

NEIGHBORHOOD COUNCIL BOARD  
MINUTES  
JANUARY 27, 2016

The Neighborhood Council Board held a regular meeting on Wednesday, January 27, 2016 in the City Commission Chambers, 210 Sams Avenue, New Smyrna Beach, Florida. Chairperson Peggy Rivers called the meeting to order at 6:00p.m.

ROLL CALL

The following members were present:

Peggy Rivers  
Fannie Hudson  
John Hallacy  
James Russell  
Debbie Bell  
Randy Herman

Martha Skinner's replacement had not yet been appointed by the City Commission. Also present were Assistant City Attorney Greg McDole; Interim Planning Manager Jeff Gove; Board Secretary Tammy Dickerson and members of the public.

**APPROVAL OF MINUTES**

**Motion by Mr. Russell, seconded by Ms. Bell, to approve the minutes of the regular October 28, 2015, Neighborhood Council Board meeting. Motion passed unanimously on a roll call vote, 6-0.**

**PUBLIC PARTICIPATION**

Debra Dugas asked the Board when Martha Skinner would be replaced and what the process was for replacing her and how the Board members are chosen.

The Board discussed the areas in New Smyrna Beach that they were representing and discussed that they needed a representative from Mission Road to I-95 area.

Chairperson Rivers stated that if anyone knew of anyone interested in the Board to ask them to contact the City Clerk's office to submit an application.

**OLD BUSINESS**

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

Chairperson Rivers discussed the following memo from Steve Bapp.

## 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.

## 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.

Chairperson Rivers stated that Mr. Herman had asked what the follow up would be on neighborhood plans and how citizens would be involved in insuring the occurrence and implementation of the plans. She stated that it would be a great idea to have a committee of neighborhood members who followed up with every neighborhood plan and well as the Board members.

Ms. Bell asked about the memo from Mr. Bapp stating the following:

## 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.

Ms. Bell asked when that would be.

Chairperson Rivers stated that we don't have a follow up date on that yet.

Ms. Bell stated that she was expecting something from Mr. Bapp regarding this at this meeting.

Mr. Herman stated that he thought we were going to have that information at this meeting also.

Ms. Hudson stated that according to the resolution for the Board it states that each commissioner nominates a Board member for their zone that resides in that zone, the Mayor nominates 2 regular members that reside in the city, and the Vice Mayor shall nominate a regular member that resides in their zone and another member that resides in the city.

Chairperson Rivers asked Ms. Hudson if the City Commissioner that nominated Ms. Skinner has to nominate someone else.

Ms. Hudson according to the resolution that is correct.

## **NEW BUSINESS**

### **B. Approval of the updated 2016 Neighborhood Council meeting schedule**

**Motion by Mr. Russell, seconded by Mr. Herman, to approve the updated Neighborhood Council meeting schedule. Motion passed unanimously on a roll call vote, 6-0.**

### **C. Discussion on the Neighborhood Council Duties and Priorities for 2016**

Chairperson Rivers stated that the Board had the following two goals:

1. To insure the Neighborhood plans are implemented in a timely manner and to facilitate the process.
2. To increase communication with the residents so the Board can report on concerns or interests in the 24 neighborhoods.

Mr. Herman stated that increasing communication with the residents is a vital issue. He stated that we need to work towards the ongoing communication.

Ms. Bell asked what tools we can use to keep that communication going besides websites and emails.

Chairperson Rivers stated that maybe the Board should focus on some neighborhoods to increase the communication.

Mr. Russell asked if there was a staff administration for public relations.

Mr. Gove stated that would be Holly Smith.

Mr. Russell stated that maybe we could task her with how to get this information out to the citizens about the Board and their duties.

Mr. Gove stated that is a good idea and Ms. Smith is always looking for communications to post.

Ms. Hudson stated that the Board members need to communicate with their City Commissioners on how the Board can help them and this would help with the process of putting out more communication out there.

Mr. Russell stated that each of the Board members could meet with the City Commissioner that appointed the Board member to discuss any issues they might be having with the neighborhoods.

Ms. Bell stated that she does have communication with the neighborhood she represents.

Chairperson River stated that she feels that communication is important and we need to get the word out.

The Board discussed with staff the new Planning and Zoning Director that would be starting February 1, 2016 and how they would be able to meet her on February 24, 2016 at their next scheduled meeting.

#### **D. Discussion on the Future Land Use study**

Mr. Gove stated that the items are going before the Planning and Zoning Board at their regular meeting on February 1, 2016 as a Comprehensive Plan Amendment and a Zoning Amendment which are the result of the study. He stated that it's then set to go to the City Commission at their February 23, 2016 meeting. He stated that it would then go to the state for their review and the city wouldn't probably get it back until May or June.

Chairperson Rivers asked Ms. Dickerson to get on to the city's website and bring it up on the screens so the Board could review the amendments.

Mr. Gove discussed the changes with the Board.

Chairperson Rivers asked what the height limit before the 60 feet proposed was for the planned unit development hospitality zoning before.

Mr. Gove stated that it was never specified.

Mr. Herman asked if the 60 feet included architectural features.

Mr. Gove stated that he believed it was 60 feet total.

Ms. Bell stated that hospitality full analysis the Board had received at their last meeting was 50 feet plus an additional 2 feet for architectural features.

Mr. Gove stated that should be 12 feet.

Ms. Bell stated that her error it did say 12 feet.

Chairperson Rivers asked if that was correct then.

Mr. Gove stated that is correct.

Mr. Herman asked if the marina project will have to meet these requirements if this is approved before the sale and approval of the project.

Mr. Gove stated that they actually won't have to go through hospitality district for that project.

Chairperson Rivers stated that she was concerned about the hospitality maximum allowed is 3.0.

Mr. Gove stated that the existing floor area ratio is 3.0 and its staying the same.

Chairperson Rivers stated that the Hampton Inn and Springhill Suites and both are less than 2.0 so why would we recommend 3.0.

Mr. Gove stated that staff isn't recommending anything larger we are just keeping what is existing. He stated that we don't want to go to the extreme one way or the other.

Chairperson Rivers stated that is the opposite of what the petition had requested.

Mr. Gove stated that the density is what the issue was and it is proposed to be lowered.

Chairperson Rivers asked Mr. Gove what the square footage of the marina project was going to be that Mr. Bapp was supposed to give the Board that information.

Mr. Gove stated that he wasn't sure either but that project isn't affected with any of these changes that has a marina designation not hospitality designation.

Mr. Herman stated that it appears that changes are being made to make sure a project passes instead of what he thought was supposed to protect and enhance development in our community.

Mr. Gove stated that we were directed to find a happy medium and that's what this recommendation is supposed to be.

Ms. Bell asked how staff determines the zoning is marina when so much of this project is commercial and hospitality.

Mr. Gove stated that in the next staff report for the Planning and Zoning report the marina designation is in there. He stated that the FAR is 1.5 and there is no reason to change that. He stated that marina designation is typically a multi-use designation that includes hotels, restaurants and stores.

Ms. Bell asked if Outriggers is considered Marina also.

Mr. Gove stated that they also have a Marina designation.

Chairperson Rivers asked Mr. Gove to send the square footage of the marina project.

Mr. Gove stated that he would get that for the Board.

Mr. Herman stated that there was a minor change that was to be done that he didn't see in the staff report changing central beach that in one document it says to Crawford and the other one it says Esther and staff was supposed to change that. Mr. Herman stated that the concern was that if it included Crawford Road it could creep in to residential and Ms. Henrikson said it would be a minor change to rectify that but he didn't see the change.

Mr. Gove stated that he would check with Mr. Bapp regarding that change.

## **E. Approval of the Canal Street Downtown Neighborhood Vision Statement**

Ms. Bell stated the following memo from Mr. Bapp:

### 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 30<sup>th</sup> 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.

Ms. Bell stated that many people from the group liked the first statement because it's a vision statement and it's not setting goals and priorities.

Mr. Russell stated that the second one elaborates more on what the area should do.

Ms. Bell stated that they figured later they could list goals and priorities.

Mr. Herman stated that on the first one it discusses balance density and it appears that scale is important also.

Ms. Bell stated that the goal for the downtown area is a little different than the beachside where we would look for a greater density.

Mr. Herman stated that it's not inclusive enough for a residential neighborhood.

Ms. Bell stated that most felt they didn't want to see just a line across the city.

**Motion by Ms. Bell, seconded by Ms. Hudson, to approve the first vision Canal Street Downtown Neighborhood Vision Statement. Motion passed on a roll call vote, 5-1 with Mr. Russell dissenting.**

## **F. Review of the Historic Westside Action Plan**

The Board discussed that they didn't know who was on this committee or when they met and would need to talk to Mr. Bapp about the committee because they hadn't seen any minutes or anything from the meeting.

Chairperson Rivers stated that they did have an action plan with wonderful recommendations which some have already been implemented and more needed to be implemented and asked Mr. Russell to discuss the Village Street LLC.

Mr. Russell stated that the Village Street LLC condominium was approved at the second reading at the City Commission meeting last night and now moves to site plan approval. He discussed the project with the Board.

Mr. Herman stated that his concern would be that the land use has been changed and a certain amount of trust has been put in this developer that they do what they say they are going to do and it worries him that if the project fails what could go there.

Mr. Russell stated that prior to 2010 it was zoned high density.

Ms. Hudson stated that from the research she did on the project around 2004 it was high density and the owner project fell through at that time.

Mr. Russell stated that it was the same developer at that time as now.

Chairperson Rivers stated that Mr. Bapp states in his memo that the Neighborhood Council should monitor future adopted neighborhood plans using the action plan that way we can make sure they stay alive and very effective tools for the neighborhood.

## **G. Presentation of the League of Cities Case Study – NSB Civic Engagement**

Chairperson Rivers stated the league of cities has a conference every year and cities have to apply to be able to present. She stated that Mr. Bapp and the City Manager applied and they talked a lot about the Neighborhood Council in their request to present. She stated that the city was accepted.

Mr. Herman stated that he had heard that they truly have high standards so that is a compliment for sure.

The Board agreed.

## **COMMENTS OR STATEMENTS BY MEMBERS OF THE BOARD**

- Ex-officio beachside task force member update

Mr. Herman stated 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.

Mr. Russell asked if the Beachside Resident Task Force had any discussion about putting a police officer at the intersection of Peninsula and Flagler Avenues in the theory that a police officer could control the traffic better than a traffic light.

Ms. Dugas stated that it hasn't come up but that is a good point.

Mr. Herman stated that the Board has talked several times about the timing of the bridge and having that changed and not sure where the city is in the process of getting that changed.

Mr. Russell stated that it is being considered by the FDOT and the Coast Guard.

Mr. Gove stated that it takes years to get that changed.

Chairperson Rivers asked if there was any update on the Marina Village.

Mr. Russell stated that the city is waiting on the second appraisal.

Chairperson Rivers asked about an update on the Springhill Suites.

Mr. Gove stated that they did have their site plan approval but waiting on state approval and expecting some changes after they get that approval.

Chairperson Rivers stated that there is a new retail center going in on Timberlane and SR44.

Mr. Gove stated that it's owned by a bank and there was discussion of a Verizon store and not sure what else at this time but it's not a very big property.

Chairperson Rivers stated that there is a WAWA going in front of the old Kmart. She stated that a request was made for a right hand turn. She stated that the city agreed to work with the First Baptist Church in the purchase and developing of that site.

Ms. Bell asked if it was to extend just City Hall.

Mr. Gove stated that it's proposed to demolish 2/3 of the building that's not structurally sound and there will be some additional parking.

Mr. Russell stated that the other part was discussed to be the City Commission Chambers at 20% more capacity.

Mr. Gove stated that has been discussed.

#### REPORTS AND COMMUNICATIONS BY THE STAFF

- February 2016 Development Activity Report

Ms. Hudson discussed the projects on the activity report that have been approved that had been sitting for a while now.

#### ADJOURNMENT

With there being no further business, the meeting was adjourned at 7:50pm.