

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

ZT-8-22: MULTIPLE AMENDMENTS TO SECTION 504.02 OF THE CITY LAND DEVELOPMENT REGULATIONS.

January 9, 2023

Background:

Applicant: City of New Smyrna Beach, Planning Department

Request: Amend the Land Development Regulations under Section 504.02, Specific regulations by district, to limit maximum height and parcel aggregation of properties located in either National Registered Historic Districts.

Findings:

Exhibits used in the report:

Exhibit A: Proposed Amendment

Exhibit B: Proposed Amendment Clean

Exhibit C: New Smyrna Beach Historic District Zoning Map

Exhibit D: New Smyrna Beach Historic District Vacant Parcels

Exhibit E: Coronado Historic District Zoning Map

Exhibit F: Coronado Historic District Vacant Parcels

The Planning Department was instructed to review the current Land Development Regulations and possibly amended certain regulations as it would pertain to development in either of the City's National Registered Historic Districts.

The main objective for this amendment would be to limit the height of new construction and the aggregation of parcels to create larger parcels thus creating larger buildings than what is currently in either of the City's National Registered Historic Districts. The proposed regulation would allow for a waiver of these proposed regulations. The waiver process would be reviewed by the Historic New Smyrna Beach Preservation Commission and a final determination by the City Commission.

Recommendation

Staff would concur that this proposed amendment to Section 504.02 would be a bold attempt to limit new construction that may be out of scale with current contributing structures in the various zoning districts located within either of the City's National Registered Historic Districts.

Staff is seeking a motion from the Planning and Zoning Board to give a positive recommendation to the City Commission to approve the requested amendment to Section 504.02 of the City's Land Development Regulation.

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Robert Mathen - Planner II

Attachments:

[Exhibit A Proposed Text Amendment Height-Combination 12-29-22 DraftV2.pdf](#)

[Exhibit B Proposed Text Amendment Height-Combination 12-29-22 DraftV2 Clean.pdf](#)

[Exhibit C NSB Local Hist Dist with Zoning.pdf](#)

[Exhibit D NSB Local Hist Dist Vacant Lots.pdf](#)

[Exhibit E Coronado Local Hist Dist with Zoning.pdf](#)

[Exhibit F Coronado Local Hist Dist Vacant Lots.pdf](#)