

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

SP-25-21: THE COVE AT NEW SMYRNA

October 3, 2022

Background:

I. Summary:

A. Applicant and Property Owner: TEG The Cove at New Smyrna, LLC , 364 Route 59, Suite 110, Airmont, NY 10952

B. Request: Class III Site Plan approval for 47 quadplexes, a total of 188 dwelling units

C. Site Information: The subject property is zoned Planned Unit Development (PUD), and is located on the west side of Sugar Mill Drive, approximately 0.37 miles north of SR 44, across from the entrance to the Sarinna Lake subdivision, and is 18.67 acres in size. The project is part of the larger Coastal Woods PUD.

D. Exhibits:

Exhibit A: Location Map

Exhibit B: Aerial Map

Exhibit C: Site Layout

Exhibit D: Site Plan

Exhibit E: Building Elevations

E. TAX ID #: 7322-03-00-00-10

Findings:

II. Findings:

A. The Cove at New Smyrna is located on an 18.67 acre parcel located on the west side of Sugar Mill Drive. The main entrance is directly across from the Sarinna Lake entrance. To the south is the proposed future hospital and associated outbuildings. The community

will have a club house, swimming pool, dog park and playground area, There is an internal retention pond/lake, with quadplexes surrounding the lake, and another lake to the west. Each of the 188 dwelling units will have at least two parking spaces, and an additional 12 spaces are provide for guests, providing a total of 388 parking spaces for the 188 units. Forty five of the parking spaces are within five separate garages, with four of the garages having ten spaces, and one garage with five spaces.

B. **Exhibit C** includes the layout of the project. The entire Site Plan is included as **Exhibit D**. The elevations of the buildings themselves can be seen in **Exhibit E**.

C. The project is 49.1% impervious, the maximum allowed for the site is 75.0%. Building coverage is at 24.0%, the maximum allowed is 60%. In addition, there are 10.1 dwelling units per acre. Per the PUD agreement, up to 18 units per acre are allowed.

D. Along Sugar Mill Drive, a 20' wide landscape buffer is proposed, consisting mainly of Live Oak trees and Simpson Stopper shrubs and a 10' wide concrete sidewalk. The area adjacent to the hospital will also have Live Oak trees along the property line to act as a buffer, while to the west and north there is a combination of cypress, pines and elms, with palm trees scattered throughout the development as well.

E. A Class III Site Plan (SP-14-17) was approved on this same site in 2020 that allowed for 270 units in ten buildings. That approval has since expired, and the property sold, however, the previous owners had started site working, and cleared the land as part of that process.

F. This is the fourth submittal of this particular project. The initial application was made September 27, 2021. All of the members of the City's Technical Review Staff departments (Planning, Engineering, Fire, Building and Utilities) have approved the proposed Site Plan.

III. Recommendation

Staff recommends **approval**.

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Jake Baker - Planner I

Attachments:

[Exhibit A Location Map.pdf](#)

[Exhibit B Aerial Map.pdf](#)

[Exhibit C Layout.pdf](#)

[Exhibit D The Cove Site Plan.pdf](#)

[Exhibit E Building Type.pdf](#)