

**New Smyrna Beach City Commission Meeting  
Feb. 12, 2019**

**1. The City Commission voted 4-1 to move ahead with a consultant's study of New Smyrna Beach's building density and how growth affects the cost of City services: i.e. the cost vs. revenues collected. Commissioner Michael Kolody cast the dissenting vote. The study is expected to take about 90 days.**

The \$23,500 "Fiscal Impact Study" will expand on discussions from the city's Coastal Community Resiliency session on Growth and Development that took place in March 2018. The idea that grew from that session was to estimate the "net fiscal impact" on New Smyrna Beach of different types of development, relating to the revenues collected vs. the cost of providing services to those land uses. The project also is one of the current City Commission's 2019 goals.

The consultant, GAI Community Group, plans to concentrate on western areas of the City that are experiencing the most growth. Part of the project will look at New Smyrna Beach and a set of comparable cities to evaluate their estimated public revenues, and operating and capital costs from new development.

This density analysis dovetails with New Smyrna Beach's overall review of development density, including potentially revising the way density of proposed residential development is calculated.

**2. City Commissioners listened to a presentation of preliminary results for an Environmental Assessment Process to prioritize the purchase of environmentally important properties in the Turnbull Creek watershed. Clay Henderson, Executive Director of the Stetson Institute for Water and Environmental Resilience, and his colleagues, completed the environmental assessment over the 2018 holiday break.**

Properties in the Turnbull Creek watershed are eligible for purchase with money from a general obligation bond issue that voters approved in November 2018. New Smyrna Beach's intent is to buy and preserve environmentally significant lands around Turnbull Creek.

Stetson University's Institute determined the area around Turnbull Creek that lies north of SR-44 has strong historical significance, the best likelihood of gaining matching grant money from the state, and the potential to be linked with other conservation lands. It also is the most vulnerable to new residential development

Areas along Turnbull Creek south of SR-44 also are vulnerable to development and have limited access.

Property purchases will be prioritized in part based upon their potential for development. City officials will continue working with Stetson to identify and rank potential land purchases, as well as consider establishing conservation easements.

**3. The City Commission heard an update on the construction schedule for a new City Hall Annex in the former First Baptist Church building immediately north of City Hall.**

Commissioners suggested incorporating a number of ideas in the project. Those include adding a pedestrian walkway from Sams Avenue to the parking lot layout, moving electrical vehicle charging stations, salvaging original wood beams and repurposing them in the new

design, placing a computer monitor at the podium in the new City Commission Chambers and creating additional green space.

When complete, the new Commission Chambers will accommodate up to 144 seated audience members, plus 11 elected officials and city staff members upon the dais and three additional staff members at an adjacent, ground-floor work table. The seating capacity is nearly a 50 percent increase over public seating available in the current City Commission meeting room.

Late March is the target date for opening bids to renovate the old church into a new city building. The project is estimated to take nine months, finishing in spring of 2020.

New Smyrna Beach's share of the \$4.5 million renovation is estimated to be about \$3.7 million. The city was able to offset its costs with \$800,000 in grant money from Volusia County's ECHO Grant funds.

The first floor of the renovated former church will house Building and Permitting offices, as well as space for a receptionist, a computer kiosk for public use, the new City Commission Chambers, public restrooms and an elevator to the second floor.

The second floor will contain the Planning and Engineering departments, restrooms, a conference room and storage space.

#### **4. City Commissioners unanimously approved a Special Exception to allow a mini-warehouse facility on land at 1231 and 1245 Canal St., with several requirements.**

The properties concerned are mostly zoned for B-3, Highway Service Business. They're generally located on the north side of Canal Street, west of Hickory Street and east of Pioneer Trail. <sup>[L]</sup><sub>[SEP]</sub>The three parcels measure about 2.85 acres, but only 2.12 acres of that are slated for the mini-warehouse project. Property owners are Donatti Industries and Tommy Donatti, both of New Smyrna Beach.

Commissioners conditioned their approval on six requirements:

- ✓ Special Exception approval will be limited to a two-year period from the date of final approval. A site plan application must be made to the city within that period, or the Special Exception would expire and the developer would have to reapply for that approval.
- ✓ Landscape buffer materials must be sufficient to be considered "extensively landscaped to provide appropriate visual screening between the use and the road frontage." Also, there must be ongoing irrigation of all plantings.
- ✓ Proposed building plans should be compliant with the city's land development regulations relating to Architectural Design Standards, as part of the future site plan review. <sup>[L]</sup><sub>[SEP]</sub>
- ✓ The site plan design submitted for future Class II approval must be consistent with the plan submitted as part of the Special Exception application.
- ✓ No parking signs should be added to grounds at the facility.
- ✓ Ensure that water recycling meets the approval of city staff.

In addition, Commissioners said boats and trailers could be washed during the day only, and should be stored inside buildings at night. Natural foliage in buffer areas and historic trees would be saved to the maximum amount possible, too.

#### **5. The City Commission voted 3-2, with Commissioners Jake Sachs and Michael Kolody dissenting, to give preliminary approval to amend the city's Future Land Use Plan for about 10 acres located between Brooks Street and Oleander Street, north of Enterprise Avenue. The addresses of the property in question are 600**

**Greenlawn Street and 500 Brooks Street. If it passes final approval, the land use would change from Medium Density Residential to High Density residential.**

Currently, the two pieces of land contain 74 citizen apartments for economically disadvantaged residents. The Housing Authority of New Smyrna Beach owns and maintains them.

In November 2018, Commissioners unanimously endorsed the Housing Authority's plan to partner with a development interest and seek low-income housing tax credits to build a three-story, 80-unit, senior housing apartment building.

About 16 existing apartment units out of the 74 would have to be demolished to make room for the new apartments. The remaining 58 apartments, plus the addition of 80 new apartments, would be a total density of 14 units per acre.

**6. City Commissioners voted 4-1, with Mayor Russ Owen voting no, to direct the City Attorney to draft a resolution relating to voluntarily discontinuing the use of throwaway plastic items throughout the city.**

Mayor Owen began a discussion about single-use plastics by describing the environmental problems they create. He suggested New Smyrna Beach could consider legally mandating that larger businesses charge customers for plastic, and possibly paper bags. However, the City Attorney said the state has prohibited local municipalities from enacting such a law.

Mayor Owen noted other Florida cities are taking similar actions, indicating he would like to follow their lead.

Information in the city's agenda package indicates city officials already are taking some action on single-use plastics. Staff members are moving forward in-house with reducing or eliminating the use of such plastic items. Officials also are looking at taking similar steps for special events and other activities to reduce the use of plastics. For example, the city is making an effort to eliminate the use of plastic bottles and use biodegradable cups at its 5K events.

###