



Planning & Zoning Board
Monday, September 14, 2026 at 5:30 PM

City Commission Chambers
214 Sams Avenue, New Smyrna Beach, Florida 32168

1. CALL TO ORDER

A. Roll Call

2. APPROVAL OF MINUTES

2.A Consider the Approval of the Planning and Zoning Board August 3, 2026, Regular Meeting Minutes.

3. PUBLIC PARTICIPATION

4. OLD BUSINESS

5. NEW BUSINESS

- 5.A V-13-26: 2707 Hill Street, a variance request to allow an extension of a condo paver patio east of the city's coastal construction setback line
- 5.B A-0006-2026: Conduct a review and give a recommendation to the City Commission on an overall annexation application for a parcel of land located at 670 Williams Road.
- 5.C V-15-26: 828 Maralyn Avenue, a variance to allow a driveway to be 60% of the lot width, or 30 feet wide, exceeding the maximum allowed 40% of the

lot width, or 20 feet.

- 5.D A-0008-2026: Conduct a review and give a recommendation to the City Commission on an overall annexation application for a parcel of land located at 101 Linda Road.
- 5.E V-7-26: 380 Otter Boulevard: A variance request to allow an accessory structure to be larger than 60% of the size of the primary structure, and to allow the accessory structure to encroach 20 feet into the 40 foot rear yard setback
- 5.F A-0009-2026: Review and give a recommendation to the City Commission on an overall annexation application for property located on Alberta Street.
- 5.G CPA-0001-2026: Review and give a recommendation to the City Commission on a proposed Small-Scale Comprehensive Plan Amendment, on city owned land, changing the Future Land Use from Medium Density Residential to Conservation on property located on Paige Avenue.
- 5.H Z-0001-2026: Review and give a recommendation to the City Commission on a proposed rezoning of City owned land from R-2, Single-Family Residential to Conservation on property located on Paige Avenue.

6. COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD

7. REPORTS AND COMMUNICATION BY THE STAFF

8. ADJOURNMENT

Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the board, agency or commission of the City of New Smyrna Beach with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 410-2630, prior to the meeting.