



**City Commission Special Meeting  
Tuesday, February 19, 2019  
Minutes**

**4:00 PM – City Hall Commission Chamber, 210 Sams Avenue, New Smyrna Beach, Florida 32168**

**I. CALL TO ORDER**

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Having been duly advertised as required by law, the special meeting of the City Commission of the City of New Smyrna Beach, Florida, was held on Tuesday, February 19, 2019 at the City Hall Commission Chamber, 210 Sams Avenue, New Smyrna Beach, Florida 32168.

Mayor Russ Owen called the meeting to order at 4:00 PM.

Attendee Name	Title	Status	Arrived
Jason McGuirk	Commissioner	Present	
Jake Sachs	Commissioner	Present	
Randy Hartman	Vice Mayor	Present	
Michael Kolody	Commissioner	Present	
Russell Owen	Mayor	Present	

Also present were City Manager Pamela Brangaccio, City Attorney Carrie Avallone, Assistant City Manager Khalid Resheidat, Director of Development Services and Coastal Environmental Resiliency Brian Fields, Assistant to the City Manager and Public Information Office Phil Veski, Planning and Zoning Director Amye King, Chief Planner Jeff Gove, Planner I Bob Mathen, Planner I Michael Salisbury, Planner I Stephanie Doster and Assistant City Clerk Kelly McQuillen.

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**II. NEW BUSINESS**

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1. DEVELOPMENT DENSITY PRESENTATION AND DISCUSSION

Director of Development Services and Coastal Environmental Resiliency Brian Fields introduced planning consultant, S&ME, Inc. Mr. Fields introduced Patricia Tyjeski, AICP. Ms. Tyjeski outlined a presentation about possible changes to the City's methodology for calculating residential development density, followed by a discussion and public participation.

**III. PUBLIC PARTICIPATION**

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Sally Gillespie, 610 North Peninsula Avenue, shared that this was a great idea to hold this workshop and wanted to see more workshops in the future. She asked the City Manager to encourage staff to guide how the comprehensive plan needed to be changed so we can get a handle on hospitality center. She wished for public and City Staff collaboration.

Angie Herman, 108 Esther Street, commented on three issues. She stated that calculation of height did not account for the fact they are building up on many lots. She commented on the provision that allowed for underneath building parking. She stated it did not specify how many layers underneath. She commented on the importance of maintaining a tree canopy, as the elements were much stronger than indicated in the report. She shared that her pet peeve was garages and that many of the Planned Unit Developments (PUD) indicate a roadway with a double garage with each unit appearing to be ten feet regular garage height. She stated that height was not sufficient to park larger vehicles. She asked for clarification on road parking regulations.

Lisa Martin, 618 South Pine Street, learned about finished first floor elevation stating it was her pet peeve.

Sally Gillespie, 610 North Peninsula Avenue, observed that it was encouraging that the City would have good practices in future. She requested to keep the charter review in mind concurrently with the comprehensive plan review.

Scott Steger, Exit Realty, loved this community and the fact that City Commission and citizens were engaging in these conversations. He asked the City Commission to remember that homeowners purchased property and that the decisions that they make affect the homeowner. He commented that high density structures were not a negative issue and to be mindful that they would like to keep their children around in affordable housing such as apartments.

Mark Beckwith, South Riverside Drive, was fascinating listening to the City Commission wanting to preserve the community for the future. He stated it was difficult to predict the future and encouraged all to adapt to changes moving forward instead of tying hands with many regulations. He agreed removing the wetlands from the density calculations. He asked the City Commissioners not to lose sight of the technological impact in the future and the economic impact of the decisions made.

Dick Abbott, 1065 Clubhouse Drive, appreciated this meeting. He stated he was disappointed at the low turnout. He asked if there was any city code that cut through wetlands.

Commissioner Kolody addressed Mr. Abbott and stated if a developer wanted to fill in wetlands, mitigation was necessary.

Vice Mayor Hartman referenced the livestreaming technology and stated the City was innovative.

Mayor Owen commented on the tiny house emerging trend and about the transportation space becoming impacted over the next ten years.

#### **IV. OTHER BUSINESS**

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Commissioner Kolody commented on the density issue concern and development issue on each individual property. He commented on the Beacon Apartment Project and wanted to make sure that situation would not happen again. He commented on two facets: Land Development Regulations and the Comprehensive Plan. He commented on environmental preservation and shared that if a stipulation were included in the Planned Unit Developments preserving 5 or 10% of the land as open space, the PUD's would be good. He wanted density to be reviewed carefully.

Mayor Owen explained what the purpose of the workshop was.

Commissioner Sachs commented on Florida being a sponge because there was water beneath and around the state. He mentioned extracting wetlands from gross density. He commented on taking conservation lands and turning them into buildable lands. He commented on the constantly perpetuated process regarding Florida development. He commented on decreased pollution, transportation and sustainability of resources. He shared that some cities were developer's towns and he hoped that New Smyrna Beach would not move that direction.

Mayor Owen commented on the calculations. He stated some had been preempted by the state. He asked City Staff to research if the City was doing what they could to preserve land. He asked City Staff to return with guidance.

Ms. Tyjeski commented on the cluster development and stated that it could change in the future; sharing that there was a process. She stated that the Comprehensive Plan was more difficult to change.

Commissioner McGuirk thanked everyone for attending the meeting. He shared that it was important and stated that if they were not doing what made the residents happy; they were not accomplishing the goal. He commended Ms. Tyjeski on her report. He mentioned that there were examples in the report that were very important in helping him understand the issues. He shared that the PowerPoint Presentation displayed how different clusters could appear. He commented on his dislike for the unintended consequence of clustering. He stated there was an increase in street parking and the street was not intended for parking. He mentioned the Coastal Woods community and stated that he was unhappy with the number of side and front yard setbacks because they encroach on open space that they were trying to preserve.

Vice Mayor Hartman thanked consultants for all of their hard work. He commented that he was in favor of net density and thought the City should include the language now.

Mayor Owen shared that the presentation addressed what was real versus what was perceived. He was able to draw a conclusion from that data point. He commented about protecting the character and nature of surrounding neighborhoods.

Commissioner McGuirk concluded that removing wetlands from the calculations was an issue they could move forward with as the Commissioners were in consensus.

Commissioner Kolody stated that cluster development was a good thing and it was not a free ride. He mentioned that it was nothing to be afraid of because it could be controlled. He wanted to find a way to limit the percentage of wetlands on site that could be mitigated. He commented on not wanting to fill wetlands just so someone else could have wetlands and he wanted to protect the wetlands with better buffers. He stated that getting the definition in place was the first step and wanted to make sure it was done in a way not to infringe on property rights.

Commissioner Sachs agreed with his colleagues. He stated they needed corridors that benefited the City well.

## **V. ADJOURNMENT**

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As there was no other business to discuss, Mayor Owen declared the meeting adjourned at 5:40 PM.