

THE CITY OF NEW SMYRNA BEACH - PLANNING DEPARTMENT

ORDINANCE NO. 15-25: CONDUCT THE SECOND READING AND PUBLIC HEARING OF AN ORDINANCE, WHICH IF ADOPTED, WOULD REPEAL AND REPLACE SECTION 604.04 LANDSCAPING REQUIREMENTS AND 604.051 TREE PRESERVATION OF THE LAND DEVELOPMENT REGULATION.

April 22, 2025

Background:

The Planning Department retained Vanasse Hangen Brustlin (VHB) to update Section 604.04, Landscaping Requirements and 604.051, Tree Preservation of the Land Development Code (LDR). At the July 1, 2024, City Commission Workshop, the Commission reviewed and discussed updating Section 604.04 and 604.051 of the LDR and directed staff to move forward with the proposed updates.

At its regularly scheduled meeting on March 3, 2025, the Planning and Zoning Board voted, 5-0, to give a positive recommendation to City Commission to approve the requested Land Development Regulation amendment.

Exhibit A: NSB Landscape Code Recommended Language Underlined

Exhibit B: NSB Landscape Code Recommended Language Clean

Exhibit C: Landscape Code Crosswalk Narrative

Findings:

The intent of these changes is to enhance the city's landscaping standards, promote tree protection, and ensure sustainable development practices.

Highlights of the new Section 604.04 Landscaping Requirements and 604.051 Tree Preservation includes:

- Establish minimum standards for landscaping and buffers with a focus on tree protection, enhancing the aesthetic and environmental quality of the city.
- Outline specific requirements for landscape plans across different types of

developments, ensuring consistency and adherence to city standards.

- Mandate the use of Florida-friendly landscaping practices to promote water conservation, reduce maintenance costs, and support native ecosystems.
- Update requirements for landscape buffer areas based on current zoning districts to enhance compatibility between different land uses.
- Enhance tree preservation standards to protect existing trees during development.
- Introduce incentives for developers to retain mature trees and incorporate them into site designs.
- Define clear procedures for tree removal permits and replacement requirements.

The proposed changes to Sections 604.04 and 604.05 aim to create a more sustainable and aesthetically pleasing urban environment. By adopting these standards, the city will promote responsible development practices that prioritize environmental stewardship and community well-being.

Recommendation:

Staff recommends the City Commission conduct the First Reading of Ordinance No. 15-25 and advance it for adoption at Second Reading.

Fiscal Analysis:

N/A

Strategic Plan Item:

No

Staff Report Created By: Stephanie Doster

Attachments:

[Exhibit A: NSB Landscape Code Recommended Language Underlined 3-28-25.pdf](#)

[Exhibit B: NSB Landscape Code Recommended Language Clean 3-28-25.pdf](#)

[Exhibit C: Landscape Code Crosswalk Narrative VHB.pdf](#)

[Business Impact Estimate - Ord 15-25 Landscape and Tree Protection.pdf](#)

[Ord 15-25 Landscape and Tree Protection.pdf](#)

[NSB Landscape Presentation 4-8-25.pptx](#)