

**New Smyrna Beach City Commission Meeting  
April 27, 2021**

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**The City Commission voted 5-0 to approve a Special Exception to allow motorcycle sales in the Mixed Use (MU) zoning district for a business proposing to redevelop a property at 218 N. Dixie Freeway ... now the site of an abandoned gas station.**

The approval carried conditions: that the business' site plan and building permit application must be submitted within one year, and approvals of those documents must be issued within one year.

A spokesman for the new business said fuel tanks were removed from the former gas station property in 2011, and redevelopment of the site is pending obtaining clean test results from one of many test wells that were drilled there (the other wells have already passed required testing). Once the last well is cleared he said demolition of the existing building can move forward and new construction can begin.

The new owners plan to build a retail showroom for sales of electric bicycles and custom, high-end motorcycles. The motorcycles start with a Harley Davidson frame, and upgraded motors, lighting, seating and other enhancements are added. There will be no welding on site and the shop's floor and other areas will be kept "super clean," the spokesman said.

**City Commissioners voted 4-1, with Commissioner Jason McGuirk dissenting, to approve an ordinance to increase many residential impact fees on new construction. The fees are intended to make new development pay for increased demands for law enforcement, fire protection/emergency services, and parks and recreation facilities.**

Parks and recreation facility charges are increasing from \$143.04 to \$1,350 per residential unit. The impact fee related to law enforcement will rise from \$318.61 to \$368 per new dwelling unit, and the impact fee for fire services will go from \$343.95 to \$460 for each residential unit.

Impact fees for non-residential development only apply to police and fire services, and the proposed changes depend on the type of development. Current police and fire impact fees for non-residential development are based on a standard rate per square foot for all land uses. The new fee structure creates eight different land use categories and assigns different police and fire impact fee rates to those uses. In accordance with state law, rates that increase cannot become effective until at least 90 days after they're adopted. Rates that decrease become effective immediately.

Commissioner Michael Kolody observed, "This is kind of the end of a long road we've been going down with impact fees. These haven't been raised in a long time."

**The City Commission agreed by consensus that the Turnbull Creek Land Preservation Program should continue to focus on buying properties that are ranked among the city's first and second priorities for conservation, rather than look for other parcels that haven't yet been vetted.**

New Smyrna Beach voters passed a \$15 million bond issue in November 2018, empowering the city to buy and preserve environmentally significant lands around Turnbull Creek. Assistant City Manager Fields noted two property purchases have been completed, including the 151-acre Turnbull Trace tract. Counting grant money the city has received to offset land acquisition costs, Fields said the city has about \$8.4 million left to buy and preserve additional properties.

He sought additional direction from the Commission on future land buys near Turnbull Creek, because he said staff members have encountered property owners who aren't ready or willing to sell, or are seeking higher prices than property appraisals. He suggested the city also could ask landowners for a right of first refusal to buy their property if they do decide to sell.

The Commission directed its staff to work with appraisers to determine how developable a parcel really is, which would affect its market value, as well as work with the North Florida Land Trust to target other properties that may be threatened by development. They also agreed the staff should look into purchasing conservation easements on environmentally sensitive areas of properties if a landowner doesn't want to sell an entire parcel.

**City Commissioners unanimously endorsed a five-year lease that will allow city building department employees to use 18 parking spaces at First Baptist Church, 200 Faulkner St.**

The city will pay the church, also known as FirstNSB: a family church, \$9,000 a year to use spaces in its north parking lot Monday-Friday, 8 a.m. to 5 p.m. Money for the lease will come from the city's Building Department Fund, and the agreement can be terminated by either party on one month's written notice. The city is entitled to one, five-year extension of the lease, if it desires to do so.

New Smyrna Beach also recently bought a vacant lot at the northeast corner of Faulkner and Washington streets with the intent to turn that into additional parking for the Building Department and city vehicles. That will free up parking spaces directly in front of the newly renovated City Hall Annex to be utilized by the public when the Annex is open for business.

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