozone
- II. New Smyrna Chrysler / Dodge / Jeep / Ram - new location
- JJ. Nichol's Cafe
- KK. Verizon Wireless

NON-RESIDENTIAL DEVELOPMENT PROJECTS APRIL 2016

= addition to the development activity report
 = change of status to a particular project
 = currently active projects

MAP ID	Project	Location	Description	Status						Vested (Y/N)/Date Vesting Expires	Comments	Case #	PRC Meeting Date	Date Plan/Plat App'd	Plan/Plat Expiration
				Under staff review	Approved site plan/plc	Pre-con meeting	Under construction	Final inspection	C.O. issued						
A	1014 Faulkner Street Temporary Parking Lot	1014 Faulkner Street	Temporary shell parking lot, containing 8 parking spaces, with associated infrastructure and landscaping improvements	X	X					VESTED site plan expires 10/16/15	APPROVED applicant has not yet submitted for building permits	SP-10-13	09/06/13	10/17/13	10/16/15
B	204 Flagler Avenue Restaurant	204 Flagler Avenue	612 SF addition for outdoor seating to convert an existing office and former coffee shop to a restaurant	X	X	X	X			VESTED Phase 1 completed no expiration for site plan	PHASE 1 COMPLETED PHASE 2 UNDER CONSTRUCTION	SP-2-14	03/07/14	05/07/14	05/06/16
C	314 Flagler Avenue	314 Flagler Avenue	2,575 SF retail building, with two residential units on the second floor, with associated infrastructure and site improvements	X						NOT VESTED site plan application expires 12/7/2015	PRC meeting held 8/7/2015	SP-15-15	08/07/15		
D	ALDI Supermarket	2335 State Road 44	17,018 SF grocery store, with associated infrastructure and landscaping improvements	X	X	X	X			VESTED site plan expires 9/1/2017	UNDER CONSTRUCTION	SP-17-14	1/9/2015 4/6/2015	09/01/15	09/01/17
E	Canal Street Professional Offices	northeast corner of Canal Street and North Duss Street	4,006 SF and 3,522 SF office buildings, with associated parking, landscaping and infrastructure improvements	X	X					VESTED site plan expires 2/13/16	APPROVED applicant has not yet submitted for building permits	SP-18-13	01/03/14	02/14/14	02/13/16
F	Chug-a-Mug	300 Jessamine Avenue	renovation of an existing 297 SF building and construction of a new 1,600 SF aluminum canopy for use as a restaurant and bar, with associated infrastructure and site improvements	X	X	X				VESTED site plan expires 12/23/16	APPROVED	SP-14-14	11/07/14	12/23/14	12/23/16
G	Circle K	southeast of the intersection of State Road 44 and South Glencoe Road	4,400 SF convenience store with gas pumps, with associated infrastructure and site improvements	X						NOT VESTED site plan application expires 2/2/2016	PRC meeting held 8/7/2015 second PRC meeting scheduled for 10/2/15	SP-14-15	8/7/2015 10/2/2015		
H	Colony Park Offices	151 Colony Park Road	4,785 SF and 5,915 SF office buildings, with associated infrastructure and site improvements	X	X	X	X			VESTED site plan expires 6/26/16	UNDER CONSTRUCTION	SP-19-13	1/3/2014 06/06/2014	06/27/14	06/26/16

NON-RESIDENTIAL DEVELOPMENT PROJECTS APRIL 2016

= addition to the development activity report
 = change of status to a particular project
 = currently active projects

MAP ID	Project	Location	Description	Status							Vested (Y/N)/Date Vesting Expires	Comments	Case #	PRC Meeting Date	Date Plan/Plat App'd	Plan/Plat Expiration
				Under staff review	Approved site plan/plc	Pre-con meeting	Under construction	Final inspection	C.O. issued							
I	Colony Park Place	northeast of the intersection of State Road 44 and Colony Park Road	three-lot commercial subdivision with associated infrastructure and site improvements	X	X	X	X				VESTED final plat expires 8/25/17	APPROVED	S-5-15	04/06/15	08/25/15	02/25/17
J	D-C7 Grille	west side of U.S. 1, north of Industrial Park Avenue, on Aero Circle	conversion of a D-C7 airplane to a 26-seat, 2,250 SF restaurant, with associated infrastructure and site improvements	X							NOT VESTED site plan application expires 12/7/2015	PRC meeting held 8/7/2015	SP-6-13 SP-16-15	6/7/2013 8/7/2015	07/09/13	07/18/15
K	Flagler Avenue Lifeguard Station	east of South Atlantic Avenue in the Columbus Avenue right-of-way	1,900 SF lifeguard station, with associated infrastructure and landscaping improvements	X	X	X	X				VESTED	APPROVED	SP-4-13	04/05/13	01/14/14	01/13/16
L	Flagler Tavern Expansion	414 Flagler Avenue	338 SF elevated first floor wood deck and porch expansion; conversion of second floor to bar; new 623 SF second story covered porch, with associated infrastructure and site improvements	X	X	X	X				VESTED site plan expires 12/29/16	UNDER CONSTRUCTION	SP-10-14	10/03/14	12/29/14	12/29/16
M	Gulfstream Glass	312 North Orange Street	8,611 SF warehouse and office building, with associated infrastructure and site improvements	X	X						VESTED site plan expires 2/12/17	APPROVED applicant has not yet submitted for building permits	SP-11-14	11/07/14	02/13/15	02/12/17
N	Hog Eye Camp Road Square PUD	east and west sides of Saxon Drive, between East 3rd Avenue and East 9th Avenue	34 single-family lots, 150 multi-family residential units and 16,420 SF of commercial space, with associated infrastructure and site improvements	X	X						ZONNG APPROVED - NOT VESTED FOR CONCURRENENCY	APPROVED applicant has not yet submitted for site plan approval	PUD-4-09	09/04/09	04/26/11	N/A
O	Holland Park	south of Pioneer Trail and east of Otter Boulevard	40-acre municipal park, with associated infrastructure and site improvements	X							NOT VESTED site plan application expires 11/10/15	PRC meeting held 7/17/2015	SP-11-15	7/17/2015 & 01-08-2016		
P	Jewelry of Joy	406 Flagler Avenue	4,308 SF two-story retail building with a second floor residence and associated site improvements	X	X	X	X	X	X		VESTED	CONSTRUCTION COMPLETED	SP-1-15	03/06/15	04/10/15	04/10/17

NON-RESIDENTIAL DEVELOPMENT PROJECTS APRIL 2016

 = addition to the development activity report
 = change of status to a particular project
 = currently active projects

MAP ID	Project	Location	Description	Status							Vested (Y/N)/Date Vesting Expires	Comments	Case #	PRC Meeting Date	Date Plan/Plat App'd	Plan/Plat Expiration
				Under staff review	Approved site plan/plat	Pre-con meeting	Under construction	Final inspection	C.O. issued							
Q	New Smyrna Beach Chrysler Expansion	1300 North Dixie Freeway	18,865 SF automobile dealership expansion, with associated infrastructure and landscaping improvements	X							NOT VESTED site plan application expires 11/10/15	PRC meeting held 7/10/15	SP-12-15	07/10/15		
R	New Smyrna Beach Civic Center	105 South Riverside Drive	demolition of existing Brannon Center and construction of a 13,900 SF civic center, with associated infrastructure and site improvements	X	X	X	X				VESTED site plan expires 4/14/17	UNDER CONSTRUCTION	SP-15-14	12/05/14	04/14/15	04/14/17
S	Norwood's Tiki Hut	400 East 2nd Avenue	884 SF tiki hut, with associated site improvements	X	X	X	X	X	X		VESTED	CONSTRUCTION COMPLETED	SP-5-14	06/06/14	08/19/14	08/18/16
T	Ocean Gate Commerce Center PUD	southwest quadrant of Interstate 95 and State Road 44	PUD rezoning for 188 acres, to allow approximately 975,000 SF of commercial and industrial uses	X	X						ZONING APPROVED - NOT VESTED FOR CONCURRENCY	APPROVED applicant has not yet submitted for building permits	PUD-3-12	09/07/12		
U	Ocean Way Village PUD Preliminary and Final Plats	southeast quadrant of State Road 44 and South Glencoe Road	subdivision plat to create 6 commercial lots, with associated infrastructure improvements	X	X						VESTED subdivision plat	PRC meeting for subdivision plat held 9/4/2015	PUD-9-14 S-7-15	10/3/2014 09/04/2015	1/12/2016	
V	PPPC of Volusia, LLC Parking Lot	1055 North Dixie Freeway	40-space parking lot to serve an existing medical building, with associated infrastructure, landscaping and site improvements	X							NOT VESTED site plan application expires 11/1/15	PRC meeting held 6/5/15	SP-9-15	06/05/15		
W	Ram-Air Expansion	1236 Turnbull Bay Road	4,500 SF addition to existing industrial building, with associated infrastructure and landscaping improvements	X	X						VESTED site plan expires 10/29/15	APPROVED applicant has not yet submitted for building permits	SP-13-13	10/04/13	10/30/13	10/29/15

NON-RESIDENTIAL DEVELOPMENT PROJECTS APRIL 2016

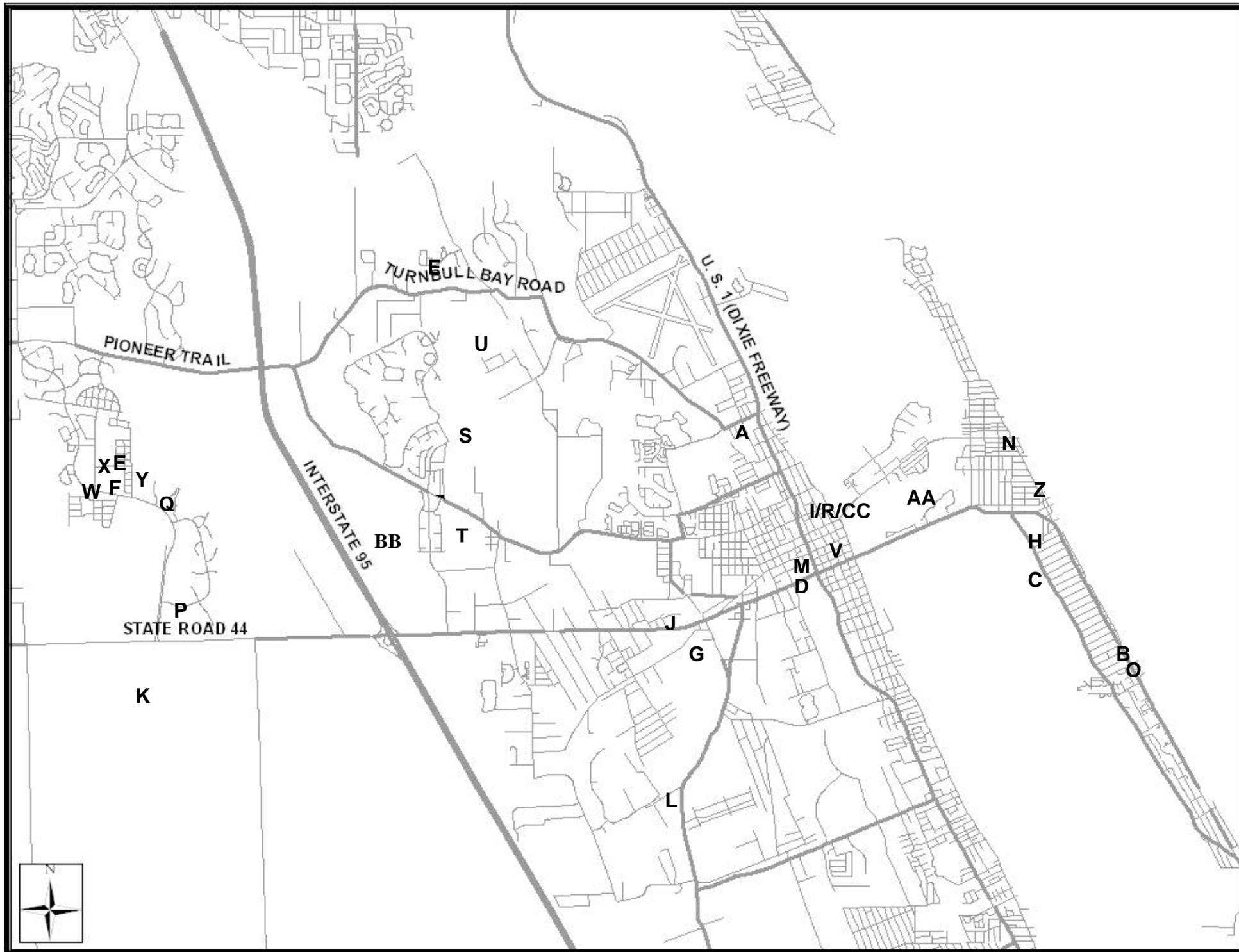
= addition to the development activity report
 = change of status to a particular project
 = currently active projects

MAP ID	Project	Location	Description	Status						Vested (Y/N)/Date Vesting Expires	Comments	Case #	PRC Meeting Date	Date Plan/Plat App'd	Plan/Plat Expiration
				Under staff review	Approved site plan/plc	Pre-con meeting	Under construction	Final inspection	C.O. issued						
X	South Atlantic Beach Park	east side of South Atlantic Avenue, north of Lazy Sago Lane	70 off-beach parking facilities, restroom facilities, and associated infrastructure and landscaping improvements	X						NOT VESTED site plan application expires 11/10/15	PRC meeting held 7/17/2015 PZ approved site plan 09/15/2015	SP-10-15	07/17/15		
Y	SpringHill Suites PUD	east side of North Atlantic Avenue, south of Esther Street and north of Flagler Avenue	PUD rezoning and site plan to allow construction of a 146-room hotel, with associated infrastructure and site improvements	X	X					NOT VESTED site plan application expires 8/4/15	PRC meeting held 4/3/15 PRC meeting held 6/5/15	PUD-7-14 SP-9-14 SP-3-15	10/3/2014 4/3/2015 6/5/15		
Z	Timberlane Retail PUD	southwest corner of State Road 44 and Timberlane Drive	PUD rezoning to subdivide the property into three commercial lots, with associated infrastructure and site improvements	X						NOT VESTED	PRC meeting held 9/4/2015	PUD-8-15	09/04/15		
AA	Utilities Commission Storage Building	350 Slatton Street	3,360 SF storage building with associated infrastructure and site improvements	X	X					VESTED site plan expires 5/14/17	APPROVED applicant has not yet submitted for building permits	SP-5-15	04/03/15	05/14/15	05/14/17
BB	Venetian Bay Town Center, Building 2	east side of Airport Road, between Pioneer Trail and State Road 44	four-story mixed-use building containing approximately 51,333 square feet of commercial space on the first floor	X	X	X	X			VESTED under construction - no expiration	Beach Club portion built. No permits issued for mixed use building	SP-3-06	02/03/06	04/03/06	N/A
CC	VOTRAN Transfer Station	east side of Airport Road, between Pioneer Trail and State Road 44	construct two new bus stop shelters and 20 parking spaces, with associated infrastructure and site improvements	X	X					VESTED site plan expires 7/27/17	APPROVED applicant has not yet submitted for building permits	SP-12-14	11/07/14		
DD	Wawa PUD	southeast of the intersection of State Road 44 and Mission Road	PUD rezoning to allow construction of a convenience store with gas pumps	X	X					NOT VESTED	PRC meeting held 9/4/2015	PUD-7-15	09/04/15		
EE	Wynn Funeral Home	520 Washington Street	renovation of an existing funeral home, with associated infrastructure and site improvements	X	X	X	X			VESTED	UNDER CONSTRUCTION	SP-13-14	11/07/14		
FF	WaWa Site Plan	southeast of the intersection of State Road 44 and Mission Road	construction of a convenience store with gas pumps	X								SP-21-15	11/13/2015		

NON-RESIDENTIAL DEVELOPMENT PROJECTS APRIL 2016

= addition to the development activity report
 = change of status to a particular project
 = currently active projects

MAP ID	Project	Location	Description	Status						Vested (Y/N)/Date Vesting Expires	Comments	Case #	PRC Meeting Date	Date Plan/Plat App'd	Plan/Plat Expiration
				Under staff review	Approved site plan/plat	Pre-con meeting	Under construction	Final inspection	C.O. issued						
GG	St. Paul's Episcopal Church Parking Lot	west side of South Dixie Freeway north of 10th Street	construction of a paver parking lot and retention	X	X	X	X			VESTED	UNDER CONSTRUCTION	SP-22-15	12/4/2015	1/13/2015	1/13/2017
HH	Autozone	southwest corner of SR 44 and Walker Drive	construction of an auto part store with parking lot and retention	X								PUD-11-15	12/4/2015		
II	New Smyrna Chrysler/Dodge/Jeep/Ram PUD	northwest corner of SR 44 and North Glencoe Road	PUD for a future Automotive dealership	X								PUD-1-16	1/8/2016		
JJ	Nichol's Café Remodel-Expansion	411 Flagler Avenue	Site Plan for remodel and addition	X								SP-2-16	3/4/2016		



RESIDENTIAL PROJECTS APRIL 2016

- A. Brilliance ALF
- B. Buena Ventura Condominium
- C. Callalisa Creek Vistas, Phases 1 & 2
- D. Concordis ALF
- E. Fountains East Townhomes, Phase 1
- F. Fountains East Townhomes, Phase 2
- G. Grand Oaks Apartments
- H. Hog Eye Camp Road Square PUD
- I. Isola Bella Condo
- J. Kenwood Place PUD
- K. Landmar/South Village
- L. Mission Bay
- M. New Smyrna Beach Housing Authority / Railroad Street
- N. Ocean View Condo Garage
- O. Penthouse Condominium
- P. Portofino Estates, Phase II
- Q. Resplendent
- R. Riverwalk Condo at Coronado Island
- S. Rolling Hills
- T. Sabal Lakes PUD
- U. Sugar Mill Estates II PUD
- V. Tabby House PUD
- W. Venetian Bay Town Center, Building 2
- X. Venetian Bay Town Center Multi-Family
- Y. Verano at Venetian Bay PUD
- Z. Waterford Condominium
- AA. Callalisa Preserve
- BB. Coastal Woods
- CC. Riverwalk Condo at Coronado Island Phase 2

RESIDENTIAL DEVELOPMENT PROJECTS APRIL 2016

= addition to the development activity report
 = change of status to a particular project
 = currently active projects

MAP ID	Project	Location	Description	Status						Vested (Y/N) Vesting Expiration Date	Comments	Case #	PRC Meeting Date	Date Plan/Plat App'd	Plan/Plat Expiration
				Under staff review	App'd site plan/plat	Pre-construction meeting	Under construction	Final inspection	C.O. issued						
A	Brilliance ALF	649-699 North Dixie Freeway	40-room, three-story, assisted living facility, with associated infrastructure and landscaping improvements	X	X	X	X			VESTED site plan expires 1/7/18	UNDER CONSTRUCTION	SP-8-15	06/05/15	01/07/16	01/07/18
B	Buena Ventura Condominium	southeast of the intersection of East 23rd Avenue and Hill Street	seven-story, 15-unit multi-family residential condominium building containing one level of parking, five levels of habitable space, one story of recreational facilities, a rooftop deck and associated infrastructure improvements	X						NOT VESTED site plan expired 02/02/08	in litigation	SP-2-07	02/02/07		
C	Callalisa Creek Vistas, Phase I and Phases 2A-2C	west side of Saxon Drive, between East 7th Avenue and East 9th Avenue and the north side of East 7th Avenue, east of Saxon Drive	PHASE 1: 7-lot single-family detached subdivision, with associated infrastructure improvements PHASES 2A and 2B: 18-lot single-family detached subdivision, with associated infrastructure on the west side of Saxon Drive PHASE 2C: 5-lot single-family detached subdivision on the north side of East 7th Avenue, west of Saxon Drive, with associated infrastructure	X	X	X	X			PHASE I VESTED final plat recorded - no expiration PHASES 2A-2C NOT VESTED subdivision plat application expires 11/10/15	PHASE I UNDER CONSTRUCTION PRC meeting for Phase 2A-2C Preliminary and final plats held 3/6/15 second PRC meeting for Phase 2A-2C Preliminary and final plats held 7/10/15	S-1-10 S-3-15	6/4/2010 3/6/2015	04/26/11	N/A
D	Concordis ALF	northeast corner of State Road 44 and South Myrtle Avenue	Two-story assisted living facility and memory treatment facility, containing 115 beds, with associated infrastructure and site improvements	X	X	X	X			VESTED site plan expires 4/10/2017	BUILDING PERMITS UNDER REVIEW	SP-2-15	03/06/15		
E	Fountains East Townhomes, Phase 1	Luna Bella Lane and Gallia Street	55 townhomes, with associated infrastructure and site improvements	X	X					NOT VESTED preliminary plat, final plat, and site plan applications expire 11/10/15	PRC meeting held 7/10/15 PZ approved site plan 9/15/15	S-6-16 SP-13-15	07/10/2015 07/10/2015	03/01/16	
F	Fountains East Townhomes, Phase 2	south side of Medici Boulevard, east of Luna Bella Lane and west of Gallia Street	26 townhomes, with associated infrastructure and site improvements	X	X					NOT VESTED preliminary plat, final plat, and site plan applications expire 1/4/16	PRC meeting held 9/4/2015	S-8-15	09/04/15		

RESIDENTIAL DEVELOPMENT PROJECTS APRIL 2016

= addition to the development activity report
 = change of status to a particular project
 = currently active projects

MAP ID	Project	Location	Description	Status							Vested (Y/N) Vesting Expiration Date	Comments	Case #	PRC Meeting Date	Date Plan/Plat App'd	Plan/Plat Expiration
				Under staff review	App'd site plan/plat	Pre-construction meeting	Under construction	Final inspection	C.O. issued							
G	Grand Oaks Apartments (formerly Lakeview East Apartments)	1800 Vics Way	24-unit multi-family residential units, with associated infrastructure and site improvements	X	X	X	X	X	X	X	VESTED site plan expires 11/14/16	PROJECT COMPLETED AND C.O. ON 11/3/2016	SP-7-14	09/05/14	11/15/14	11/14/16
H	Hog Eye Camp Road Square PUD	east and west sides of Saxon Drive, between East 3rd Avenue and East 9th Avenue	34 single-family lots, 150 multi-family residential units and 16,420 SF of commercial space, with associated infrastructure and site improvements	X	X						ZONING APPROVED - NOT VESTED FOR CONCURRENCY	APPROVED applicant has not yet submitted site plan application for multi-family and commercial buildings	PUD-4-09	09/04/09	04/26/11	N/A
I	Isola Bella Condo (NAME CHANGE TO RIVERWALK CONDOS AT CORONADO ISLAND)	north side of the North Causeway, west of Quay Assisi	36 multi-family residential units, clubhouse, and sales building, with associated infrastructure and site improvements	X	X	X	X				VESTED site plan expires 11/30/16	UNDER CONSTRUCTION	SP-20-13	06/06/14	12/01/14	11/30/16
J	Kenwood Place PUD	1964 Jungle Road	rezoning request to allow 72 multi-family senior housing units, with associated infrastructure and site improvements	X							NOT VESTED	PRC meeting held 8/1/14	PUD-5-14	08/01/14		
K	Landmar/South Village PUD	south of State Road 44, west of Interstate 95	1,999 single-family and multi-family units, with associated infrastructure and site improvements	X	X						ZONING APPROVED - NOT VESTED FOR CONCURRENCY	amended and restated MDA approved by City Commission 10/11/11	PUD-2-06 PUD-2-11	N/A N/A	03/21/07	N/A
L	Mission Bay (formerly Peterson Groves)	40 single-family lots with associated infrastructure improvements	north side of Eslinger Road, immediately east of Lake Waterford Estates subdivision and west of Old Mission Road	X	X						NOT VESTED	Sketch plat approved by P/Z 5/1/06	S-02-06 S-12-06	03/31/06 9/1/2006	05/01/06 10/02/06	
M	New Smyrna Beach Housing Authority / Railroad Street	northeast of the intersection of Dimmick Street and Railroad Street	four duplex units in two buildings, and two single-family detached units, with associated infrastructure and site improvements	X	X						VESTED site plan expires 7/15/17	APPROVED building permits under review	SP-7-15	06/05/15	07/15/15	07/15/17
N	Ocean View Condo Garage	207 North Atlantic Avenue	two-story additional to an existing condominium, containing approximately 793 SF of garage area on the first floor; 222 SF of storage area on the second floor and 571 SF of open patio area on the second floor, with associated infrastructure and landscaping improvements	X	X						VESTED site plan expires 7/10/17	APPROVED building permit issued	SP-6-15	04/06/15	07/10/15	07/10/17
O	Penthouse Condominium	east side of South Atlantic Avenue, south of East 24th Avenue	9-story multi-family residential building containing 8 units, with associated infrastructure and site improvements	X							Settlement agreement approved Rezoning approved 4/9/13 Applicant to submit new site plan application		SP-24-07	10/05/07		

RESIDENTIAL DEVELOPMENT PROJECTS APRIL 2016

 = addition to the development activity report
 = change of status to a particular project
 = currently active projects

MAP ID	Project	Location	Description	Status	Vested (Y/N)		Comments	Case #	PRC Meeting Date	Date Plan/Plat App'd	Plan/Plat Expiration				
					Vesting	Expiration Date									
				Under staff review	App'd site plan/plat	Pre-construction meeting	Under construction	Final inspection	C.O. issued						
P	Portofino Estates, Phase II	east of Airport Road and north of State Road 44	111 single-family residential lots, with associated infrastructure and site improvements	X	X					VESTED final plat approved	final plat approved by City Commission 12/9/2014 City Commission approved easement vacation on 2/10/15	S-1-14	02/07/14		
Q	Resplendent Multi-Family	north of Portofino Boulevard and east of Airport Road, within Venetian Bay	267 multi-family units, with associated infrastructure and site improvements	X						NOT VESTED site plan application expires 2/2/16	PRC meeting scheduled for 10/2/15	SP-19-15	10/02/15		
R	Riverwalk Condos at Coronado Island PUD (NAME CHANGED FROM ISOLA BELLA CONDOS)	north side of the North Causeway, west of Quay Assisi	36 multi-family residential units, clubhouse, and sales building, with associated infrastructure and site improvements	X	X	X	X			VESTED site plan expires 11/30/2016	PUD rezoning request reviewed at 2/6/15 PRC meeting PUD reviewed at 7/6/15 PZ meeting	SP-20-13 PUD-2-15	6/6/2014 2/6/2015	12/01/14	11/30/16
S	Rolling Hills	south side of Mooneyham Drive, southwest of the intersection of Mooneyham Drive and Williams Road	102 single-family lots, with associated infrastructure improvements	X	X					NOT VESTED	PRC meeting held 1/3/14 for MDA P/Z approved sketch plat 1/9/06 - applicant has not submitted preliminary plat application	PUD-7-13	01/03/14		
T	Sabal Lakes PUD	south side of Pioneer Trail, east of Sugar Mill Drive	196 single-family lots, on 87.57 acres, with associated infrastructure improvements	X	X	X	X			VESTED	UNDER CONSTRUCTION	S-2-15	02/06/15		
U	Sugar Mill Estates II PUD	south of Turnbull Bay Road, west of Tionia Road	PUD rezoning to allow up to 104 single-family residences or 170 multi-family unit, with associated infrastructure and site improvements	X	X					ZONING APPROVED - NOT VESTED FOR CONCURRENCY	City Commission approved on 1/11/11 - applicant has not yet submitted for plat review	PUD-1-09	04/03/09	01/11/11	N/A

RESIDENTIAL DEVELOPMENT PROJECTS APRIL 2016

= addition to the development activity report
 = change of status to a particular project
 = currently active projects

MAP ID	Project	Location	Description	Status							Vested (Y/N) Vesting Expiration Date	Comments	Case #	PRC Meeting Date	Date Plan/Plat App'd	Plan/Plat Expiration
				Under staff review	App'd site plan/plat	Pre-construction meeting	Under construction	Final inspection	C.O. issued							
V	Tabby House PUD	south side of Julia Street, between Sams Avenue and Faulkner Street	PUD rezoning and preliminary plat to 18 single-family detached homes, with associated infrastructure and site improvements	X	X	X	X			VESTED	UNDER CONSTRUCTION	PUD-8-14 S-4-14 S-1-15	10/3/2014 11/7/2014 2/6/2015	12/09/14		
W	Venetian Bay Town Center, Building 2	northeast of Airport Road, south of Pioneer Trail, north of State Road 44	78 multi-family units in a 4-story mixed-use building	X	X	X	X			VESTED Phase I completed - no expiration	Beach Club portion built. No permits issued for mixed use building	SP-3-06	N/A			
X	Venetian Bay Town Center Multi-Family	northeast and southeast of the intersection of Luna Bella Lane and Medici Boulevard	144 multi-family units in two or more phases, with associated infrastructure and site improvements	X	X					VESTED site plan expires 7/16/17	APPROVED applicant has not yet submitted for building permits	SP-4-15	04/03/15	07/16/15	07/16/17	
Y	Verano at Venetian Bay PUD	east side of Medici Boulevard, south of Pioneer Trail and north of State Road 44	final plat for 191-lot single-family subdivision, with associated infrastructure and site improvements	X	X	X				VESTED	PRC meeting held 3/6/2015 1st amendment to Verano PUD MDA scheduled for 6/1/15 PZ meeting	S-4-15	03/06/15	06/23/15		
Z	Waterford Condominium (formerly Vizcaya Condo and Barcelona Condo-Hotel)	807 South Atlantic Avenue	19 multi-family units with associated site improvements and parking	X	X	X	X			VESTED under construction - site plan and building permit expire 12/31/14	under construction - last inspection 7/30/13; site plan change order approved 8/5/13; building permit extended to 6/30/15	SP-7-05				
AA	Callalisa Preserve	East side of North Pensinsula Avenue north of 3rd Avenue	5 Single-family units and 3 Duplex units	X	X							S-9-15	11/13/2015			