

**City Commission Special Meeting on the Community Redevelopment Agency (CRA)  
May 14, 2019**

All City Commissioners were present.

The purpose of this Special Meeting was for City Staff to make a [Power Point presentation](#) addressing the problems and possible solutions for businesses wanting to move into “distressed properties” along US1.

Positive items mentioned by Tony Otte, Economic Development Director, for the redevelopment of this area would be a positive traffic count (although much of traffic is pass-thru at this time), more restaurants, and a possible corridor for small businesses.

Some of the negative items stated were small lots, buildings would have to be up to code, the new Landscape Ordinance, which would have to be fulfilled, high crime, inadequate parking, and the overall cost of re-developing this area especially since it is low on the list compared to other areas in the city.

Several slides of distressed businesses that have not been occupied for a long time were shown. A local realtor and the owner of the empty Stavro’s building spoke of the difficulty of marketing the building under current Land Use Regulations and Ordinances. According to the realtor, several prospective buyers opted not to purchase the building due to the high cost of bringing it into compliance. Per City Staff, this was just one example of the conditions facing US 1 redevelopment.

Brian Fields, Resiliency Officer, said that staff had looked at several cities similar in size and make-up of New Smyrna Beach to determine how they solved some of these problems. Staff particularly liked the DeLand model for their Main Street and have used some of their solutions to formulate regulations for NSB’s Canal St.

After the presentation, the following Staff recommendations were made to the Commissioners:

1. If there is no change to the footprint of the building, and the incoming business is a permitted use and has been unoccupied for less than 6 months, the business would not need to upgrade to the current landscaping and parking codes.
2. If there is a change to the footprint of the building, and the incoming business has a change to the permitted use, or the building has been unoccupied for more than 6 months, the business must meet the current landscaping and parking codes.

After discussion and questioning of Staff by the Commissioners, a motion was made to have City Staff present this plan to the Planning and Zoning Board and the Economic Development Advisory Board for their input. The motion passed unanimously.