

## ***New Smyrna Beach City Commission Meeting***

**Dec. 10, 2019**

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<https://www.youtube.com/channel/UCFnpWTUfup3BtTrUyHaJisA>

**1. City Commissioners voted 4-1 with Commissioner Randy Hartman dissenting, to pass new restrictions on the development of future bed and breakfast homes. One significant new requirement is that applicants seeking to develop a new Bed and Breakfast Home would be required to apply and be approved for a Major Class I site plan with the Planning and Engineering Departments.**

The new regulations will apply to any new application for a Bed and Breakfast Home after Jan. 1, 2020.

Changes to the ordinance regulating Bed and Breakfast homes would designate them as "conditional" uses in the Bed and Breakfast Overlay Zone, rather than existing language that says B&Bs are "permitted uses" in the overlay zone. An approved conditional use is transferable and runs with the property.

Staff members advised the Commission they reviewed the current regulations for the Bed and Breakfast Homes District and found they were "too broad," and that the original intent of the B&B Overlay Zones was to allow for an additional use for a single-family home. A Bed and Breakfast Home should be located close to the ocean, the Indian River or its tributaries, they wrote. Also, Bed and Breakfast Homes could be located in one of the City's two National Register Historic Districts.

The proposed ordinance also establishes definitions for sheds and containers (such as homes built from shipping containers). It was this part of the regulations that drew the dissenting vote from Commissioner Hartman, who otherwise agreed with the B&B ordinance.

Under the new B&B regulations, proposed B&Bs must be at least 50 years old with a kitchen, a central gathering area and sleeping accommodations; not including a hotel, motel, lodge, or inn. The sleeping accommodations must have interior egress through the home.

In addition, at least one prepared or fresh meal per day must be provided for guests. The Bed and Breakfast Home also must serve as the residence of the property owner or operator. Each room or suite that is rented in the Bed and Breakfast Home may have a bedroom, bathroom, and partial kitchen, but *may not* have an oven, stove, or range that requires 220-volt electric, propane, or a natural gas connection.

**2. The City Commission voted unanimously to grant Final Plat approval for 7.46 acres earmarked for a Tractor Supply store, generally located on the southeast corner of SR-44 and Corbin Park Road.**

The total property is being replatted from its current status, and subdivided into four (4) proposed parcels, for development of the Tractor Supply and two outparcels for future development. Commissioners praised the applicant for working around and preserving a historic-sized tree on the site.

**3. City Commissioners voted 3-2, with Mayor Russ Owen and Commissioner Jake Sachs dissenting, to approve a fourth amendment to the Colony Park PUD to allow a car wash as a permitted use on Lot No. 4.**

Incorporated into their approval, Commissioners agreed to remove the permitted use of "Service Station, Types A & B" for Lots 1 and 4, which are currently undeveloped. Their vote also revised the building's building setback on SR-44 from the current 45-79 feet to a proposed 75-foot minimum setback. Staff members said two historic-size trees will be protected and preserved at their existing elevation, and Attorney Glenn Storch said a stand of mature palm trees will be preserved as well.

Attorney Storch and the developer of the proposed car wash emphasized it will be a state-of-the-art facility that conserves and recycles water. The property is part of approximately 41.45 acres, is zoned Planned Unit Development (PUD), and is located on the north side of SR-44, east of Colony Park Road and west of Jungle Road.

Mayor Owen said he was concerned about increased traffic exiting onto Colony Park Road, although he appreciated the car wash developer minimizing the appearance of its regular "mascot" and making its proposed building more attractive.

**4. The City Commission unanimously voted to amend the city's Future Land Use map to show 152 acres known as the Turnbull Trace property as Conservation land.** New Smyrna Beach purchased the land to preserve and protect it from development, with money from a bond issue approved by residents in November 2018.

The property lies between Pioneer Trail to the north and Jungle Road to the south. Its previous land use was a mix of Conservation, Low Density Residential and Medium Density Residential, and it was once proposed for development with hundreds of homes.

Commissioners agreed they want staff members to develop a plan for public access to the water, and pathways in the park.

**5. City Commissioners unanimously agreed to authorize the staff to work with the Blue Community Consortium to determine how New Smyrna Beach can lead in becoming a "Blue Community" and developing a citywide Sustainability Management Plan, relating to issues such as minimizing water use and protecting, enhancing and restoring coastal habitats and marine environments.**

Blue Community Consortium has developed a new certification process to rate communities on their sustainability efforts and help them move forward with those.

On Oct. 2, 2019, the Consortium recognized local businesses in three categories including SpringHill Suites (hotels & resorts), Third Wave Cafe (a restaurant), and the Marine Discovery Center (an environmental attraction) for pursuing higher sustainability standards within their organizations.

**6. City Commissioners unanimously expressed support for the concept of a Riverside Garden District and ask its spokespersons to coordinate with the city's Neighborhood Council to pursue the idea. Staff members will work with the group seeking the Riverside Garden District to determine estimated costs and report back to the Commission after the New Year.**

Local resident Deb Exum presented the idea of the Riverside Garden District, which would involve “branding” part of the Faulkner Street neighborhood, give it a new name and install landscaping and lighting at its entrances.

Commissioner Jason McGuirk said, “I think it’s wonderful. I love the fact that you’re doing this, I think it’s going to bring tremendous value to your neighborhood.”

**7. The City Commission had the first reading of ordinances annexing about 2.5 acres of property located at 2565 Glencoe Farms Road, changing its future land use to city rural, and rezoning it to rural agriculture estate.**

The new land use and zoning is similar to what it was in the county. The second reading and public hearing will be on Jan. 14, 2020.

**8. City Commissioners had the first reading of ordinances annexing about 0.76 of an acre at 1086 Corbin Park Road, assigning a Future Land Use of City Low Density Residential and rezoning the land to City R-2 (Single-Family Residential).**

The second reading and public hearing will be on Jan. 14, 2020.

**9. The City Commission had the first reading of ordinances annexing about 2.5 acres of property on Glencoe Farms Road, assigning a Future Land Use of Rural, and changing the zoning to Rural Agriculture Estate.**

The land is south side of Glencoe Farms Road, west of South Glencoe Road, North of Cone Lake Road. The second reading and public hearing will be on Jan. 14, 2020.

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