

## New Smyrna Beach Planning and Zoning Board

**August 2, 2021 – Audio and Materials for meeting can be accessed [HERE](#).**

All Board members were present. Motion to approve the July 12, 2021, minutes was unanimous.

**A-5-21 – Voluntary annexation and rezone of 412 Oliver Dr. (.24 acres) Unanimous approval. *Reference pages 19-52 of agenda packet using link provided above.***

**Review the Planning and Zoning Board’s Draft Annual Report.** Background: The City Commission requested that all City Boards, Councils, and Committees prepare and submit an annual report, using a template provided by the City Clerk's Office. *Reference Pages 53-55 of Agenda packet using link provided above.*

Board members stated that they liked the objectives and goals. Suggestions included:

- Documenting the past accomplishments by the Board and Staff.
- Add “improve communication and PR” under Strategies.
- Seek opportunities for Board members to attend events that will increase their knowledge of land use including education on wetlands. It was noted that funds are available to Board members via the Florida Planning and Zoning Association. Planning can register any Board member who’s interested in attending the association’s events.
- Improve how PUDs are handled.
- Discuss alternate routes to ease traffic on SR44.
- Address density concerns.

**Strategic Planning Discussion: Management of Western Growth.** Background: The City's adopted 2020 Strategic Plan included a priority task to "proactively manage western growth through comprehensive planning, LDR amendments, and partnerships between landowners, the city, and other agencies." Planning presented and explained the Western Development Map which illustrates the status of current developments and PUDs including those approved, completed, and underway. *Reference to presentation and map begins on Page 56 of the agenda packet using the link provided above.*

The Board focused their discussion on the following questions and ideas:

- The types of development(s) would they like (and least like) to see in the western area.
- The City standards most needing to be updated to help achieve the desired development.
- The possibility of controlling growth through restricting the rezoning of agriculture.
- The desired balance needed between commercial and residential development.
- The need for conservation areas and city parks.
- The need to develop a vision of what the western area and city should look like rather than being reactive to each situation.
- The need to define existing obligations and where the City has discretion on a PUD.
- Look at the PUDs that have been approved but have not submitted plans, such as Shell Pointe on the south side of Pioneer Trail east of I95 and South Village on the south side of 44 at Airport Road, where the Board might be able to make a difference.
- Create a map of undeveloped properties.
- Become familiar with future land use maps.

This strategic planning process will continue. Since the next Planning and Zoning Board agenda is quite full, this may require a special workshop session.