



City of New Smyrna Beach

May 12, 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, May 25, 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 March 23, 2016 Regular Meeting

PUBLIC PARTICIPATION

OLD BUSINESS

- A. Review of the Coronado Island NHP Comp Plan Amendments

NEW BUSINESS

- B. Review of the Central Beach NHP Comp Plan Amendments
- C. Update on the North Causeway Beautification Project

COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD

- Ex-officio beachside task force member update

REPORTS AND COMMUNICATIONS BY THE STAFF

- June 2016 Development Activity Report
- CM Letter reference short term rentals

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

NEIGHBORHOOD COUNCIL MEETING
MINUTES
MARCH 23, 2016

The Neighborhood Council held a regular meeting on Wednesday, March 23, 2016 in the City Commission Chambers, 210 Sams Avenue, New Smyrna Beach, Florida. Mr. Hallacy called the meeting to order at 6:00p.m.

ROLL CALL

The following members were present:

John Hallacy
Deborah Bell
Fannie Hudson
Randy Herman

James Russell and Peggy Rivers were absent. Martha Skinner's replacement had not yet been appointed by the City Commission for the Neighborhood Council. Also present were Planner Steven Bapp; Board Secretary Tammy Dickerson and members of the public.

APPROVAL OF MINUTES

Motion by Mr. Herman, seconded by Ms. Bell, to approve the minutes of the regular January 27, 2016, Neighborhood Council Board meeting and the February 24, 2016 joint meeting with the Economic Development Advisory Board as amended. Motion passed unanimously, 4-0.

NO PUBLIC PARTICIPATION

NO OLD BUSINESS

NEW BUSINESS

- A. Review of the proposed Comprehensive Plan Amendments for the Coronado Island Neighborhood Plan

Mr. Bapp stated that the plans have gone through a series of public meetings and we are now going to talk about the specific goals, policies and objectives that would further support the Coronado Island Neighborhood Plan. He asked the Board if they had any comments on objective 7.

Mr. Herman asked if the Swoope site should be part of the Coronado Island Neighborhood plan.

Mr. Bapp stated that without expanding the Swoope site we still have the over congestion at the boat ramp. He stated that it was one of the neighbor's suggestions to expand that site. Mr. Bapp discussed all the policies of objective 7 with the Board.

Ms. Bell asked if the policies affect other neighborhoods also.

Mr. Bapp stated that is correct.

Mr. Herman stated that the traffic has been pretty backed up the last few days and asked if the city planned to use the portable signs directing traffic elsewhere. He asked if item e had to do with this.

Mr. Bapp stated that sensors can be put in the parking spaces and can be fed to through mobile phones where people could see where parking is available.

Mr. Herman stated that maybe scale should be included in one of the policies. He stated that in the public meetings that seemed to be a concern that the River Walk was out of scale.

Mr. Bapp stated that could be added to policy b.

The Board made a few changes to the policies of the Coronado Island Neighborhood Plan.

Motion by Ms. Bell, seconded by Ms. Hudson to move plan forward to the City Commission.

There was discussion among the Board members to continue the recommendation until the next scheduled meeting when all Board members were in attendance for any additional comments on the policies.

Ms. Bell and Ms. Hudson withdrew the motion and the second.

Motion by Ms. Bell, seconded by Ms. Hudson to continue the recommendation until the next scheduled meeting. Motion passed unanimously, 4-0.

B. Update on the reduced number of George Munson Bridge openings

Mr. Bapp discussed the process that the city went through to request less bridge openings in an hour.

Chairperson Hallacy asked what that was going to do to the road traffic since it will take longer if there is more boat traffic at the time of the opening.

Ms. Bell stated that she thinks the time spent on opening and closing the bridge is what creates the traffic.

Mr. Herman stated that he lives right by the bridge and most of the time its only one or two boats going through at one time. He stated that he was glad that this was moving forward and hated that it took so long.

C. Discussion on Short Term Rentals and the Bed and Breakfast Overlay Zone

Mr. Bapp discussed the areas where short term rentals and the bed and breakfast were allowed in the city.

Ms. Bell if this was policed by the city.

Mr. Bapp stated that we do have code enforcement but didn't know how she would be able to police it. He stated that if they are running a business without a license they would be subjected to those penalties.

Ms. Hudson asked what if someone wanted to stay in a place for 6 months.

Mr. Bapp stated that would be a long term lease and we don't regulate that.

Wade Mahood, 311 Florida Avenue, stated his name then addressed the Board. He stated that on one side of Florida Avenue short term rentals are allowed and the other side they are not due to the zoning on the street. He stated that the only cons for short term rentals is for the owners and the realtors that are making money off of short term rentals. He stated that realtors are lobbying to do away with short term rentals in the city. He stated that we can't stop enforcing this policy and calling in to code enforcement on the owners that are doing this is the best way. He stated that realtors are bold enough to put signs in the yard to advertise short term rental.

Ms. Bell asked what the penalty was for short term rentals in the area were they aren't allowed.

Mr. Bapp stated that the city would issue a citation to the owner and then if they did it again they would go before the Code Enforcement Board.

Mr. Mahood stated that the question had come up before on who gets the citation the owner of the property or the realtor advertising the property for short term rental.

Mr. Bapp stated that his interpretation of the land development regulations is that it would be the property owner that is responsible.

Mr. Mahood stated that he doesn't understand why someone can't go to the realtors and ask them to stop the short term rentals.

Mr. Herman asked why the Neighborhood Council Board couldn't write a letter to the Realtor Board about these concerns about short term rentals if nothing else to remind them of the areas of where the short term rentals are allowed.

Ms. Hudson stated that maybe the homeowner and the realtor both need to be penalized for this.

Chairperson Hallacy asked Mr. Bapp if there was anything that this Board could do.

Mr. Bapp stated that the Board could address the Board of Realtors and also make a recommendation to the City Commission.

Debra Dugas, 200 North Pine Street, stated her name then addressed the Board. She stated that this does affect the residents in the area this is happening. She stated that there are areas where this is legal. She stated that we need to try to enforce this.

Ms. Hudson asked if maybe there could be enforcement over the weekends on the short term rentals and the fines could pay for the salary of that employee.

Mr. Mahood stated that the people they would be dealing with on the weekends would be the people on vacation not the homeowner and the city can't interfere with someone's vacation.

Ms. Hudson stated that if they can at least observe that it is happening and then enforce it with the homeowner and the realtor.

Mr. Mahood stated that he has been told by Code Enforcement to report it happening and this is very difficult situation.

Mr. Bapp suggested the Board make a recommendation to the City Commission.

Motion by Ms. Bell to recommend the City Commission to inform and endorse the code for short term rentals.

There was discussion among the Board members on the motion.

Ms. Bell amended her motion to the Neighborhood Council has received comments from residents and would like to recommend the City Commission look in the issue of short term rentals and the Neighborhood Council supports the code for short term rentals, seconded by Mr. Herman. Motion passed unanimously, 4-0.

D. Discussion on the Neighborhood Council assuming duties of the Beachside Residents Task Force

Mr. Bapp stated that the Beachside Resident Task Force board is to sunset after their next meeting and the Neighborhood Council will take over the duties of that former Board. He stated that there will be a new resolution created for the Neighborhood Council to take over those duties.

COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD

- Ex-officio beachside task force member update

The following was stated by Mr. Herman.

The following is a short summary of the 03/02 Beachside Task Force meeting furnished by Deb Dugas; I was unable to attend this meeting.

The first three agenda items were focused on sidewalks and pedestrian and bike access/safety:

The pilot demonstration project on Cooper Street has gone through numerous iterations, and is now near completion. Cooper has traffic calming devices in place and soon will have a four foot sidewalk on the western border. The eight foot bike/walking pathway was reduced to four feet after a strong protest/petition from neighbors on the street. The accidents that have occurred at Cooper and Oakwood are being studied by the police and city engineers for consideration of a four way stop sign (which was approved in the CC meeting of 03/07). The traffic calming work will be evaluated in the near future by the city to see if it is effective in reducing speed and accidents.

North Pine will get a sidewalk from Flagler to Crawford, alternating on the east and west sides of the road. Public testimony at the Task Force has resulted in a pilot 'short term' (30 minute) parking spot at the Flagler Post Office. Many older and handicapped folks have stated they have been unable to find a park close to the Post Office with increase in traffic. A 'no parking' sign has been placed on driveway into the Jessamine lot due to cars parking there and blocking traffic.

A comprehensive plan for remaining sidewalks will be considered in Phase III of the city's master sidewalk plan. There are still gaps on many streets, such as S Pine between Ocean and Flagler and on Copper between Ocean and Lincoln. This progress needs to be monitored and will include community meetings to insure neighborhood input is taken into consideration.

There is still a strong community interest for a master bike plan for the beachside and especially on a north/south axis as well as an east/west axis. Flagler and Peninsula are deemed too congested for a bike lane. Ultimately it would be good to see bike paths all the way to the south to Smyrna Dunes Park. Khalid said currently a complete bike route on beachside will not be forthcoming due to funding limitations.

Traffic issues remain as Beachside increases in popularity and with limited parking and narrow streets, this problem is not going away. The Task Force has received a variety of suggestions as to how to improve flow and safeguard neighborhoods. For example many folks expressed concerns about the intersection of South Pine and Jessamine with limited visibility of stop signs due to parked cars (esp. SUVs). Speed bumps were discussed and this problem will be examined by the City.

After the sunset of the Task Force an access point for citizen input will be reduced, hence another issue for the Neighborhood Council to consider.

At one meeting a consensus was reached for a designated truck route and the Merchants Group of Flagler agreed to work with their distributors to coordinate early morning (6-10 am) deliveries. Mr. Flick the developer for the new Marriott Hotel has also suggested a designated truck route, as his establishment will bring trucks to the very difficult intersection of North Atlantic and Flagler. It is unclear what the next step needs to be, to insure the informal agreement of merchants and the police can move forward to establish a designated truck route and times.

Short-term rentals is another issue of concern for residents on beachside. Currently the only way to limit the practice is for residents to call code enforcement. The city is referring this concern to the new Planning Director.

Khalid reported that the Central Beach Project is near completions, almost a year ahead of schedule. The Task Force praised the city for the regular meetings that were held to hear citizens' concerns and update on progress of this huge project. Congratulations to all who helped make this happen.

Finally the Beachside Task Force is concerned about how their recommendations are handled and passed to the City Council. It is important that all advisory boards can show to the citizens that their concerns are being taken seriously. A document will be prepared for the last meeting to send to the CC with the Task Force's final concerns and recommendations.

Mr. Bapp stated that Chief Coffin is working with the merchants on Flagler to create a truck route.

Mr. Herman stated that he won't be at the next Beachside Resident Task Force meeting but Chairperson Rivers will be attending the meeting.

REPORTS AND COMMUNICATIONS BY THE STAFF

- April 2016 Development Activity Report

Mr. Bapp stated that the activity report will be updated next month.

Ms. Dugas stated that as a member of the Beachside Resident Task Force she thinks these Boards are important in listening to the residents and hopes the Neighborhood Council will continue their journey.

With there being no further business, the meeting was adjourned at 7:35pm.

Interoffice Memorandum

City of New Smyrna Beach

To: Neighborhood Council Members

From: Steven E. Bapp, Neighborhood Planner

CC: Amye King, Planning Director

Subject: Item A. Review of the Coronado Island Comprehensive Plan Amendments

Date: March 17, 2016

BACKGROUND

CORONADO ISLAND NEIGHBORHOOD

To date, the neighborhood conducted three town hall meetings to gather stakeholder input. Through these meetings, the citizens and staff developed a neighborhood SWOT analysis, a vision statement and a list of major objectives for the next five years.

To date, the Neighborhood Council has concurred with the SWOT analysis, approved the vision statement and approved a 5 year planning synchronization matrix. Staff has framed all previous work into new Goals/Objectives/Policies to the Comprehensive Plan. These amendments will add to the Future Land Use Element, a new Objective (5,7) with supporting Policies a-p.

REQUESTED ACTION

Staff requests the Neighborhood Council review and approve the proposed enclosed comprehensive plan amendments that

FOLLOW-UP STEPS ON THE NEIGHBORHOOD PLANS

CORONADO ISLAND NEIGHBORHOOD

Final staff review (March), Public Comment Phase (April), Neighborhood Council Final Approval (May), LPA Review (June-July).

Steven E. Bapp
City Neighborhood Planner

Enclosures:

1. Coronado Island Neighborhood Comprehensive Plan Amendments
2. Previously approved 5 year planning matrix

Item A Enclosure 1 Coronado Island Comprehensive Plan Amendments

GOAL 5: RESIDENTIAL DEVELOPMENT AND NEIGHBORHOODS

OBJECTIVE:

7. In coordination with property owners, business owners and stakeholders, develop policies and regulations to guide and enhance future development and redevelopment within the Coronado Island neighborhood.

POLICIES:

- a. By 2015 the City shall complete and implement the Coronado Island Neighborhood Plan.
- b. By the year 2020, the City shall develop regulations to ensure that new development is compatible with existing neighborhood development patterns and scale in order to protect neighborhood integrity and character.
- c. The City shall encourage new development and redevelopment of multi-family and commercial sites to be built in the Florida Vernacular Style in the Coronado Island Neighborhood.
- d. By the year 2020, The City shall encourage a city trolley system to reduce traffic congestion, reduce carbon emissions and reduce Citywide parking issues. The City shall seek locations for parking locations in support of the trolley route to make the trolley more attractive and accessible.
- e. By the year 2020, The City shall leverage technological advances to develop a Citywide parking/beach access/boat parking monitoring system. This system shall alert the public to available parking, beach access and boat launch/parking locations.
- f. By the year 2020, The City shall develop a pay-to-park and pay-to-launch fee system to support and maintain the best quality parking and boat launch infrastructure. The City shall offer free or discounted parking and boat launch to its residents and the residents of Volusia County.
- g. By the year 2020, The City shall expand the capacity of the Swoope boat launch site, and improve the Coronado Island boat launch site.
- h. The City shall require developers to grant public access to the Indian River and associated water estuaries.
- i. By 2020, the city shall develop access trails along the water, inter-connected with "The Loop", the former AOB site, the River Walk site and the Marine Discovery Center.
- j. By the year 2020, the city shall establish an Eco-Fusion center at the Marine Discovery Center to promote public awareness of the MDC and Eco-Tourism.
- k. By the year 2020, the city shall coordinate with Edgewater, Port Orange, and Volusia County to establish a S.E. Volusia Paddle Route.
- l. The City shall work with the State of Florida, Volusia County and developers to set aside 'nature zones' or 'quiet areas' along the waterfront, areas of special beauty, nature photography, picnics, concerts and open spaces.

Item A Enclosure 1 Coronado Island Comprehensive Plan Amendments

m. By the year 2020, the City shall improve aesthetic features and way finding within the Coronado Island Neighborhood. The City shall build a Gateway Feature, add unique neighborhood lighting, signs and uniquely branded Coronado Island features.

n. By the year 2020, the City shall work with FDOT to improve the safety and aesthetics of N. Causeway. Improvements shall include a crosswalk at four-way crossings and heavy foliage to mask parking lots along the N. Causeway. The City shall work with the Utilities Commission on an aesthetic and functional solution to the re-use water pipe system at the west end of the N. Causeway. The City shall continue to work with FDOT to beautify the bridges on the N. Causeway with a common theme, color and material.

o. By the year 2020, the City shall evaluate the need of a comprehensive storm water plan for the Coronado Island Neighborhood. If the study warrants, the City shall develop a comprehensive plan that ensures development and redevelopment is designed to accommodate runoff from frequently occurring and seldom occurring storm events. The system shall be designed to prevent harmful outfall into the Indian River Lagoon.

p. By the year 2020, the City shall work with the Utilities Commission to develop a long term plan to place the overhead utilities system underground.

1. Task - Traffic and Parking	Supporting Issues	Time Frame	Resources Required	Citizen Lead	Staff Assist	Comprehensive Plan Goal Objective Policy
1A. Establish a City Trolley	Reduce traffic congestion, reduce carbon emissions, remedy to city wide parking issues	5 Years	Programmed into CIP with matching transportation grants	EDAB	Economic Development and the River to Sea TPO - TCC Representative	Transportation Element Goal: Mobility/Efficiency Obj. 1 Pol. C-v&ix Obj. 4 Pol. P iii Future Land Use Elem. Goal1 Obj. 1j/2g/2h Goal 6 Obj. 2 Pol f. Conservation Elem. Goal 1 obj 2c
1B. Establish Central Parking for Trolley/Shuttle	Central parking would make riding the trolley more attractive and accessible	5 Years	Programmed into CIP with matching transportation grants	EDAB	Economic Development Director	Capital Improvements Element. Infrastructure Goal Obj.1 Pol. E
1C. Citywide parking/beach/boat sensor system - tied to alert system consisting of long range info boards and smart phone apps	Signs to redirect boaters to swoop lot Notification/Signs of Full Lot	3-5 Years	Capital Improvements Funding and Multi Sourced Transportation Grants	City Commission or Neighborhood Council	Public Works	Transportation Element. Mobility/Efficiency Goal. Obj. 1 Pol. C vii/viii Future Land Use Element. Goal 6 Obj. 2 Pol. B Obj. 2. Pol. D Obj. 2 Pol. F
1C1. Place electronic sensors on each parking space or access point to determine open/full parking spaces	Prior notification will reduce traffic caused by "hunting" for a parking spot	3-5 Years	Capital Improvements Funding and Multi Sourced Transportation Grants	City Commission or Neighborhood Council	Public Works	Transportation Element. Mobility/Efficiency Goal. Obj. 1 Pol. C vii/viii Future Land Use Element. Goal 6 Obj. 2 Pol. B Obj. 2. Pol. D Obj. 2 Pol. F
1C2. Place electronic sensors on each boat trailer parking space in city lots	Prior notification will reduce traffic caused by "hunting" for a parking spot,	3-5 Years	Capital Improvements Funding and Multi Sourced Transportation Grants	City Commission or Neighborhood Council	Public Works	Transportation Element. Mobility/Efficiency Goal. Obj. 1 Pol. C vii/viii Future Land Use Element. Goal 6 Obj. 2 Pol. B Obj. 2. Pol. D Obj. 2 Pol. F
1C3. Establish network (Wi-Fi) of all City parking space sensors		3-5 Years	Capital Improvements Funding and Multi Sourced Transportation Grants	City Commission or Neighborhood Council	Public Works	Transportation Element. Mobility/Efficiency Goal. Obj. 1 Pol. C vii/viii Future Land Use Element. Goal 6 Obj. 2 Pol. B Obj. 2. Pol. D Obj. 2 Pol. F
1C4. Tie electronic parking network into far range and near range message boards	Far range message board generally address Beach Closes, Parking on Flagler Closed etc... Near Range message boards address nearby lots capacity status	3-5 Years	Capital Improvements Funding and Multi Sourced Transportation Grants	City Commission or Neighborhood Council	Public Works	Transportation Element. Mobility/Efficiency Goal. Obj. 1 Pol. C vii/viii Future Land Use Element. Goal 6 Obj. 2 Pol. B Obj. 2. Pol. D Obj. 2 Pol. F
1C5. Tie electronic parking network to parking app that shows what parking/boat ramps are available and guide user to available spot. Also app will have a pay-by-device ability		3-5 Years	Capital Improvements Funding and Multi Sourced Transportation Grants	City Commission or Neighborhood Council	Public Works	Transportation Element. Mobility/Efficiency Goal. Obj. 1 Pol. C vii/viii Future Land Use Element. Goal 6 Obj. 2 Pol. B Obj. 2. Pol. D Obj. 2 Pol. F
1D. Implement payment system for boat launch and parking		3-5 Years	Capital Improvements Funding	City Commission	Public Works	Future Land Use Element. Goal 6 Obj. 2 Pol. E (point 4)
1E. Decrease the number of times per hour the N Causeway bridge opens	Coordination with Coast Guard and Intercostal Navigation Authority, reduce from 3x's to 2x's per hour,	3 years	Letter of Agreement	City Commission	City Manager	Transportation Element. Obj. 4. Pol. M/N

2. Public Access	Supporting Issues	Time Frame	Recourses Required	Citizen Lead	Staff Assist	Comprehensive Plan Goal Objective Policy
2A. Require public walking paths along river in new developments	Keep river access open to the public	1 year	Implement language into PUD Development Agreements	P&Z/LPA	Planning Department	Recreation and Open Space Element. Goal 1. Obj. 1 Pol. A (bullet 12) Goal 1 Obj. 1 Pol. B
2B. Offer resident (City and County) discounted boat/parking passes	Ongoing - September 15, 2015 News Release of free parking passes for pay lots to all Volusia residents starting October 1. Replicate if boat parking fees are implemented	Ongoing to 2 years	Capital Improvements	City Commission	Finance	Completed
2C. Tie walking trails of River Walk, MDC, AOB into streets and The Loop	Boardwalk and walking trails connections from new developments	3 years	Capital Improvements	City Commission; P&Z/LPA; Neighborhood Council	Public Works; Engineering; Planning Department	Recreation and Open Space Element Obj. 1 Pol. B

3. Growth	Supporting Issues	Time Frame	Resources Required	Citizen Lead	Staff Assist	Comprehensive Plan Goal Objective Policy
3A. Ensure Smart Growth	Proper density, building height, building design.	Ongoing	Planning, Code enforcement, Building and permitting	P&Z Board, Community Redevelopment Board	Planning Department	<u>Future Land Use Element.</u> Goal 1 Obj 2 Pol A-I Goal 5 Obj. 3 Pol D/E/F/G <u>Future Land Use Element.</u> Goal 2. Obj. 1 Pol. A
3A1. Lower the density allowed from 18 DUA to 12 DUA	2015 Designated Density Study - Staff and Commission do not support this. Staff conducted an 8 month study and CPA process. Lowering from 18 to 12 DUA in the Neighborhood will make 311 dwelling units non-conforming and increase the non-conformity on 222 dwelling units.	1 year	2015 Designated Density Study Performed and presented to commission.	P&Z Board	Planning Department	<u>Future Land Use Element.</u> Goal 1 Obj 2 Pol A-I Goal 5 Obj. 3 Pol D/E/F/G
3B. Establish Architectural Design Guidelines for Coronado Island	New development and redevelopment of multi-family or commercial properties will be encouraged to be built in the Florida Vernacular architectural style.	3 years	Architectural firm to establish designs for guidelines	P&Z Board	Planning Department	Proposed New: <u>Future Land Use Element.</u> Goal 1 Obj. 2 Pol J* New Development and redevelopment of multi-family and commercial is encourage to be built in Florida Vernacular Style in the Coronado Island Neighborhood
3C. Maintain mix of businesses to residences	Attract boutique shops and attract grocery	Ongoing	Land use regulations	Economic Development Advisory Board, Community Redevelopment Board	Economic Development	<u>Future Land Use Element.</u> Goal 6 Obj. 1 Pol A <u>Economic Development Element</u> Goal 1 Obj. a
3D. Continue to support local businesses		Continuous	Economic Development	Economic Development Advisory Board	Economic Development	<u>Economic Development Element</u> Goal 1. Obj. 1 Pol A & C Goal 1. Obj. 2. Pol. A Goal 1. Obj. 5 Pol. A
3E. Rezoning						
3E1. Rezone State of Florida TIITF properties Short Parcel ID 7408-00-00-0040 From R-1 Low Density Residential to C Conservation	This parcel zoned R1 as part of 10 year Contract with Magnolia Development (Succeeded by Venezia INC) expired in 1972, property reverted to TIITF zoning classification was never changed back to C – conservation.	1 year	Approval From: STATE OF FLORIDA TIITF DEPT OF ENV PROTECTION 3900 COMMONWEALTH BLVD STE 115 TALLAHASSEE FL 32399-3000 NO FLU CHANGE REQUIRED	City Commission and P&Z Board	Planning Department	<u>Future Land Use Element.</u> Goal 1 Obj 2 Pol A-I Goal 5 Obj. 3 Pol D/E/F/G

3. Growth	Supporting Issues	Time Frame	Resources Required	Citizen Lead	Staff Assist	Comprehensive Plan Goal Objective Policy
3E2. Rezoning of B6A to B2 on NE Corner of Coronado Island	Determine Current Use and Property Taking Rules	3 years	City Commission Rezoning	City Commission and P&Z Board	Planning Department	Future Land Use Element. Goal 1 Obj 2 Pol A-I Goal 5 Obj. 3 Pol D/E/F/G

4. Environmental	Supporting Issues	Time Frame	Resources Required	Citizen Lead	Staff Assist	Comprehensive Plan Goal Objective Policy
4A. Encourage Eco Tourism		Continuous	MDC, Advertising Authority, PR (Flag, roadway signage), Recreation and Special Events	Leisure Activities Advisory Board, Economic Development Advisory Board	Economic Development; PIO Manager; Recreation and Special Events	<u>Recreation and Open Space Element</u> . Obj. 1 Pol. G / H Obj. 3 Pol. D Obj. 4 Pol. A/B Obj. 6 Pol. a/b/c/d <u>Economic Development Element</u> Obj. 4 Pol. B
4A1. Establish an Eco-Fusion Center at the MDC.		3 years	MDC, Advertising Authority, PR (Flag, roadway signage), Recreation and Special Events	Leisure Activities Advisory Board, Economic Development Advisory Board	Recreation and Special Events; Economic Development; PIO Manager	<u>Recreation and Open Space Element</u> . Obj. 1 Pol. G and H. Obj. 3 Pol D Obj. 4 A/B
4A2. Develop a SE Volusia Paddle Route	Partner with MDC and Edgewater	1 year	No capital required	Leisure Activities Advisory Board, Economic Development Advisory Board	Recreation and Special Events	<u>Recreation and Open Space Element</u> . Obj. 1 Pol. G and H. Obj. 3 Pol D Obj. 4 A/B/c/d
4A3. Promote public awareness of the MDC and Eco-Tourism opportunities	Post eco amenities of MDC on city and county websites, post maps of kayak and biking trails, advertise eco tourism, create walking guide on trails to lead you to other eco explorations	Continuous	General Fund	Leisure Activities Advisory Board, Economic Development Advisory Board	Recreation and Special Events; PIO Manager	<u>Recreation and Open Space Element</u> . Obj. 1 Pol. G and H. Obj. 3 Pol D Obj. 4 A/B
4B. Maintain and Conserve Quality Waterways	Maintain conservation of "Bird Island" and other surrounding Island. Post boating and watersport rules to protect water quality and wildlife.	Continuous	SJWMD	City Commission	City Engineer	<u>Conservation Element</u> . Goal 1 Obj. 1 Pol. A/ D/ E/ F Obj. 2 Pol. D Obj. 3 Pol. A/B/C Obj. 4 Pol. a /b/c/d Obj.6 Pol. c Obj. 7 Pol. a/b <u>Coastal Management Element</u> Goal 1 Obj. 1. Pol. B Goal 2. Obj. 1. Pol. a/b/e Goal 3. Obj.1 Pol.a/d/e/h/i/k
4C. Work on aesthetic solution to swales	Plant wild flowers in swales; Florida Friendly landscaping; publish mowing schedule to inform public	Continuous	Capital Improvements	City Commission	Maintenance Operations	<u>Recreation and Open Space Element</u> . Obj. 2 Pol. E <u>Future Land Use Element</u> . Goal 1. Obj. 6. Pol. G
4E. Set aside 'nature zones' or 'quiet zones' along the waterfront, areas of special beauty, nature photography, picnics, concerts, park space.	Minimize light pollution along waterway. No all night neon signs or all night lights.	5 years	Capital Improvements, **Future thought here for lighting Ordinance**	Leisure Activities Advisory Board	Parks and Recreation (Maint. Operations); Planning Dept. for future Ordinance	<u>Conservation Element</u> . Goal 1 Obj. 1 Pol. G Obj. 4 Pol. All Obj. 6 Pol. B. <u>Future Land Use Element</u> Goal 7 Obj. 1 Pol. E <u>Recreation and Open Space Element</u> . Goal 1 Obj. 2 Pol. B/D <u>Coastal Management Element</u> Goal 1 Obj. 1. Pol. B/f Goal 2. Obj. 1. Pol. a/b/e

5. Infrastructure	Supporting Issues	Time Frame	Resources Required	Citizen Lead	Staff Assist	Comprehensive Plan Goal Objective Policy
5A. Improve aesthetic features and way finding	Build Gateway Feature, add unique to the neighborhood lighting and signs. Entryway feature was in the original scope of work for the North Causeway beautification plan. Reprogram CIP funding	3 years	CRA or Capital Improvements	CRA Board	Economic Development Director, Capital Projects Manager	Future Land Use Element. Goal 1 Obj. 2 Pol. D
5B. Place Utilities Underground	Cost. This action may be beyond scope of a five year plan	5 years	UCNSB approval; scope of work study; funding in 5 year Capital Improvements Plan	City Commission	Public Works Director; Capital Projects Manager	Future Land Use Element. Goal 5 Obj. 2 Pol. E
5C. Work with FDOT to place key pedestrian cross walks across N Causeway	1. One crosswalk is being built at Quay Assisi. 2. Additional ones were in original concept for N Causeway beautification. Rejected by FDOT.	1 year	Quay Assisi crossing in progress. Need re-engage River to Sea TPO on call for projects 2016.	CRA Board and TPO-CAC representative	Capital Projects Manager and TPO-TCC representative	Capital Improvement Element Infrastructure Goal. Obj.1 Pol. Diii Transportation Element. Safety Goal. Obj 1 Pol. D Environmental Goal. Obj.1 Pol.H Future Land Use Element Goal 1. Obj. 2 Pol. G Obj. 3 Pol.B (pnt 4) Obj. 6 Pol. H
5D. Plant heavy foliage to mask parking lots	In concert with North Causeway Improvement Plan	1 year	Capital Improvements -in progress	City Commission	Capital Projects Manager	Future Land Use Element. Goal 1 Obj. 6 Pol. B & C
5E. Work with UCNSB on west end re-use water pipe redesign or aesthetic solution	Explore bike/walk bridge over pipe or placing underground	5 years	UCNSB approval; scope of work study; funding in 5 year Capital Improvements Plan	City Commission / Utilities Commission	Capital Projects Manager, Utilities Commission Staff	Future Land Use Element. Goal 5. Obj. 2 Pol. E
5F. Beautify bridges with common theme, color, material, etc.	Originally in the scope of work for the N Causeway beautification	5 years	Need re-engage River to Sea TPO on call for projects 2016.	Neighborhood Council	Public Works Director; Capital Projects Manager	Future Land Use Element. Goal 1. Obj. 2 Pol. D
5G. Stormwater Plan for Coronado Island	Develop Coronado Island Comprehensive Stormwater Plan that ensures development and redevelopment is designed to accommodate runoff from frequently occurring and seldom occurring storm events. Redesign existing stormwater system to prevent harmful outfall into the Indian River.	5 years	Capital Improvement Funding; Need engineering study and scope of work	City Commission	City Engineer; Public Works Director	Sanitary Sewer, Potable Water, Drainage, and Natural Groundwater Aquifer Recharge Element. Drainage Goal. Obj.1 Pol. a/b/e/f/g/h/l Obj. 3 Pol. c/e/f/g/ Sanitary Sewer Goal. Obj. 6 Pol.b/c/d/e Potable Water Goal Obj. 4 Pol.e/h Natural Groundwater Aquifer Recharge Goal. Obj. 1 Pol. c i /c ii

Interoffice Memorandum

City of New Smyrna Beach

To: Neighborhood Council Members

From: Steven E. Bapp, Neighborhood Planner

CC: Amye King, Planning Director

Subject: Item B. Review of the Central Beach Comprehensive Plan Amendments

Date: May 12, 2016

BACKGROUND

CENTRAL BEACH NEIGHBORHOOD

To date, the neighborhood conducted three town hall meetings to gather stakeholder input. Through these meetings, the citizens and staff developed a neighborhood SWOT analysis, a vision statement and a list of major objectives for the next five years.

To date, the Neighborhood Council has concurred with the SWOT analysis, approved the vision statement and approved a 5 year planning synchronization matrix. Staff has framed all previous work into new Goals/Objectives/Policies to the Comprehensive Plan. These amendments will add to the Future Land Use Element, a new Objective (5,8) with supporting Policies a-o.

REQUESTED ACTION

Staff requests the Neighborhood Council review and approve the proposed enclosed comprehensive plan amendments that

FOLLOW-UP STEPS ON THE NEIGHBORHOOD PLANS

CORONADO ISLAND NEIGHBORHOOD

Final staff review (June), Public Comment Phase (Jul-Aug), Neighborhood Council Final Approval (Sep), LPA Review (Oct).

Steven E. Bapp
City Neighborhood Planner

Enclosures:

1. Central Beach Neighborhood Comprehensive Plan Amendments
2. Previously approved 5 year planning matrix

Item B Enclosure 1 Central Beach Comprehensive Plan Amendments

GOAL 5: RESIDENTIAL DEVELOPMENT AND NEIGHBORHOODS

OBJECTIVE:

8. In coordination with property owners, business owners and stakeholders, develop policies and regulations to guide and enhance future development and redevelopment within the Central Beach neighborhood.

POLICIES:

- a. By 2015 the City shall complete and implement the Central beach Neighborhood Plan.
- b. By the year 2020, the City shall develop regulations to ensure that new development is compatible with existing neighborhood development patterns and scale in order to protect neighborhood integrity and character.
- c. By the year 2020, The City shall encourage a city trolley system to reduce traffic congestion, reduce carbon emissions and reduce Citywide parking issues. The City shall seek locations for parking locations in support of the trolley route to make the trolley more attractive and accessible.
- d. By the year 2020, The City shall leverage technological advances to develop a Citywide parking/beach access/boat parking monitoring system. This system shall alert the public to available parking, beach access and boat launch/parking locations.
- e. By the year 2020, The City shall develop a pay-to-park and pay-to-launch fee system to support and maintain the best quality parking and boat launch infrastructure. The City shall offer free or discounted parking and boat launch to its residents and the residents of Volusia County.
- f. By the year 2020, The City shall develop a comprehensive traffic plan for Central Beach which includes contingencies for high volume traffic days, controlled commercial deliveries, and traffic calming plan for high speed roads.
- g. By the year 2020, the City shall develop and implement a comprehensive bike-pedestrian plan for the Central Beach Neighborhood that serves residents, businesses and visitors alike.
- h. By the year 2020, the City shall develop a comprehensive environmental management plan, which encourages Eco-Tourism, maintains and conserves the quality Waterways, promotes eco-friendly landscaping and preserves the water vistas for public access.
- i. By the year 2020, the City shall acquire additional public spaces to accommodate the population of Central Beach.
- j. By the year 2020, the City shall work with the Utilities Commission to develop a long term plan to place the overhead utilities system underground.

1. Task - Traffic Management	Supporting Issues	Time Frame	Recourses Required	Citizen Lead	Staff Assist	Comprehensive Plan Goals, Objectives, Policies
1A. Establish a City Trolley	Reduce traffic congestion, reduce carbon emissions, remedy to city wide parking issues	5 years	Programmed into CIP with matching transportation grants	Economic Development Board	Economic Development and the River to Sea TPO - TCC Representative	Transportation Element Goal: Mobility/Efficiency Obj. 1 Pol. C-v&ix Obj. 4 Pol. P iii Future Land Use Elem. Goal1 Obj. 1j/2g/2h Goal 6 Obj. 2 Pol f. Conservation Elem. Goal 1 obj 2c
1B. Establish Central Parking for Trolley/Shuttle	Central parking would make riding the trolley more attractive and accessible	5 years	Programmed into CIP with matching transportation grants	Economic Development Board	Economic Development	Capital Improvements Element. Infrastructure Goal Obj.1 Pol. E
1C. Increase and improve bikeability and walkability; Support the "Trails Program"	Trails Program, promote biking and walking opportunities from public parking areas, increase city wide bike parking, bike rentals	5 years	Programmed into CIP with matching transportation grants	City Commission thru the River to Sea TPO - CAC Representative	Leisure Services Director and the River to Sea TPO - TCC Representative	Transportation Element. Mobility/Efficiency Goal. Obj. 1 Pol. C vii/viii Obj. 4 Pol. g Environment Goal. Obj. 1 Pol. h Future Land Use Element. Goal 6 Obj. 2 Pol. B Obj. 2. Pol. D Obj. 2 Pol. F
1D. Decrease the number of times per hour the N Causeway bridge opens	Coordination with Coast Guard and Intercostal Navigation Authority, reduce from 3x's to 2x's per hour	Ongoing	Letter of Agreement	City Commission	City Manager	Transportation Element. Mobility/Efficiency Goal Obj. 4. Pol. M/N
1E. Develop High Volume Traffic Days Circulation Plan	Redirect traffic to all available beach access to relieve traffic on Flagler, Positing police at traffic bottle necks on weekends and special events	3 years	Coordination with traffic authorities	Neighborhood Council	Police Department	Transportation Element. Mobility and Efficiency Goal. Obj. 4 Pol. m/n Coastal Management Element. Goal 6 Obj.1 Pol. A
1F. Limit Commercial Traffic in residential areas	Limits commercial traffic on residential streets, Limit delivery times on Flagler, Satellite delivery systems for commercial businesses	2 years	Informal Agreement	Neighborhood Council in concert with the Flagler Merchants Association	Police Department	Transportation Element Mobility/Efficiency Goal Obj. 2 Pol.b & e
1F1. Limit delivery times on Flagler Ave	Cooperative effort between Flagler Merchants Association members	Ongoing	Informal Agreement	Neighborhood Council in concert with the Flagler Merchants Association	Police Department	Transportation Element . Mobility and Efficiency Goal. Obj. 2 Pol.b & e
1F2. Establish a Satellite Deliver System for Commercial Businesses	Cooperative effort between Flagler Merchants Association members	5 years	Informal Agreement	Neighborhood Council	Police Department	Transportation Element. Mobility and Efficiency Goal. Obj. 2 Pol.b & e
1G. Build traffic calming measures and higher speed roads	Narrow intersections to reduce speed, Change Line of sight of roads	Continuous	City Engineer / Capital Improvements	City Commission	City Engineer / Capital Improvements	Transportation Element. Mobility/Efficiency Goal Obj. 4 Pol. i/M Safety Goal. Obj. 1 Pol. a/b/d

2. Parking	Supporting Issues	Time Frame	Recourses Required	Citizen Lead	Staff Assist	Comprehensive Plan Goals, Objectives, Policies
2A. Implement beach ramp pre-paid kiosk similar to sun pass	Need Coordination with Volusia County Beach Authority	3 years	Capital Improvements Funding	Neighborhood Council	Public Works	<u>Transportation Element.</u> Obj. 1. Pol. C viii
2B. Increase parking in Central Beach	Use previous studies on parking; Improve "shell lots", City pursue purchase of additional parking lots	5 years	Capital Improvements Funding	City Commission	Economic Dev Public Works	<u>Future Land Use Element.</u> Goal 1. Obj. 4 Pol. a/b
2C. Establish mitigation fund for parking	Conduct analysis of best practices of adjacent jurisdictions and Volusia County	2 years	Long-term fund management	City Commission	City TPO Staff Representative (Planning and Engineering)	<u>Capital Improvements Element.</u> Infrastructure Goals. Obj. 1 Pol. a Obj. 2 Pol. a/b/d
2D. Promote use of other beach ramps	Directional street signs before beachside, way finding to other beach ramps	1 year	Public Relations Campaign and signage	Neighborhood Council	City Public Relations Manager; Public Works	<u>Transportation Element.</u> Obj. 4. Pol. M
2E. Citywide parking/beach/boat sensor	Signs to redirect boaters to	3-5 years	Capital Improvements Funding and	City	Public Works	<u>Transportation Element.</u> Mobility/Efficiency Goal. Obj. 1
1G1. Place electronic sensors on each parking space or access point to determine open/full parking spaces	Prior notification will reduce traffic caused by "hunting" for a parking spot	3-5 years	Capital Improvements Funding and Multi Sourced Transportation Grants	City Commission or Neighborhood Council	Public Works	<u>Transportation Element.</u> Mobility/Efficiency Goal. Obj. 1 Pol. C vii/viii <u>Future Land Use Element.</u> Goal 6 Obj. 2 Pol. B Obj. 2. Pol. D Obj. 2 Pol. F
2E2. Place electronic sensors on each boat trailer parking space in city lots	Prior notification will reduce traffic caused by "hunting" for a parking spot,	3-5 years	Capital Improvements Funding and Multi Sourced Transportation Grants	City Commission or Neighborhood Council	City Engineer / Capital Improvements	<u>Transportation Element.</u> Mobility/Efficiency Goal. Obj. 1 Pol. C vii/viii <u>Future Land Use Element.</u> Goal 6 Obj. 2 Pol. B Obj. 2. Pol. D Obj. 2 Pol. F
2E3. Establish network (Wi-Fi) of all City parking space sensors		3-5 years	Capital Improvements Funding and Multi Sourced Transportation Grants	City Commission or Neighborhood Council	City Engineer / Capital Improvements	<u>Transportation Element.</u> Mobility/Efficiency Goal. Obj. 1 Pol. C vii/viii <u>Future Land Use Element.</u> Goal 6 Obj. 2 Pol. B Obj. 2. Pol. D Obj. 2 Pol. F
2E4. Tie electronic parking network into far range and near range message boards	Far range message board generally address Beach Closes, Parking on Flagler Closed etc... Near Range message boards address lots capacity status	3-5 years	Capital Improvements Funding and Multi Sourced Transportation Grants	City Commission or Neighborhood Council	City Engineer / Capital Improvements	<u>Transportation Element.</u> Mobility/Efficiency Goal. Obj. 1 Pol. C vii/viii <u>Future Land Use Element.</u> Goal 6 Obj. 2 Pol. B Obj. 2. Pol. D Obj. 2 Pol. F
2E5. Tie electronic parking network to parking app that shows what parking/boat ramps are available and guide user to available spot. Also app will have a pay-by-device ability		3-5 years	Capital Improvements Funding and Multi Sourced Transportation Grants	City Commission or Neighborhood Council	City Engineer / Capital Improvements	<u>Transportation Element.</u> Mobility/Efficiency Goal. Obj. 1 Pol. C vii/viii <u>Future Land Use Element.</u> Goal 6 Obj. 2 Pol. B Obj. 2. Pol. D Obj. 2 Pol. F

3. Growth	Supporting Issues	Time Frame	Recourses Required	Citizen Lead	Staff Assist	Comprehensive Plan Goals, Objectives, Policies
3A. Ensure Smart Growth	Proper density, building height, building design, density caps	3 years	Review of current LDR, explore form based code to replace existing LDR	P&Z board	Planning Dept	<u>Future Land Use Element.</u> Goal 1 Obj 2 Pol A-I Goal 5 Obj. 3 Pol D/E/F/G
3B. Increase enforcement of existing City Ordinances and Codes	Require more code officers or surge task force	3 years	Personnel Funding to hire more code officers, command and control established for surge task force, citizen oversight	Code Enforcement Board	Building Department and Police Dept	<u>Economic Development Element.</u> Goal 1. Obj. 1 Pol A & C Goal 1. Obj. 2. Pol. A Goal 1. Obj. 5 Pol. A
3C. Establish Local Historic District	Preserve Residential Character, Promote and strengthen historic character	3 years	City ordinance establishing the historic district as a local district	Historic Preservation Board	Planning Dept; City Attorney	<u>Historical and Archaeological Preservation Element</u> Obj. 2 Pol. c/d Obj. 5 Pol. a/b/c/
3D. Change Comprehensive Plan Map to match verbiage	Move northern boundary as depicted on Neighborhood Map, FLU Element, Map II. Move existing north boundary FROM SAPHIRE RD TO FLORIDA AVE.			P&Z board; City Commission	Planning Department; City Attorney	<u>*Comprehensive Plan Amendment: Chapter II - Future Land Use Element, Map II - 1 Neighborhoods*</u>
3E. Place Utilities Underground	Higher cost project	Long Term	UCNSB/ Capital Improvements Funding	City Commission Utilities Commission	Public Works	<u>Future Land Use Element.</u> Goal 5 Obj. 2 Pol. E

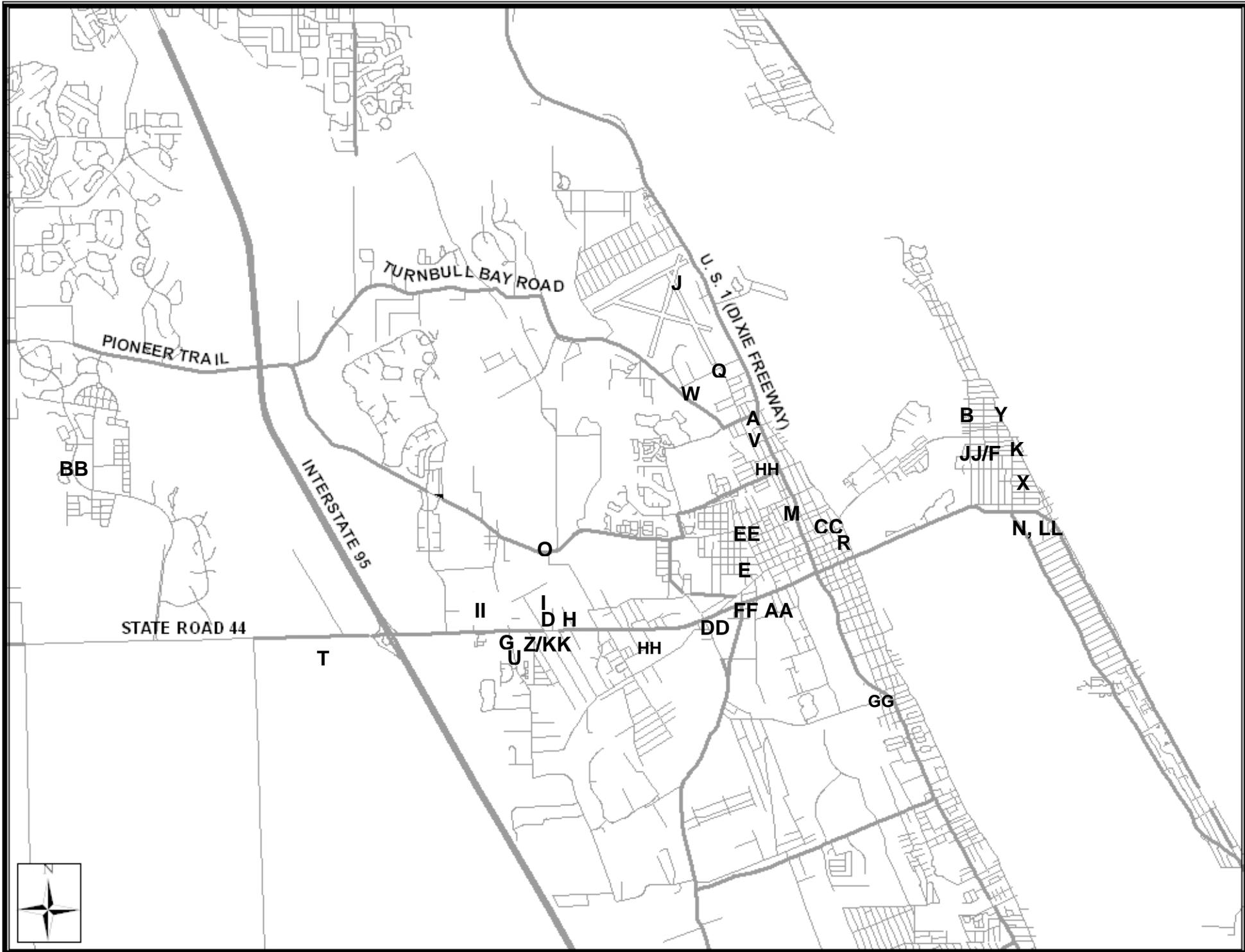
4. Environmental	Supporting Issues	Time Frame	Recourses Required	Citizen Lead	Staff Assist	Comprehensive Plan Goals, Objectives, Policies
4A. Encourage Eco Tourism		Continuous	MDC, Advertising Authority, PR (Flag, roadway signage), Recreation and Special Events	Leisure Activities Advisory Board, Economic Development Advisory Board	Economic Development; PIO Manager; Recreation and Special Events	<u>Recreation and Open Space Element.</u> Obj. 1 Pol. G / H Obj. 3 Pol. D Obj. 4 Pol. A/B Obj. 6 Pol. a/b/c/d <u>Economic Development Element</u> Obj. 4 Pol. B
4A1. Promote public awareness of the MDC and Eco Tourism opportunities	Post eco amenities of MDC on city and county websites, post maps of kayak and biking trails, advertise eco tourism, create walking guide on trails to lead you to other eco explorations	Continuous	MDC, Advertising Authority, PR (Flag, roadway signage), Recreation and Special Events	Leisure Activities Advisory Board, Economic Development Advisory Board	Recreation and Special Events; PIO Manager	<u>Recreation and Open Space Element.</u> Obj. 1 Pol. G and H. Obj. 3 Pol D Obj. 4 A/B
4B. Maintain and Conserve Quality Waterways	Maintain conservation of "Bird Island" and other surrounding Island. Post boating and watersport rules to protect water quality and wildlife.	Continuous	Existing programs	City Commission	Public Works	<u>Conservation Element.</u> Goal 1 Obj. 1 Pol. A/ D/ E/ F Obj. 2 Pol. D Obj. 3 Pol. A/B/C <u>Coastal Management Element.</u> Goal 1 Obj. 1. Pol. B Goal 2. Obj. 1. Pol. a/b/e Goal 3. Obj.1 Pol.a/d/e/h/i/k
4C. Promote more eco friendly landscaping	Encourage native, drought tolerant and mature landscaping	Continuous	Review of the current Land Development Regulations required landscaping requirements for eco-friendly plantings	Planning and Zoning Board	Planning Department	<u>Conservation Element.</u> Goal 1 Obj. 8 Pol. a/b
4D. Maintain City Parks and seek to get more open public space	Keep river and ocean vistas at end of streets	Continuous	Capital Improvement Funding	City Commission	Maint. Department	<u>Conservation Element .</u> Goal 1 Obj. 1 Pol. f/ l Obj. 4 Pol. a Obj. 5 Pol. a Obj. 6 Pol. d

CITY OF NEW SMYRNA BEACH DEVELOPMENT ACTIVITY REPORT



JUNE 2016

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



**NON-RESIDENTIAL PROJECTS
JUNE 2016**

- A. 1014 Faulkner Street
- B. 204 Flagler Avenue Restaurant
- C.
- 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.
- M. Gulfstream Glass
- N. Hog Eye Camp Road Square PUD
- O. Holland Park
- P.
- Q. New Smyrna Beach Chrysler Addition
- R. New Smyrna Beach Civic Center
- S.
- 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
- JJ. Nichol's Cafe
- KK. Verizon Wireless
- LL. Twisty Treat

NON-RESIDENTIAL DEVELOPMENT PROJECTS JUNE 2016

= addition to the development activity report
 = change of status to a particular project
 = currently active projects

MAP ID	Project	Location	Description	Status						Vested (Y/N)/Date Vesting Expires	Comments	Case #	PRC Meeting Date	Date Plan/Plat App'd	Plan/Plat Expiration	
				Under staff review	Approved site plan/plc	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																
D	ALDI Supermarket	2335 State Road 44	17,018 SF grocery store, with associated infrastructure and landscaping improvements	X	X	X	X	X	X		VESTED site plan expires 9/1/2017	COMPLETED	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					VESTED site plan expires 12/23/16	APPROVED	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 2/2/2016	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/plat	Pre-con meeting	Under construction	Final inspection	C.O. issued								
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	APPLICATION EXPIRED	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																	
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							VESTED subdivision plat	PRC meeting for subdivision plat held 9/4/2015	PUD-9-14 S-7-15	10/3/2014 09/04/2015	1/12/2016	
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

NON-RESIDENTIAL DEVELOPMENT PROJECTS JUNE 2016

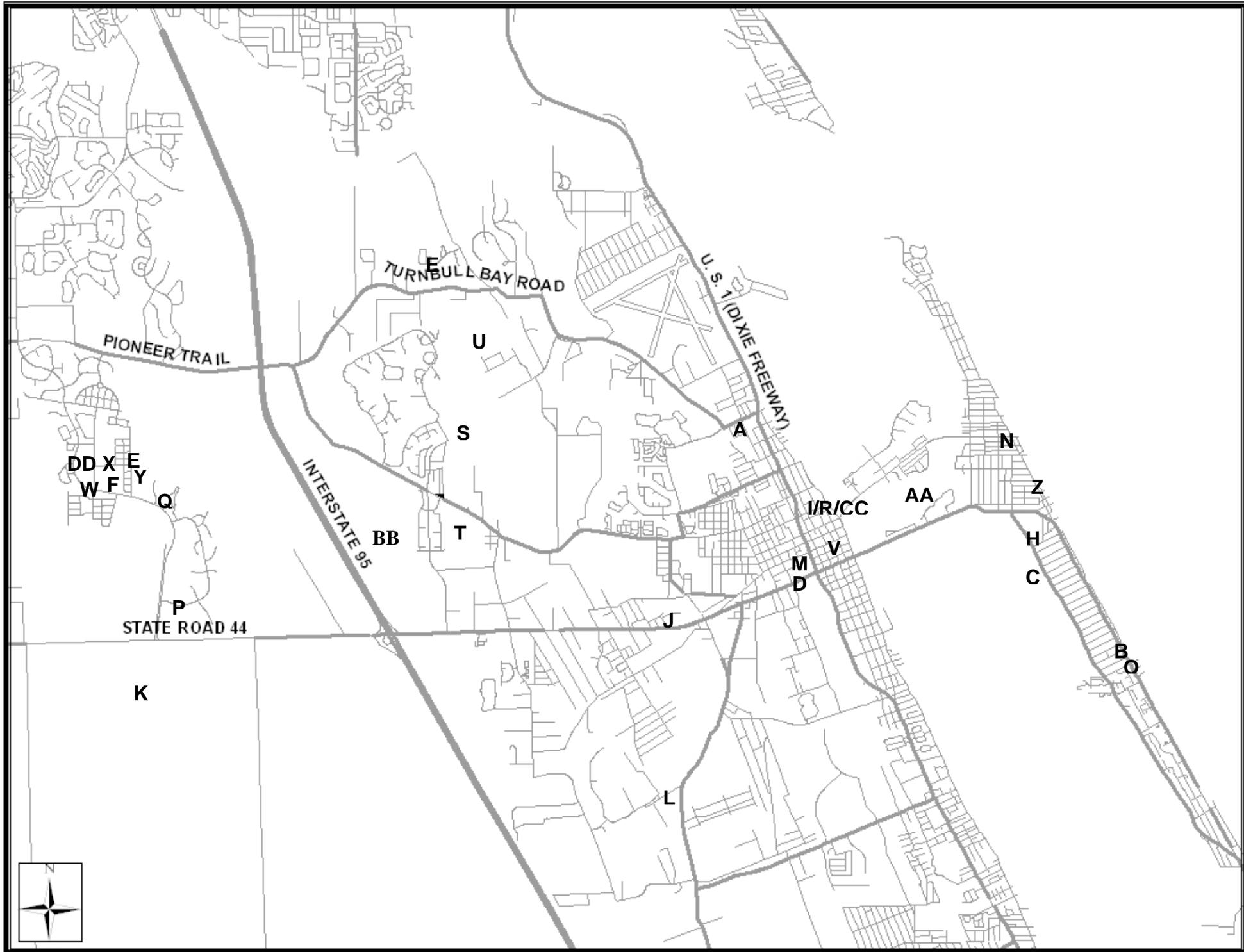
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				Under staff review	Approved site plan/plc	Pre-con meeting	Under construction	Final inspection	C.O. issued						
X	South Atlantic Beach Park	east side of South Atlantic Avenue, north of Lazy Sago Lane	70 off-beach parking facilities, restroom facilities, and associated infrastructure and landscaping improvements	X	X					VESTED	APPROVED	SP-10-15	07/17/15	01/28/16	
Y	SpringHill Suites	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	X	X			VESTED site plan expires	UNDER CONSTRUCTION	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	X					NOT VESTED	PRC meeting held 9/4/2015	PUD-8-15	09/04/15	02/09/16	
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 shelters 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	X				VESTED	APPROVED 02/09/2016	PUD-7-15	09/04/15	02/09/16	
EE	Wynn Funeral Home	570 Washington Street	renovation of an existing funeral home, with associated infrastructure and site improvements	X	X	X	X	X	X	VESTED	COMPLETED	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	X							SP-21-15	11/13/2015		

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				Under staff review	Approved site plan/plat	Pre-con meeting	Under construction	Final inspection	C.O. issued						
GG	St. Paul's Episcopal Church Parking Lot	west side of South Dixie Freeway north of 10th Street	construction of a paver parking lot and retention	X	X	X	X			VESTED	UNDER CONSTRUCTION	SP-22-15	12/4/2015	1/13/2015	1/13/2017
HH	Autozone	southwest corner of SR 44 and Walker Drive	construction of an auto part store with parking lot and retention	X								PUD-11-15	12/4/2015		
II	New Smyrna Chrysler/Dodge/Jeep/Ram PUD	northwest corner of SR 44 and North Glencoe Road	PUD for a future Automotive dealership	X								PUD-1-16	1/8/2016		
JJ	Nichol's Café Remodel-Expansion	411 Flagler Avenue	Site Plan for remodel and addition	X								SP-2-16	3/4/2016		



RESIDENTIAL PROJECTS JUNE 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.
- 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
- BB. Coastal Woods
- CC. Riverwalk Condo at Coronado Island Phase 2
- DD. Messina By The Lake Apartments

RESIDENTIAL DEVELOPMENT PROJECTS JUNE 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	649-699 North Dixie Freeway	40-room, three-story, assisted living facility, with associated infrastructure and landscaping improvements	X	X	X	X					VESTED site plan expires 1/7/18	UNDER CONSTRUCTION	SP-8-15	06/05/15	01/07/16	01/07/18
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	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	03/01/16	
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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G																	
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	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-2-06 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
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		

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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	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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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	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				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	06/23/15	
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		



City of New Smyrna Beach

May 5, 2016

The House on Crawford
Richard and Anne Kemp
223 Crawford Road
New Smyrna Beach, FL 32169
rskrenovations@yahoo.com

Re: Short Term Rental/Code Enforcement Issues

Dear Mr. and Mrs. Kemp:

I am writing in response to your recent letter regarding the short term rental code enforcement issues. Please see below for the response provided by the Assistant City Attorney Greg McDole concerning the regulation vacation rentals by municipalities.

The regulation of vacation rentals by municipalities is limited by s. 509.032(7), F.S. Cities may not prohibit vacation rentals or regulate duration or frequency of vacation rentals. Any local law (ordinance) in effect prior to June 1, 2011 may continue to be enforced. The Attorney General in AGO 2014-09, stated "To the extent a municipal ordinance addresses vacation rentals in an attempt to prohibit them in a particular area where residences are otherwise allowed, it would appear that a local government would have exceeded the regulatory authority granted in s. 509.032(7)(b), Florida Statutes."

Recently, a bill was introduced in the Florida Senate (2016 session) to allow cities to "amend" a vacation rental regulation which was adopted prior to June 1, 2011, regardless of the state preemption. The bill died a quick death.

Section 509.032(7)(a), FS, however, specifically allows cities to conduct inspections of vacation rentals for compliance with the Florida Building Code and Florida Fire Prevention Code. Our Code Enforcement Division will be monitoring airnb.com to ensure that a local business license and inspection of the premises has occurred.

Sincerely,

Pam Brangaccio,
City Manager

cc: City Commission
Assistant City Attorney, Greg McDole
Director of Planning, Amye King
Chief Building Official, Mike Knotek
Code Enforcement Officer, Barbara Bobelak

