**Board Name**: Joint Meeting of the Neighborhood Council and the Planning and Zoning Board of New Smyrna Beach, Florida

**Meeting Date**: February 6, 2017

**Reason for Meeting**: Workshop called by Planning Director, Amye King, for an open discussion of several topics including:

Minimum Standards for residential Planned Unit Developments.

Staff recommended the following:

* Maximum building coverage for single-family homes 40%
* Maximum impervious coverage for single-family homes 60%
* Minimum exterior parking for vehicles = 2 for single-family home or townhouse
* Minimum side and rear yard building setback for single-family houses at 7 1/2 feet
* Minimum side yard setback for roof eaves for single-family house at 5 feet
* Minimum side and rear swimming pool setback for single-family house at 7 1/2 feet
* The required 20-foot-wide subdivision landscape buffer must be located within common area

Objections voiced to the above requirements:

* 4 out of 5 real estate developers present spoke against regulations and one P& Z member was opposed. Reasons for opposition included additional building costs for the developer translating into higher home pricing.
* Neighborhood Council comments reflected that these requirements were needed to avoid the typical urban sprawl with houses built almost on top of one another.

Design Standards

A general introduction was presented to this required project and included the following principles developed by staff.

Design Standards: What They Do

* Assure that buildings, structures, signs or other developments are in good design, harmonious with surrounding developments, and preserve the city’s unique character
* They focus on scale, integration with the pedestrian element and are in harmony with the natural element and functional site design
* Prevent big-box design and “cookie cutter” developments

Design Standards: What They Are Not

* Focused on one architectural style
* Intended to restrict expression
* Intended for single-family residences
* Overly restrictive or impractical