THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

SP-3-24: CLASS III SITE PLAN FOR A NEW BOAT AND RV STORAGE FACILITY ON THE WEST SIDE OF US 1

February 3, 2025

Background:

A. Applicant: Michael Grindstaff, 300 S. Orange Avenue, Suite 1600. Orlando, FL 32801
B. Property Owner: Festive Properties Inc., 1215 Gessner Drive, Houston, TX 77055
C. Request: Site Plan approval for a 150-parking space covered parking facility for the storage of boats and recreational vehicles.
D. Site Information: The subject property is located on the west side of US 1 between, between 3rd Street to the north and 8th Street to the south (the New Smyrna Shopping Center). **Parcel ID#** 7444-03-13-0011
E. Exhibits
A. Exhibit A: Location Map

B. Exhibit B: Aerial Map

C. Exhibit C: Site Plan

D. Exhibit D: Elevations

E. Exhibit E: Planning Unit Development/Master Development Agreement

Findings:

1. This site plan application is to allow a parcel of land to be developed as a boat and recreational vehicle (RV) storage facility. Along US 1, a wall and vegetation is proposed to shield the vehicles from view along the road. There is a canopy proposed which will provide protection for the vehicles from the elements. Please see **Exhibit D** for a depiction of the covered canopy and wall that will be along US 1.

2.The proposed Blue Dolphin Boat and RV Storage Facility is proposed on the west side of US 1, south of 3rd Street, by the Southeast Volusia Habitat for Humanity Store, and continues south toward the end of the New Smyrna Shopping Center, which contains the AMC movie theater and the Sherwin Williams store, to name a few establishments in the shopping center. The parcel is approximately 8.15 acres in size, roughly 100' wide and approximately 3,000 feet long.

3. A Planned-Unit Development was approved by City Commission on January 24, 2023 for the Blue Dolphin Boat and RV Storage facility. Please see **Exhibit E** for a copy of the PUD/MDA.

4. Along US 1 there will be a 6' privacy screen, either forest green or black, behind a landscaped buffer consisting of shrubs, Live Oaks, Bald Cypress grass and other natural ground covering. The facility itself consists of 150 spaces; 74 of which are 12' X 30' and 76 of which are 12' X 40'. Entrance to the facility is on the south side of the lot, and the exit is to the north. Traffic is entirely one-way to the north. Please see **Exhibit C** for a depiction of the layout. The project is anticipated to generate 27 vehicular trips a day.

Recommendation: Development Services recommends the Planning and Zoning Board **approve** the site plan.

Fiscal Analysis:
N/A

Strategic Plan Item:
No

Staff Report Created By: Jake Baker - Senior Planner

Attachments:

Ex. A - Location Map.pdf
Ex. B - Aerial Map.pdf
Exhibit C Site Plan.pdf
Exhibit D Elevations.pdf
Exhibit E Blue Dolphin PUD and MDA .pdf