THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

S-3-22: REQUEST FOR APPROVAL OF MINOR REVISIONS TO THE PREVIOUSLY APPROVED BUT NOT YET RECORDED FINAL PLAT FOR SHELL POINTE PHASES 1 AND 2, INCLUDING RENAMING THE PLAT AND AREA AS ARDISIA PARK

September 9, 2024

Background:

Applicant: Heather Isaacs, Taylor Morrison of Florida, Inc., 2600 Lake Lucien Dr. # 350, Maitland, FL 32751

Owners: Taylor Morrison of Florida, Inc. and Melvin RE Holdings LLC/Speer RE Holdings LLC, 4216 Dewitt Ave., Mattoon, IL 61938

Request: Approval of minor revisions to a previously approved but unrecorded single family residential subdivision plat, for a proposed 319 lots of varying sizes within a 210.57 acre total area to be platted as Phases 1 and 2 of a mixed-use PUD area, with 5 total development Phases. Those minor revisions include two items:

1. Revisions to lot lines and dimensions for 3 previously approved Lots only (# 52 - 54), for the intent of providing Model Homes within these 3 Lots, near the primary site entrance at Pioneer Trail, and
2. Changes to two previously approved names, for the Shell Pointe plat and community to instead now be named Ardisia Park, and for the primary roadway name through this plat area to be revised to Junonia Boulevard from its previously approved Shell Pointe Boulevard.

Site Data: The proposed subject property is currently undeveloped, zoned PUD Planned Unit Development, and generally located south of Pioneer Trail and west of Interstate 95, immediately north of and connecting to the existing Verano and Venetian PUD areas to the south and west. The 210 acre Phase 1 and 2 area to be platted is within the boundaries of the three separate tax parcels that comprise the Shell Pointe PUD. A location map showing this is attached as **Exhibit A**, along with an aerial photo of the site attached as **Exhibit B**. An overall development plan of the entire PUD area as provided by the applicant is attached as **Exhibit C**, showing all five Phase areas and the proposed residential development. The proposed 20 sheet revised Plat version is also included as **Exhibit F,** along with other exhibits listed below**.**

Tax Parcel Numbers: 7308-00-00-0030, 7308-00-00-0050, and 7305-00-00-0030

Exhibits Attached:

Exhibit A - Location Map

Exhibit B - Aerial Map

Exhibit C - Overall Development and Phasing Plan, entire PUD (from applicant group)

Exhibit D - Boundary Survey, Phases 1 and 2 area only
Exhibit E - Model Home Exhibit (1 sheet)

Exhibit F - Plat (20 sheets)

Findings:

A. This request concerns the first development plan proposed within the existing Shell Pointe PUD area originally approved by the City in 2018, with these approved Phase 1 and 2 plat areas comprising the southern and western 210 acre portions of the total 543.5 acre PUD area. The Shell Pointe PUD area is located on the south side of Pioneer Trail, immediately west of Interstate 95, and extending south to the existing Verano and Venetian Bay PUD developments. This PUD area is shown on the attached **Exhibits A - C** Maps and Plan.

B. Those same plans also show the five Phases of mixed use development permitted by the PUD Master Development Agreement (MDA) and its Conceptual Development Plan (CDP), which allows for a maximum of 745 Single Family (SF) residential lots/units within the first four Phases (1-4), and for the Phase 5 areas to contain a maximum of 400,000 square feet of Commercial uses as the last phase of PUD development. Per the MDA, no other residential development is permitted for any additional units, and with multi-family and/or townhouse development to be strictly prohibited.

C. As mentioned above, the 210.57 acre Phase 1 and 2 area already approved to be platted is to contain 319 residential lots/units. Application materials have also been submitted to the City for the Phase 3 and 4 areas and are currently under review, with

that area shown on the **Exhibit C** ODP as comprising 270.77 acres and proposed for another 368 residential lots/units.

D. As shown on these various Exhibits, Phases 1 and 2 will connect to Pioneer Trail to the north at a point west of Williamson Blvd., at a “plus/+” intersection with Cypress Springs Parkway on the north side of Pioneer Trail, within the City of Port Orange. Two other roadway connections are proposed to existing stubbed-out roads to the south, which are Monaco Blvd. and Modena Way within the Verano at Venetian Bay subdivision. Future roadway connections are also proposed from Phases 1 and 2 to the north, east, and the future Williamson Blvd., and shown to occur within the future Phases 3 and 4 areas.

E. The PUD MDA requires Minimum Residential Lot Sizes of 6,600 SF and Lot Widths of 55’. The Phases 1 and 2 plat instead proposes a Minimum Lot Size of 7,260 SF (55’ x 132’), with the Average Lot Size of the 319 proposed lots being 9,417 SF. There are a combination of lot sizes proposed for Phases 1 and 2, ranging from 55', 65', 70' and 80' wide. There are also a total of 35 proposed Tracts within the Phases 1 and 2 plat for various future uses, including dedication of additional Pioneer Trail right-of-way area, stormwater management, perimeter landscape buffers, utilities, and common areas.

F. The current Shell Pointe Phases 1 and 2 plat version was unanimously approved by the City Commission at the June 27, 2023 meeting, after being heard by the Planning and Zoning Board at their May 1, 2023 meeting, where that Board voted unanimously to recommend approval to the Commission. While the site is currently under construction in accordance with that approved plat and plans, the plat has not yet been recorded with the Volusia County Clerk. Thus any revisions to this currently unrecorded plat would not be a Replat, but instead simple revisions to this originally approved plat prior to its recording.

G. As stated above, this request for minor revisions includes two items:

1. Revisions to lot lines and dimensions for 3 previously approved Lots only (# 52 - 54), for the intent of providing Model Homes within these 3 Lots, near the primary site entrance at Pioneer Trail (as shown on **Exhibit E**), and
2. Changes to two previously approved names, for the Shell Pointe plat and community to instead now be named Ardisia Park, and for the primary roadway name through this plat area to be revised to Junonia Boulevard from its previously approved Shell Pointe Boulevard.

H. The first part of this request, concerning future Model Homes to be placed on Lots 52, 53, and 54, is for simple revisions to those lot lines and dimensions of those three lots. Lot 52 will be increased in width from 55' to 70', Lot 53 will remain 55' wide but in a slightly different location, and Lot 54 will increase from 55' to 65' wide. All appliable Lot utility connections have been revised accordingly. These three revised and proposed new Lot areas and locations are shown on the **Exhibit E** Model Home Exhibit (along with the proposed temporary parking area shown within the adjacent Lot 55 that is not being revised).

I. The second part of this request concerns changes for two previously approved names on this plat. The current Shell Pointe plat and community name will instead now be named Ardisia Park, and the name of the primary roadway through this plat area will be revised to be Junonia Boulevard from its previously approved Shell Pointe Boulevard name, with the reason given for these name changes being copyright issues. Those name revisions (along with the above 3 Lot revisions) are shown throughout various sheets of the 20 sheet revised plat now provided as **Exhibit F**.

J. These new plat and lot revisions have been reviewed and approved on behalf of the City by the same independent surveyor that performed those same services for the currently approved plat version.

K. The City Commission is tentatively scheduled to discuss this case at their next meeting following this Board vote of recommendation.

Recommendation

Staff recommends the Board vote to recommend approval of the plat revisions to the City Commission at their future meeting.

Fiscal Analysis:
N/A

Strategic Plan Item:
No

Staff Report Created By: Jeff Gove - Chief Planner

Attachments:

Ex. A - Location Map S-3-22.pdf

Ex. B - Aerial Map S-3-22.pdf
Ex. C - Ardisia Park Overall Phasing Plan 2024-08-15_.pdf
Ex. D - Boundary Survey (PH 1 & 2 only).pdf
Ex. E - MODEL HOMES - 08.15.24_.pdf
Ex. F - ARDISIA PARK PLAT 1351_Shell Pointe Colony Phases 12 (08-05-24) (002).pdf