THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

CONDUCT A QUASI-JUDICIAL PUBLIC HEARING TO CONSIDER THE APPROVAL OF REVISED APPLICATION NO. S-08-24 - ST. JAMES ESTATES FINAL PLAT AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT FOR PLAT RECORDING ON BEHALF OF THE CITY.

December 10, 2024

Background:

Applicant & Property Owner: Vincent Alison, St. James Estates, LLC, 64 Giegerich Avenue, Staten Island, NY 10307

Request: Final Plat approval for a residential townhouse subdivision, and its associated infrastructure improvements, for a proposed 36 townhouse lots within a 4.946 acre total area to be platted. A previous plat was approved by the City Commission on June 13, 2023, for 31 townhouse lots that were 24' wide. This revised plat now proposes 20' wide townhouse lots within generally the same building footprint areas within the same number of proposed buildings (7 total), and the number of units/lots correspondingly also increasing by five. That previously approved plat was never recorded, which is why this application would not be a Replat.

Site Data: The proposed subject property is currently undeveloped, zoned R-4 Multi-Family Residential, and generally located south of SR 44 between Old Mission Road to the east and Mission Drive to the west. The 4.946 acre total area to be platted is within the boundaries of two separate tax parcels that are now divided by an existing platted 50’ wide public right-of-way. A location map showing this is attached as **Exhibit A**, along with an aerial photo of the site attached as **Exhibit B**. The proposed three sheet Plat is included as **Exhibit C**, along with other exhibits listed below**.**

Tax Parcel Numbers: 7419-13-09-0010 (north parcel, 1.429 acres) & 7419-00-00-0110 (south parcel, 3.115 acres)

Exhibits Attached:

Exhibit A - Location Map

Exhibit B - Aerial Map

Exhibit C - Plat (3 sheets)

Exhibit D - Survey, Boundary & Topographic

Exhibit E - Site Construction and Landscape Plans (46 total sheets)

Exhibit F - Building Elevation Renderings (4 sheets, for reference only)
Exhibit G - Plat Contract

Findings:

A. As mentioned, the 4.946 acre total area to be platted is within the boundaries of two separate tax parcels divided by an existing platted 50' wide public right-of-way created by prior subdivisions. That is the 5th Street right-of-way that extends east to intersect and connect with Old Mission Road, which is a Volusia County roadway. A new paved roadway, to be renamed Alison Villas Court, will be constructed within this 5th Street right-of-way and will serve as the entry to this site.

B. Beyond the revisions of the proposed townhouse lots and units from their previously approved 24' widths to now be 20' instead, and corresponding minor revisions to the prior building footprints, there are very few other revisions needed to the previously approved plat and plans. According to the applicant/owner, he was unable to find any market for the prior 24' townhouse unit widths and was told there would be much more desire for these proposed 20' wide townhouse units. With this proposed townhouse unit revision, there is also a decrease in both proposed building coverage (from 16.7% to now be 15%) and total impervious coverage (from 23.2% to now be 22%).

C. The two separate tax parcels include the 1.429 acre Block 9 area to the north (as shown on the **Exhibit D** survey), which as proposed will contain 10 townhouse lots on the north side of and fronting the proposed Alison Villas Court roadway, along with a Tract A Common Area within the northern portion of this parcel that will serve as a stormwater management area, with one wet and one dry retention pond.

D. The 3.115 acre parcel to the south will contain 8 proposed townhouse lots on the south side of and fronting the proposed Alison Villas Court roadway, a Tract B Common Area largely within the eastern portion of this parcel that will also serve as a stormwater management area (again with one wet and one dry retention pond), and 18 townhouse lots proposed to front on a private and paved roadway easement within the western portion of Tract B, which is to be named Saint James Way.

E. The proposed subdivision is consistent with its R-4 zoning, which allows townhouses, and the Medium Density Residential (MDR) Future Land Use (FLU) of the total parcel. Based on the maximum MDR density of 8 units per acre, the 36 townhouse units proposed are under the maximum 40 units that could be permitted within this 4.946 acre site. The proposed townhouse units are shown to be within two differing building types, within either 4 or 6 unit townhouse lots/buildings. The number of required parking spaces per unit (2) will be provided within each townhouse unit by the proposed single car garage and the 16' wide driveways in front of each unit that can accommodate two vehicles.

F. The proposed site is surrounded by existing single family homes/lots fronting Old Mission Drive to the east, with the plans providing the required landscape buffer and materials along that area, adjacent to and including the existing and parallel 15' wide Utility Easement that now contains a NSBU sewer main. As shown on the Exhibit A & B Maps, there are two wet retention ponds on the west side of the proposed site, adjacent to the (previously K-Mart) shopping center and the USPS office, both of which front on Mission Drive. North of the site is another unopened platted 50’ wide public right-of-way and undeveloped platted parcels that are also zoned R-4 and with a similar MDR FLU.

G. A review of the plat has been completed by an independent surveyor on behalf of the City, to confirm the survey and plat presented by the applicant. In addition, Volusia County has reviewed the Use Permit documents needed for the proposed connection of the platted 5th St./Alison Villas Court roadway to Old Mission Road, and has issued their Use Permit authority for that aspect.

H. It should be noted the existing property contains two existing 36” Historic Oak trees, in the western and southern most areas of the south parcel. Both of these will be retained and in areas not proposed for development, as shown on the Sheet C-5 Clearing

Plan within the Exhibit E Site Construction Plans. Those plans and others show a large number of existing trees to be retained within the site, primarily along the western property boundary and other areas that aren't impacted by proposed development.

I. The Planning and Zoning Board had a public hearing on this application at their December 2, 2024 meeting, with the results being their vote (4-1, John Causey dissenting and two members absent) to recommend approval to the City Commission.

Recommendation

Staff recommends the City Commission approve the plat and construction plans as currently submitted and authorize the Mayor to execute the contract for plat recording on behalf of the City.

Fiscal Analysis:
N/A

Strategic Plan Item:
No

Staff Report Created By: Jeff Gove - Chief Planner

Attachments:

Ex. A - Location Map.pdf
Ex. B - Aerial Map.pdf
Ex. C - ST JAMES ESTATES FINAL PLAT.pdf
Ex. D - SURVEY.pdf
Ex. E - PLANS - St James Estates 11-20-24 r_v1.pdf
Ex. F - Color Rendering St James_11142024_v1.pdf
Contract for plat recording.pdf