

City Commission Special Meeting – Density Presentation February 19, 2019

All Commissioners and Mayor were present to hear a Density Calculations Study presentation by the consulting group, S&ME, hired by the City. The study addressed the City's method of calculating residential density and provided some recommendations for changes to the New Smyrna Beach Land Development Regulations (LDRs). The consultants looked at rules and ordinances pertaining to density calculation in thirteen jurisdictions.

The resulting recommendations included these two items:

- To use "net" density calculations instead of "gross" as net density does not include wetlands in the total area calculations
- To include standards for development in Planned Unit Developments (PUDs)

Several citizens spoke during public participation stating that this was a good first step, but workshops should be held where citizens can submit items and concerns that are in the LDR such as better height restrictions, clear cutting of area, and removal of tree canopies. Another area of concern was that new regulations could be too restrictive since it was difficult to predict the future.

A lengthy discussion was held among the Commissioners with each addressing their ideas and opinions on the density report and issues that related to density. At the end of the discussion, an agreement was reached that net density should be added to the City's ordinances for area calculations.

Brian Fields, the City's Resiliency planner, wrapped up the meeting by stating that he heard Commissioners agreeing on the following items:

1. Include net density in area calculations
2. Protect Wetlands
3. Implement standard Planned Unit Development (PUD) rules