

THE CITY OF NEW SMYRNA BEACH - PLANNING & ZONING

ORDINANCE NO. 11-21: CONDUCT THE FIRST READING OF AN ORDINANCE, WHICH IF ADOPTED AT SECOND READING AND PUBLIC HEARING, WOULD AMEND THE LAND DEVELOPMENT REGULATIONS, SECTION 604.09, TO CREATE A WAIVER FOR UNPAVED PUBLIC PARKING LOTS IN CERTAIN ZONING DISTRICTS UNDER CERTAIN CONDITIONS.

March 23, 2021

Background:

Applicant: City of New Smyrna Beach, 210 Sams Avenue, New Smyrna Beach, Florida 32168

Request: Amend the Land Development Regulation Section 604.09, to allow for unpaved public parking lots under certain zoning districts and conditions.

Findings:

The current Land Development Regulation Section 604.09.E allows for a shell parking lot for a non-residential use, if the shell parking spaces are in excess of the minimum number of required parking spaces, or if the minimum number of required parking spaces is 25 or less.

Staff is seeking to provide flexibility and to relieve the overall cost and environmental impacts associated with a paved public parking lot that is not associated with a business or commercial structure. This new regulation would apply only to stand-alone parking lots located in the Mixed Use or Recreation zoning districts and used exclusively for public parking.

At its regularly scheduled meeting on March 1, 2021 the Planning and Zoning Board voted, 7-0, to give a positive recommendation to the City Commission to **approve** the requested Land Development Regulation amendment.

Staff recommends the City Commission **approve** the requested Land Development Regulation amendment.

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Robert Mathen - Planner II

Attachments:

[604.09 Public Parking Proposed 3-10-21.pdf](#)

[604.09 Public Parking Clean 3-10-21.pdf](#)

[ZT-3-21 MU and Recreation Zoning Map.pdf](#)

[ORD 11-21 LDR Amendment - Article VI Off Street Parking Sec. 604.09.pdf](#)