



421 Aviation Way
Frederick, Maryland 21701

T. 301-695-2000
F. 301-695-2375

www.aopa.org

September 4, 2008

Planning and Zoning Board
City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168

Re: A-13-06: GGHL, LLC/The Village at Hidden Lakes

Ladies and Gentlemen:

The Aircraft Owners and Pilots Association (AOPA) wishes to submit the following comments concerning the reapplication for annexation and rezoning of 55.087 acres of property south of the New Smyrna Beach Municipal Airport. AOPA advocates on behalf of its membership to ensure the continued viability, safety and compatibility of general aviation airports within their local community.

Previous applications indicated that the uses of the referenced property would include a significant increase in residential unit density close to the approach end of Runway 2 at New Smyrna Beach Municipal Airport. AOPA is concerned that the increase of residential development in that location would expose more of the public to airport operations and noise. We recommend that if the Board agrees to allow additional residential development in the area of the property furthest from the airport, it should be at the minimum allowable density to limit the number of new residences that might be impacted by normal airport operations.

AOPA also contends that the northern-most parcels should be zoned industrial to preclude incompatible land uses directly adjacent to the airport. Such development should also conform to Federal Aviation Administration guidelines concerning building heights in runway approach areas.

AOPA recommends that no further residential development occur on the subject properties and would urge the Board to take the necessary action to ensure future noise concerns will be mitigated. Thank you for your consideration of our views on this issue. If we can be of further assistance, please contact us at 301-695-2200.

Sincerely,

John L. Collins
Senior Liaison
Airports