

New Smyrna Beach City Commission Meeting Oct. 8, 2019

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1. City Commissioners had the first reading of ordinances to change the future land use and rezone about 152 acres near Turnbull Creek. This tract is the first environmentally sensitive land to be preserved though a bond issue voters approved last year.

The second readings and public hearings for the proposed changes are scheduled for Nov. 12.

Known as the Turnbull Trace property, the acreage originally was proposed for a residential development. It was purchased by the city in September as a result of the Turnbull Creek Land Preservation Bond Referendum that New Smyrna Beach voters passed in November 2018.

In August, Commissioners approved moving forward with a bank offer to finance a \$9.5 million loan to buy and preserve properties. The loan is secured by the bond issue. New Smyrna Beach also was awarded a Florida Communities Trust grant of \$3.6 million to offset the cost of buying land for preservation.

The property is between Pioneer Trail on the north and Jungle Road to the south, and extends west of Otter Boulevard. Its current land use is Conservation, Low Density Residential, and Medium Density Residential. That would all change to Conservation. The current zoning is a mix of Conservation and several different single-family and two-family designations. Those also would convert to Conservation zoning, with an "Airport Overlay."

Commissioner Michael Kolody asked city staff about mitigation credits . . . permissions that were granted to the former property owners to fill in parts of the land.

"My concern is that by designating these (areas) as conservation, it may not be enough to meet the requirements of St. Johns River Water Management District, because they had specific areas on the site to be protected," he said.

"To allow the remainder to be filled in, the Turnbull Trace property owners paid approximately \$360,000 for three mitigation credits. Those transferred to us when the property was sold. I do not want to lose the rights to those mitigations. They are a valuable asset . . . I don't want to jeopardize what we may be able to do with these mitigation credits, whether we can sell them to somebody else in town or whether we can use them for a future project we have."

Kolody said he had spoken to Acting City Manager Khalid Resheidat and the manager is going to research the matter further and report back to the Commission.

Brian Fields, Development Services & Coastal Environmental Resiliency Director, added that a conservation easement could be recorded on the property, to protect it further and list the uses that the Commission wants to allow or prohibit.

2. The City Commission had the first reading of ordinances to annex, change the land use and rezone 2.52 acres at 2635 Glencoe Farms Road. The property is on the west side of South Glencoe Road, north of Cone Lake Road.

The land use is proposed to change from Rural Agriculture in the county to Rural in the city. Its city zoning would be Rural Agriculture as well.

The second readings and public hearings for the three ordinances affecting this property will be Oct. 22.

3. City Commissioners had the first reading of three ordinances that will annex and change the zoning and land use for 2.3 acres at 957 Corbin Park Road. The property is on the east side of Corbin Park Road, north of Doster Drive.

It is proposed to change from a county land use of Urban Low Intensity and Environmental Systems Corridor, to the city's land use of Low Density Residential and Conservation. Likewise, its county zoning of R-4 (Urban Single-Family) and Resource Corridor, would change to Low Density Residential and Conservation.

The second readings and public hearings for these three ordinances will be Oct. 22.

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4. City Commissioners each appointed two members for a new, 11-member Charter Review Committee that will study and recommend updates to the New Smyrna Beach city charter.

Mayor Russ Owen was excused from the Oct. 8 meeting, but is expected to appoint three additional Committee members when he returns.

At a prior meeting, Commissioners chose Marilyn Crotty, a veteran charter review facilitator, to assist the new committee with its review. A charter outlines the organization, powers, functions and essential procedures of city government, and often includes a "mission statement" that sets goals for the future.

Each Commissioner recommended two members to the new Charter Review Committee, one of whom had to reside in their respective Commission Zones and one who could live anywhere in the city.

The Committee will make recommendations for charter changes to the City Commission, although the Commission isn't required to follow those.

Members of the new Charter Review Committee include: Sally Gillespie, Marty Danaher, Lisa Martin, Marie Bushey, Marvel Richards, Kenneth Bohannon, Kirk Jones and Christine Elnitsky.

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