



City of New Smyrna Beach

January 20, 2016

MEMBERS OF THE NEIGHBORHOOD COUNCIL
New Smyrna Beach, Florida

THIS SHALL SERVE AS YOUR OFFICIAL NOTIFICATION of the regular meeting of the NEIGHBORHOOD COUNCIL on **Wednesday, January 27, 2016 at 6:00 P.M.**, at the **City Commission Chambers**, 210 Sams Avenue, New Smyrna Beach, Florida, for consideration of the following:

ROLL CALL

APPROVAL OF MINUTES

Approval of the minutes of the October 28, 2015 regular meeting

PUBLIC PARTICIPATION

OLD BUSINESS

- A. Update on Neighborhood Plan Process
- Central Beach
 - Coronado Island
 - Canal Street / Downtown

NEW BUSINESS

- B. Approval of the updated 2016 Neighborhood Council meeting schedule
- C. Discussion on the Neighborhood Council Duties and Priorities for 2016
- D. Discussion on the Future Land Use study
- E. Approval of the Canal Street Downtown Neighborhood Vision Statement
- F. Review of the Historic Westside Action Plan
- G. Presentation of the League of Cities Case Study – NSB Civic Engagement

COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD

- Ex-officio beachside task force member update

REPORTS AND COMMUNICATIONS BY THE STAFF

- February 2016 Development Activity Report

ADJOURNMENT

Respectfully,



Steven E. Bapp

FOR

Peggy Gautreaux Rivers, Ed. D.

Chair

cc: Mayor and City Commissioners
City Manager
City Clerk
City Attorney
Planning Manager
Members of the Press

Pursuant to Florida Statutes 286.01015, if an individual decides to appeal any decision made by the Neighborhood Council 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 Board Secretary listed below prior to the meeting:

Ursula Moccia, Administrative Specialist II
City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168
(386) 424-2132

1 **NEIGHBORHOOD COUNCIL MEETING MINUTES**
2 **OCTOBER 28, 2015**
3 **CITY COMMISSION CHAMBERS**
4 **210 SAMS AVENUE, NEW SMYRNA BEACH, FLORIDA**

5
6 Chairperson Peggy Rivers called the meeting to order at 6:00 p.m.

7
8 Answering to roll call:

9 Peggy Rivers
10 Fannie Hudson
11 John Hallacy
12 James Russell
13 Martha Skinner
14 Debbie Bell

15
16 Board member Randy Herman was absent, excused.

17
18 Also present were Steven E. Bapp, Planner; Stephanie Doster, Planning Intern; Jake
19 Sachs, Commissioner; and members of the public.

20
21 **APPROVAL OF July 22, 2015 REGULAR MEETING MINUTES**

22 Ms. Rivers provided minor grammatical corrections to the minutes. Motion by Mr. Hallacy,
23 second by Mr. Russell to approve the minutes with Ms. Rivers' comments of the regular
24 meeting held September 30, 2015. Motion passed unanimously on a voice vote, 6-0.

25
26 **PUBLIC PARTICIPATION**

27 Chairperson Rivers opened public participation.

28
29 Maggie Hawk, 156 Marina Bay Dr., New Smyrna Beach, FL addressed the council on the
30 North Causeway Beautification. She had inquiry on why construction had not begun, as
31 well as questions on crosswalks, west-end landscaping and overall lighting. The council
32 and staff provided her with an overarching answer, and the chairperson provided the
33 contact information for the project manager.

34
35 Chairperson Rivers closed public participation.

36
37 **OLD BUSINESS**

38 **A. UPDATE ON THE NEIGHBORHOOD PLANNING PROCESS**

- 39 • Central Beach
40 • Coronado Island
41 • Canal Street/ Downtown

42
43 Mr. Bapp summarized the stages of progress for each of the three plans.

44
45 Chairperson Rivers questioned how a citizen survey would be accomplished.

NEIGHBORHOOD COUNCIL REGULAR MEETING MINUTES
September 30, 2015

47 Mr. Bapp stated it would be thorough an online service called Survey Monkey.

48
49 Chairperson Rivers questioned how the public would be informed of the online
50 survey and if there be a mailer sent out?

51
52 Mr. Bapp replied that a mailer could send out to inform the public to take the survey.

53
54 Chairperson Rivers read written comments from Mr. Herman on the neighborhood
55 plans. His question was, how do we keep the planning going after the vision
56 statement and action plan is submitted.

57
58 Mr. Bapp stated within each neighborhood plan there is a task list with time frames.
59 Each task is assigned a lead by citizens groups and city departments to oversee
60 the completion of tasks.

61
62 Mr. Russell suggested holding separate meeting to audit the progress of the task
63 lists.

64
65 Chairperson Rivers opened public participation.

66
67 No public participation on this item.

68
69 Chairperson Rivers closed public participation.

70
71 **B. UPDATE ON THE FUTURE LAND USE AND ZONING STUDY**

72 Mr. Bapp gave the staff findings on the future land use and zoning study.

73
74 Mr. Bapp presented an overview of the project.

75
76 Chairperson Rivers opened public participation.

77
78 Mr. Wade Mahood, 311 Florida Ave, New Smyrna Beach FL asked for
79 clarification on the Mixed Use Land Use on the Beachside.

80
81 Mr. Bapp stated that there was no properties with a Mixed Use Future Land Use
82 on the beachside, although the Comprehensive Plan allowed it. He stated there
83 were properties zoned Mixed Use, with a Commercial Future Land Use on the
84 Beachside.

85
86 Chairperson Rivers requested the council to receive square footage information
87 regarding the Marine Village on Coronado Island before the November 10th
88 meeting of the City Commission. Impact on Coronado Island would like to be
89 reviewed, as it does not fit the neighborhood plan.

90
91 Mr. Bapp stated he did not currently have that information but as soon as it was
92 made public he would get the information to the council members for review.

NEIGHBORHOOD COUNCIL REGULAR MEETING MINUTES
September 30, 2015

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Chairperson Rivers closed public participation.

Mr. Bapp asked what comments the council had on the study.

Chairperson Rivers read written comments from Mr. Herman.

Mr. Hallacy made a motion with Ms. Hudson seconding. Motion was that the Neighborhood Council was not in favor of the conceptual plan of the Coronado Island Marine Village. The Neighborhood Council has concerns over the size, scale, design and impact over the proposed concept. The motion passed by unanimous vote.

Mr. Russell stated that there was much information, which would take time to comment on.

The Councilmembers discussed how to directly provide comments to staff on the study.

Councilmembers agreed to individually provide additional comments to staff no later than November 6th.

NEW BUSINESS

C. REVIEW OF THE ACTION PLAN PORTION OF THE CORONADO ISLAND NEIGHBORHOOD PLAN.

Mr. Bapp summarized the stages of progress for each of the three plans.

Ms. Rivers opened public participation.

No public participation on this item.

Chairperson Rivers closed public participation.

D. REVIEW OF THE 2016 NEIGHBORHOOD COUNCIL MEETING SCHEDULE

Mr. Bapp presented the draft of the 2016 Neighborhood Council Meeting Schedule.

Chairperson Rivers made a date correction to the March meeting.

Chairperson Rivers queried the board if they wanted to do a separate workshop.

Mr. Russell suggested a daytime meeting if it were a workshop.

NEIGHBORHOOD COUNCIL REGULAR MEETING MINUTES
September 30, 2015

139 Chairperson Rivers opened public participation.

140

141 No public participation on this item.

142

143 Chairperson Rivers closed public participation.

144

145 **Motion by Ms. Bell, second by Ms. Hudson to approve the schedule with**
146 **amended corrections. Motion passed unanimously on a voice vote, 7-0.**

147

148 **E. DISCUSSION OF THE FUTURE NEIGHBORHOOD PLANNING PRIORITIES**
149 **FOR 2016.**

150

151 Mr. Bapp presented memorandum outlining ideas for future neighborhood
152 planning priorities for 2016.

153

154 Discussion occurred on evaluation criteria, and council members agreed to the
155 memo criteria.

156

157 Discussion occurred on which neighborhoods should be the focus for specific
158 neighborhood planning.

159

160 Chairperson Rivers directed Mr. Bapp to use the evaluation criteria, and examine
161 recommended neighborhoods the council suggested.

162

163 Mr. Bapp stated he would bring a prioritized list to the January 2016
164 Neighborhood Council Meeting. The council agreed they would forward a
165 recommendation to the City Commission following the January discussions.

166

167 Chairperson Rivers opened public participation.

168

169 No public participation on this item.

170

171 Chairperson Rivers closed public participation.

172

173 **COMMENTS OR STATEMENTS BY MEMEBERS OF THE BOARD**

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175 **REPORTS AND COMMUNICATIONS BY THE STAFF**

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177 Mr. Bapp presented the monthly development report, and stated the newest
178 addition was review of the Wa-Wa site plan.

179

180 Chairperson Rivers opened public participation.

181

182 No public participation on this item.

183

184 Chairperson Rivers closed public participation.

NEIGHBORHOOD COUNCIL REGULAR MEETING MINUTES
September 30, 2015

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ADJOURNMENT

Mr. Hallacy made a motion to adjourn the meeting with Ms. Hudson seconding.
There being no other business, the meeting adjourned at 8:28 p.m.

Interoffice Memorandum

City of New Smyrna Beach

To: Neighborhood Council Members

From: Steven E. Bapp, Neighborhood Planner

CC: Jeff Gove, AICP, Senior Planner

Subject: Item A. Update on Neighborhood Plan Process

Date: January 19, 2016

BACKGROUND

In December 2014, the City Commission charged citizens and staff to focus on three neighborhoods for the 2015-2016 planning horizon. The Commission chose Central Beach, Coronado Island and Canal Street/Downtown as the focus neighborhoods, due to their high impact on the City.

RECENT ACTIVITY ON THE NEIGHBORHOOD PLANS

CANAL STREET DOWNTOWN

The City hosted a third citizen workshop on November 16, 2015. Citizens will generate the neighborhood statement and finalize Goals, Objectives, and Policies portion that supports the resident action plan.

FOLLOW-UP STEPS ON THE NEIGHBORHOOD PLANS

ALL PLANS

Staff will have an increase ability to focus on details Neighborhood Planning with the arrival of a Planning Director in February. In the spring of 2016, the Neighborhood Council will first review a series of draft Neighborhood Plans. Based on their recommendations, the plans will move forward to the Planning and Zoning Board for review, then to the City Commission for adoption.

Steven E. Bapp
City Neighborhood Planner

Interoffice Memorandum
City of New Smyrna Beach

To: Neighborhood Council Members
From: Steven E. Bapp, Neighborhood Planner
CC: Jeff Gove, AICP, Interim Planning Director
Subject: Agenda Item B. Approval of the amended 2016 NH Council Schedule
Date: January 19, 2016

I. Background

In December 2015, the Neighborhood Council approved the 2016 meeting schedule. After approval, planning staff received guidance to hold a joint meeting with the Economic Development Advisory Board in February 2016.

II. Findings

This change in venue has been coordinated with the Economic Development Advisory Board, and the City Manager.

III. Recommendation

That the Neighborhood Council approve the amended schedule in **Exhibit A**.



Steven E. Bapp
Planner

Exhibit A – Amended Meeting Schedule 2016

NEIGHBORHOOD COUNCIL 2016 MEETING SCHEDULE Change 1

MEETING TIME AND LOCATION (unless otherwise noted)

6:00 p.m.; City Commission Chambers, 210 Sams Avenue, New Smyrna Beach

NEIGHBORHOOD COUNCIL MEETING DATE
January 27, 2016
February 24, 2016 (Joint Meeting with the Economic Development Advisory Board)
March 23, 2016
May 25, 2016
July 27, 2016
September 28, 2016
October 26, 2016

Interoffice Memorandum
City of New Smyrna Beach

To: Neighborhood Council Members
From: Steven E. Bapp, Neighborhood Planner
CC: Jeff Gove, AICP, Interim Planning Director
Subject: Agenda Item C. Discussion on the Neighborhood Council Duties and Priorities for 2016
Date: January 19, 2016

I. Background

In December 2014, the City Commission established a Neighborhood Council. In September 2014, the City Commission amended the original resolution to provide for allowing a member of the Neighborhood Council to serve as an ex-officio non-voting member of the Beachside Resident Task Force. Copy of this resolution is found in **EXHIBIT A** of this staff report.

II. FINDINGS

The City Commission established the Neighborhood Council for the following purpose:

The Neighborhood Council shall be charged with providing advisory recommendations to the City Commission, Planning and Zoning Board, Historic Preservation Commission, or any other board regarding neighborhood issue with city-wide implications; reporting on concerns and interests of the residents in the neighborhoods and in the city as a whole on a regular basis; serving as a liaison between the city and the neighborhoods to assist the City with disseminating information on development proposals, initiatives and project; working to increase citizen participation in the governance of the city; encouraging opportunities to increase neighborhood communication, interaction and problem-solving; serving in an advisory capacity on issues brought forth by the city Commission for its deliberation and recommendation; and performing such other duties and assignments as requested by the City Commission or City manager.

III. Recommendation

That the Neighborhood Council set priorities for 2016 based on the charge of the City Commission.



Steven E. Bapp
Planner

A RESOLUTION OF THE CITY OF NEW SMYRNA BEACH, FLORIDA, AMENDING RESOLUTION NO. 24-13, CREATING A NEIGHBORHOOD COUNCIL; PROVIDING FOR ALLOWING A MEMBER OF THE NEIGHBORHOOD COUNCIL TO SERVE AS AN EX-OFFICIO NON-VOTING MEMBER OF THE BEACHSIDE RESIDENT TASK FORCE; PROVIDING FOR ALLOWING THE NEIGHBORHOOD COUNCIL TO APPOINTMENT SAID EX-OFFICIO MEMBER; PROVIDING FOR CONFLICTING RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City recognizes that its democracy is enriched by the active participation of an informed citizenry; and

WHEREAS, it is in the best interest of the city to strengthen neighborhood participation in city governance where such participation exists, and to encourage and support neighborhood participation in City governance where it does not yet exist; and

WHEREAS, a Neighborhood council would provide a structure for increased citizen participation in the governance of the City and building cooperation and improved communication between citizens and City officials; and

WHEREAS, Section 77, City Charter, authorizes the City Commission to appoint boards to act in an advisory capacity; and

WHEREAS, a Neighborhood Council would provide an arena for residents to come together, share information, and make recommendations to the City government on neighborhood or city-wide issues.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NEW SMYRNA BEACH, FLORIDA:

SECTION 1: There is hereby created a Neighborhood Council.

SECTION 2: Composition. The Neighborhood Council shall consist of seven regular members. Board members shall be registered electors and serve without compensation.

SECTION 3: Appointment. Members shall be appointed by the City Commission. Each City Commissioner shall nominate one regular member for appointment. Each appointee must reside in the zone represented by the Commissioner nominating the member. The Mayor shall nominate two regular members for appointment, who shall be residents of the City. The vice Mayor shall nominate one regular member for appointment, who shall reside in the zone represented by the Vice Mayor. The Vice Mayor shall also nominate one regular member for appointment, who shall be resident of the City.

SECTION 4: The seven members of the Neighborhood Council shall serve two year terms at the pleasure of the City Commission and may be removed from the Neighborhood Council by the City Commission with or without cause. If the position of a member becomes vacant for any reason, the City Commission shall appoint another qualified person to serve the unexpired term of the vacated position. The Neighborhood Council shall work with the City Manager or the City Manager's designee.

SECTION 5: Qualifications of members. Members of the Neighborhood Council shall be residents of the City of New Smyrna beach. City employees and members of other City advisory boards may not serve as members of the Neighborhood Council. However, one member of the Neighborhood Council shall be required to serve as an ex-officio non-voting member of the Beachside Resident Task Force.

SECTION 6: The ex-officio non-voting member of the Neighborhood Council shall serve a one-year term, beginning January 1st of each calendar year. The term of the ex-officio member following approval of this resolution by the City Commission shall commence following election by the Neighborhood Council at its next regularly scheduled meeting and shall expire on December 31, 2014. If the ex-officio position becomes vacant for any reason, the Neighborhood Council shall appoint another member to serve the unexpired term of the vacated position.

SECTION 7: Duties. The Neighborhood Council shall be charged with providing advisory recommendations to the City Commission, Planning and Zoning Board, Historic Preservation Commission, or any other board regarding neighborhood issue with city-wide implications; reporting on concerns and interests of the residents in the neighborhoods and in the city as a whole on a regular basis; serving as a liaison between the city and the neighborhoods to assist the City with disseminating information on development proposals, initiatives and project; working to increase citizen participation in the governance of the city; encouraging opportunities to increase neighborhood communication, interaction and problem-solving; serving in an advisory capacity on issues brought forth by the city Commission for its deliberation and recommendation; and performing such other duties and assignments as requested by the City Commission or City manager.

SECTION 8: The Neighborhood Council will meet at least once per quarter. All meetings shall be open to the public and minute shall be kept as provided by the Florida Open Meetings law.

SECTION 9: *Conflicting Resolutions.* That all resolutions or parts thereof that are in conflict with this resolution are hereby rescinded and repealed.

SECTION 10: *Effective Date.* That this resolution shall take effect immediately upon its adoption.

APPROVED AS TO FORM AND CORRECTNESS:

FRANK B. GUMMEY, III
City Attorney

DATE: _____

Interoffice Memorandum

City of New Smyrna Beach

To: Neighborhood Council Members

From: Steven E. Bapp, Neighborhood Planner

CC: Jeff Gove, AICP, Interim Planning Director

Subject: Item D. Future land use study update

Date: January 20, 2016

I. Background

- A. At the June 9, 2015, City Commission meeting, the Commission was presented with 1,325 petitions signed by registered voters within the City of New Smyrna Beach (**Exhibit A**). The petition requests that the City Commission to restore the previous density caps contained in the City Charter, which were removed in 1992. The petition also requests that the City Commission prohibit the application of the Hospitality Future Land Use classification to properties on the barrier islands, designated island, and in the City's historic districts. At this meeting, the City Commission directed staff to prepare a schedule and scope of work for review of the City's future land use and zoning designations in those areas of the City. Follow-on guidance was to evaluate and recommend building heights in the study area.
- B. Over the course of six months, staff analyzed parcels on an individual basis to determine the actual level of development versus the theoretical maximum development that might be permitted to occur under the assigned future land use designation. The study area included the Central Beach, the Coronado Island and the Canal Street Downtown Neighborhood, as well as the City Historic Districts. Staff also conducted a review of seven cities for a comparative analysis. Initial findings are found in **Exhibit B**.
- C. From September to December 2015, staff presented their findings at the Central Beach Neighborhood Workshop, the Coronado Island Neighborhood Workshop, the Canal Street Downtown Neighborhood Workshop, the Southeast Volusia County Chamber of Commerce, the Economic Development Advisory Board, the Neighborhood Council, the Planning and Zoning Board and the City Commission. A summary of comments from these presentations is found in **Exhibit C**. Staff presented their refined findings to the City Commission on

December 8, 2015. Commission directed the public to provide any comments on the finding to staff.

- D. The City Commission voted unanimously to formally hear the December 8th Future Land Use & Zoning Recommendations. The Local Planning Agency will hear the recommendations on February 1, 2016, the first reading by the City Commission on Feb 9th; then State Review Feb-April; with City Commission either late April or early May 2016. Staff recommendations, along with public input received since December 8 2015, are found in Exhibit D.

II. Recommendation

None. This information is provided for informational purposes.



Steven E. Bapp
Planner

Exhibit A – Density Petition

**NEW SMYRNA BEACH RESIDENTS' COALITION FOR DENSITY LIMITS PAC
A PETITION REQUESTING THAT THE CITY COMMISSION OF NEW SMYRNA BEACH,
FLORIDA, INITIATE A COMPREHENSIVE PLAN AMENDMENT PURSUANT TO FLORIDA
STATUTES SECTION 163.3184.**

104.185-A person who knowingly signs a petition or petitions for a candidate, a minor political party, or an issue more than one time commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s.775.083.

NAME: _____
(Please print name as it appears on your Voter I.D. Card)

STREET ADDRESS _____

CITY: _____ **ZIP:** _____ **COUNTY:** _____

VOTER REGISTRATION NUMBER: _____ **(OR)**

Is this a change of voter registration: Yes _____ No _____

DATE OF BIRTH: _____

I am a registered voter in the City of New Smyrna Beach, Volusia County, Florida, and hereby petition the City Commission of New Smyrna Beach to initiate a Comprehensive Plan Amendment as follows:

Restore the historic 1973-1992 Charter Density Caps, Sections 208.2 and 208.3, of 24 Buildable Units per acre for hotel/motel development and 12 Buildable Units per acre for multifamily development and redevelopment as the controlling land use density on the City's barrier islands, F.S. 161.053 (1), (b), (3), on designated islands, and in the City's historic districts, including but not limited to the National Registry of Historic Places classifications.

Prohibit the application of Ordinances No. 69-07 and 19-10, Hospitality Future Land Use amendments to the Comprehensive Plan, to development and redevelopment on the City's barrier islands. F.S. 161.053 (1), (b), (3), on designated islands, and in the city's historic districts, including but not limited to the National Registry of Historic Places classifications.

My support to request that the City Commission of New Smyrna Beach initiate a Comprehensive Plan Amendment as above specified is signified by my signature below:

DATE SIGNED

SIGNATURE OF REGISTERED VOTER

Political advertisement paid for and approved by New Smyrna Beach Residents' Coalition for Density Limits PAC, 604 North Peninsula, New Smyrna Beach, FL 32169
Treasurer, _____

FOR OFFICE USE ONLY
Serial Number _____
Date Approved _____

Exhibit B – Staff Comments October 2015

FUTURE LAND USE AND ZONING REVIEW RECOMMENDATION MATRIX					
	CANAL / DOWNTOWN	CENTRAL BEACH	CORONADO ISLAND	MAINLAND HISTORIC DISTRICT (EXCLUDING CANAL / DOWNTOWN)	OTHER RECOMMENDATIONS
RECREATION	<ul style="list-style-type: none"> No changes recommended for the Recreation Future Land Use category 	<ul style="list-style-type: none"> No changes recommended for the Recreation Future Land Use category 	<ul style="list-style-type: none"> No changes recommended for the Recreation Future Land Use category 	N/A	<ul style="list-style-type: none"> Poll property owners regarding expansion of the Coronado National Register Historic District and creation of a local historic district Poll property owners regarding expansion of the Mainland National Register Historic District and creation of a local historic district Consider reducing bed and breakfast overlay to coincide with Coronado Historic District boundaries Move zoning line along oceanfront properties to be co-terminus with CCSL Waive application and advertising fees for voluntary applications Establish a maximum allowed height limit for the PUD zoning designation
CONSERVATION	N/A	<ul style="list-style-type: none"> It appears that there is an overlap area within the City's maps. That overlap makes it appear as though houses are built on parcels that are completely designated as Conservation. However, all of the parcels identified are all classified as Medium Density Residential, High Density Residential, or Recreation. All of these parcels are oceanfront, which is designated as Conservation. Correct the City's mapping layer to exclude the public beach from the individually owned upland parcels 	<ul style="list-style-type: none"> Rezone land owned by the State of Florida from R-1, Single-Family Residential, to C, Conservation. The FLU on these parcels is Conservation and the land consists of mangroves and islands in the river. 	N/A	
PUBLIC GROUNDS AND BUILDINGS	<ul style="list-style-type: none"> No changes recommended for the Public Grounds and Buildings Future Land Use category 	<ul style="list-style-type: none"> No changes recommended for the Public Grounds and Buildings Future Land Use category 	<ul style="list-style-type: none"> No changes are recommended to the Public Grounds and Buildings Future Land Use designation. 	N/A	
LOW DENSITY RESIDENTIAL	<ul style="list-style-type: none"> Change future land use designation of Woman's Club property from Low Density Residential to Public Grounds and Buildings Amend the Low Density Residential Future Land Use Category to establish an F.A.R. of 0.5 or less for non-residential special exception uses, such as houses of worship. Without a maximum F.A.R., it appears that the zoning is inconsistent with the Future Land Use designation. 	<ul style="list-style-type: none"> Amend the Low Density Residential Future Land Use Category to establish an F.A.R. of 0.5 or less for non-residential special exception uses, such as houses of worship. Without a maximum F.A.R., it appears that the zoning is inconsistent with the Future Land Use designation. The south side of Asire Court is zoned MU, Mixed Use. However, the Future Land Use designation is Commercial, which means the zoning is inconsistent with the Future Land Use designation. 	<ul style="list-style-type: none"> Amend the Low Density Residential Future Land Use Category to establish an F.A.R. of 0.5 or less for non-residential special exception uses, such as houses of worship. Without a maximum F.A.R., it appears that the zoning is inconsistent with the Future Land Use designation. 	<ul style="list-style-type: none"> Amend the Low Density Residential Future Land Use Category to establish an F.A.R. of 0.5 or less for non-residential special exception uses, such as houses of worship. Without a maximum F.A.R., it appears that the zoning is inconsistent with the Future Land Use designation. 	

Exhibit B Continued

FUTURE LAND USE AND ZONING REVIEW RECOMMENDATION MATRIX					
	CANAL / DOWNTOWN	CENTRAL BEACH	CORONADO ISLAND	MAINLAND HISTORIC DISTRICT (EXCLUDING CANAL / DOWNTOWN)	OTHER RECOMMENDATIONS
		<p>Further research is required to determine whether this is a scrivener's error. Either the Future Land Use designation or the zoning designation must be revised for consistency.</p> <ul style="list-style-type: none"> Change FLU on City retention ponds on Goodwin Avenue and South Pine Street from Low Density Residential to Public Grounds & Buildings 			
MEDIUM DENSITY RESIDENTIAL	N/A	<ul style="list-style-type: none"> Amend the Medium Density Residential Future Land Use Category to establish an F.A.R. of 0.5 or less for non-residential special exception uses, such as houses of worship. Without a maximum F.A.R., it appears that the zoning is inconsistent with the Future Land Use designation. Consider creating special zoning district for Esther Street where lots are only 42 feet deep 	N/A	<ul style="list-style-type: none"> Amend the Medium Density Residential Future Land Use Category to establish an F.A.R. of 0.5 or less for non-residential special exception uses, such as houses of worship. Without a maximum F.A.R., it appears that the zoning is inconsistent with the Future Land Use designation. Encourage property owners who are contiguous to the existing Low Density Residential Future Land Use category to voluntarily apply to change their designations from Medium Density Residential to Low Density Residential. 	
HIGH DENSITY RESIDENTIAL	<ul style="list-style-type: none"> Density is currently limited to 18 units / acre on the mainland and 12 units / acre on the beachside. Several older existing multi-family developments, including Captain's Quarters, Waterway East, Waterway West and Venezia are already non-conforming, with regard to density. Reducing densities would only serve to increase the non-conforming nature of many of these developments. 	<ul style="list-style-type: none"> Density is currently limited to 18 units / acre on the mainland and 12 units / acre on the beachside. Several older existing multi-family developments, including Captain's Quarters, Waterway East, Waterway West and Venezia are already non-conforming, with regard to density. Reducing densities would only serve to increase the non-conforming nature of many of these developments. 	<ul style="list-style-type: none"> Density is currently limited to 18 units / acre on the mainland and 12 units / acre on the beachside. Several older existing multi-family developments, including Captain's Quarters, Waterway East, Waterway West and Venezia are already non-conforming, with regard to density. Reducing densities would only serve to increase the non-conforming nature of many of these developments. 	N/A	

Exhibit B Continued

FUTURE LAND USE AND ZONING REVIEW RECOMMENDATION MATRIX					
	CANAL / DOWNTOWN	CENTRAL BEACH	CORONADO ISLAND	MAINLAND HISTORIC DISTRICT (EXCLUDING CANAL / DOWNTOWN)	OTHER RECOMMENDATIONS
	<ul style="list-style-type: none"> Amend the High Density Residential Future Land Use Category to establish an F.A.R. of 0.5 or less for non-residential special exception uses, such as houses of worship. Without a maximum F.A.R., it appears that the zoning is inconsistent with the Future Land Use designation. 	<ul style="list-style-type: none"> Amend the High Density Residential Future Land Use Category to establish an F.A.R. of 0.5 or less for non-residential special exception uses, such as houses of worship. Without a maximum F.A.R., it appears that the zoning is inconsistent with the Future Land Use designation. Encourage voluntary applications to change FLU designation on the west side of South Atlantic Avenue from High Density Residential to Medium Density Residential Change FLU of FDOT parcels on South Peninsula Avenue from High Density Residential to Public Grounds & Buildings 	<ul style="list-style-type: none"> Amend the High Density Residential Future Land Use Category to establish an F.A.R. of 0.5 or less for non-residential special exception uses, such as houses of worship. Without a maximum F.A.R., it appears that the zoning is inconsistent with the Future Land Use designation. Administratively change FLU and zoning for the western portion of Baldwin Brothers Funeral Home from High Density Residential and R-4, Multi-Family Residential to Commercial and B-2 zoning (the portion was obtained from the Island Town Center parcel and the FLU and zoning were never changed) There are several developments within the Coronado Island Neighborhood that have a Future Land Use designation of High Density Residential, but which are developed at a much lower density than 18 units per acre. Encourage voluntary applications to change the Future Land Use designations of those developments to Medium Density Residential. 		
MARINA	<ul style="list-style-type: none"> The permitted 1.5 F.A.R. is already lower than the 2.0 F.A.R. permitted by the Commercial Future Land Use category or the 6.5 F.A.R. permitted under the Mixed Uses Future Land Use category. The base number of hotel rooms permitted is 24, which is consistent with that allowed by the Commercial and Mixed Uses 	N/A	<ul style="list-style-type: none"> The permitted 1.5 F.A.R. is already lower than the 2.0 F.A.R. permitted by the Commercial Future Land Use category or the 6.5 F.A.R. permitted under the Mixed Uses Future Land Use category. The base number of hotel rooms permitted is 24, which is consistent with that allowed by the Commercial and Mixed Uses 	N/A	

FUTURE LAND USE AND ZONING REVIEW RECOMMENDATION MATRIX					
	CANAL / DOWNTOWN	CENTRAL BEACH	CORONADO ISLAND	MAINLAND HISTORIC DISTRICT (EXCLUDING CANAL / DOWNTOWN)	OTHER RECOMMENDATIONS
	<p>Future Land Use designations. Permitted density can be increased up to a maximum of 48 rooms / acre, but only if public waterfront access, and other additional criteria are met.</p> <ul style="list-style-type: none"> No changes are recommended to the Marina Future Land Use category. 		<p>Future Land Use designations. Permitted density can be increased up to a maximum of 48 rooms / acre, but only if public waterfront access, and other additional criteria are met.</p> <ul style="list-style-type: none"> No changes are recommended to the Marina Future Land Use category. 		
COMMERCIAL	<ul style="list-style-type: none"> Prior to 2011, a residential density was not provided in the Commercial Future Land Use category, even though residential was a permitted use in the zoning designations. This change made the Future Land Use consistent with the zoning classifications. Consider reducing permitted residential densities in the Commercial Future Land Use category from 18 to 12 units / acre. 	<ul style="list-style-type: none"> Prior to 2011, a residential density was not provided in the Commercial Future Land Use category, even though residential was a permitted use in the zoning designations. This change made the Future Land Use consistent with the zoning classifications. Consider reducing permitted residential densities in the Commercial Future Land Use category from 18 to 12 units / acre. Change Commercial FLU on Flagler Avenue and South Atlantic Avenue to Mixed Uses Reduce F.A.R. for Mixed Uses FLU on Beachside from 3.0 to 2.0 Eliminate Type "C" (Drive-in) restaurants as a permitted use in B-4 zoning category Encourage voluntary applications to change Commercial FLU to Medium Density Residential for properties currently used for residential purposes (zoning would also have to be changed) 	<ul style="list-style-type: none"> Prior to 2011, a residential density was not provided in the Commercial Future Land Use category, even though residential was a permitted use in the zoning designations. This change made the Future Land Use consistent with the zoning classifications. Consider reducing permitted residential densities in the Commercial Future Land Use category from 18 to 12 units / acre. Consider changing the B-6A zoning designation to B-2, which would still allow medical offices, but would also allow retail, restaurants, and other non-residential uses 	<ul style="list-style-type: none"> Prior to 2011, a residential density was not provided in the Commercial Future Land Use category, even though residential was a permitted use in the zoning designations. This change made the Future Land Use consistent with the zoning classifications. Consider reducing permitted residential densities in the Commercial Future Land Use category from 18 to 12 units / acre. 	
MIXED USES	<ul style="list-style-type: none"> Reduce Mixed Uses F.A.R. from 6.5 to 2.0, which would be consistent with other non-residential Future Land Use designations within New Smyrna 	N/A	N/A	N/A	

Exhibit B Continued

FUTURE LAND USE AND ZONING REVIEW RECOMMENDATION MATRIX					
	CANAL / DOWNTOWN	CENTRAL BEACH	CORONADO ISLAND	MAINLAND HISTORIC DISTRICT (EXCLUDING CANAL / DOWNTOWN)	OTHER RECOMMENDATIONS
	<p>Beach, as well as the comparison cities.</p> <ul style="list-style-type: none"> Consider reducing maximum allowed building height in the Mainland MU, Mixed Use zoning district. The current allowed building height is 50', plus an additional 12' for architectural features, for a total building height of 62'. 				
HOSPITALITY	N/A	<ul style="list-style-type: none"> Consider prohibiting application of the Hospitality Future Land Use Category to properties along Flagler Avenue Implement mandatory design standards for all projects developed under the Hospitality category. Require 100% of parking to be provided on-site for all projects. Eliminate the 12 unit / acre residential density and the non-transient lodging F.A.R. from the Hospitality category Reduce non-transient lodging F.A.R. from 3.0 to 2.0 Consider reducing # of rooms / acre from 75 to 50 	N/A	N/A	
RIVERWALK CONDO SITE	N/A	N/A	<ul style="list-style-type: none"> No changes are recommended to the Future Land Use or zoning of these parcels. 	N/A	
CORONADO ISLAND MARINE VILLAGE SITE	N/A	N/A	<ul style="list-style-type: none"> No changes are recommended to the Future Land Use or zoning of these parcels. 	N/A	

Exhibit C - Future Land Use and Zoning Review Comment Matrix SEP – DEC 2015

Entity	Comment
SEV Chamber Of Commerce	<p>1. It is our strong belief that restricting density will not solve congestion, parking or traffic issues but will however, serve to shut down the city for any much needed development of our commercial tax base and local economy. 2. It is our belief that the City’s recommendation to “encourage” voluntary changes to land use designations will serve to pit neighbor against neighbor, create a patchwork of inconsistent zoning and make a strong case for “non-compatible use” arguments for building applicants. We can also envision certain neighborhood groups lobbying residents to change land use designations to lower density without conveying all of the facts associated with doing so. We do not believe it is the City’s place to encourage residents to change land uses lot by lot, but rather to accurately and in an unbiased fashion, inform them of the implications and consequences of their decisions. 3. Specific to the recommendations made to the Hospitality Future Land Use Designations, it is our belief that the City should maintain the current allowable limits, set a maximum building height and establish an incentive plan which will serve to bring the desired hospitality projects that best serve the community. Limiting any density in this area will serve only to allow development of limited service hotels, prohibit any Condo/Hotels or Hotels with managers living on site</p>
Neighborhood Council	<p>1. The Neighborhood Council has concerns over the size, scale, design and impact over the proposed concept of the Coronado Island Marine Village.</p>
Economic Development Advisory Board	<p>1. Voluntary downsizing of FLU densities is not a viable option, and board does not believe anyone would do this to their property, 2. Limit height in the Mainland Mixed Use District to 4 stories, 3. Implement mandatory design guidelines for the Flagler and Canal Street (east of US1) business district, 4. Reduction of Transient Units from 75 to 48 in the Hospitality FLU is not economically viable to a hotel developer</p>

Exhibit C - Future Land Use and Zoning Review Comment Matrix SEP – DEC 2015

Entity	Comment
<p>Planning and Zoning Board</p>	<p>1. Voluntary downsizing of FLU densities is not a viable option, and board does not believe anyone would do this to their property, 2. The MU FLU is recommended for the Flagler district and compatible with the existing zoning and pattern of development. 3. 48 hotel rooms per acre would not be economically viable, nor attract investors to construct new lodging, 4. Downsizing densities or FAR will take developmental rights of existing property owners, 5. There needs to be more scientific research into recommended F.A.R. for the City, 6. The City has managed densities and intensities in an outstanding manner through its use of the comprehensive plan and adopted practices; 6. Model Cities of Naples and St Pete Beach are not good comparison cities as they contain an overabundance of high density multi family residence and tall buildings, 7. Any action from the City that creates a non-conforming lot or use must be avoided. The City already has a high percentage of non-conformities in the study area. In fact, the City should be proactive in identifying non-conforming lots, structures and uses; and have better contingencies to rebuild in cases such as natural disasters. 8. The hospitality FLU has been applied in so few properties in the City (3 to date), FLU changes have a due public process and are on a case by case basis. Do not make any reductions in F.A.R in the Hospitality Land use. Do not reduce the transient dwelling units per acre in the Hospitality FLU 9. "un-table" ordinance 51-06 that limits the Mainland MU height to 50 feet habitable, 62 feet total. This ordinance was tabled at its second commission reading, thus, Mainland MU height is currently at 82 feet, 11. Justify recommendation of 0.5 F.A.R in the non-residential use in residential land use.</p>
<p>Beachside Residents Task Force</p>	<p>1. Consider eliminating Type “C” (Drive-in) restaurants as a permitted use on all beachside commercial properties</p>

Exhibit C - Future Land Use and Zoning Review Comment Matrix SEP – DEC 2015

Entity	Comment
Canal Street Downtown Neighborhood Workshop	1. Establish a local historic district; 2. Support mixed use land use in the neighborhood; 3. Preserve the mix of residential densities in the neighborhood
Central Beach Neighborhood Workshop	1. Moratorium on number of hotels on the beach; Establish Local Historic District; 2. Maintain City Parks and seek to get more open public space; 3. Implement Petition Density Caps; 4. Review the short term rental use
Coronado Island Neighborhood Workshop	1. Lower the density allowed from 18 DUA to 12 DUA; 2. Rezone State of Florida TIITF properties Short Parcel ID 7408-00-00-0040 From R-1 Low Density Residential to C Conservation; 3. Rezoning of B6A to B2 on NE Corner of Coronado Island

Exhibit D Future Land Use (FLU) Comment Matrix After December 8 2015

Staff Recommendation	Coalition comments	Board of Realtors Comments	Steven C. Provost PE (RET)
<p>Within Residential FLU areas - Non-residential development permitted by special exception shall be at a maximum Floor Area Ratio (FAR) of 0.5, and shall be limited in a manner to be compatible with the allowable residential density</p>	<p>Within Residential FLU areas - Non-residential development permitted by special exception shall be at a maximum Floor Area Ratio (FAR) of 0.5, and shall be limited in a manner to be compatible with the allowable residential density; Reduce the number of dwelling units per acre to 12 on the Mainland Historic Districts</p>	<p>Maintain the multi-family density mainland at 18 dwelling units per acre and beachside at 12 dwelling units per acre</p>	<p>Within Residential FLU areas - Non-residential development permitted by special exception shall be at a maximum Floor Area Ratio (FAR) of 0.5, and shall be limited in a manner to be compatible with the allowable residential density</p>
<p>Reduce the FAR on Mainland from 6.5 to 3.0. Maintain the FAR on Beachside at 3.0</p>	<p>The Barrier Islands; Coronado Island; and the Mainland Historic District shall have a maximum FAR of 0.5 or less.</p>	<p>No Comment</p>	<p>Change MU FLU Beachside FAR to 2.0; Change MU FLU Mainland to 2.5 to be consistent with comparison cities</p>
<p>Reduce the Transient Units per Acre in the Hospitality FLU from 75 to 48</p>	<p>Reduce the Transient Units per Acre in the Hospitality FLU from 75 to 49</p>	<p>No Comment</p>	<p>No Comment</p>
<p>Eliminate residential uses in the Hospitality FLU</p>	<p>Eliminate residential uses in the Hospitality FLU</p>	<p>No Comment</p>	<p>No Comment</p>

Exhibit D Future Land Use (FLU) Comment Matrix After December 8 2015

Staff Recommendation	Coalition comments	Board of Realtors Comments	Steven C. Provost PE (RET)
Maintain the FAR with the Hospitality FLU at 3.0	Reduce the FAR with the Hospitality FLU to 1.2 or less	No Comment	Change the Hospitality FLU FAR to 2.0
Eliminate the requirement for shared parking must be available, require 100% of parking to be provided on-site for all projects	Eliminate the requirement for shared parking must be available, require 100% of parking to be provided on-site for all projects	Does not support full on-site parking for all hotel projects.	No Comment
Require design standard will be adopted in the LDR for Hospitality	Require design standard will be adopted in the LDR for Hospitality	Require design standard will be adopted in the LDR for Hospitality	No Comment
Establish a maximum height of 60 feet for all PUD zoned properties in the Hospitality FLU	Limit height to 45' inclusive of all architectural features	Lowering height limits would reduce the permissible density of hotel rooms	No Comment
Reduce maximum building height, Mixed Use Zoning District (Mainland) FROM Seven stories or 82 feet maximum TO 50 feet, plus an additional 12 feet, if architectural features are added to the building	Limit height to 45' inclusive of all architectural features	Lowering height limits would reduce the permissible density of hotel rooms	Reduce maximum building height, Mixed Use Zoning District (Mainland) FROM Seven stories or 82 feet maximum TO 50 feet, plus an additional 12 feet, if architectural features are added to the building

Exhibit D Future Land Use (FLU) Comment Matrix After December 8 2015

Staff Recommendation	Coalition comments	Board of Realtors Comments	Steven C. Provost PE (RET)
	All B4 Commercial zoning on the Barrier Islands, Coronado Island and the Mainland Historic Districts shall have the following limitations: (1) a height limit of 45' inclusive of architectural features (2) a floor area ratio of 1.2 or less (3) a hotel shall be built on a one acre section of a parcel notwithstanding the total number of acres in the parcel		Repeal Ordinance 19-10 which permits Hospitality FLU along ocean front properties between Esther Street and East 8th Avenue
	All Planned Unit Developments on the Barrier Islands, Coronado Island and the Mainland Historic Districts shall have the following limitations: (1) a height limit of 45' inclusive of architectural features (2) a floor area ratio of 1.2 or less (3) a hotel shall be built on a one acre section of a parcel notwithstanding the total number of acres in the parcel		
	All projects developed under the Hospitality category shall be required to have a PUD application		
	All projects developed under the Marina FLU must have a PUD application.		

Exhibit D Future Land Use (FLU) Comment Matrix After December 8 2015

Staff Recommendation	Coalition comments	Board of Realtors Comments	Steven C. Provost PE (RET)
	<p>Request amending the Comprehensive Plan by striking language in the Comprehensive Plan that provides for maximum densities and floor area ratios on the beachside</p>	<p>Does not support voluntary or involuntary downzoning of properties. This has the high potential for higher density development to occur on adjacent property without any buffer or transition. Also could result in "spot zoning"</p>	
<p><i>Although not addressed in upcoming CPA-1-16; Staff recommends resolving the inconsistency between the commercial FLU and MU zoning along Flagler Ave (Mandated by Goal 2, Objective 6 FLU Element and the Florida Statutes).</i></p>	<p>Disagree with changing the Commercial FLU to Mixed Use FLU along Flagler Ave for two reasons: (1) the change would result in an increase in FAR and (2) the current Commercial designation is more specific as to use than is the MU.</p>	<p>Resolve inconsistency between FLU and Zoning in accordance with Goal 2 Objective 6 of the Future Land Use element. Specifically inconsistency of commercial FLU with MU Zoning along Flagler Ave</p>	

Exhibit D Future Land Use (FLU) Comment Matrix After December 8 2015

Staff Recommendation	Coalition comments	Board of Realtors Comments	Steven C. Provost PE (RET)
	Amend the Comprehensive Plan by striking that language providing for maximum densities and floor area ratios for properties designated as Mixed-Use Future Land Use on the Beachside since no properties on the Beachside have that designation. Retain the current Commercial Flu category for Flagler Avenue		

Interoffice Memorandum

City of New Smyrna Beach

To: Neighborhood Council

From: Steven E. Bapp, Planner I – Neighborhood Planner

CC: Jeff Gove, AICP, Interim Planning Director

Subject: Canal Street Downtown Neighborhood Plan Vision Statement

Date: January 20, 2016

Background

During the September 30, 2015 Neighborhood Council meeting, staff presented two vision statements collected from citizens. Two statements were compiled during an email request to the Canal Street Downtown residents. At the September 30th meeting, the Council directed staff to present the vision statements to the November 10, 2015 Neighborhood workshop.

The meeting consensus was to develop a new vision statement during the meeting. Attachment one shows the results of two working groups. The meeting attendees seemed to prefer vision statement number one due to its brevity. General consensus was that the supporting plan would provide more detail to support the vision.

Follow up steps

Staff will take the present approved Vision Statement at the next Canal Street Downtown Neighborhood workshop.

Summary and recommendation

Staff requests the Neighborhood Council review, approve or modify the vision statement that supports the Canal Street Downtown Neighborhood Plan found in attachment 1.



Steven E. Bapp

Planner I – Neighborhood Planner

Attachment 1 – Canal Street Downtown Vision Statement

**Attachment 1 to the Interoffice Memo: Canal Street Downtown Neighborhood Plan
Draft Vision Statement**

**Canal Street Downtown Neighborhood Workshop November 10th
2015**

Group 1

By the year 2020, the Canal Street Downtown Neighborhood will maintain and improve its eclectic, historic character. It will be a livable commercial, pedestrian district with balanced density and green space.

Group 2

By the year 2020, the Canal Street Downtown Neighborhood will be a historically revitalized, culturally integrating, and commercially thriving, safe, family friendly community.

The neighborhood will be attractive to existing and new business patrons and residents. In addition it will host events and provoke investment and pride within the community.

The residents and businesses shall share a harmonious existence by partnering with the city to create a framework governing parking and a balance of mixed uses

Interoffice Memorandum
City of New Smyrna Beach

To: Neighborhood Council Members
From: Steven E. Bapp, Neighborhood Planner
CC: Jeff Gove, AICP, Interim Planning Director
Subject: Agenda Item F. Review of the Historic Westside Action Plan

Date: January 19, 2016

I. Background

In January 2016, the Neighborhood Council Chairperson wished to provide the Neighborhood Council with copy of the Historic Westside Action Plan.

II. FINDINGS

The Historic Westside Action Plan (Exhibit A) was approved in October 2011. The action plan is part of a larger published document, but serves the community as a reference guide. It is well constructed, and places goals derived from Neighborhood input, into a timeframe. Goals are established by a near, mid and long range time frame.

The Historic Westside steering committee oversees the execution of the plan. This committee meets Fourth Monday of every other month. In 2016, they will meet January, March, June, August and October.

III. Recommendation

That the Neighborhood Council monitor future adopted neighborhood plans using an Action Plan.



Steven E. Bapp
Planner

Exhibit A – Historic Westside Action Plan

Action Plan and Funding

Action Plan

The action plan for the Historic Westside Neighborhood identifies specific projects and commitments that have been expressly requested throughout the planning process during a variety of public meetings. Specific projects are also recommended based on the analysis of data provided by the City and additional recommendations as a result of the site assessment conducted during the neighborhood tour.

A series of strategies were developed that identify specific actions and tools that are needed to achieve the desires of the community and participants active in this neighborhood planning process. Many of the categories will take a substantial financial commitment from the City, CRA and additional agencies. Every effort should be made to research grants and any other additional funding mechanisms to help fulfill the desires of the community. Many other categories require a continued commitment from the residents, property owners, and businesses to continue to be engaged and “part of the process” to champion the action plan over the years. It is suggested that every five years, the action plan be reviewed and updated to reflect the current initiatives of the neighborhood. The strategies are divided into seven categories:

- Infrastructure
- Land Use and Zoning
- Safety and Crime Prevention
- Programs and Facilities
- Community Appearance
- Economic Development
- Parks and Open Space

The timing is keyed as follows:

O = On-going

ST = Short term (1-3 years)

MT = Mid-term (3-6 years)

LT = Long term (6-10 years)

Category	Strategy	Timing	Organization
Infrastructure	Sidewalk improvements and installation on: <ul style="list-style-type: none"> • North Myrtle Avenue • Washington Street • Enterprise Avenue • Mary Avenue • Julia Street • Ronnoc Lane • Inwood Avenue • Milford Place 	ST, MT	Public Works
	Drainage issues are well documented as an issue: <ul style="list-style-type: none"> • Enterprise Avenue • Oleander Street • Milford Place 	MT	Public Works, City Engineer
	<ul style="list-style-type: none"> • Traffic light needed at Canal Street and North Myrtle Avenue; the traffic counts at this intersection need to be assessed to determine whether a signal can be placed there • Protected left-turn lane at U.S. 1 and Washington Street 	ST	FDOT, CRA, Public Works
	Meet with VOTRAN for additional bus stops and shelters	ST	VOTRAN, Planning, CRA
	Bury overhead electrical lines	LT	Utilities Commission
	Streetscapes on: <ul style="list-style-type: none"> • Mary Avenue • Washington Street • North Myrtle Avenue 	O	CRA, Public Works
Land Use and Zoning	Non-conforming lots should be adjusted to fit into the existing context of the area. If a non-conforming lot does not have adequate right-of-way access to permit parking and sidewalks, the City should consider an easement on the property or additional strategies as outlined in the profile. In addition, the City could create incentives for lot consolidation, such as permit fast tracking and permit fee reductions or waivers.	ST	Planning, City Commission
	Reevaluate the Future Land Use designations. High density Residential should only be permitted within a one block perimeter of Washington	ST	Planning

New Smyrna Beach Historic Westside Neighborhood Plan | October 2011

Category	Strategy	Timing	Org Exhibit A – Continued
	Street		
	Create Design Standards for residential and commercial development that includes specific design requirements for the neighborhood.	ST	Planning
	Future annexation of the western and southwestern areas adjacent to the Historic Westside Neighborhood	ST, MT	Planning, City Commission
Safety and Crime Prevention	Continued police presence in the higher crime areas	O	Police Department
Programs and Facilities	Expand programs at Babe James, including: <ul style="list-style-type: none"> • Senior activities • Young adult activities • Workforce training 	O, ST	CRA
	Review rental fees for Babe James; reduce fees for residents in the area	ST	Parks and Recreation
	Convert former police substation to use for Housing Authority Tenants	ST	Housing Authority staff and residents; Police Department
	Replace the current Babe James sign with an electronic message board	O	Parks and Recreation, Planning
	Locate sources of additional funding for Black Heritage Museum	O	See funding section
	Continue Historic Westside Community meetings	O	Community
	Conduct crime safety seminars for the neighborhood Continue the Black History Month event that draws people into the neighborhood	O	Police Department Black Heritage Festival, Inc., CRA, residents, City
Community Appearance	Continue and strengthen code enforcement and building codes throughout the neighborhood	O, ST	Code Enforcement, residents
	Create incentives and provide funds for external improvement for homes	ST	City, CRA, Habitat for Humanity
	Install gateways and entrance features	ST	City, CRA

<i>Category</i>	<i>Strategy</i>	<i>Timing</i>	<i>Organization</i>
Economic Development	Create a Neighborhood Business District	MT, LT	City, CRA
	Assign City staff for Economic Development Position/Neighborhood Ambassador	O	City, CRA
	Washington Street to be targeted for a business incubator, provide incentives for new businesses	O	City, CRA
	Create the Washington Street Business Association	ST	CRA
Parks and Open Space	Create a splash park by Washington Street	ST, MT	CRA, Parks and Recreation
	Improve the existing stormwater pond (north of Enterprise Avenue, east of Brooks Street). Design as a park with a trail around the pond	LT	Parks and Recreation, Planning, Public Works, NSB Housing Authority
	Build a swimming pool at Babe James or another community park area in the neighborhood	LT	Parks and Recreation
	Pettis Park should be cleaned up and regularly maintained	O	Parks and Recreation

Ex-officio beachside task force member update

Dear Peggy:

The following is a summary of the Beach Side Task Force meeting of 01/06/2016. The Task Force sunsets in May and the chair has challenged the Task Force to revisit its original brief and insure that the last meetings can provide guidance for future ways to handle issues on Beachside and to make these known to the Neighborhood Council.

A. The meeting had quite an active public participation session with numerous folks complaining about the New Year's Eve fireworks on Beachside. The location on the shuffle board courts created a lot of noise and possible danger in the residential areas around Pine and individuals set off fireworks throughout the night without any police action. The other big issues were pedestrian safety in crossing streets, short term parking at the post office (there will be a pilot to keep on place to 30 minute limit), four way stop on Cooper/Oakwood, and lack of consistent speed limits on the various streets Beachside.

B. The city asked for a motion to support purchasing a section of land on Jessimine Street for a parking lot for 35 cars, which was unanimously approved. There was a debate about the value of buying small parcels for parking since a large garage does not seem possible at this time and the land values are increasing, making the purchases a good investment long term for the city.

C. NSB Police Chief reviewed the new traffic calming manual that covers procedures and guidelines for neighborhoods to apply for interventions which include traffic enforcement and control and/or research to implement traffic calming strategies. To change streets the problem must be necessary and reasonable and meet the strict state standards delineated in the manual. This process would apply to all areas of the city, not just Beachside.

D. Priorities for Beachside Task Force:

- parking issues on Flagler and on residential streets
- environmental concerns with the lagoon and river (Storm Water Project a good example of City's proactive strategy to deal with the run off.)
- finish Cooper street calming project and pilot 8'sidewalk for bikes and pedestrians (many residents on Cooper felt that they were not listened to and that their petition to reduce the sidewalk to 4' was ignored) The city sees the Cooper project as a model for other streets in the future and hopefully part of an eventual comprehensive bike trail that will provide access on south/north and east/west axis.
- define ways to improve communication between task force and city (P&Z and CC) since the Task Force can only recommend. How can citizen concerns be heard and tracked to actual decision making bodies so that the meetings do not frustrate folks.
- follow up on Pine Street (North) sidewalk project. Making all residents happy is impossible so the plan will have the sidewalks alternate by blocks on east to west side of the street, thus requiring crosswalks

Interoffice Memorandum
City of New Smyrna Beach

To: Neighborhood Council Members
From: Steven E. Bapp, Neighborhood Planner
CC: Jeff Gove, AICP, Interim Planning Director
Subject: Agenda Item G. Presentation of the League of Cities Case Study Award

Date: January 20, 2016

I. Background

In September 2015, The League of Cities queried cities across the United States to provide case studies on municipal initiatives that are outside of the normal processes of local government.

City staff submitted the case study found in Exhibit A of this report, focused on leveraging community networks for planning for the future.

II. Findings

After reviewing all applications, the League of Cities chose New Smyrna Beach to present its case study at its National Conference in June, at Minneapolis Saint Paul MN. The City will present the study at the conference, along with the City of Dallas Texas. The reason the two cities will present together is that both municipalities understand issues of one neighborhood can impact surrounding neighborhoods, and often, the municipality as a whole. Both cities recognize citizen networks can more quickly identify, analyze and recommend solutions to neighborhood problems than is attainable inside the municipal meeting schedules.

III. Recommendation

None. Provided for informational purposes.



Steven E. Bapp
Planner

Exhibit A – New Smyrna Beach League of Cities Case Study

1. Presentation title and description of the innovation. 100 word maximum.

Title: Who is driving the Bus? Community Planning at its Zenith.

Description: The City of New Smyrna Beach has launched an initiative to plan for future development to create neighborhoods of enduring quality, livability and character. The goal is to support an attractive and functional mix of living, working, shopping and recreational activities for citizens of all ages. As part of the adopted Comprehensive Plan, the City identifies and prioritizes individual neighborhoods requiring neighborhood-level plans and establishes a schedule for completion for the plans. Leveraging Community networks determines the success of this initiative.

2. When and how was the program, policy or initiative originally conceived in your jurisdiction? 100 word maximum.

The City has recognized neighborhoods in a broad sense through its comprehensive plan for over 20 years.

In 2009, City officials leveraged existing community networks to frame a neighborhood plan. The plan focused on revitalizing the neighborhood of highest economic need in the City.

In 2013, a second citizen network presented planning recommendations to the City Commission for their neighborhood. This plan focused on mid-term solutions to solve problems of a rapidly changing neighborhood.

In concert with these citizen-centric planning efforts, the City established a Neighborhood Council. The Commission also instructed staff to prepare neighborhood plans for critical neighborhoods.

3. How exactly is the program or policy innovative? How has your innovation changed previous processes, products or services? 100 word maximum.

This innovation applies large municipality neighborhood planning principles to a city with a population of just over 22,000.

This undertaking is outside the scope of legislated planning requirements. The Florida Community Planning Act dictates municipalities must have citywide plans covering specific time periods. They do not direct sub-municipal neighborhood plans.

New Smyrna Beach also is leveraging its citizen network. Typical municipal planning involves the professional city planning staff identifying needs and composing plans focused on those problems. Now, the plans are driven from citizen identification and analysis of planning issues.

Exhibit A – New Smyrna Beach League of Cities Case Study

4. Explain how the program or initiative substantially stretched or improved the boundaries of ordinary governmental operations. 200 word maximum.

This program is changing the way the City thinks of comprehensive planning. The City recognizes that conditions in one neighborhood impact surrounding neighborhoods and even the entire City. Citizen networks are critical to the planning process in gathering concerns and distributing information. Citizens who trust the system become vested stakeholders in the process.

Also, this program is changing the way the City implements comprehensive planning. The common method of comprehensive planning is a staff planning cycle, followed by officials approving and citizens giving input at structured events. The City is now exploring the best way to get stakeholder input at the beginning of the process.

The citizen networks are empowered to speak their minds and become more organized and involved. Officials and staff perhaps were not ready for this surge in citizen involvement. This method of engagement has not yet been completely accepted as the new norm. The elected officials and staff must still be cautious not to listen only to the most vocal but to balance the needs of the entire citizenry. Time will refine this process.

5. What individuals or groups are considered the primary initiators of your program? How does the innovation engage stakeholders or demonstrate high performance teaming? Were strategic partnerships and/or community networks developed as a result of the innovation? 200 word maximum.

The first group of primary program initiators are our citizens. The City recognizes neighborhoods in its comprehensive plan through neighborhood descriptions and mapping perceived boundaries. Our citizen network groups have brought forward specific planning analyses and recommendations for rapidly changing neighborhoods. Mostly it was these networks that launched this multi-year ongoing effort. The citizens most importantly are leveraging their networks to inform citizens and gather input for the planning process.

The second instrumental group are the elected officials. The Commission has stepped outside of the accepted municipal planning paradigm and dedicated staff resources to assist citizen-led planning. They also established a Neighborhood Council to steer this effort.

The third instrumental group is the Neighborhood Council. Members have been selected because of their professional abilities and dedication to the neighborhoods in which they live and work. The Neighborhood Council has been the linchpin between the neighborhood networks and the City team.

Generally strategic partnerships are emerging. The planning process is bringing together the residents, business, staff, officials and peripheral interests. Time will be the test on how enduring and effective these partnerships will become.

Exhibit A – New Smyrna Beach League of Cities Case Study

6. If a private consultant was used please describe their involvement, identify the consultant and/or firm and provide contact information. 100 word maximum.

The City of New Smyrna Beach leverages its citizen networks for this initiative and is not using a consultant. Our neighborhood plans are a citizen-led, staff-assisted collaborative effort.

7. To what extent do you believe your program or policy initiative is potentially replicable within other jurisdictions and why? To your knowledge, have any other jurisdictions or organizations established programs or implemented policies modeled specifically on this project? Please provide verification of the replication. 200 word maximum.

Variations of this innovation may already be used in very large municipalities. This innovation is a work in progress. The uniqueness of this program is that it is applied to a municipality with a population of less than 25,000.

All municipalities, regardless of size, age, region or composition contain multiple networked “micro-geospatial environments” called neighborhoods, all unique to each other. The issues of one neighborhood can impact surrounding neighborhoods, and often, the municipality as a whole. Citizen networks can more quickly identify, analyze and recommend solutions to neighborhood problems than is attainable inside the municipal meeting schedules.

Two somewhat similar initiative examples used in large municipalities are found in the City of Atlanta and the City of Minneapolis.

Atlanta “is divided into neighborhood planning units, which are citizens making recommendations to the Mayor and City Council on planning issues.” (<http://www.atlantaga.gov/>). This approach seems to be a “grass-roots” identification and analysis of planning issues, relating to a specific geographical area.

Minneapolis’ effort focuses on “nurturing neighborhood engagement through neighborhood-based priority setting, planning and implementation; and the integration of this work with the City”. (<http://www.minneapolismn.gov/ncr/index.htm>). This approach centrally harmonizes existing city resources and programs distributes them to neighborhoods in need.

8. What were the costs? What were the savings? 100 word maximum.

The monetary costs are primarily in mailings to property owners and staff hours. The City incurred a cost of approximately \$5,100 to mail notifications to property owners in three neighborhoods and for four meetings per neighborhood. The cost estimate for staff hours is approximately \$15,000 based on hours to prepare the plan and conduct town halls and workshops.

Savings come at a cost of not outsourcing this effort to a planning consultant. Based on the 2009-2011 Historic Westside Neighborhood Plan, the City spent approximately \$25,000 on consultant fees. The City bore the costs of public mailings and staff hours.

9. Please describe the most significant obstacle(s) encountered thus far by your program. How have they been dealt with? Which ones remain? 200 word maximum.

Exhibit A – New Smyrna Beach League of Cities Case Study

The significant obstacle has been gaining citizen trust in the system. The selected neighborhoods for this effort had experienced rapid change and redevelopment. A theme expressed by one citizen network was “damage has been done over decades... not from bad central planning but from the lack of central planning”.

Elected officials have been open in hearing the citizen networks concerns. In several city commission meetings, the network presented a professional analysis of their planning needs, and solutions to those problems. The city commission, in turn, directed staff to begin a concerted planning effort focused on three neighborhoods of need.

Staff set up a series of town halls and workshops with each neighborhood. Although the staff set these up, it was the citizen networks that have written the planning analyses, the priorities and vision statements for their respective neighborhoods. This has been strengthened by the Neighborhood Council reaching out to networks and gathering input for the plans.

A final obstacle being addresses is maintaining the trust of the involved neighborhood networks and gaining the trust in new citizen networks. The citizen-led, staff-assisted network must maintain this open communication and methodology to make this happen.

10. What outcomes did this program or policy have? What baseline data did you collect? How did you measure the change based on the intervention, and why do you believe in the credibility of this assessment? 200 word maximum.

Staff collected data on the number of town hall participants. Data showed a 5-10 percent increase at each subsequent meeting. More importantly, data shows participants now represent a better balance of resident, business person and peripheral interests.

Staff hypothesizes that this “uptick” is due primarily to the Citizen Network, which has been facilitated in two ways. First was through the efforts of the Neighborhood Council personally contacting neighborhood members. The second effort came from the business and residents distributing planning updates through their information channels.

Other networks are engaging elected officials. A prominent network has been active in countering the construction of a beachside hotel. Another group recently presented the Commission with 1,325 voter petitions requesting the restoration of density caps. Due to these engagements, the Commission has tasked staff to conduct an in-depth land-use analysis in the area of the citizens’ concerns.

Perhaps the outcome of this program is not yet fully felt. However, it may be summarized by the following workshop quote:

“Three years ago, no resident paid attention to what was going on in their neighborhood. They focused on working or enjoying their retirement... when they saw their neighborhood degrading, they started caring and getting involved.”

11. Has the program received any press or other media coverage to date? If yes, please list the sources and briefly describe relevant coverage. 100 word maximum.

Exhibit A – New Smyrna Beach League of Cities Case Study

In its infancy, the initiative received television coverage. This came in a short story on citizen networks and their efforts with the City to rename a neighborhood that was more commensurate with its character (<http://www.wesh.com/news/new-smyrna-beachs-north-causeway-could-become-coronado-island/26868062>).

Since then, the program has been covered by the Daytona Beach News-Journal (<http://www.news-journalonline.com/>) three times – July 10 and 22 and August 14, 2015. To date, this coverage has been limited to press releases provided to local news agencies.

This is relevant as it shows, in certain cases, citizen networks can draw more attention than formalized municipal media outreach.

12. Please provide web links where the innovation can be seen/tested (in the case of something that is web-based) 100 word maximum.

At its current state, the innovation exists via the City website only as an information portal. The City is exploring options within its ability to make the site an interactive venue. The current site can be viewed at www.cityofnsb.com/neighborhood-planning .

13. Please provide any key references and their contact information who can be interviewed/called to discuss the innovation and its impact. 100 word maximum.

Pam Brangaccio, City Manager

Dr. Peggy Rivers, Ed. D., Chairperson, Neighborhood Council

Gail Henrikson, Planning and Zoning Director

Steven E. Bapp, Neighborhood Planner

Please refer all contact through Mr. Steven Bapp, sbapp@cityofnsb.com or 386-424-2135

14. You've been to a lot of conferences. TLG should be a unique experience for everyone. Describe how your case study presentation will be different than other conference presentations. How will you make the session creative and unique? How do you plan to be both entertaining and educational? Include a description of how your session will facilitate group activities and/or interaction. 200 word maximum.

Session speakers will include a resident stakeholder and City officials to ensure various perspectives of the neighborhood planning process are offered. To enhance a PowerPoint presentation, attendees will be given one of three roles to play: (1) a long term resident concerned about rapid growth, (2) a business owner growing their business, (3) an elected official discerning which citizen priority should be funded in the next five years.

15. Anything else you would like to add? 200 word maximum.

Citizen networks are the key to keeping this innovation moving forward. The City will rely on the networks to ensure the plans are properly implemented, monitored and adjusted to reasonably meld the needs of the citizens with resources of the City.

Exhibit A – New Smyrna Beach League of Cities Case Study

The Staff and Neighborhood Council must assess this program and adjust it as needed. The Neighborhood planning team, with the citizen networks, will determine the next priority neighborhoods for the program. The team must deliver “neighborhood tool-kits” to the network to facilitate citizen driven planning. The City will work with neighborhood citizen networks to create individual frameworks for the remaining neighborhoods.

New Smyrna Beach is not without the problems of any other city. We will continue to face points of friction between the citizen networks and the City team. The collective groups must work together to find the balance between preserving city character and new development; between the voices of the active and the silent citizen, and between citizen desires and the fiscal limits of the City. The neighborhood planning process can serve as the best “laboratory” to refine the citizen network/City team balance for the highest outcomes fo

Action Plan

Exhibit A – Continued

The action plan for the Historic Westside Neighborhood identifies specific projects and commitments that have been expressly requested throughout the planning process during a variety of public meetings. Specific projects are also recommended based on the analysis of data provided by the City and additional recommendations as a result of the site assessment conducted during the neighborhood tour.

A series of strategies were developed that identify specific actions and tools that are needed to achieve the desires of the community and participants active in this neighborhood planning process. Many of the categories will take a substantial financial commitment from the City, CRA and additional agencies. Every effort should be made to research grants and any other additional funding mechanisms to help fulfill the desires of the community. Many other categories require a continued commitment from the residents, property owners, and businesses to continue to be engaged and “part of the process” to champion the action plan over the years. It is suggested that every five years, the action plan be reviewed and updated to reflect the current initiatives of the neighborhood. The strategies are divided into seven categories:

- Infrastructure
- Land Use and Zoning
- Safety and Crime Prevention
- Programs and Facilities
- Community Appearance
- Economic Development
- Parks and Open Space

The timing is keyed as follows:

O = On-going

ST = Short term (1-3 years)

MT = Mid-term (3-6 years)

LT = Long term (6-10 years)

Exhibit A – Continued

	<i>Timing</i>	<i>Organization</i>
Improvements and installation on: North Myrtle Avenue Washington Street Sunrise Avenue Canal Avenue Canal Street Wood Lane Wood Avenue Wood Place	ST, MT	Public Works
Issues are well documented as an issue: Sunrise Avenue Canal Street Wood Place	MT	Public Works, City Engineer
Traffic light needed at Canal Street and North Myrtle Avenue; Traffic counts at this intersection need to be assessed to determine whether a signal can be placed there Protected left-turn lane at U.S. 1 and Washington Street	ST	FDOT, CRA, Public Works
VOTRAN for additional bus stops and shelters	ST	VOTRAN, Planning, CRA
Old electrical lines	LT	Utilities Commission
Issues on: Canal Avenue Washington Street North Myrtle Avenue	O	CRA, Public Works
Existing lots should be adjusted to fit into the existing context If a non-conforming lot does not have adequate right-of- way to permit parking and sidewalks, the City should consider zoning on the property or additional strategies as outlined in the report. In addition, the City could create incentives for lot adjustments, such as permit fast tracking and permit fee reductions	ST	Planning, City Commission
Review the Future Land Use designations. High density Residential is permitted within a one block perimeter of Washington	ST	Planning

Category	Strategy	Exhibit A – Continued	Organizational
	Street		
	Create Design Standards for residential and commercial development that includes specific design requirements for the neighborhood.	ST	Planning
	Future annexation of the western and southwestern areas adjacent to the Historic Westside Neighborhood	ST, MT	Planning
Safety and Crime Prevention	Continued police presence in the higher crime areas	O	Police De
Programs and Facilities	Expand programs at Babe James, including: <ul style="list-style-type: none"> • Senior activities • Young adult activities • Workforce training 	O, ST	CRA
	Review rental fees for Babe James; reduce fees for residents in the area	ST	Parks and
	Convert former police substation to use for Housing Authority Tenants	ST	Housing A residents
	Replace the current Babe James sign with an electronic message board	O	Parks and
	Locate sources of additional funding for Black Heritage Museum	O	See fundi
	Continue Historic Westside Community meetings	O	Commun
	Conduct crime safety seminars for the neighborhood	O	Police De
Community Appearance	Continue and strengthen code enforcement and building codes throughout the neighborhood	O, ST	Code Enf
	Create incentives and provide funds for external improvement for homes	ST	City, CRA
	Install gateways and entrance features	ST	City, CRA

Exhibit A – New Smyrna Beach League of Cities Case Study

Exhibit A – Continued
 New Smyrna Beach Historic Westside Neighborhood Plan | October 2011

<i>Category</i>	<i>Strategy</i>	<i>Timing</i>	<i>Organiz</i>
Economic Development	Create a Neighborhood Business District	MT, LT	City, CRA
	Assign City staff for Economic Development Position/Neighborhood Ambassador	O	City, CRA
	Washington Street to be targeted for a business incubator, provide incentives for new businesses	O	City, CRA
	Create the Washington Street Business Association	ST	CRA
Parks and Open Space	Create a splash park by Washington Street	ST, MT	CRA, Parks
	Improve the existing stormwater pond (north of Enterprise Avenue, east of Brooks Street). Design as a park with a trail around the pond	LT	Parks and Public Works Authority
	Build a swimming pool at Babe James or another community park area in the neighborhood	LT	Parks and
	Pettis Park should be cleaned up and regularly maintained	O	Parks and

CITY OF NEW SMYRNA BEACH DEVELOPMENT ACTIVITY REPORT

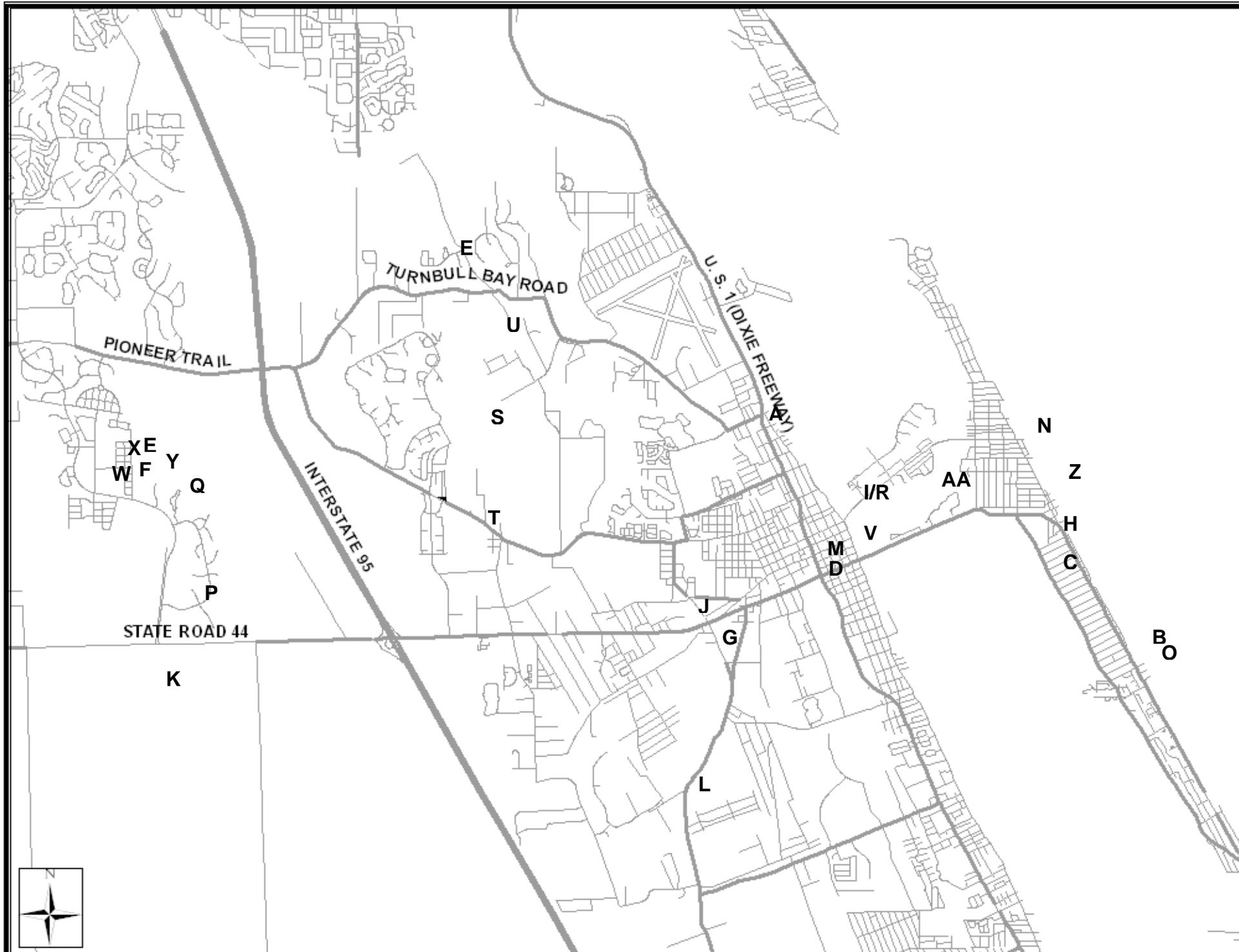


FEBRUARY 2016

<http://www.cityofnsb.com/264/Development-Activity-Reports>

RESIDENTIAL PROJECTS FEBRUARY 2016

- A. Brilliance ALF
- B. Buena Ventura Condominium
- C. Callalisa Creek Vistas, Phases 1 & 2
- D. Concordis ALF
- E. Fountains East Townhomes, Phase 1
- F. Fountains East Townhomes, Phase 2
- G. Grand Oaks Apartments
- H. Hog Eye Camp Road Square PUD
- I. Isola Bella Condo
- J. Kenwood Place PUD
- K. Landmar/South Village
- L. Mission Bay
- M. New Smyrna Beach Housing Authority / Railroad Street
- N. Ocean View Condo Garage
- O. Penthouse Condominium
- P. Portofino Estates, Phase II
- Q. Resplendent
- R. Riverwalk Condo at Coronado Island
- S. Rolling Hills
- T. Sabal Lakes PUD
- U. Sugar Mill Estates II PUD
- V. Tabby House PUD
- W. Venetian Bay Town Center, Building 2
- X. Venetian Bay Town Center Multi-Family
- Y. Verano at Venetian Bay PUD
- Z. Waterford Condominium
- AA. Callalisa Preserve



RESIDENTIAL DEVELOPMENT PROJECTS

FEBRUARY 2016

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MAP ID	Project	Location	Description	Status						Vested (Y/N) Vesting Expiration Date	Comments	Case #	PRC Meeting Date	Date Plan/Plat App'd	Plan/Plat Expiration
				Under staff review	App'd site plan/plat	Pre-construction meeting	Under construction	Final inspection	C.O. issued						
A	Brilliance ALF	64j9-699 North Dixie Freeway	40-room, three-story, assisted living facility, with associated infrastructure and landscaping improvements	X	X	X	X			NOT VESTED site plan application expires 11/1/15	PRC meeting held 6/5/15	SP-8-15	06/05/15		
B	Buena Ventura Condominium	southeast of the intersection of East 23rd Avenue and Hill Street	seven-story, 15-unit multi-family residential condominium building containing one level of parking, five levels of habitable space, one story of recreational facilities, a rooftop deck and associated infrastructure improvements	X						NOT VESTED site plan expired 02/02/08	in litigation	SP-2-07	02/02/07		
C	Callalisa Creek Vistas, Phase I and Phases 2A-2C	west side of Saxon Drive, between East 7th Avenue and East 9th Avenue and the north side of East 7th Avenue, east of Saxon Drive	PHASE 1: 7-lot single-family detached subdivision, with associated infrastructure improvements PHASES 2A and 2B: 18-lot single-family detached subdivision, with associated infrastructure on the west side of Saxon Drive PHASE 2C: 5-lot single-family detached subdivision on the north side of East 7th Avenue, west of Saxon Drive, with associated infrastructure	X	X	X	X			PHASE I VESTED final plat recorded - no expiration PHASES 2A-2C NOT VESTED subdivision plat application expires 11/10/15	PHASE I UNDER CONSTRUCTION PRC meeting for Phase 2A-2C Preliminary and final plats held 3/6/15 second PRC meeting for Phase 2A-2C Preliminary and final plats held 7/10/15	S-1-10 S-3-15	6/4/2010 3/6/2015	04/26/11	N/A
D	Concordis ALF	northeast corner of State Road 44 and South Myrtle Avenue	Two-story assisted living facility and memory treatment facility, containing 115 beds, with associated infrastructure and site improvements	X	X	X	X			VESTED site plan expires 4/10/2017	BUILDING PERMITS UNDER REVIEW	SP-2-15	03/06/15		
E	Fountains East Townhomes, Phase 1	Luna Bella Lane and Gallia Street	55 townhomes, with associated infrastructure and site improvements	X						NOT VESTED preliminary plat, final plat, and site plan applications expire 11/10/15	PRC meeting held 7/10/15 PZ approved site plan 9/15/15	S-6-16 SP-13-15	07/10/2015 07/10/2015		
F	Fountains East Townhomes, Phase 2	south side of Medici Boulevard, east of Luna Bella Lane and west of Gallia Street	26 townhomes, with associated infrastructure and site improvements	X	X					NOT VESTED preliminary plat, final plat, and site plan applications expire 1/4/16	PRC meeting held 9/4/2015	S-8-15	09/04/15		

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				Under staff review	App'd site plan/plat	Pre-construction meeting	Under construction	Final inspection	C.O. issued								
G	Grand Oaks Apartments (formerly Lakeview East Apartments)	1800 Vics Way	24-unit multi-family residential units, with associated infrastructure and site improvements	X	X	X	X					VESTED site plan expires 11/14/16	UNDER CONSTRUCTION	SP-7-14	09/05/14	11/15/14	11/14/16
H	Hog Eye Camp Road Square PUD	east and west sides of Saxon Drive, between East 3rd Avenue and East 9th Avenue	34 single-family lots, 150 multi-family residential units and 16,420 SF of commercial space, with associated infrastructure and site improvements	X	X							ZONING APPROVED - NOT VESTED FOR CONCURRENCY	APPROVED applicant has not yet submitted site plan application for multi-family and commercial buildings	PUD-4-09	09/04/09	04/26/11	N/A
I	Isola Bella Condo (NAME CHANGE TO RIVERWALK CONDOS AT CORONADO ISLAND)	north side of the North Causeway, west of Quay Assisi	36 multi-family residential units, clubhouse, and sales building, with associated infrastructure and site improvements	X	X	X	X					VESTED site plan expires 11/30/16	UNDER CONSTRUCTION	SP-20-13	06/06/14	12/01/14	11/30/16
J	Kenwood Place PUD	1964 Jungle Road	rezoning request to allow 72 multi-family senior housing units, with associated infrastructure and site improvements	X								NOT VESTED	PRC meeting held 8/1/14	PUD-5-14	08/01/14		
K	Landmar/South Village PUD	south of State Road 44, west of Interstate 95	1,999 single-family and multi-family units, with associated infrastructure and site improvements	X	X							ZONING APPROVED - NOT VESTED FOR CONCURRENCY	amended and restated MDA approved by City Commission 10/11/11	PUD-02-06 PUD-2-11	N/A N/A	03/21/07	N/A
L	Mission Bay (formerly Peterson Groves)	40 single-family lots with associated infrastructure improvements	north side of Eslinger Road, immediately east of Lake Waterford Estates subdivision and west of Old Mission Road	X	X							NOT VESTED	Sketch plat approved by P/Z 5/1/06	S-02-06 S-12-06	03/31/06 9/1/2006	05/01/06 10/02/06	
M	New Smyrna Beach Housing Authority / Railroad Street	northeast of the intersection of Dimmick Street and Railroad Street	four duplex units in two buildings, and two single-family detached units, with associated infrastructure and site improvements	X	X							VESTED site plan expires 7/15/17	APPROVED building permits under review	SP-7-15	06/05/15	07/15/15	07/15/17
N	Ocean View Condo Garage	207 North Atlantic Avenue	two-story additional to an existing condominium, containing approximately 793 SF of garage area on the first floor; 222 SF of storage area on the second floor and 571 SF of open patio area on the second floor, with associated infrastructure and landscaping improvements	X	X							VESTED site plan expires 7/10/17	APPROVED building permit issued	SP-6-15	04/06/15	07/10/15	07/10/17

RESIDENTIAL DEVELOPMENT PROJECTS

FEBRUARY 2016

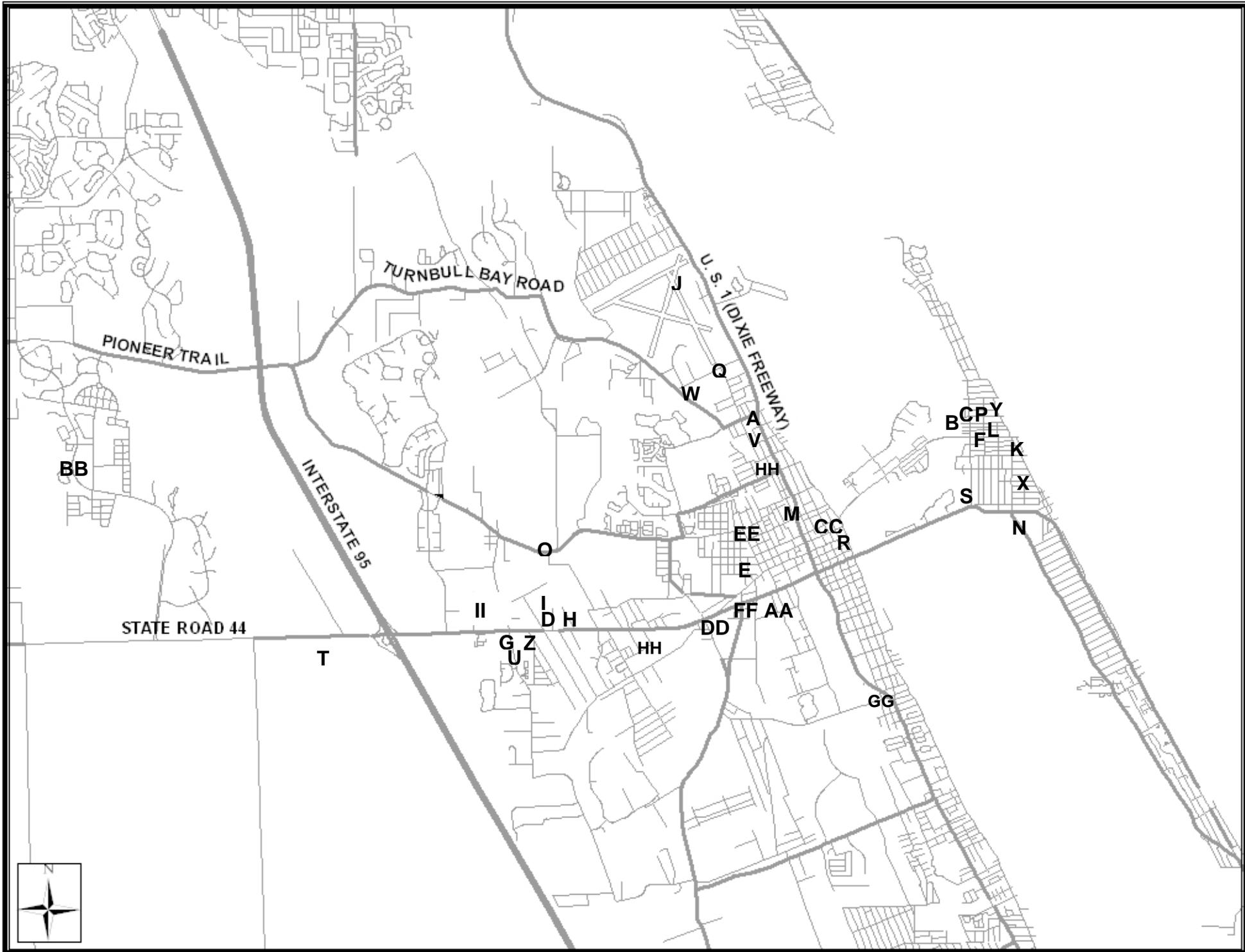
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				Under staff review	App'd site plan/plat	Pre-construction meeting	Under construction	Final inspection	C.O. issued						
O	Penthouse Condominium	east side of South Atlantic Avenue, south of East 24th Avenue	9-story multi-family residential building containing 8 units, with associated infrastructure and site improvements	X							Settlement agreement approved Rezoning approved 4/9/13 Applicant to submit new site plan application	SP-24-07	10/05/07		
P	Portofino Estates, Phase II	east of Airport Road and north of State Road 44	111 single-family residential lots, with associated infrastructure and site improvements	X	X						VESTED final plat approved final plat approved by City Commission 12/9/2014 City Commission approved easement vacation on 2/10/15	S-1-14	02/07/14		
Q	Resplendent Multi-Family	north of Portofino Boulevard and east of Airport Road, within Venetian Bay	267 multi-family units, with associated infrastructure and site improvements	X							NOT VESTED site plan application expires 2/2/16 PRC meeting scheduled for 10/2/15	SP-19-15	10/02/15		
R	Riverwalk Condos at Coronado Island PUD (NAME CHANGED FROM ISOLA BELLA CONDOS)	north side of the North Causeway, west of Quay Assisi	36 multi-family residential units, clubhouse, and sales building, with associated infrastructure and site improvements	X	X	X	X				VESTED site plan expires 11/30/2016 UNDER CONSTRUCTION PUD rezoning request reviewed at 2/6/15 PRC meeting PUD reviewed at 7/6/15 PZ meeting	SP-20-13 PUD-2-15	6/6/2014 2/6/2015	12/01/14	11/30/16
S	Rolling Hills	south side of Mooneyham Drive, southwest of the intersection of Mooneyham Drive and Williams Road	102 single-family lots, with associated infrastructure improvements	X	X						NOT VESTED PRC meeting held 1/3/14 for MDA P/Z approved sketch plat 1/9/06 - applicant has not submitted preliminary plat application	PUD-7-13	01/03/14		
T	Sabal Lakes PUD	south side of Pioneer Trail, east of Sugar Mill Drive	196 single-family lots, on 87.57 acres, with associated infrastructure improvements	X	X	X	X				VESTED UNDER CONSTRUCTION	S-2-15	02/06/15		
U	Sugar Mill Estates II PUD	south of Turnbull Bay Road, west of Tionia Road	PUD rezoning to allow up to 104 single-family residences or 170 multi-family unit, with associated infrastructure and site improvements	X	X						ZONING APPROVED - NOT VESTED FOR CONCURRENCY APPROVED City Commission approved on 1/11/11 - applicant has not yet submitted for plat review	PUD-1-09	04/03/09	01/11/11	N/A

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				Under staff review	App'd site plan/plat	Pre-construction meeting	Under construction	Final inspection	C.O. issued						
V	Tabby House PUD	south side of Julia Street, between Sams Avenue and Faulkner Street	PUD rezoning and preliminary plat to 18 single-family detached homes, with associated infrastructure and site improvements	X	X	X	X			VESTED final plat approved, not recorded	UNDER CONSTRUCTION	PUD-8-14 S-4-14 S-1-15	10/3/2014 11/7/2014 2/6/2015	12/09/14	
W	Venetian Bay Town Center, Building 2	northeast of Airport Road, south of Pioneer Trail, north of State Road 44	78 multi-family units in a 4-story mixed-use building	X	X	X	X			VESTED Phase I completed - no expiration	Beach Club portion built. No permits issued for mixed use building	SP-3-06	N/A		
X	Venetian Bay Town Center Multi-Family	northeast and southeast of the intersection of Luna Bella Lane and Medici Boulevard	144 multi-family units in two or more phases, with associated infrastructure and site improvements	X	X					VESTED site plan expires 7/16/17	APPROVED applicant has not yet submitted for building permits	SP-4-15	04/03/15	07/16/15	07/16/17
Y	Verano at Venetian Bay PUD	east side of Medici Boulevard, south of Pioneer Trail and north of State Road 44	final plat for 191-lot single-family subdivision, with associated infrastructure and site improvements	X	X	X				NOT VESTED	PRC meeting held 3/6/2015 1st amendment to Verano PUD MDA scheduled for 6/1/15 PZ meeting	S-4-15	03/06/15		
Z	Waterford Condominium (formerly Vizcaya Condo and Barcelona Condo-Hotel)	807 South Atlantic Avenue	19 multi-family units with associated site improvements and parking	X	X	X	X			VESTED under construction - site plan and building permit expire 12/31/14	under construction - last inspection 7/30/13; site plan change order approved 8/5/13; building permit extended to 6/30/15	SP-7-05			
AA	Callalisa Preserve	East side of North Pensinsula Avenue north of 3rd Avenue	5 Single-family units and 3 Duplex units	X	X							S-9-15	11/13/2015		



**NON-RESIDENTIAL PROJECTS
FEBRUARY 2016**

- A. 1014 Faulkner Street
- B. 204 Flagler Avenue Restaurant
- C. 314 Flagler Avenue
- D. ALDI Supermarket
- E. Canal Street Professional Offices
- F. Chug-a-Mug
- G. Circle K
- H. Colony Park Offices
- I. Colony Park Place
- J. DC-7 Grille
- K. Flagler Avenue Lifeguard Station
- L. Flagler Tavern Expansion
- M. Gulfstream Glass
- N. Hog Eye Camp Road Square PUD
- O. Holland Park
- P. Jewelry of Joy
- Q. New Smyrna Beach Chrysler Addition
- R. New Smyrna Beach Civic Center
- S. Norwood's Tiki Hut
- T. Ocean Gate Commerce Center PUD
- U. Ocean Way Village PUD
- V. PPPC of Volusia Parking Lot
- W. Ram-Air Expansion
- X. South Atlantic Beach Park
- Y. SpringHill Suites PUD
- Z. Timberlane Retail PUD
- AA. Utilities Commission Storage Building
- BB. Venetian Bay Town Center, Building 2
- CC. VOTRAN Transfer Station
- DD. Wawa PUD
- EE. Wynn Funeral Home
- FF. WaWa
- GG. St. Paul's Episcopal Church Parking Lot
- HH. Autozone
- II. New Smyrna Chrysler / Dodge / Jeep / Ram - new location

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				Under staff review	Approved site plan/pla	Pre-con meeting	Under construction	Final inspection	C.O. issued							
A	1014 Faulkner Street Temporary Parking Lot	1014 Faulkner Street	Temporary shell parking lot, containing 8 parking spaces, with associated infrastructure and landscaping improvements	X	X						VESTED site plan expires 10/16/15	APPROVED applicant has not yet submitted for building permits	SP-10-13	09/06/13	10/17/13	10/16/15
B	204 Flagler Avenue Restaurant	204 Flagler Avenue	612 SF addition for outdoor seating to convert an existing office and former coffee shop to a restaurant	X	X	X	X				VESTED Phase 1 completed no expiration for site plan	PHASE 1 COMPLETED PHASE 2 UNDER CONSTRUCTION	SP-2-14	03/07/14	05/07/14	05/06/16
C	314 Flagler Avenue	314 Flagler Avenue	2,575 SF retail building, with two residential units on the second floor, with associated infrastructure and site improvements	X							NOT VESTED site plan application expires 12/7/2015	PRC meeting held 8/7/2015	SP-15-15	08/07/15		
D	ALDI Supermarket	2335 State Road 44	17,018 SF grocery store, with associated infrastructure and landscaping improvements	X	X						VESTED site plan expires 9/1/2017	APPROVED building permits ready to be issued	SP-17-14	1/9/2015 4/6/2015	09/01/15	09/01/17
E	Canal Street Professional Offices	northeast corner of Canal Street and North Duss Street	4,006 SF and 3,522 SF office buildings, with associated parking, landscaping and infrastructure improvements	X	X						VESTED site plan expires 2/13/16	APPROVED applicant has not yet submitted for building permits	SP-18-13	01/03/14	02/14/14	02/13/16
F	Chug-a-Mug	300 Jessamine Avenue	renovation of an existing 297 SF building and construction of a new 1,600 SF aluminum canopy for use as a restaurant and bar, with associated infrastructure and site improvements	X	X	X	X				VESTED site plan expires 12/23/16	UNDER CONSTRUCTION	SP-14-14	11/07/14	12/23/14	12/23/16
G	Circle K	southeast of the intersection of State Road 44 and South Glencoe Road	4,400 SF convenience store with gas pumps, with associated infrastructure and site improvements	X							NOT VESTED site plan application expires 12/7/2015	PRC meeting held 8/7/2015 second PRC meeting scheduled for 10/2/15	SP-14-15	8/7/2015 10/2/2015		
H	Colony Park Offices	151 Colony Park Road	4,785 SF and 5,915 SF office buildings, with associated infrastructure and site improvements	X	X	X	X				VESTED site plan expires 6/26/16	UNDER CONSTRUCTION	SP-19-13	1/3/2014 06/06/2014	06/27/14	06/26/16

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				Under staff review	Approved site plan/pla	Pre-con meeting	Under construction	Final inspection	C.O. issued							
I	Colony Park Place	northeast of the intersection of State Road 44 and Colony Park Road	three-lot commercial subdivision with associated infrastructure and site improvements	X	X						VESTED final plat expires 8/25/17	APPROVED	S-5-15	04/06/15	08/25/15	02/25/17
J	D-C7 Grille	west side of U.S. 1, north of Industrial Park Avenue, on Aero Circle	conversion of a D-C7 airplane to a 26-seat, 2,250 SF restaurant, with associated infrastructure and site improvements	X							NOT VESTED site plan application expires 12/7/2015	PRC meeting held 8/7/2015	SP-6-13 SP-16-15	6/7/2013 8/7/2015	07/09/13	07/18/15
K	Flagler Avenue Lifeguard Station	east of South Atlantic Avenue in the Columbus Avenue right-of-way	1,900 SF lifeguard station, with associated infrastructure and landscaping improvements	X	X						VESTED site plan expires 1/13/16	APPROVED applicant has not yet submitted for building permits	SP-4-13	04/05/13	01/14/14	01/13/16
L	Flagler Tavern Expansion	414 Flagler Avenue	338 SF elevated first floor wood deck and porch expansion; conversion of second floor to bar; new 623 SF second story covered porch, with associated infrastructure and site improvements	X	X	X	X				VESTED site plan expires 12/29/16	UNDER CONSTRUCTION	SP-10-14	10/03/14	12/29/14	12/29/16
M	Gulfstream Glass	312 North Orange Street	8,611 SF warehouse and office building, with associated infrastructure and site improvements	X	X						VESTED site plan expires 2/12/17	APPROVED applicant has not yet submitted for building permits	SP-11-14	11/07/14	02/13/15	02/12/17
N	Hog Eye Camp Road Square PUD	east and west sides of Saxon Drive, between East 3rd Avenue and East 9th Avenue	34 single-family lots, 150 multi-family residential units and 16,420 SF of commercial space, with associated infrastructure and site improvements	X	X						ZONNG APPROVED - NOT VESTED FOR CONCURRENENCY	APPROVED applicant has not yet submitted for site plan approval	PUD-4-09	09/04/09	04/26/11	N/A
O	Holland Park	south of Pioneer Trail and east of Otter Boulevard	40-acre municipal park, with associated infrastructure and site improvements	X							NOT VESTED site plan application expires 11/10/15	PRC meeting held 7/17/2015	SP-11-15	7/17/2015 & 01-08-2016		
P	Jewelry of Joy	406 Flagler Avenue	4,308 SF two-story retail building with a second floor residence and associated site improvements	X	X	X	X				VESTED site plan expires 4/10/17	UNDER CONSTRUCTION	SP-1-15	03/06/15	04/10/15	04/10/17

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Q	New Smyrna Beach Chrysler Expansion	1300 North Dixie Freeway	18,865 SF automobile dealership expansion, with associated infrastructure and landscaping improvements	X							NOT VESTED site plan application expires 11/10/15	PRC meeting held 7/10/15	SP-12-15	07/10/15		
R	New Smyrna Beach Civic Center	105 South Riverside Drive	demolition of existing Brannon Center and construction of a 13,900 SF civic center, with associated infrastructure and site improvements	X	X	X	X				VESTED site plan expires 4/14/17	UNDER CONSTRUCTION	SP-15-14	12/05/14	04/14/15	04/14/17
S	Norwood's Tiki Hut	400 East 3rd Avenue	884 SF tiki hut, with associated site improvements	X	X	X	X				VESTED site plan expires 8/18/16	UNDER CONSTRUCTION	SP-5-14	06/06/14	08/19/14	08/18/16
T	Ocean Gate Commerce Center PUD	southwest quadrant of Interstate 95 and State Road 44	PUD rezoning for 188 acres, to allow approximately 975,000 SF of commercial and industrial uses	X	X						ZONING APPROVED - NOT VESTED FOR CONCURRENCY	APPROVED applicant has not yet submitted for building permits	PUD-3-12	09/07/12		
U	Ocean Way Village PUD Preliminary and Final Plats	southeast quadrant of State Road 44 and South Glencoe Road	subdivision plat to create 6 commercial lots, with associated infrastructure improvements	X	X						NOT VESTED subdivision plat applications expire 01/04/2016	PRC meeting for subdivision plat held 9/4/2015	PUD-9-14 S-7-15	10/3/2014 09/04/2015		
V	PPPC of Volusia, LLC Parking Lot	1055 North Dixie Freeway	40-space parking lot to serve an existing medical building, with associated infrastructure, landscaping and site improvements	X							NOT VESTED site plan application expires 11/1/15	PRC meeting held 6/5/15	SP-9-15	06/05/15		
W	Ram-Air Expansion	1236 Turnbull Bay Road	4,500 SF addition to existing industrial building, with associated infrastructure and landscaping improvements	X	X						VESTED site plan expires 10/29/15	APPROVED applicant has not yet submitted for building permits	SP-13-13	10/04/13	10/30/13	10/29/15

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X	South Atlantic Beach Park	east side of South Atlantic Avenue, north of Lazy Sago Lane	70 off-beach parking facilities, restroom facilities, and associated infrastructure and landscaping improvements	X							NOT VESTED site plan application expires 11/10/15	PRC meeting held 7/17/2015 PZ approved site plan 09/15/2015	SP-10-15	07/17/15		
Y	SpringHill Suites PUD	east side of North Atlantic Avenue, south of Esther Street and north of Flagler Avenue	PUD rezoning and site plan to allow construction of a 146-room hotel, with associated infrastructure and site improvements	X	X						NOT VESTED site plan application expires 8/4/15	PRC meeting held 4/3/15 PRC meeting held 6/5/15	PUD-7-14 SP-9-14 SP-3-15	10/3/2014 4/3/2015 6/5/15		
Z	Timberlane Retail PUD	southwest corner of State Road 44 and Timberlane Drive	PUD rezoning to subdivide the property into three commercial lots, with associated infrastructure and site improvements	X							NOT VESTED	PRC meeting held 9/4/2015	PUD-8-15	09/04/15		
AA	Utilities Commission Storage Building	350 Slatton Street	3,360 SF storage building with associated infrastructure and site improvements	X	X						VESTED site plan expires 5/14/17	APPROVED applicant has not yet submitted for building permits	SP-5-15	04/03/15	05/14/15	05/14/17
BB	Venetian Bay Town Center, Building 2	east side of Airport Road, between Pioneer Trail and State Road 44	four-story mixed-use building containing approximately 51,333 square feet of commercial space on the first floor	X	X	X	X				VESTED under construction - no expiration	Beach Club portion built. No permits issued for mixed use building	SP-3-06	02/03/06	04/03/06	N/A
CC	VOTRAN Transfer Station	east side of Airport Road, between Pioneer Trail and State Road 44	construct two new bus stop shelts and 20 parking spaces, with associated infrastructure and site improvements	X	X						VESTED site plan expires 7/27/17	APPROVED applicant has not yet submitted for building permits	SP-12-14	11/07/14		
DD	Wawa PUD	southeast of the intersection of State Road 44 and Mission Road	PUD rezoning to allow construction of a convenience store with gas pumps	X	X						NOT VESTED	PRC meeting held 9/4/2015	PUD-7-15	09/04/15		
EE	Wynn Funeral Home	520 Washington Street	renovation of an existing funeral home, with associated infrastructure and site improvemetns	X	X						VESTED site plan expires 3/17/17	APPROVED applicant has not yet submitted for building permits	SP-13-14	11/07/14		
FF	WaWa Site Plan	southeast of the intersection of State Road 44 and Mission Road	construction of a convenience store with gas pumps	X									SP-21-15	11/13/2015		

